

Asbestos Survey Report
Project Ref. No: 133483
Highgate Newtown Community Centre
Demolition survey

Manestream

London Borough of Camden

Highgate Newtown Community Centre



UPRN: 6673

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:



Unit 1 Business Mews, Advance House, Central Road, Harlow, Essex CM20 2ST

Report created using Environmental Management Program Release 3

Highgate Newtown Community Centre



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	floor level 2	Kitchen 1
Demolition	Main	floor level 2	Kit Cup
Demolition	Main	floor level 2	Bathroom 1
Demolition	Main	floor level 2	WC
Demolition	Main	floor level 2	Hall
Demolition	Main	floor level 2	Hall Cup 1
Demolition	Main	floor level 2	Cup'd
Demolition	Main	floor level 2	Bedroom 1
Demolition	Main	floor level 2	Bedroom 2

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Executive Summary (Cont'd...)

Inspec. type	Building	Floor	Room/Area
Demolition	Main	floor level 2	Bedroom 3
Demolition	Main	floor level 2	Bed Cup 1
Demolition	Main	floor level 2	Bed Cup 2
Demolition	Main	floor level 2	Bed Cup 3
Demolition	Main	floor level 2	Lounge
Demolition	Main	floor level 2	Balcony
Demolition	Main	floor level 2	Stairwell
Demolition	Main	floor level 2	Loftspace 1
Demolition	Main	floor level 2	Loftspace 2
Demolition	Main	floor level 2	Kitchen 2
Demolition	Main	floor level 2	Bathroom 2
Demolition	Main	floor level 2	Hall Cup 2
Demolition	Main	floor level 2	Hall Cup 3
Demolition	Main	floor level 2	Bedroom 4
Demolition	Main	floor level 2	Bedroom 5
Demolition	Main	floor level 2	Bedroom 6
Demolition	Main	floor level 2	Landing

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Executive Summary (Cont'd...)

Inspec. type	Building	Floor	Room/Area
Demolition	Main	floor level 2	External
Demolition	Main	floor level 1	Kitchen
Demolition	Main	floor level 1	Board Room
Demolition	Main	floor level 1	Lobby 1
Demolition	Main	floor level 1	Art Room
Demolition	Main	floor level 1	Office 1
Demolition	Main	floor level 1	Office 2
Demolition	Main	floor level 1	Office 3
Demolition	Main	floor level 1	Office 4
Demolition	Main	floor level 1	Lobby 2
Demolition	Main	floor level 1	Lift Shaft
Demolition	Main	floor level 1	Cup'd
Demolition	Main	floor level 1	Disabled WC
Demolition	Main	floor level 1	Lift Motor Room
Demolition	Main	floor level 1	Store
Demolition	Main	floor level 1	Landing
Demolition	Main	floor level 1	Stairwell 1

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Executive Summary (Cont'd...)

Inspec. type	Building	Floor	Room/Area
Demolition	Main	floor level 1	Stairwell 2
Demolition	Main	floor level 1	External
Demolition	Main	ground floor	Female WC
Demolition	Main	ground floor	Male WC
Demolition	Main	ground floor	Disabled WC
Demolition	Main	ground floor	Lobby
Demolition	Main	ground floor	Kitchen
Demolition	Main	ground floor	Dining Room
Demolition	Main	ground floor	Stairwell 1
Demolition	Main	ground floor	Room 1
Demolition	Main	ground floor	Room 2
Demolition	Main	ground floor	Room 3
Demolition	Main	ground floor	Room 4
Demolition	Main	ground floor	Room 5
Demolition	Main	ground floor	Room 6
Demolition	Main	ground floor	Room 7
Demolition	Main	ground floor	Entrance Hall

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Executive Summary (Cont'd...)

Inspec. type	Building	Floor	Room/Area
Demolition	Main	ground floor	Lift Shaft
Demolition	Main	ground floor	Cup'd
Demolition	Main	ground floor	Disabled Shower Room
Demolition	Main	ground floor	ElectCupbd
Demolition	Main	ground floor	USC
Demolition	Main	ground floor	Boiler House
Demolition	Main	ground floor	Laundry Room
Demolition	Main	ground floor	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
25a	Main, ground floor, Laundry Room	Thermal insulation	Remove
NA001	Main, ground floor, Boiler House	Presumed ACM	Investigate further
NA002	Main, ground floor, Room 2	Presumed ACM	Investigate further
NA003	Main, ground floor, ElectCupbd	Presumed ACM	Investigate further
17a	Main, ground floor, Boiler House	Thermal insulation	Remove
18a	Main, ground floor, Boiler House	Thermal insulation	Remove
20a	Main, ground floor, Boiler House	Thermal insulation	Remove
09a	Main, floor level 1, Kitchen	Thermoplastic floor tile and bitumen	Remove
24a	Main, ground floor, Entrance Hall	Gasket	Remove
02a	Main, floor level 2, Hall Cup 1	Thermoplastic floor tile	Remove
02m01	Main, floor level 2, Hall	Thermoplastic floor tile	Remove
03a	Main, floor level 2, Lounge	Thermoplastic floor tile	Remove
03m01	Main, floor level 2, Bedroom 1	Thermoplastic floor tile	Remove

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Executive Summary (Cont'd...)

Ref. No.	Location	ACM	Action
03m02	Main, floor level 2, Bed Cup 1	Thermoplastic floor tile	Remove
03m03	Main, floor level 2, Bedroom 2	Thermoplastic floor tile	Remove
03m04	Main, floor level 2, Bed Cup 2	Thermoplastic floor tile	Remove
03m05	Main, floor level 2, Bed Cup 3	Thermoplastic floor tile	Remove
03m06	Main, floor level 2, Bedroom 3	Thermoplastic floor tile	Remove
09m01	Main, floor level 1, Lobby 1	Thermoplastic floor tile and bitumen	Remove
09m02	Main, floor level 1, Office 1	Thermoplastic floor tile and bitumen	Remove
09m03	Main, floor level 1, Office 2	Thermoplastic floor tile and bitumen	Remove
09m04	Main, floor level 1, Lobby 2	Thermoplastic floor tile and bitumen	Remove
09m05	Main, floor level 1, Cup'd	Thermoplastic floor tile and bitumen	Remove
09m06	Main, floor level 1, Disabled WC	Thermoplastic floor tile and bitumen	Remove
09m07	Main, floor level 1, Lift Motor Room	Thermoplastic floor tile and bitumen	Remove
09m08	Main, floor level 1, Office 3	Thermoplastic floor tile and bitumen	Remove
09m09	Main, floor level 1, Store	Thermoplastic floor tile and bitumen	Remove
09m10	Main, floor level 1, Office 4	Thermoplastic floor tile and bitumen	Remove
10a	Main, floor level 1, Landing	Thermoplastic floor tile and bitumen	Remove
10m01	Main, floor level 1, Stairwell 2	Thermoplastic floor tile and bitumen	Remove

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Executive Summary (Cont'd...)

Ref. No.	Location	ACM	Action
14a	Main, floor level 1, Landing	Gasket	Remove
21a	Main, ground floor, Room 1	Thermoplastic floor tile and bitumen	Remove
21m01	Main, ground floor, Room 2	Thermoplastic floor tile and bitumen	Remove
21m02	Main, ground floor, Room 3	Thermoplastic floor tile and bitumen	Remove
21m03	Main, ground floor, Room 4	Thermoplastic floor tile and bitumen	Remove
21m04	Main, ground floor, Room 5	Thermoplastic floor tile and bitumen	Remove
21m05	Main, ground floor, USC	Thermoplastic floor tile and bitumen	Remove
21m06	Main, ground floor, Room 6	Thermoplastic floor tile and bitumen	Remove
21m07	Main, ground floor, Room 7	Thermoplastic floor tile and bitumen	Remove
22a	Main, ground floor, Entrance Hall	Bitumen	Remove
22m01	Main, ground floor, Cup'd	Bitumen	Remove

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

Client

London Borough of Camden
33 - 35 Jamestown Road
Camden Town
London
NW1 7DB

Contact: Julie Gilbert
Telephone: 020 7974 5436
Fax: n/a
E-Mail: julie.gilbert@wates.co.uk

Instructing Party

Wates Living Space
33 - 35 Jamestown Road
Camden Town
London
NW1 7DB

Contact: Julie Gilbert
Telephone: 020 7974 5436
Fax: n/a
E-Mail: julie.gilbert@wates.co.uk

Site Address

Highgate Newtown Community Centr...
25 Bertram Street (Community Centre)

Contact: n/a
Telephone: n/a
Fax: n/a
E-Mail: n/a

Report Author

Manestream
Unit 1 Business Mews
Advance House
Central Road
Harlow, Essex
CM20 2ST

Contact: Ilyas Cil
Telephone: 01279 434503
Fax: 01279 770248
E-Mail: enquiries@manestream.co.uk



2.0 Site Description

General Information
Site Description - Building type - a community centre. - Construction method - brick. - Floors surveyed out of total floors - 3 of 3. - 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, floor level 2, Kitchen 1	Yes	Suspected ACM found, other materials did not contain asbestos.
2	Demolition	Main, floor level 2, Kit Cup	Yes	Suspected ACM found, other materials did not contain asbestos.
3	Demolition	Main, floor level 2, Bathroom 1	Yes	Suspected ACM found, other materials did not contain asbestos.
4	Demolition	Main, floor level 2, WC	Yes	Suspected ACM found, other materials did not contain asbestos.
5	Demolition	Main, floor level 2, Hall	Yes	Suspected ACM sampled or strongly presumed.
6	Demolition	Main, floor level 2, Hall Cup 1	Yes	Suspected ACM sampled or strongly presumed.
7	Demolition	Main, floor level 2, Cup'd	Yes	No asbestos found.
8	Demolition	Main, floor level 2, Bedroom 1	Yes	Suspected ACM sampled or strongly presumed.
9	Demolition	Main, floor level 2, Bedroom 2	Yes	Suspected ACM sampled or strongly presumed.
10	Demolition	Main, floor level 2, Bedroom 3	Yes	Suspected ACM sampled or strongly presumed.
11	Demolition	Main, floor level 2, Bed Cup 1	Yes	Suspected ACM sampled or strongly presumed.
12	Demolition	Main, floor level 2, Bed Cup 2	Yes	Suspected ACM sampled or strongly presumed.
13	Demolition	Main, floor level 2, Bed Cup 3	Yes	Suspected ACM sampled or strongly presumed.
14	Demolition	Main, floor level 2, Lounge	Yes	Suspected ACM sampled or strongly presumed.
15	Demolition	Main, floor level 2, Balcony	Yes	Suspected ACM found, other materials did not contain asbestos.

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2.0 Site Description (Cont'd...)

Site Areas

No.	Insp. type	Building, floor, room / area	Acc.	Comments
16	Demolition	Main, floor level 2, Stairwell	Yes	No asbestos found.
17	Demolition	Main, floor level 2, Loftspace 1	Yes	Suspected ACM found, other materials did not contain asbestos.
18	Demolition	Main, floor level 2, Loftspace 2	Yes	Suspected ACM found, other materials did not contain asbestos.
19	Demolition	Main, floor level 2, Kitchen 2	Yes	Suspected ACM found, other materials did not contain asbestos.
20	Demolition	Main, floor level 2, Bathroom 2	Yes	Suspected ACM found, other materials did not contain asbestos.
21	Demolition	Main, floor level 2, Hall Cup 2	Yes	Suspected ACM found, other materials did not contain asbestos.
22	Demolition	Main, floor level 2, Hall Cup 3	Yes	Suspected ACM found, other materials did not contain asbestos.
23	Demolition	Main, floor level 2, Bedroom 4	Yes	Suspected ACM found, other materials did not contain asbestos.
24	Demolition	Main, floor level 2, Bedroom 5	Yes	Suspected ACM found, other materials did not contain asbestos.
25	Demolition	Main, floor level 2, Bedroom 6	Yes	Suspected ACM found, other materials did not contain asbestos.
26	Demolition	Main, floor level 2, Landing	Yes	Suspected ACM found, other materials did not contain asbestos.
27	Demolition	Main, floor level 2, External	Yes	Suspected ACM found, other materials did not contain asbestos.
28	Demolition	Main, floor level 1, Kitchen	Yes	Suspected ACM sampled or strongly presumed.
29	Demolition	Main, floor level 1, Board Room	Yes	No asbestos found.
30	Demolition	Main, floor level 1, Lobby 1	Yes	Suspected ACM sampled or strongly presumed.

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2.0 Site Description (Cont'd...)

Site Areas

No.	Insp. type	Building, floor, room / area	Acc.	Comments
31	Demolition	Main, floor level 1, Art Room	Yes	No asbestos found.
32	Demolition	Main, floor level 1, Office 1	Yes	Suspected ACM found, other materials did not contain asbestos.
33	Demolition	Main, floor level 1, Office 2	Yes	Suspected ACM found, other materials did not contain asbestos.
34	Demolition	Main, floor level 1, Office 3	Yes	Suspected ACM found, other materials did not contain asbestos.
35	Demolition	Main, floor level 1, Office 4	Yes	Suspected ACM sampled or strongly presumed.
36	Demolition	Main, floor level 1, Lobby 2	Yes	Suspected ACM sampled or strongly presumed.
37	Demolition	Main, floor level 1, Lift Shaft	Yes	Suspected ACM found, other materials did not contain asbestos.
38	Demolition	Main, floor level 1, Cup'd	Yes	Suspected ACM sampled or strongly presumed.
39	Demolition	Main, floor level 1, Disabled WC	Yes	Suspected ACM found, other materials did not contain asbestos.
40	Demolition	Main, floor level 1, Lift Motor Room	Yes	Suspected ACM sampled or strongly presumed.
41	Demolition	Main, floor level 1, Store	Yes	Suspected ACM sampled or strongly presumed.
42	Demolition	Main, floor level 1, Landing	Yes	Suspected ACM sampled or strongly presumed.
43	Demolition	Main, floor level 1, Stairwell 1	Yes	Suspected ACM found, other materials did not contain asbestos.
44	Demolition	Main, floor level 1, Stairwell 2	Yes	Suspected ACM sampled or strongly presumed.
45	Demolition	Main, floor level 1, External	Yes	Suspected ACM found, other materials did not contain asbestos.

