

Project No: P1323J1303

Demolition Survey (with MA only)

Survey Date: 4 Jul 2019

On Behalf of:
Harry Houlihan

ASBESTOS DETECTED

Issue Date: 5 Jul 2019



138-140 Highgate Road
Highgate
London
NW5 1PB

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1.0 Executive summary:

Asbestos containing materials have been identified during the Demolition Survey and the specific areas are categorized below in order according to the initial Material Risk Assessment made by Blue A.

HIGH RISK MATERIALS - SCORES 10+

Asbestos in poor condition, or asbestos debris/contamination has been identified within the following areas listed in the table below. It is recommended that risk assessment (s) are undertaken to ensure that Regulation 4, Regulation 10, Regulation 11, and Regulation 16 of the Control of Asbestos Regulations 2012 are complied with.

Building	Floor	Room	Item	Material	Risk assessment Score	Recommendations
There were no results found.						

MEDIUM RISK MATERIALS - SCORES 7-9

Asbestos containing materials, which are unsealed or damaged, have been identified within the following areas listed in the table below. It is recommended that remedial work to seal or remove these materials is undertaken as a priority and that air monitoring is carried out within adjacent areas in order to assess airborne fibre levels.

Building	Floor	Room	Item	Material	Risk assessment Score	Recommendations
Commercial	External	External E01	Soffits	Asbestos Insulating Board	MEDIUM (7)	C - Repair or Remove

1.0 Executive summary:

LOW RISK MATERIALS - SCORES 1-6

Asbestos Containing Materials have been identified which are in good condition, A management policy and plan need to be implemented to manage these materials safely. The materials require labelling and the condition of these materials re-inspected at 6 monthly intervals.

Building	Floor	Room	Item	Material	Risk assessment Score	Recommendations
Commercial	Ground Floor	Shop G01	Ceiling tiles	Asbestos Insulating Board	LOW (6)	C - Repair or Remove
Commercial	Ground Floor	Store G02	Ceiling tiles	Asbestos Insulating Board	LOW (6)	C - Repair or Remove
Commercial	Ground Floor	Cupboard G03	Ceiling tiles	Asbestos Insulating Board	LOW (6)	C - Repair or Remove
Commercial	Ground Floor	W/C G04	Ceiling tiles	Asbestos Insulating Board	LOW (6)	C - Repair or Remove
Commercial	Ground Floor	W/C G05	Ceiling tiles	Asbestos Insulating Board	LOW (6)	C - Repair or Remove
Commercial	Ground Floor	Kitchenette G06	Ceiling tiles	Asbestos Insulating Board	LOW (6)	C - Repair or Remove
Commercial	Ground Floor	Garage G07	Flash guards	Asbestos Textiles/Paper	LOW (6)	D - No Attention Required, Label
Commercial	Ground Floor	Garage G07	Ceiling tiles	Asbestos Insulating Board	LOW (6)	C - Repair or Remove
Commercial	Ground Floor	Store G08	Ceiling tiles	Asbestos Insulating Board	LOW (6)	C - Repair or Remove
Commercial	Ground Floor	Store G08	Flash guards	Asbestos Textiles/Paper	LOW (6)	D - No Attention Required, Label
Commercial	External	External E01	Cement board	Asbestos Cement	VERY LOW (4)	D - No Attention Required, Label
Commercial	Ground Floor	Shop G01	Floor tiles & adhesive	Reinforced Composite	VERY LOW (3)	C - Repair or Remove
Commercial	Ground Floor	Store G02	Floor tiles and adhesive	Reinforced Composite	VERY LOW (3)	C - Repair or Remove
Commercial	Ground Floor	Kitchenette G06	Floor tiles and adhesive	Reinforced Composite	VERY LOW (3)	C - Repair or Remove
Commercial	Ground Floor	Kitchenette G06	Floor tiles and adhesive	Reinforced Composite	VERY LOW (3)	D - No Attention Required, Label

Commercial	External	External E01	D.P.C	Well Bound Material	VERY LOW (3)	D - No Attention Required, Label
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1.0 Executive summary:

PRESUMED ASBESTOS/NO ACCESS AREA

Asbestos Containing Materials have been presumed as being present to the following areas where access could not be gained. A management policy and plan needs to identify that these areas require inspection once access can be provided. These areas require re-inspection for accessibility at 6 monthly intervals.


Building	Floor	Room/Area	Recommendation
There were no results found.			

Building Notes:

Internal notes: Solid and plasterboard walls. Solid flooring.

External notes: Solid roof, cast iron down pipes, metal drain covers on roof, the sky light is made up of glass and timber frame (but inside ceiling of skylight has sampled tiles)

2.0 Contract Review:

Name and address of site:	138-140 Highgate Road, Highgate, London		
Name of client:	Design Ventures Highgate Ltd		
Client contact:	Bill Rodgers		
Type of survey:	Demolition Survey (with MA only)		
Date of survey:	4 Jul 2019		
Report Revision Number:	1		
TEAMS internal job number:	J000677		
Lead surveyor[s]:	Harry Houlihan	Signature:	
Technically reviewed by:	Joanne Gray	Signature:	
Report issue date:	5 Jul 2019		

3.0 Introduction/Objectives:

Blue A received an order of confirmation to undertake a Demolition Survey from Jomas Associates. This order has been accepted on the basis