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2.0 Site Description (Cont'd...)

Site Areas

No.	Insp. type	Building, floor, room / area	Acc.	Comments
46	Demolition	Main, ground floor, Female WC	Yes	No asbestos found.
47	Demolition	Main, ground floor, Male WC	Yes	No asbestos found.
48	Demolition	Main, ground floor, Disabled WC	Yes	No asbestos found.
49	Demolition	Main, ground floor, Lobby	Yes	No asbestos found.
50	Demolition	Main, ground floor, Kitchen	Yes	No asbestos found.
51	Demolition	Main, ground floor, Dining Room	Yes	No asbestos found.
52	Demolition	Main, ground floor, Stairwell 1	Yes	No asbestos found.
53	Demolition	Main, ground floor, Room 1	Yes	Suspected ACM sampled or strongly presumed.
54	Demolition	Main, ground floor, Room 2	Yes	Suspected ACM sampled or strongly presumed.
55	Demolition	Main, ground floor, Room 3	Yes	Suspected ACM sampled or strongly presumed.
56	Demolition	Main, ground floor, Room 4	Yes	Suspected ACM sampled or strongly presumed.
57	Demolition	Main, ground floor, Room 5	Yes	Suspected ACM sampled or strongly presumed.
58	Demolition	Main, ground floor, Room 6	Yes	Suspected ACM sampled or strongly presumed.
59	Demolition	Main, ground floor, Room 7	Yes	Suspected ACM sampled or strongly presumed.
60	Demolition	Main, ground floor, Entrance Hall	Yes	Suspected ACM sampled or strongly presumed.

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2.0 Site Description (Cont'd...)

Site Areas

No.	Insp. type	Building, floor, room / area	Acc.	Comments
61	Demolition	Main, ground floor, Lift Shaft	Yes	Suspected ACM sampled or strongly presumed.
62	Demolition	Main, ground floor, Cup'd	Yes	Suspected ACM sampled or strongly presumed.
63	Demolition	Main, ground floor, Disabled Shower Room	Yes	No asbestos found.
64	Demolition	Main, ground floor, ElectCupbd	Yes	Suspected ACM sampled or strongly presumed.
65	Demolition	Main, ground floor, USC	Yes	Suspected ACM sampled or strongly presumed.
66	Demolition	Main, ground floor, Boiler House	Yes	Suspected ACM sampled or strongly presumed.
67	Demolition	Main, ground floor, Laundry Room	Yes	Suspected ACM sampled or strongly presumed.
68	Demolition	Main, ground floor, External	Yes	Suspected ACM sampled or strongly presumed.

3.0 Survey Brief

To undertake a Demolition Survey to all areas of community centre.

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.

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.

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

4.0 Survey Techniques (Cont'd...)

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.

The following specific reservations are applicable to this survey.

- NA001 - no access within live electrics in Boiler House on ground floor.
- NA002 - no access within fully sealed metal safe in Room 2.
- NA003 - no access within live electrics in ElectCupbd on ground floor.

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.

Highgate Newtown Community Centre



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
25a	Main, ground floor, Laundry Room	Thermal insulation	Remove	HIGH
NA001	Main, ground floor, Boiler House	Presumed ACM	Investigate further	HIGH
NA002	Main, ground floor, Room 2	Presumed ACM	Investigate further	HIGH
NA003	Main, ground floor, ElectCupbd	Presumed ACM	Investigate further	HIGH
17a	Main, ground floor, Boiler House	Thermal insulation	Remove	MEDIUM
18a	Main, ground floor, Boiler House	Thermal insulation	Remove	MEDIUM
20a	Main, ground floor, Boiler House	Thermal insulation	Remove	MEDIUM
09a	Main, floor level 1, Kitchen	Thermoplastic floor tile and bitumen	Remove	LOW
24a	Main, ground floor, Entrance Hall	Gasket	Remove	LOW
02a	Main, floor level 2, Hall Cup 1	Thermoplastic floor tile	Remove	VERY LOW
02m01	Main, floor level 2, Hall	Thermoplastic floor tile	Remove	VERY LOW
03a	Main, floor level 2, Lounge	Thermoplastic floor tile	Remove	VERY LOW
03m01	Main, floor level 2, Bedroom 1	Thermoplastic floor tile	Remove	VERY LOW
03m02	Main, floor level 2, Bed Cup 1	Thermoplastic floor tile	Remove	VERY LOW
03m03	Main, floor level 2, Bedroom 2	Thermoplastic floor tile	Remove	VERY LOW

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9.0 Asbestos Register (Cont'd...)

Ref. No.	Location	ACM	Action	Risk
03m04	Main, floor level 2, Bed Cup 2	Thermoplastic floor tile	Remove	VERY LOW
03m05	Main, floor level 2, Bed Cup 3	Thermoplastic floor tile	Remove	VERY LOW
03m06	Main, floor level 2, Bedroom 3	Thermoplastic floor tile	Remove	VERY LOW
09m01	Main, floor level 1, Lobby 1	Thermoplastic floor tile and bitumen	Remove	VERY LOW
09m02	Main, floor level 1, Office 1	Thermoplastic floor tile and bitumen	Remove	VERY LOW
09m03	Main, floor level 1, Office 2	Thermoplastic floor tile and bitumen	Remove	VERY LOW
09m04	Main, floor level 1, Lobby 2	Thermoplastic floor tile and bitumen	Remove	VERY LOW
09m05	Main, floor level 1, Cup'd	Thermoplastic floor tile and bitumen	Remove	VERY LOW
09m06	Main, floor level 1, Disabled WC	Thermoplastic floor tile and bitumen	Remove	VERY LOW
09m07	Main, floor level 1, Lift Motor Room	Thermoplastic floor tile and bitumen	Remove	VERY LOW
09m08	Main, floor level 1, Office 3	Thermoplastic floor tile and bitumen	Remove	VERY LOW
09m09	Main, floor level 1, Store	Thermoplastic floor tile and bitumen	Remove	VERY LOW
09m10	Main, floor level 1, Office 4	Thermoplastic floor tile and bitumen	Remove	VERY LOW
10a	Main, floor level 1, Landing	Thermoplastic floor tile and bitumen	Remove	VERY LOW
10m01	Main, floor level 1, Stairwell 2	Thermoplastic floor tile and bitumen	Remove	VERY LOW
14a	Main, floor level 1, Landing	Gasket	Remove	VERY LOW
21a	Main, ground floor, Room 1	Thermoplastic floor tile and bitumen	Remove	VERY LOW

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9.0 Asbestos Register (Cont'd...)

Ref. No.	Location	ACM	Action	Risk
21m02	Main, ground floor, Room 3	Thermoplastic floor tile and bitumen	Remove	VERY LOW
21m03	Main, ground floor, Room 4	Thermoplastic floor tile and bitumen	Remove	VERY LOW
21m04	Main, ground floor, Room 5	Thermoplastic floor tile and bitumen	Remove	VERY LOW
21m05	Main, ground floor, USC	Thermoplastic floor tile and bitumen	Remove	VERY LOW
21m06	Main, ground floor, Room 6	Thermoplastic floor tile and bitumen	Remove	VERY LOW
21m07	Main, ground floor, Room 7	Thermoplastic floor tile and bitumen	Remove	VERY LOW
22a	Main, ground floor, Entrance Hall	Bitumen	Remove	VERY LOW
22m01	Main, ground floor, Cup'd	Bitumen	Remove	VERY LOW

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Asbestos Sample Record - 01a

Main, Floor level 2, Balcony

General

Inspection Dates:	04/06/2019 to 12/06/2019	Reference No.:	01a
Surveyor:	IC		
Component:	Moulded cement product		
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 cement floor tiles. (18m2)



Remedial / Management Action Required

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

Highgate Newtown Community Centre



Asbestos Sample Record - 02a

Main, Floor level 2, Hall Cup 1

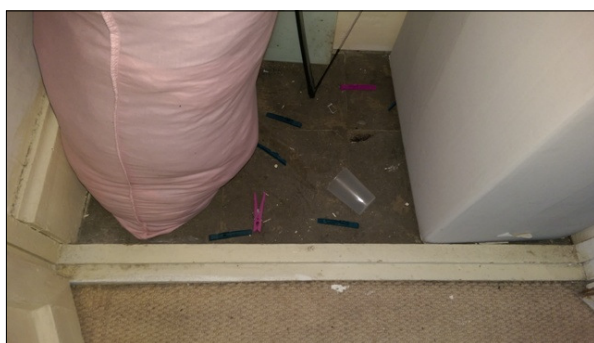
General

Inspection Dates:	04/06/2019 to 12/06/2019	Reference No.:	02a
Surveyor:	IC		
Component:	Thermoplastic floor tile		
Asbestos?:	Identified		
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



Asbestos thermoplastic floor tiles grey and non asbestos bitumen (Asbestos in tile only) (1m2)

Remedial / Management Action Required

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

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Asbestos Sample Record - 02m01

Main, Floor level 2, Hall

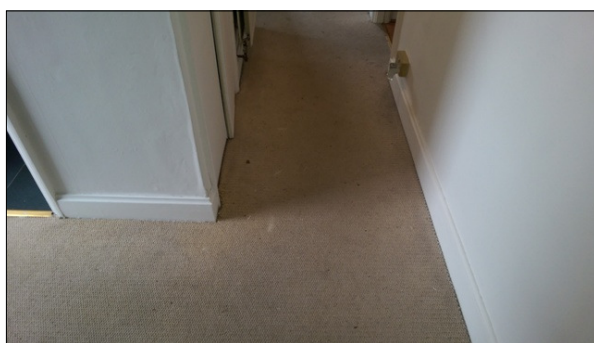
General

Inspection Dates:	04/06/2019 to 12/06/2019	Reference No.:	02m01
Surveyor:	IC		
Component:	Thermoplastic floor tile		
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



Strongly presumed asbestos thermoplastic floor tiles grey and non asbestos bitumen (Asbestos in tile only) (8m2)

Remedial / Management Action Required

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

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Asbestos Sample Record - 03a

Main, Floor level 2, Lounge

General

Inspection Dates:	04/06/2019 to 12/06/2019	Reference No.:	03a
Surveyor:	IC		
Component:	Thermoplastic floor tile		
Asbestos?:	Identified		
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



Asbestos thermoplastic floor tiles brown and non asbestos bitumen (Asbestos in tile only) (15m2)

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, Floor level 2, Bedroom 1

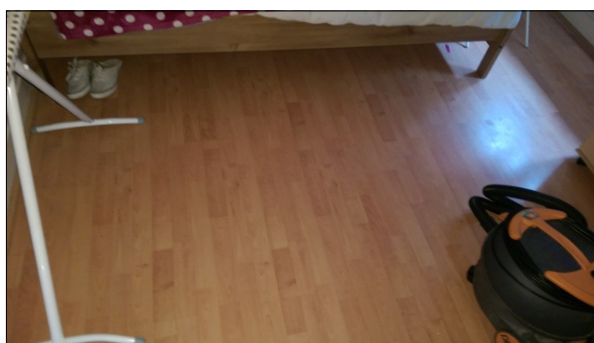
General

Inspection Dates:	04/06/2019 to 12/06/2019	Reference No.:	03m01
Surveyor:	IC		
Component:	Thermoplastic floor tile		
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 m < 50 m run (2)
Position:	Room up to 100 sq m (2)	RISK:	VERY LOW (2)

Comments



Strongly presumed asbestos thermoplastic floor tiles brown and non asbestos bitumen (Asbestos in tile only) (12m2)

Remedial / Management Action Required

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

Asbestos Sample Record - 03m02

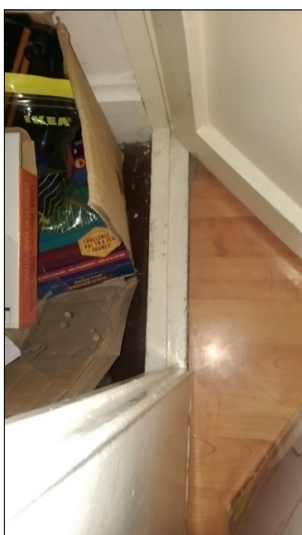
Main, Floor level 2, Bed Cup 1

General

Inspection Dates:	04/06/2019 to 12/06/2019	Reference No.:	03m02
Surveyor:	IC		
Component:	Thermoplastic floor tile		
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 m pipe run (1)
Position:	Room up to 100 sq m (2)	RISK:	VERY LOW (2)



Comments

Strongly presumed asbestos thermoplastic floor tiles brown and non asbestos bitumen (Asbestos in tile only) (1m2)

Remedial / Management Action Required

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

Asbestos Sample Record - 03m03

Main, Floor level 2, Bedroom 2

General

Inspection Dates:	04/06/2019 to 12/06/2019	Reference No.:	03m03
Surveyor:	IC		
Component:	Thermoplastic floor tile		
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



Strongly presumed asbestos thermoplastic floor tiles brown and non asbestos bitumen (Asbestos in tile only) (14m2)

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, Floor level 2, Bed Cup 2

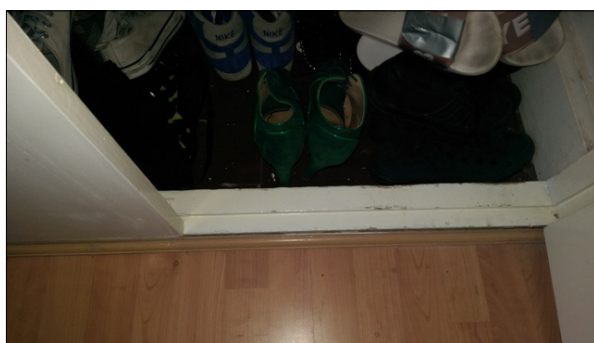
General

Inspection Dates:	04/06/2019 to 12/06/2019	Reference No.:	03m04
Surveyor:	IC		
Component:	Thermoplastic floor tile		
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



Strongly presumed asbestos thermoplastic floor tiles brown and non asbestos bitumen (Asbestos in tile only) (1m2)

Remedial / Management Action Required

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

Highgate Newtown Community Centre



Asbestos Sample Record - 03m05

Main, Floor level 2, Bed Cup 3

General

Inspection Dates:	04/06/2019 to 12/06/2019	Reference No.:	03m05
Surveyor:	IC		
Component:	Thermoplastic floor tile		
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

Strongly presumed asbestos thermoplastic floor tiles brown and non asbestos bitumen (Asbestos in tile only) (1m2)

Remedial / Management Action Required

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

Highgate Newtown Community Centre



Asbestos Sample Record - 03m06

Main, Floor level 2, Bedroom 3

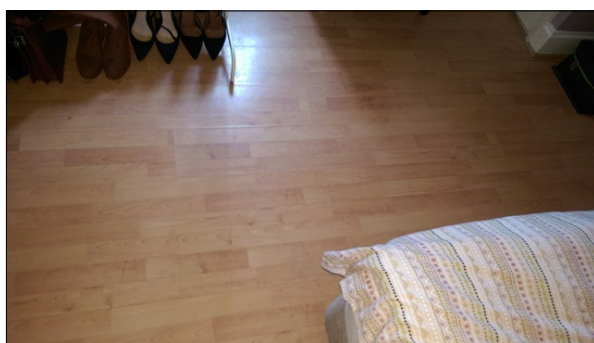
General

Inspection Dates:	04/06/2019 to 12/06/2019	Reference No.:	03m06
Surveyor:	IC		
Component:	Thermoplastic floor tile		
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



Strongly presumed asbestos thermoplastic floor tiles brown and non asbestos bitumen (Asbestos in tile only) (8m2)

Remedial / Management Action Required

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

Highgate Newtown Community Centre



Asbestos Sample Record - 04a

Main, Floor level 2, Bathroom 1

General

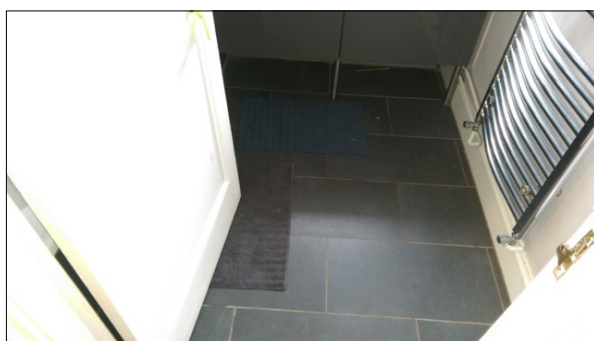
Inspection Dates:	04/06/2019 to 12/06/2019	Reference No.:	04a
Surveyor:	IC		
Component:	Bitumen		
Asbestos?:	No asbestos detected		
Asbestos type(s):	N/A		

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 adhesive to concrete floor. (4m2)



Remedial / Management Action Required

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

Highgate Newtown Community Centre



Asbestos Sample Record - 04m01

Main, Floor level 2, WC

General

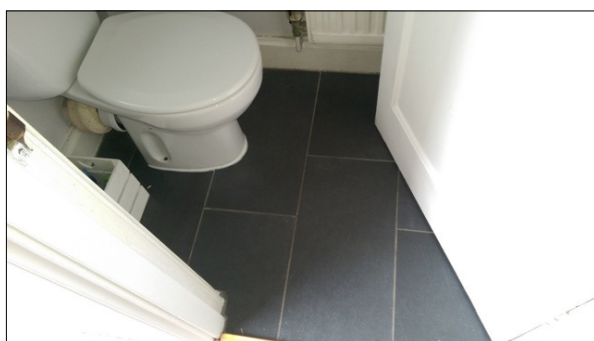
Inspection Dates:	04/06/2019 to 12/06/2019	Reference No.:	04m01
Surveyor:	IC		
Component:	Bitumen		
Asbestos?:	No asbestos detected		
Asbestos type(s):	N/A		

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 adhesive to concrete floor. (2m2)



Remedial / Management Action Required

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

Highgate Newtown Community Centre



Asbestos Sample Record - 04m02

Main, Floor level 2, Kitchen 1

General

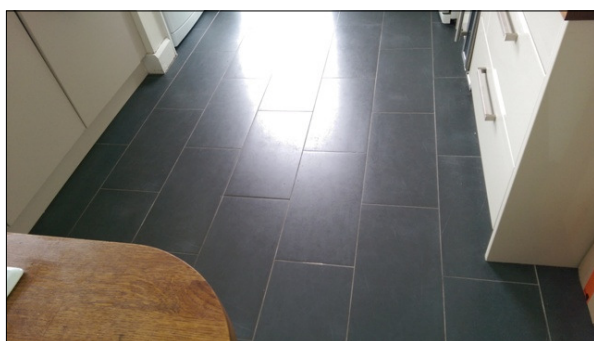
Inspection Dates:	04/06/2019 to 12/06/2019	Reference No.:	04m02
Surveyor:	IC		
Component:	Bitumen		
Asbestos?:	No asbestos detected		
Asbestos type(s):	N/A		

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 adhesive to concrete floor. (14m2)



Remedial / Management Action Required

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

Highgate Newtown Community Centre



Asbestos Sample Record - 04m03

Main, Floor level 2, Kit Cup

General

Inspection Dates:	04/06/2019 to 12/06/2019	Reference No.:	04m03
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 adhesive to concrete floor. (1m2)



Remedial / Management Action Required

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

Highgate Newtown Community Centre



Asbestos Sample Record - 05a

Main, Floor level 2, Kitchen 2

General

Inspection Dates:	04/06/2019 to 12/06/2019	Reference No.:	05a
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. (1no)



Remedial / Management Action Required

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

Highgate Newtown Community Centre



Asbestos Sample Record - 06a

Main, Floor level 2, Kitchen 2

General

Inspection Dates:	04/06/2019 to 12/06/2019	Reference No.:	06a
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 adhesive to concrete floor. (20m2)



Remedial / Management Action Required

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

Highgate Newtown Community Centre



Asbestos Sample Record - 06m01

Main, Floor level 2, Bedroom 6

General

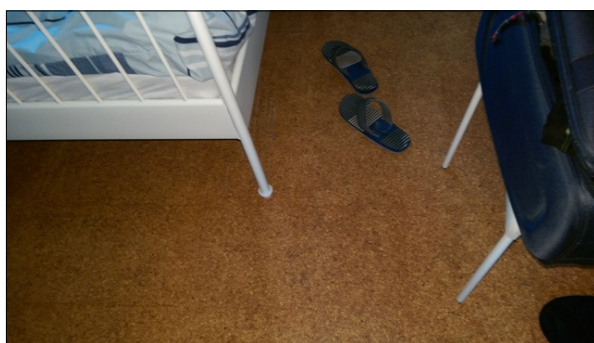
Inspection Dates:	04/06/2019 to 12/06/2019	Reference No.:	06m01
Surveyor:	IC		
Component:	Bitumen		
Asbestos?:	No asbestos detected		
Asbestos type(s):	N/A		

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 adhesive to concrete floor. (9m2)



Remedial / Management Action Required

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

Highgate Newtown Community Centre



Asbestos Sample Record - 06m02

Main, Floor level 2, Bedroom 5

General

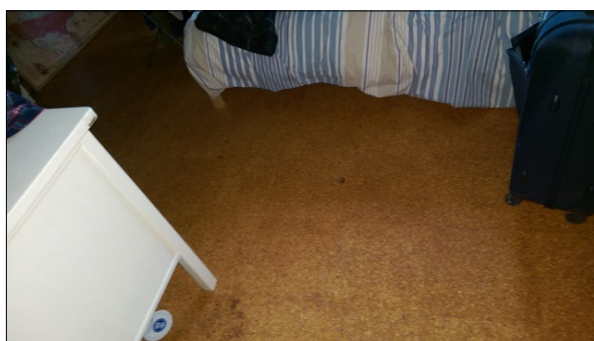
Inspection Dates:	04/06/2019 to 12/06/2019	Reference No.:	06m02
Surveyor:	IC		
Component:	Bitumen		
Asbestos?:	No asbestos detected		
Asbestos type(s):	N/A		

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 adhesive to concrete floor. (15m2)



Remedial / Management Action Required

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

Highgate Newtown Community Centre



Asbestos Sample Record - 06m03

Main, Floor level 2, Bedroom 4

General

Inspection Dates:	04/06/2019 to 12/06/2019	Reference No.:	06m03
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 adhesive to concrete floor. (12m2)



Remedial / Management Action Required

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

Highgate Newtown Community Centre



Asbestos Sample Record - 06m04

Main, Floor level 2, Hall Cup 3

General

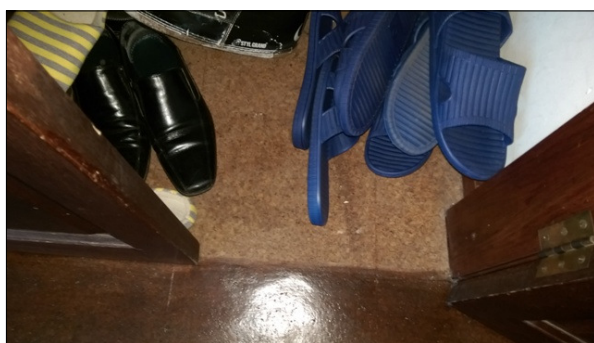
Inspection Dates:	04/06/2019 to 12/06/2019	Reference No.:	06m04
Surveyor:	IC		
Component:	Bitumen		
Asbestos?:	No asbestos detected		
Asbestos type(s):	N/A		

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 adhesive to concrete floor. (1m2)



Remedial / Management Action Required

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

Highgate Newtown Community Centre



Asbestos Sample Record - 06m05

Main, Floor level 2, Hall Cup 2

General

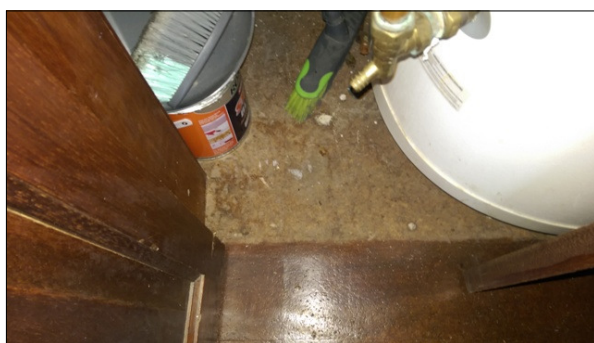
Inspection Dates:	04/06/2019 to 12/06/2019	Reference No.:	06m05
Surveyor:	IC		
Component:	Bitumen		
Asbestos?:	No asbestos detected		
Asbestos type(s):	N/A		

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 adhesive to concrete floor. (1m2)



Remedial / Management Action Required

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

Highgate Newtown Community Centre



Asbestos Sample Record - 06m06

Main, Floor level 2, Landing

General

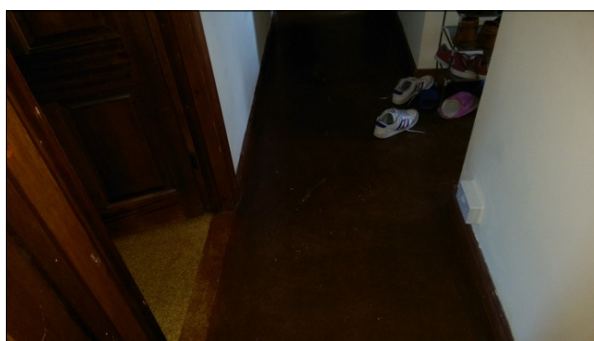
Inspection Dates:	04/06/2019 to 12/06/2019	Reference No.:	06m06
Surveyor:	IC		
Component:	Bitumen		
Asbestos?:	No asbestos detected		
Asbestos type(s):	N/A		

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 adhesive to concrete floor. (6m2)



Remedial / Management Action Required

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

Highgate Newtown Community Centre



Asbestos Sample Record - 06m07

Main, Floor level 2, Bathroom 2

General

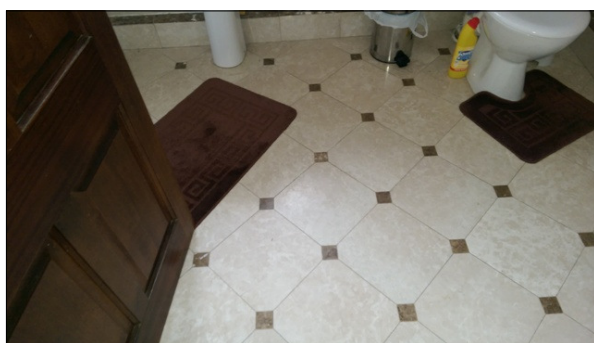
Inspection Dates:	04/06/2019 to 12/06/2019	Reference No.:	06m07
Surveyor:	IC		
Component:	Bitumen		
Asbestos?:	No asbestos detected		
Asbestos type(s):	N/A		

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 adhesive to concrete floor. (6m2)



Remedial / Management Action Required

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

Highgate Newtown Community Centre



Asbestos Sample Record - 07a

Main, Floor level 2, Loftspace 1

General

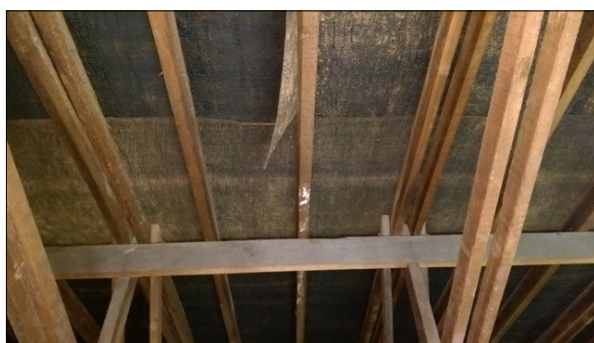
Inspection Dates:	04/06/2019 to 12/06/2019	Reference No.:	07a
Surveyor:	IC		
Component:	Bituminous felt		
Asbestos?:	No asbestos detected		
Asbestos type(s):	N/A		

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. (>50m2)



Remedial / Management Action Required

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

Highgate Newtown Community Centre



Asbestos Sample Record - 07m01

Main, Floor level 2, Loftspace 2

General

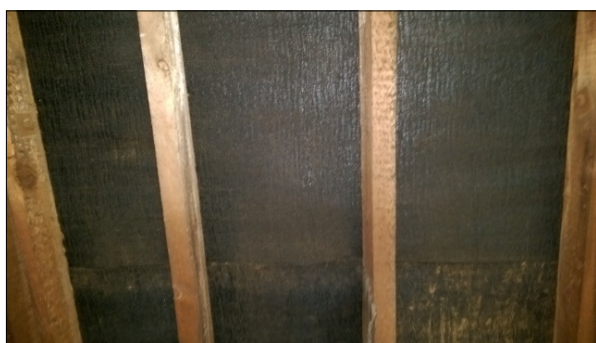
Inspection Dates:	04/06/2019 to 12/06/2019	Reference No.:	07m01
Surveyor:	IC		
Component:	Bituminous felt		
Asbestos?:	No asbestos detected		
Asbestos type(s):	N/A		

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. (>50m2)



Remedial / Management Action Required

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

Asbestos Sample Record - 08a

Main, Floor level 2, External

General			
Inspection Dates:	04/06/2019 to 12/06/2019	Reference No.:	08a
Surveyor:	IC		
Component:	Moulded cement product		
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 cement slate to wall of air vent.
(<1m2)



Remedial / Management Action Required

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

Highgate Newtown Community Centre



Asbestos Sample Record - 09a

Main, Floor level 1, Kitchen

General

Inspection Dates:	04/06/2019 to 12/06/2019	Reference No.:	09a
Surveyor:	IC		
Component:	Thermoplastic floor tile and bitumen		
Asbestos?:	Identified		
Asbestos type(s):	Chrysotile		

Risk Analysis

Condition:	High damage/delamination	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:	LOW (5)

Comments



Asbestos thermoplastic floor tiles brown and bitumen (Asbestos was found in both the bitumen and tile) (30m2)

Remedial / Management Action Required

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

Highgate Newtown Community Centre



Asbestos Sample Record - 09m01

Main, Floor level 1, Lobby 1

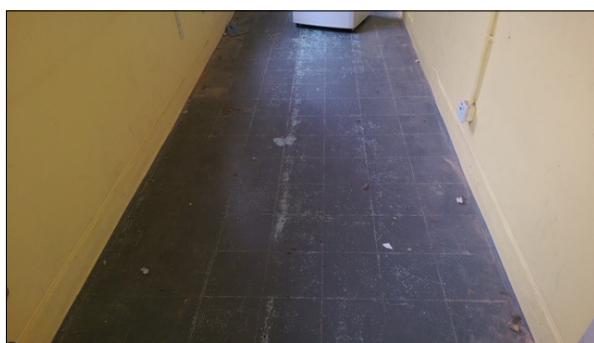
General

Inspection Dates:	04/06/2019 to 12/06/2019	Reference No.:	09m01
Surveyor:	IC		
Component:	Thermoplastic floor tile and bitumen		
Asbestos?:	Strongly presumed		
Asbestos type(s):	Chrysotile		

Risk Analysis

Condition:	Medium damage	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 (4)

Comments



Strongly presumed asbestos thermoplastic floor tiles brown and bitumen (Asbestos was found in both the bitumen and tile) (6m2)

Remedial / Management Action Required

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

Highgate Newtown Community Centre



Asbestos Sample Record - 09m02

Main, Floor level 1, Office 1

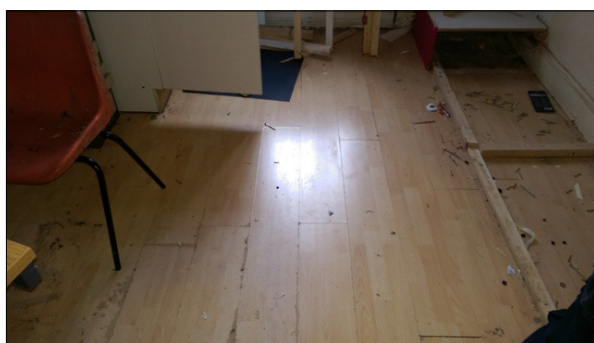
General

Inspection Dates:	04/06/2019 to 12/06/2019	Reference No.:	09m02
Surveyor:	IC		
Component:	Thermoplastic floor tile and bitumen		
Asbestos?:	Strongly presumed		
Asbestos type(s):	Chrysotile		

Risk Analysis

Condition:	Medium 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 (4)

Comments



Strongly presumed asbestos thermoplastic floor tiles brown and bitumen (Asbestos was found in both the bitumen and tile) (12m2)

Remedial / Management Action Required

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

Highgate Newtown Community Centre



Asbestos Sample Record - 09m03

Main, Floor level 1, Office 2

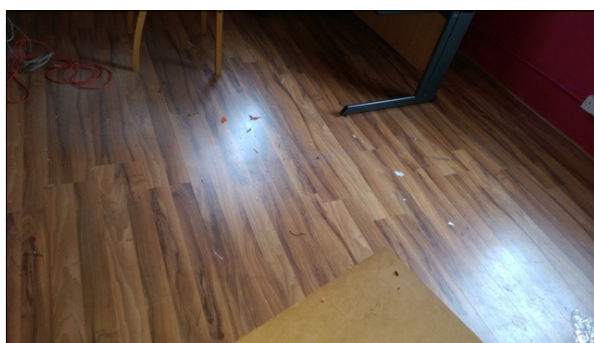
General

Inspection Dates:	04/06/2019 to 12/06/2019	Reference No.:	09m03
Surveyor:	IC		
Component:	Thermoplastic floor tile and bitumen		
Asbestos?:	Strongly presumed		
Asbestos type(s):	Chrysotile		

Risk Analysis

Condition:	Medium 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 (4)

Comments



Strongly presumed asbestos thermoplastic floor tiles brown and bitumen (Asbestos was found in both the bitumen and tile) (16m2)

Remedial / Management Action Required

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

Highgate Newtown Community Centre



Asbestos Sample Record - 09m04

Main, Floor level 1, Lobby 2

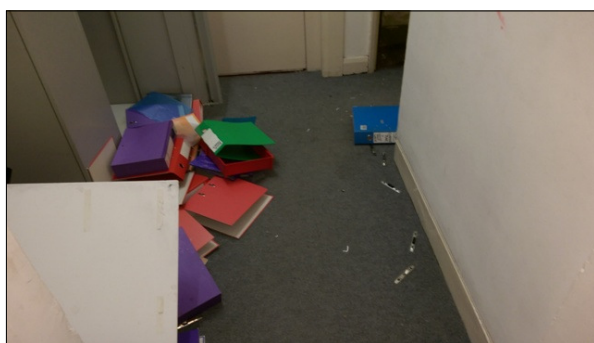
General

Inspection Dates:	04/06/2019 to 12/06/2019	Reference No.:	09m04
Surveyor:	IC		
Component:	Thermoplastic floor tile and bitumen		
Asbestos?:	Strongly presumed		
Asbestos type(s):	Chrysotile		

Risk Analysis

Condition:	Medium damage	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 (4)

Comments



Strongly presumed asbestos thermoplastic floor tiles brown and bitumen (Asbestos was found in both the bitumen and tile) (6m2)

Remedial / Management Action Required

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

Highgate Newtown Community Centre



Asbestos Sample Record - 09m05

Main, Floor level 1, Cup'd

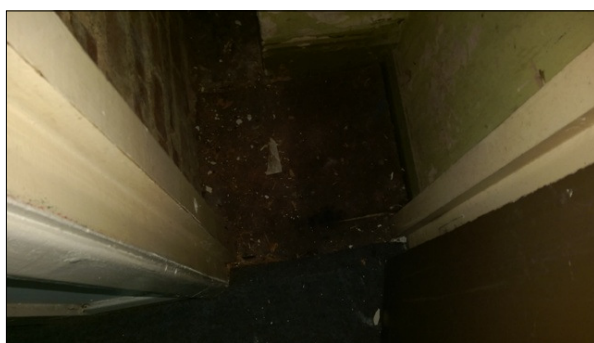
General

Inspection Dates:	04/06/2019 to 12/06/2019	Reference No.:	09m05
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



Strongly presumed asbestos thermoplastic floor tiles brown and bitumen (Asbestos was found in both the bitumen and tile) (1m2)

Remedial / Management Action Required

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

Highgate Newtown Community Centre



Asbestos Sample Record - 09m06

Main, Floor level 1, Disabled WC

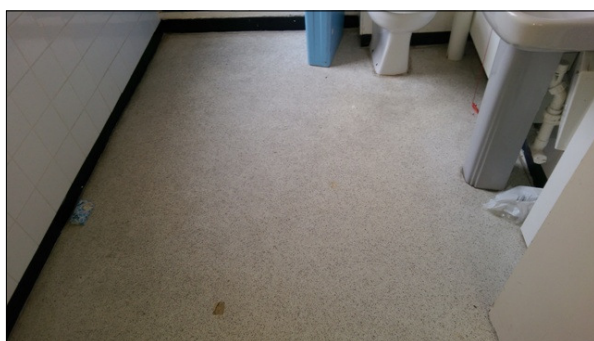
General

Inspection Dates:	04/06/2019 to 12/06/2019	Reference No.:	09m06
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



Strongly presumed asbestos thermoplastic floor tiles brown and bitumen (Asbestos was found in both the bitumen and tile) (5m2)

Remedial / Management Action Required

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

Highgate Newtown Community Centre



Asbestos Sample Record - 09m07

Main, Floor level 1, Lift Motor Room

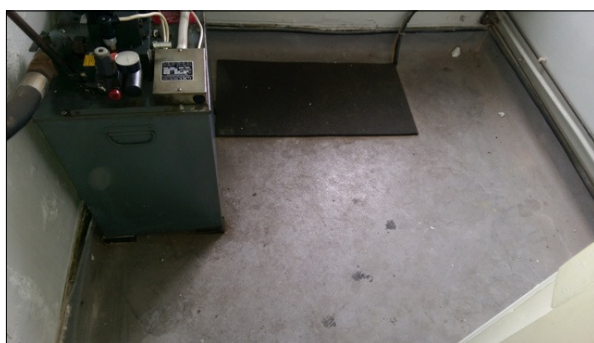
General

Inspection Dates:	04/06/2019 to 12/06/2019	Reference No.:	09m07
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



Strongly presumed asbestos thermoplastic floor tiles brown and bitumen (Asbestos was found in both the bitumen and tile) (4m2)

Remedial / Management Action Required

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

Highgate Newtown Community Centre



Asbestos Sample Record - 09m08

Main, Floor level 1, Office 3

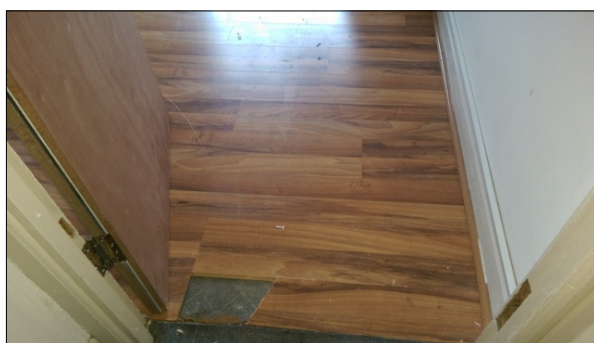
General

Inspection Dates:	04/06/2019 to 12/06/2019	Reference No.:	09m08
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



Strongly presumed asbestos thermoplastic floor tiles brown and bitumen (Asbestos was found in both the bitumen and tile) (15m2)

Remedial / Management Action Required

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

Highgate Newtown Community Centre



Asbestos Sample Record - 09m09

Main, Floor level 1, Store

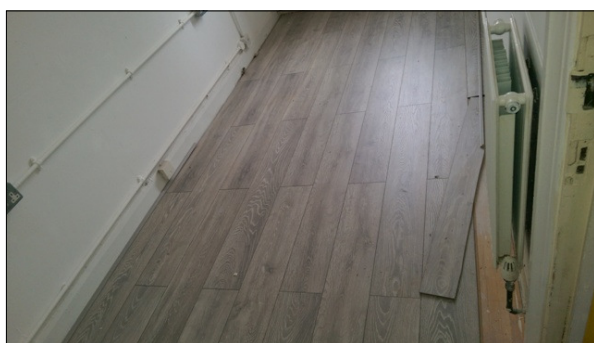
General

Inspection Dates:	04/06/2019 to 12/06/2019	Reference No.:	09m09
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



Strongly presumed asbestos thermoplastic floor tiles brown and bitumen (Asbestos was found in both the bitumen and tile) (8m2)

Remedial / Management Action Required

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

Highgate Newtown Community Centre



Asbestos Sample Record - 09m10

Main, Floor level 1, Office 4

General

Inspection Dates:	04/06/2019 to 12/06/2019	Reference No.:	09m10
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



Strongly presumed asbestos thermoplastic floor tiles brown and bitumen (Asbestos was found in both the bitumen and tile) (18m2)

Remedial / Management Action Required

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

Highgate Newtown Community Centre



Asbestos Sample Record - 10a

Main, Floor level 1, Landing

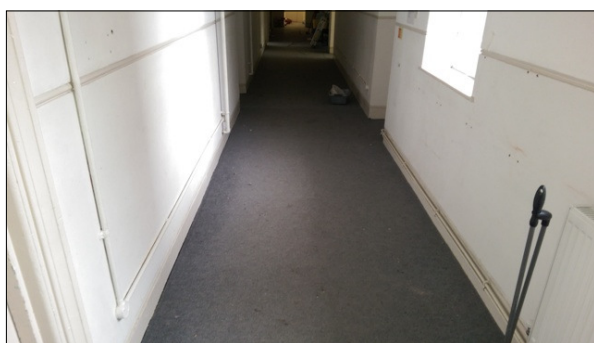
General

Inspection Dates:	04/06/2019 to 12/06/2019	Reference No.:	10a
Surveyor:	IC		
Component:	Thermoplastic floor tile and bitumen		
Asbestos?:	Identified		
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



Asbestos thermoplastic floor tiles grey and bitumen (Asbestos was found in both the bitumen and tile) (14m2)

Remedial / Management Action Required

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

Highgate Newtown Community Centre



Asbestos Sample Record - 10m01

Main, Floor level 1, Stairwell 2

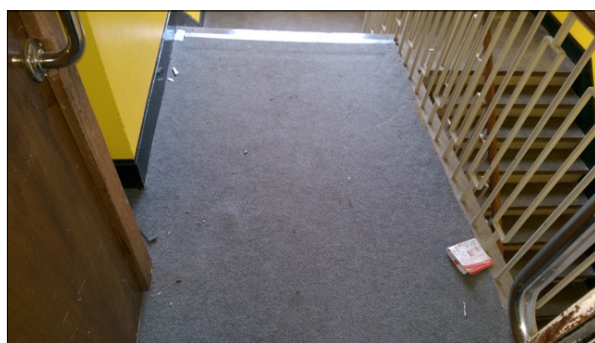
General

Inspection Dates:	04/06/2019 to 12/06/2019	Reference No.:	10m01
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



Strongly presumed asbestos thermoplastic floor tiles grey and bitumen (Asbestos was found in both the bitumen and tile) (2m2)

Remedial / Management Action Required

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

Highgate Newtown Community Centre



Asbestos Sample Record - 11a

Main, Floor level 1, Stairwell 1

General

Inspection Dates:	04/06/2019 to 12/06/2019	Reference No.:	11a
Surveyor:	IC		
Component:	Insulating board		
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 insulating board infill panel above door. (<1m2)



Remedial / Management Action Required

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

Highgate Newtown Community Centre



Asbestos Sample Record - 12a

Main, Floor level 1, Office 1

General

Inspection Dates:	04/06/2019 to 12/06/2019	Reference No.:	12a
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 Community Centre



Asbestos Sample Record - 12m01

Main, Floor level 1, Office 2

General

Inspection Dates:	04/06/2019 to 12/06/2019	Reference No.:	12m01
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. (15m2)



Remedial / Management Action Required

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

Highgate Newtown Community Centre



Asbestos Sample Record - 13a

Main, Floor level 1, Office 3

General

Inspection Dates:	04/06/2019 to 12/06/2019	Reference No.:	13a
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. (1m2)



Remedial / Management Action Required

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

Asbestos Sample Record - 14a

Main, Floor level 1, Landing

General

Inspection Dates:	04/06/2019 to 12/06/2019	Reference No.:	14a
Surveyor:	IC		
Component:	Gasket		
Asbestos?:	Identified		
Asbestos type(s):	Chrysotile		

Risk Analysis

Condition:	Low damage	Accessibility:	Occasional disturbance likely (1)
Friability:	Low	Exposure:	Public
Surface:	Reinforced composite material	Amount:	Small items (0)
Position:	Room up to 100 sq m (2)	RISK:	VERY LOW (4)

Comments

Asbestos gasket seal to electrics intake cover.
(<1m2)



Remedial / Management Action Required

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

Highgate Newtown Community Centre



Asbestos Sample Record - 15a

Main, Floor level 1, Disabled WC

General

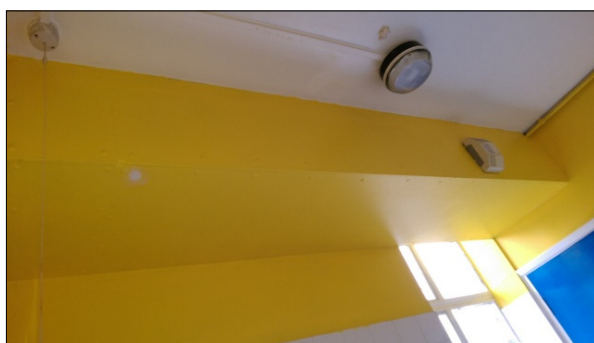
Inspection Dates:	04/06/2019 to 12/06/2019	Reference No.:	15a
Surveyor:	IC		
Component:	Insulating board		
Asbestos?:	No asbestos detected		
Asbestos type(s):	N/A		

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 insulating board panel forming high level boxing. (2m2)



Remedial / Management Action Required

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

Highgate Newtown Community Centre



Asbestos Sample Record - 16a

Main, Floor level 1, External

General

Inspection Dates:	04/06/2019 to 12/06/2019	Reference No.:	16a
Surveyor:	IC		
Component:	Putty		
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 putty to windowsill throughout building. (<10m2)



Remedial / Management Action Required

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

Highgate Newtown Community Centre



Asbestos Sample Record - 17a

Main, Ground floor, Boiler House

General

Inspection Dates:	04/06/2019 to 12/06/2019	Reference No.:	17a
Surveyor:	IC		
Component:	Thermal insulation		
Asbestos?:	Identified		
Asbestos type(s):	Amosite, chrysotile		

Risk Analysis

Condition:	Medium damage	Accessibility:	Occasional disturbance likely (1)
Friability:	Medium	Exposure:	Public
Surface:	Encapsulated coatings and lagging	Amount:	<= 10 sq m (1)
Position:	Room up to 100 sq m (2)	RISK:	MEDIUM (9)

Comments

Asbestos residue to walls throughout. (<1m2)



Remedial / Management Action Required

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

Highgate Newtown Community Centre



Asbestos Sample Record - 18a

Main, Ground floor, Boiler House

General

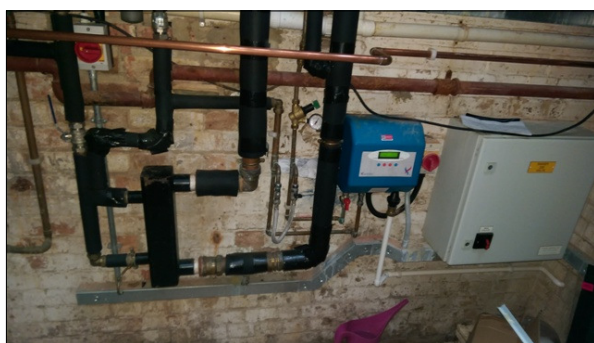
Inspection Dates:	04/06/2019 to 12/06/2019	Reference No.:	18a
Surveyor:	IC		
Component:	Thermal insulation		
Asbestos?:	Identified		
Asbestos type(s):	Amosite, chrysotile		

Risk Analysis

Condition:	Medium damage	Accessibility:	Occasional disturbance likely (1)
Friability:	Medium	Exposure:	Public
Surface:	Encapsulated coatings and lagging	Amount:	<= 10 sq m (1)
Position:	Room up to 100 sq m (2)	RISK:	MEDIUM (9)

Comments

Asbestos residue to walls throughout. (<1m2)



Remedial / Management Action Required

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

Highgate Newtown Community Centre



Asbestos Sample Record - 19a

Main, Ground floor, Boiler House

General

Inspection Dates:	04/06/2019 to 12/06/2019	Reference No.:	19a
Surveyor:	IC		
Component:	Pugging bag		
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 rawl plug to brick wall. (<1m2)



Remedial / Management Action Required

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

Highgate Newtown Community Centre



Asbestos Sample Record - 20a

Main, Ground floor, Boiler House

General

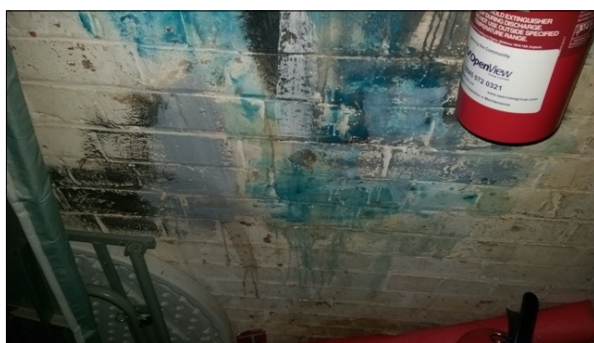
Inspection Dates:	04/06/2019 to 12/06/2019	Reference No.:	20a
Surveyor:	IC		
Component:	Thermal insulation		
Asbestos?:	Identified		
Asbestos type(s):	Amosite, chrysotile		

Risk Analysis

Condition:	Medium damage	Accessibility:	Occasional disturbance likely (1)
Friability:	Medium	Exposure:	Public
Surface:	Encapsulated coatings and lagging	Amount:	<= 10 sq m (1)
Position:	Room up to 100 sq m (2)	RISK:	MEDIUM (9)

Comments

Asbestos residue to walls. (<1m2)



Remedial / Management Action Required

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

Highgate Newtown Community Centre



Asbestos Sample Record - 21a

Main, Ground floor, Room 1

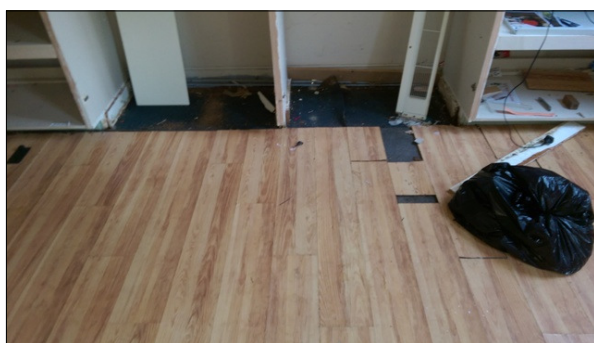
General

Inspection Dates:	04/06/2019 to 12/06/2019	Reference No.:	21a
Surveyor:	IC		
Component:	Thermoplastic floor tile and bitumen		
Asbestos?:	Identified		
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



Asbestos thermoplastic floor tiles brown and bitumen (Asbestos was found in both the bitumen and tile) (16m2)

Remedial / Management Action Required

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

Highgate Newtown Community Centre



Asbestos Sample Record - 21m01

Main, Ground floor, Room 2

General

Inspection Dates:	04/06/2019 to 12/06/2019	Reference No.:	21m01
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



Strongly presumed asbestos thermoplastic floor tiles brown and bitumen (Asbestos was found in both the bitumen and tile) (16m2)

Remedial / Management Action Required

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

Highgate Newtown Community Centre



Asbestos Sample Record - 21m02

Main, Ground floor, Room 3

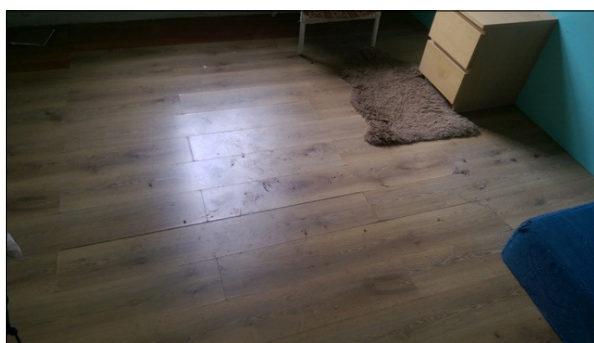
General

Inspection Dates:	04/06/2019 to 12/06/2019	Reference No.:	21m02
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



Strongly presumed asbestos thermoplastic floor tiles brown and bitumen (Asbestos was found in both the bitumen and tile) (9m2)

Remedial / Management Action Required

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

Highgate Newtown Community Centre



Asbestos Sample Record - 21m03

Main, Ground floor, Room 4

General

Inspection Dates:	04/06/2019 to 12/06/2019	Reference No.:	21m03
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



Strongly presumed asbestos thermoplastic floor tiles brown and bitumen (Asbestos was found in both the bitumen and tile) (6m2)

Remedial / Management Action Required

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

Highgate Newtown Community Centre



Asbestos Sample Record - 21m04

Main, Ground floor, Room 5

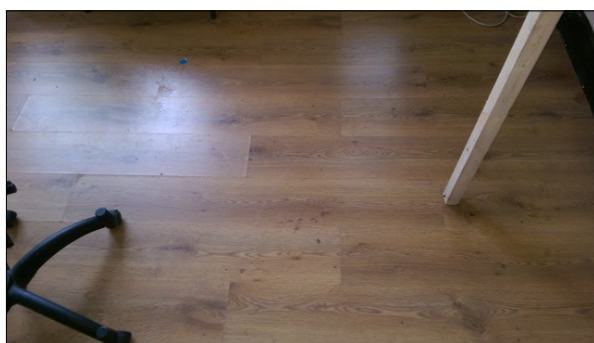
General

Inspection Dates:	04/06/2019 to 12/06/2019	Reference No.:	21m04
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



Strongly presumed asbestos thermoplastic floor tiles brown and bitumen (Asbestos was found in both the bitumen and tile) (8m2)

Remedial / Management Action Required

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

Highgate Newtown Community Centre



Asbestos Sample Record - 21m05

Main, Ground floor, USC

General

Inspection Dates:	04/06/2019 to 12/06/2019	Reference No.:	21m05
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



Strongly presumed asbestos thermoplastic floor tiles brown and bitumen (Asbestos was found in both the bitumen and tile) (1m2)

Remedial / Management Action Required

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

Highgate Newtown Community Centre



Asbestos Sample Record - 21m06

Main, Ground floor, Room 6

General

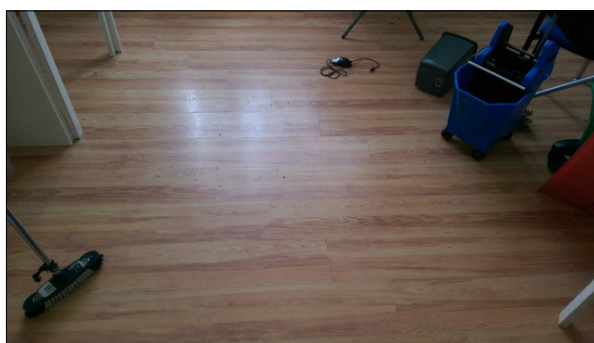
Inspection Dates:	04/06/2019 to 12/06/2019	Reference No.:	21m06
Surveyor:	IC		
Component:	Thermoplastic floor tile and bitumen		
Asbestos?:	Strongly presumed		
Asbestos type(s):	Chrysotile		

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

Strongly presumed asbestos thermoplastic floor tiles brown and bitumen (Asbestos was found in both the bitumen and tile) (6m2)



Remedial / Management Action Required

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

Highgate Newtown Community Centre



Asbestos Sample Record - 21m07

Main, Ground floor, Room 7

General

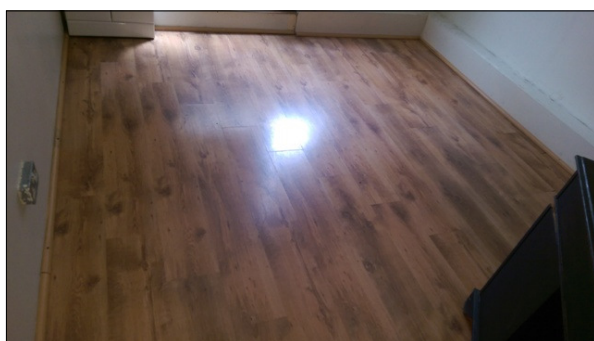
Inspection Dates:	04/06/2019 to 12/06/2019	Reference No.:	21m07
Surveyor:	IC		
Component:	Thermoplastic floor tile and bitumen		
Asbestos?:	Strongly presumed		
Asbestos type(s):	Chrysotile		

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

Strongly presumed asbestos thermoplastic floor tiles brown and bitumen (Asbestos was found in both the bitumen and tile) (5m2)



Remedial / Management Action Required

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

Highgate Newtown Community Centre



Asbestos Sample Record - 22a

Main, Ground floor, Entrance Hall

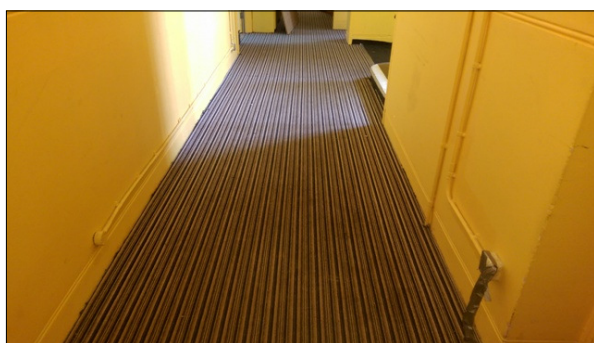
General

Inspection Dates:	04/06/2019 to 12/06/2019	Reference No.:	22a
Surveyor:	IC		
Component:	Bitumen		
Asbestos?:	Identified		
Asbestos type(s):	Chrysotile		

Risk Analysis

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

Comments



Asbestos bitumen adhesive to non-asbestos thermoplastic floor tiles grey. (18m2)

Remedial / Management Action Required

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

Asbestos Sample Record - 22m01

Main, Ground floor, Cup'd

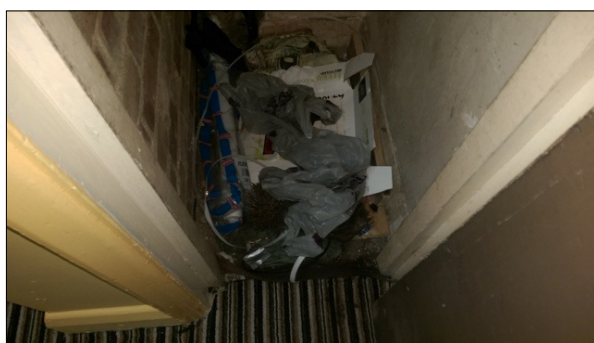
General

Inspection Dates:	04/06/2019 to 12/06/2019	Reference No.:	22m01
Surveyor:	IC		
Component:	Bitumen		
Asbestos?:	Strongly presumed		
Asbestos type(s):	Chrysotile		

Risk Analysis

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

Comments



Strongly presumed asbestos bitumen adhesive to non-asbestos thermoplastic floor tiles grey. (1m2)

Remedial / Management Action Required

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

Highgate Newtown Community Centre



Asbestos Sample Record - 23a

Main, Ground floor, Room 7

General

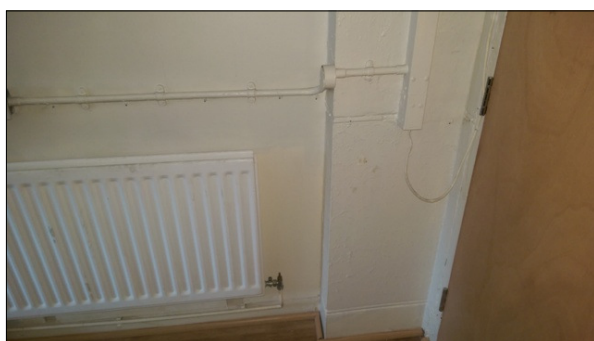
Inspection Dates:	04/06/2019 to 12/06/2019	Reference No.:	23a
Surveyor:	IC		
Component:	Textured coating		
Asbestos?:	No asbestos detected		
Asbestos type(s):	N/A		

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. (<5m2)



Remedial / Management Action Required

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

Asbestos Sample Record - 24a

Main, Ground floor, Entrance Hall

General

Inspection Dates:	04/06/2019 to 12/06/2019	Reference No.:	24a
Surveyor:	IC		
Component:	Gasket		
Asbestos?:	Identified		
Asbestos type(s):	Chrysotile		

Risk Analysis

Condition:	Low damage	Accessibility:	Occasional disturbance likely (1)
Friability:	Low	Exposure:	Public
Surface:	Gasket (CAF)	Amount:	<= 10 sq m (1)
Position:	Room up to 100 sq m (2)	RISK:	LOW (5)

Comments

Non asbestos gasket seal within electrics.



Remedial / Management Action Required

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

Highgate Newtown Community Centre



Asbestos Sample Record - 25a

Main, Ground floor, Laundry Room

General

Inspection Dates:	04/06/2019 to 12/06/2019	Reference No.:	25a
Surveyor:	IC		
Component:	Thermal insulation		
Asbestos?:	Identified		
Asbestos type(s):	Amosite, chrysotile, crocidolite		

Risk Analysis

Condition:	Medium damage	Accessibility:	Occasional disturbance likely (1)
Friability:	Medium	Exposure:	Public
Surface:	Encapsulated coatings and lagging	Amount:	<= 10 sq m (1)
Position:	Room up to 100 sq m (2)	RISK:	HIGH (10)

Comments

Asbestos residue to wall. (<1m2)



Remedial / Management Action Required

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

Highgate Newtown Community Centre



Asbestos Sample Record - 26a

Main, Ground floor, External

General

Inspection Dates:	04/06/2019 to 12/06/2019	Reference No.:	26a
Surveyor:	IC		
Component:	Putty		
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 putty seal to windows throughout floor. (<10m2)



Remedial / Management Action Required

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

Highgate Newtown Community Centre



Asbestos Sample Record - 27a

Main, Floor level 1, Lift Shaft

General

Inspection Dates:	04/06/2019 to 12/06/2019	Reference No.:	27a
Surveyor:	IC		
Component:	Insulating board		
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 insulating board panel surrounding back of lift door. (<1m2)

**NO IMAGE
AVAILABLE**

Remedial / Management Action Required

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

Highgate Newtown Community Centre



Asbestos Sample Record - 28a

Main, Ground floor, Lift Shaft

General

Inspection Dates:	04/06/2019 to 12/06/2019	Reference No.:	28a
Surveyor:	IC		
Component:	Insulating board		
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 insulating board panel to back of door of lift shaft. (<1m²)

**NO IMAGE
AVAILABLE**

Remedial / Management Action Required

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

Highgate Newtown Community Centre



Asbestos Sample Record - 29a

Main, Ground floor, External

General

Inspection Dates:	04/06/2019 to 12/06/2019	Reference No.:	29a
Surveyor:	IC		
Component:	Moulded cement product		
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 cement damp proof course. (<1m2)

**NO IMAGE
AVAILABLE**

Remedial / Management Action Required

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

Highgate Newtown Community Centre



Asbestos Sample Record - NA001

Main, Ground floor, Boiler House

General

Inspection Dates:	04/06/2019 to 12/06/2019	Reference No.:	NA001
Surveyor:	IC		
Component:	Presumed ACM		
Asbestos?:	Presumed		
Asbestos type(s):	Amosite, chrysotile, crocidolite, anthophyllite, actinolite, tremolite		

Risk Analysis

Condition:	High damage/delamination	Accessibility:	Disturbance unlikely/inaccessible (0)
Friability:	High	Exposure:	Public
Surface:	Unsealed coatings and lagging	Amount:	>10 sq m < 50 sq m (2)
Position:	Room up to 100 sq m (2)	RISK:	HIGH (12)

Comments

No access within live electrics.



Remedial / Management Action Required

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

Highgate Newtown Community Centre



Asbestos Sample Record - NA002

Main, Ground floor, Room 2

General

Inspection Dates:	04/06/2019 to 12/06/2019	Reference No.:	NA002
Surveyor:	IC		
Component:	Presumed ACM		
Asbestos?:	Presumed		
Asbestos type(s):	Amosite, chrysotile, crocidolite, anthophyllite, actinolite, tremolite		

Risk Analysis

Condition:	High damage/delamination	Accessibility:	Disturbance unlikely/inaccessible (0)
Friability:	High	Exposure:	Public
Surface:	Unsealed coatings and lagging	Amount:	>10 sq m < 50 sq m (2)
Position:	Room up to 100 sq m (2)	RISK:	HIGH (12)

Comments

No access due to fully sealed metal safe.



Remedial / Management Action Required

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

Highgate Newtown Community Centre



Asbestos Sample Record - NA003

Main, Ground floor, ElectCupbd

General

Inspection Dates:	04/06/2019 to 12/06/2019	Reference No.:	NA003
Surveyor:	IC		
Component:	Presumed ACM		
Asbestos?:	Presumed		
Asbestos type(s):	Amosite, chrysotile, crocidolite, anthophyllite, actinolite, tremolite		

Risk Analysis

Condition:	High damage/delamination	Accessibility:	Disturbance unlikely/inaccessible (0)
Friability:	High	Exposure:	Public
Surface:	Unsealed coatings and lagging	Amount:	>10 sq m < 50 sq m (2)
Position:	Room up to 100 sq m (2)	RISK:	HIGH (12)

Comments

No access within live electrics.



Remedial / Management Action Required

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

Certificate No.
ML / 19 / 03106



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 (community Centre)		
Sampled By:	ML	Sample/s Received:	13/06/2019	ML Proj. Ref.:	133483/6673
No. Samples:	29	Sample/s Analysed:	13/06/2019 to 13/06/2019	Page:	1 of 3

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, 2nd floor, Balcony, Cement	N.A.D.I.S.
02a	-	Main, 2nd floor, Hall Cupboard 1, Floor tile + Bitumen	Chrysotile (tile only)
03a	-	Main, 2nd floor, Lounge, Floor tile + Bitumen	Chrysotile (tile only)
04a	-	Main, 2nd floor, Bathroom 1, Bitumen	N.A.D.I.S.
05a	-	Main, 2nd floor, Kitchen 2, Bitumen	N.A.D.I.S.
06a	-	Main, 2nd floor, Kitchen 2, Bitumen	N.A.D.I.S.
07a	-	Main, 2nd floor, Loft space 1, Bitumen	N.A.D.I.S.
08a	-	Main, 2nd floor, External, Cement	N.A.D.I.S.
09a	-	Main, 1st floor, Kitchen 2, Floor tile + Bitumen	Chrysotile (bitumen and tile)
10a	-	Main, 1st floor, Landing, Floor tile + Bitumen	Chrysotile (bitumen and tile)

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:	Satya Tamerla	Authorised By:	Satya Tamerla	Authorised Signature:	
		Position:	Laboratory Analyst		

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Certificate No.
ML / 19 / 03106



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 (community Centre)		
Sampled By:	ML	Sample/s Received:	13/06/2019	ML Proj. Ref.:	133483/6673
No. Samples:	29	Sample/s Analysed:	13/06/2019 to 13/06/2019	Page:	2 of 3

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
11a	-	Main, 1st floor, Stairwell 1, Insulating Board	N.A.D.I.S.
12a	-	Main, 1st floor, Office 1, Textured Coating	N.A.D.I.S.
13a	-	Main, 1st floor, Office 3, Bitumen	N.A.D.I.S.
14a	-	Main, 1st floor, Landing, Gasket	Chrysotile
15a	-	Main, 1st floor, Disabled WC, Insulating Board	N.A.D.I.S.
16a	-	Main, 1st floor, External, Putty	N.A.D.I.S.
17a	-	Main, ground floor, Boiler house, Residue	Amosite, Chrysotile
18a	-	Main, ground floor, Boiler house, Residue	Amosite, Chrysotile
19a	-	Main, ground floor, Boiler house, Raw plug	N.A.D.I.S.
20a	-	Main, ground floor, Boiler house, Residue	Amosite, Chrysotile

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:	Satya Tamerla	Authorised By:	Satya Tamerla	Authorised Signature:	
		Position:	Laboratory Analyst		

ML-16061-6673-1

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Certificate No.
ML / 19 / 03106



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 (community Centre)		
Sampled By:	ML	Sample/s Received:	13/06/2019	ML Proj. Ref.:	133483/6673
No. Samples:	29	Sample/s Analysed:	13/06/2019 to 13/06/2019	Page:	3 of 3

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
21a	-	Main, ground floor, Room 1, Floor tile + Bitumen	Chrysotile (bitumen and tile)
22a	-	Main, ground floor, Entrance hall, Floor tile + Bitumen	Chrysotile (bitumen only)
23a	-	Main, ground floor, Room 7, Textured Coating	N.A.D.I.S.
24a	-	Main, ground floor, Hall, Gasket	Chrysotile
25a	-	Main, ground floor, Laundry room, Residue	Amosite, Chrysotile Crocidolite
26a	-	Main, ground floor, External, Putty	N.A.D.I.S.
27a	-	Main, 1st floor, Lift shaft, Insulating Board	N.A.D.I.S.
28a	-	Main, ground floor, Lift shaft, Insulating Board	N.A.D.I.S.
29a	-	Main, ground floor, External, Cement	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:	Satya Tamerla	Authorised By:	Satya Tamerla	Authorised Signature:	
		Position:	Laboratory Analyst		

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Additional Compartment Information

Compartment number 1

Main, Floor 2, Kitchen 1
Suspected ACM found, other materials did not contain asbestos.
plasterboard ceiling, solid walls, concrete floor.

Compartment number 2

Main, Floor 2, Kit Cup
Suspected ACM found, other materials did not contain asbestos.
plasterboard ceiling, solid walls, concrete floor.

Compartment number 3

Main, Floor 2, Bathroom 1
Suspected ACM found, other materials did not contain asbestos.
plasterboard ceiling, solid walls, concrete floor.

Compartment number 4

Main, Floor 2, WC
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 2, Hall
Suspected ACM sampled or strongly presumed.
plasterboard ceiling, solid walls, concrete floor.

Compartment number 6

Main, Floor 2, Hall Cup 1
Suspected ACM sampled or strongly presumed.
plasterboard ceiling, solid walls, concrete floor.

Compartment number 7

Main, Floor 2, Cup'd
No asbestos found.
plasterboard ceiling, solid walls, concrete floor.

Compartment number 8

Main, Floor 2, Bedroom 1
Suspected ACM sampled or strongly presumed.
plasterboard ceiling, solid walls, concrete floor.

Additional Compartment Information (Cont'd...)

Compartment number 9

Main, Floor 2, Bedroom 2

Suspected ACM sampled or strongly presumed.

plasterboard ceiling, solid walls, concrete floor.

Compartment number 10

Main, Floor 2, Bedroom 3

Suspected ACM sampled or strongly presumed.

plasterboard ceiling, solid walls, concrete floor.

Compartment number 11

Main, Floor 2, Bed Cup 1

Suspected ACM sampled or strongly presumed.

plasterboard ceiling, solid walls, concrete floor.

Compartment number 12

Main, Floor 2, Bed Cup 2

Suspected ACM sampled or strongly presumed.

plasterboard ceiling, solid walls, concrete floor.

Additional Compartment Information (Cont'd...)

Compartment number 13

Main, Floor 2, Bed Cup 3
Suspected ACM sampled or strongly presumed.
plasterboard ceiling, solid walls, concrete floor.

Compartment number 14

Main, Floor 2, Lounge
Suspected ACM sampled or strongly presumed.
plasterboard ceiling, solid walls, concrete floor.

Compartment number 15

Main, Floor 2, Balcony
Suspected ACM found, other materials did not contain asbestos.
plasterboard ceiling, solid walls, concrete floor.

Compartment number 16

Main, Floor 2, Stairwell
No asbestos found.
plasterboard ceiling, solid walls, concrete floor.

Additional Compartment Information (Cont'd...)

Compartment number 17

Main, Floor 2, Loftspace 1
Suspected ACM found, other materials did not contain asbestos.
plasterboard ceiling, solid walls, concrete floor.

Compartment number 18

Main, Floor 2, Loftspace 2
Suspected ACM found, other materials did not contain asbestos.
plasterboard ceiling, solid walls, concrete floor.

Compartment number 19

Main, Floor 2, Kitchen 2
Suspected ACM found, other materials did not contain asbestos.
plasterboard ceiling, solid walls, concrete floor.

Compartment number 20

Main, Floor 2, Bathroom 2
Suspected ACM found, other materials did not contain asbestos.
plasterboard ceiling, solid walls, concrete floor.

Additional Compartment Information (Cont'd...)

Compartment number 21

Main, Floor 2, Hall Cup 2
Suspected ACM found, other materials did not contain asbestos.
plasterboard ceiling, solid walls, concrete floor.

Compartment number 22

Main, Floor 2, Hall Cup 3
Suspected ACM found, other materials did not contain asbestos.
plasterboard ceiling, solid walls, concrete floor.

Compartment number 23

Main, Floor 2, Bedroom 4
Suspected ACM found, other materials did not contain asbestos.
plasterboard ceiling, solid walls, concrete floor.

Compartment number 24

Main, Floor 2, Bedroom 5
Suspected ACM found, other materials did not contain asbestos.
plasterboard ceiling, solid walls, concrete floor.

Additional Compartment Information (Cont'd...)

Compartment number 25

Main, Floor 2, Bedroom 6
Suspected ACM found, other materials did not contain asbestos.
plasterboard ceiling, solid walls, concrete floor.

Compartment number 26

Main, Floor 2, Landing
Suspected ACM found, other materials did not contain asbestos.
plasterboard ceiling, solid walls, concrete floor.

Compartment number 27

Main, Floor 2, External
Suspected ACM found, other materials did not contain asbestos.
clay roof tiles, timber fascias, concrete soffits, metal/plastic guttering & downpipe.

Compartment number 28

Main, Floor 1, Kitchen
Suspected ACM sampled or strongly presumed.
concrete ceiling, brick & concrete solid walls, concrete floor

Additional Compartment Information (Cont'd...)

Compartment number 29

Main, Floor 1, Board Room

No asbestos found.

concrete ceiling, brick & concrete solid walls, concrete floor

Compartment number 30

Main, Floor 1, Lobby 1

Suspected ACM sampled or strongly presumed.

concrete ceiling, brick & concrete solid walls, concrete floor

Compartment number 31

Main, Floor 1, Art Room

No asbestos found.

concrete ceiling, brick & concrete solid walls, concrete floor

Compartment number 32

Main, Floor 1, Office 1

Suspected ACM found, other materials did not contain asbestos.

concrete ceiling, brick & concrete solid walls, concrete floor

Additional Compartment Information (Cont'd...)

Compartment number 33

Main, Floor 1, Office 2
Suspected ACM found, other materials did not contain asbestos.
concrete ceiling, brick & concrete solid walls, concrete floor

Compartment number 34

Main, Floor 1, Office 3
Suspected ACM found, other materials did not contain asbestos.
concrete ceiling, brick & concrete solid walls, concrete floor

Compartment number 35

Main, Floor 1, Office 4
Suspected ACM sampled or strongly presumed.
concrete ceiling, brick & concrete solid walls, concrete floor

Compartment number 36

Main, Floor 1, Lobby 2
Suspected ACM sampled or strongly presumed.
concrete ceiling, brick & concrete solid walls, concrete floor

Additional Compartment Information (Cont'd...)

Compartment number 37

Main, Floor 1, Lift Shaft
Suspected ACM found, other materials did not contain asbestos.
concrete ceiling, brick & concrete solid walls, concrete floor

Compartment number 38

Main, Floor 1, Cup'd
Suspected ACM sampled or strongly presumed.
concrete ceiling, brick & concrete solid walls, concrete floor

Compartment number 39

Main, Floor 1, Disabled WC
Suspected ACM found, other materials did not contain asbestos.
concrete ceiling, brick & concrete solid walls, concrete floor

Compartment number 40

Main, Floor 1, Lift Motor Room
Suspected ACM sampled or strongly presumed.
concrete ceiling, brick & concrete solid walls, concrete floor

Additional Compartment Information (Cont'd...)

Compartment number 41

Main, Floor 1, Store
Suspected ACM sampled or strongly presumed.
concrete ceiling, brick & concrete solid walls, concrete floor

Compartment number 42

Main, Floor 1, Landing
Suspected ACM sampled or strongly presumed.
concrete ceiling, brick & concrete solid walls, concrete floor

Compartment number 43

Main, Floor 1, Stairwell 1
Suspected ACM found, other materials did not contain asbestos.
concrete ceiling, brick & concrete solid walls, concrete floor

Compartment number 44

Main, Floor 1, Stairwell 2
Suspected ACM sampled or strongly presumed.
concrete ceiling, brick & concrete solid walls, concrete floor

Additional Compartment Information (Cont'd...)

Compartment number 45

Main, Floor 1, External
Suspected ACM found, other materials did not contain asbestos.
concrete ceiling, brick & concrete solid walls, concrete floor

Compartment number 46

Main, Floor 0, Female WC
No asbestos found.
concrete ceiling, brick & concrete solid walls, concrete floor

Compartment number 47

Main, Floor 0, Male WC
No asbestos found.
concrete ceiling, brick & concrete solid walls, concrete floor

Compartment number 48

Main, Floor 0, Disabled WC
No asbestos found.
concrete ceiling, brick & concrete solid walls, concrete floor

Additional Compartment Information (Cont'd...)

Compartment number 49

Main, Floor 0, Lobby
No asbestos found.
concrete ceiling, brick & concrete solid walls, concrete floor

Compartment number 50

Main, Floor 0, Kitchen
No asbestos found.
concrete ceiling, brick & concrete solid walls, concrete floor

Compartment number 51

Main, Floor 0, Dining Room
No asbestos found.
concrete ceiling, brick & concrete solid walls, concrete floor

Compartment number 52

Main, Floor 0, Stairwell 1
No asbestos found.
concrete ceiling, brick & concrete solid walls, concrete floor

Additional Compartment Information (Cont'd...)

Compartment number 53

Main, Floor 0, Room 1
Suspected ACM sampled or strongly presumed.
concrete ceiling, brick & concrete solid walls, concrete floor

Compartment number 54

Main, Floor 0, Room 2
Suspected ACM sampled or strongly presumed.
concrete ceiling, brick & concrete solid walls, concrete floor

Compartment number 55

Main, Floor 0, Room 3
Suspected ACM sampled or strongly presumed.
concrete ceiling, brick & concrete solid walls, concrete floor

Compartment number 56

Main, Floor 0, Room 4
Suspected ACM sampled or strongly presumed.
concrete ceiling, solid walls, concrete floor.

Additional Compartment Information (Cont'd...)

Compartment number 57

Main, Floor 0, Room 5
Suspected ACM sampled or strongly presumed.
concrete ceiling, solid walls, concrete floor.

Compartment number 58

Main, Floor 0, Room 6
Suspected ACM sampled or strongly presumed.
concrete ceiling, solid walls, concrete floor.

Compartment number 59

Main, Floor 0, Room 7
Suspected ACM sampled or strongly presumed.
concrete ceiling, solid walls, concrete floor.

Compartment number 60

Main, Floor 0, Entrance Hall
Suspected ACM sampled or strongly presumed.
concrete ceiling, solid walls, concrete floor.

Additional Compartment Information (Cont'd...)

Compartment number 61

Main, Floor 0, Lift Shaft
Suspected ACM sampled or strongly presumed.
concrete ceiling, solid walls, concrete floor.

Compartment number 62

Main, Floor 0, Cup'd
Suspected ACM sampled or strongly presumed.
concrete ceiling, solid walls, concrete floor.

Compartment number 63

Main, Floor 0, Disabled Shower Room
No asbestos found.
concrete ceiling, solid walls, concrete floor.

Compartment number 64

Main, Floor 0, ElectCupbd
Suspected ACM sampled or strongly presumed.
concrete ceiling, solid walls, concrete floor.

Additional Compartment Information (Cont'd...)

Compartment number 65

Main, Floor 0, USC
Suspected ACM sampled or strongly presumed.
concrete ceiling, solid walls, concrete floor.

Compartment number 66

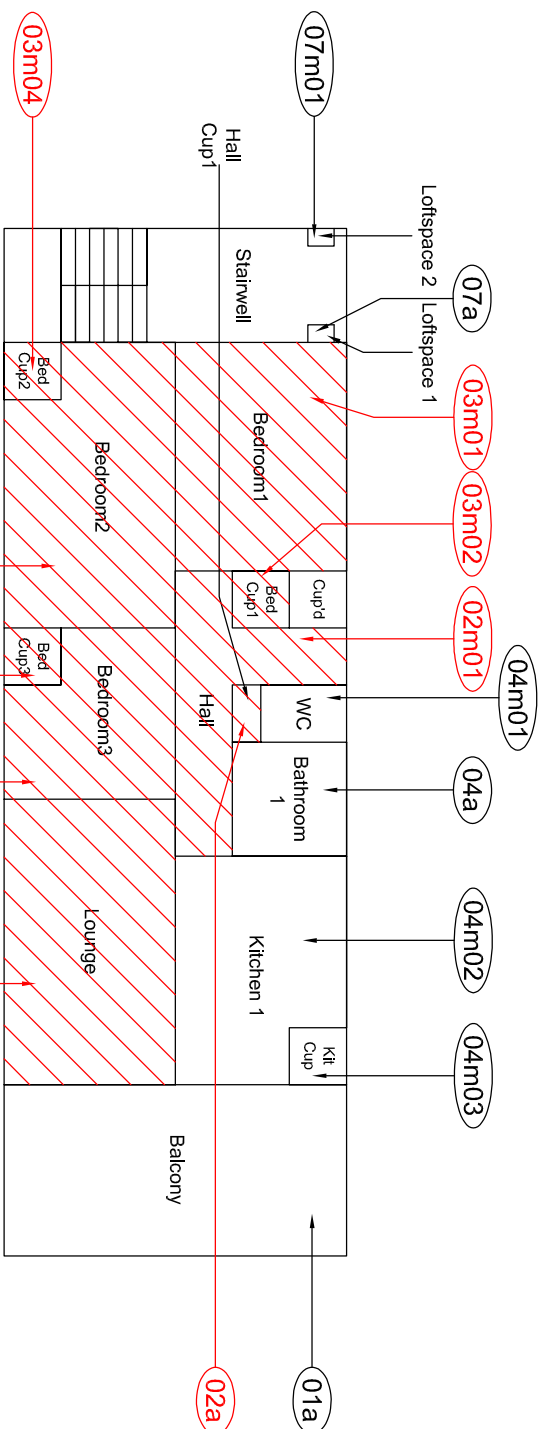
Main, Floor 0, Boiler House
Suspected ACM sampled or strongly presumed.
concrete ceiling, solid walls, concrete floor.

Compartment number 67

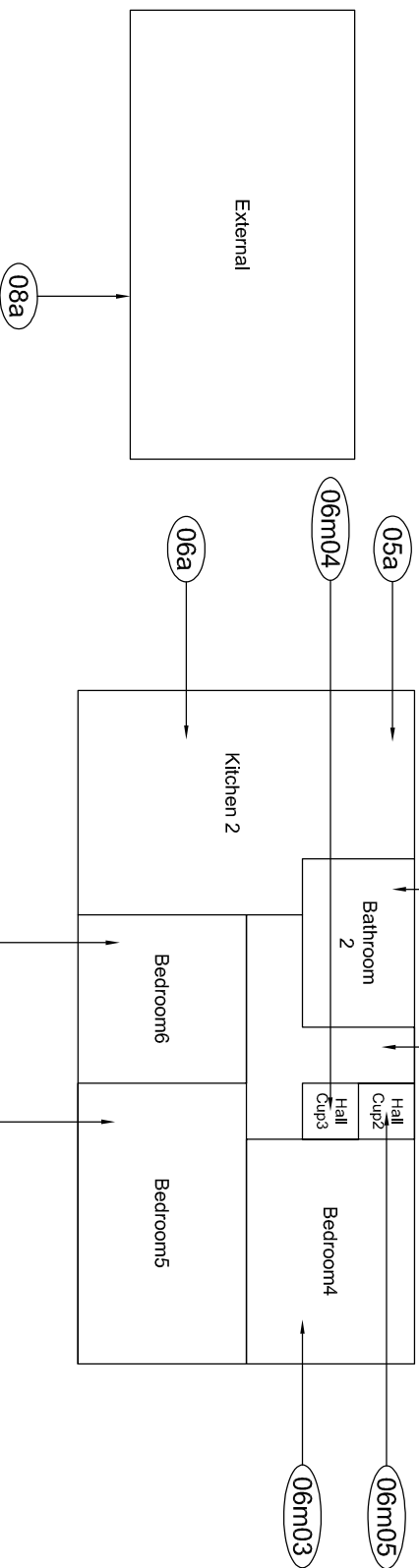
Main, Floor 0, Laundry Room
Suspected ACM sampled or strongly presumed.
concrete ceiling, solid walls, concrete floor.

Compartment number 68

Main, Floor 0, External
Suspected ACM sampled or strongly presumed.
concrete ceiling, solid walls, concrete floor.



Second Floor Plan



Client:-	Wales Camden
Project No:-	133483
Site:-	Higginate Newton Community Centre
Title:-	
Drawing: 1 of 3	
Building: Main	
Floor: Second	
Date: 4th - 12th June 2019	
Revisions:-	
Notes:-	
	=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 CONTENT
	01a =DENOTES SAMPLES TESTED NEGATIVE FOR ASBESTOS CONTENT
	=DENOTES NOT ACCESSED AREA PRESUMED ASBESTOS
	=DENOTES NO ACCESS BENEATH FITTED FLOORING
	=DENOTES NO ACCESS TO CEILING DUE TO HEIGHT OR NO ACCESS WITHIN CEILING VOID SEE SECTION 7
Drawn By:- WR	
Report No:-	
M/L:-16061-4673-1	
Scale:- NTS	
Unit 1, Business Mews	
Advance House	
Central Road	
Hatfield, Essex	
CM20 2ST	
Tel: 01279 434 503	

Client:-	Wales Camden
Project No:-	133463
Site:-	Higginate Newton Community Centre
Title:-	
Drawing: 2 of 3	
Building: Main Floor:	First
Date: 4th - 12th June 2019	
Revisions:-	
Notes:-	
	=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 CONTENT
	=DENOTES SAMPLES TESTED NEGATIVE FOR ASBESTOS CONTENT
	=DENOTES NOT ACCESSED AREA PRESUMED ASBESTOS
	=DENOTES NO ACCESS BENEATH FITTED FLOORING
	=DENOTES NO ACCESS TO CEILING DUE TO HEIGHT OR NO ACCESS WITHIN CEILING VOID SEE SECTION 7

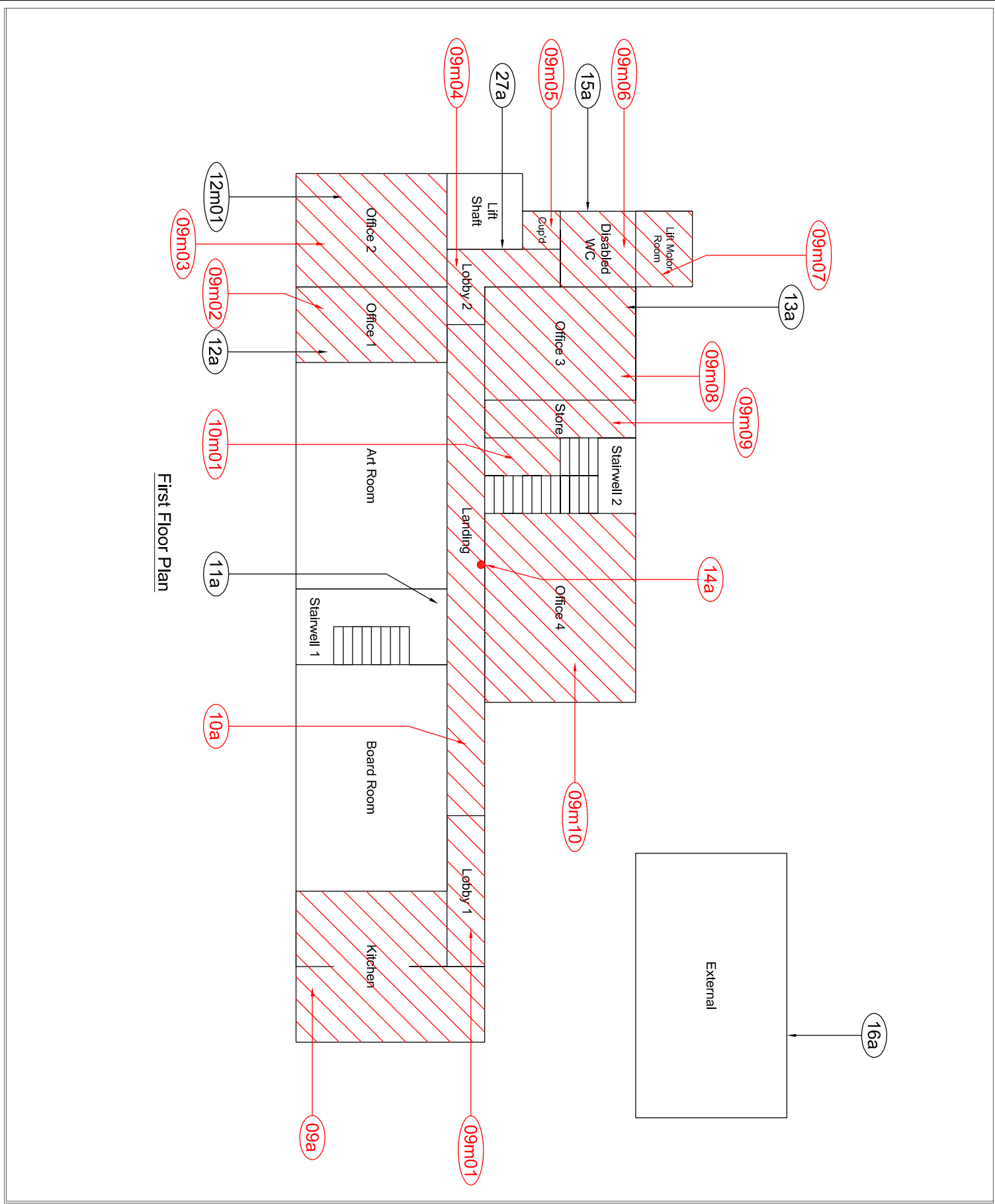
Drawn By:- WR

Report No:- ML-16061-46724-1

Scale:- NTS



Unit 1, Business Mews
Advance House
Central Road
Hatfield, Essex
CM20 2ST
Tel: 01279 434 503



First Floor Plan

Client:-
Wales Camden
Project No:-
133483
Site:-
Highgate Newton Community Centre
Title:-
Drawing: 3 of 3
Building: Main
Floor: Ground
Date: 4th - 12th June 2019
Revisions:-

Notes:-

=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 CONTENT

=DENOTES SAMPLES TESTED NEGATIVE FOR ASBESTOS CONTENT

=DENOTES NOT ACCESSED AREA PRESUMED ASBESTOS

=DENOTES NO ACCESS BENEATH FITTED FLOORING

=DENOTES NO ACCESS TO CEILING DUE TO HEIGHT OR NO ACCESS WITHIN CEILING VOID SEE SECTION 7

Drawn By:- WR
Report No:-
ML-16061-4673-1
Scale:- NTS

MANIFESTTEAM

Unit 1, Business Mews
Advance House
Central Road
Hatfield, Essex
CM20 2ST
Tel: 01279 434 503

Ground Floor Plan

SUR/SD004/VER7/12-06-2017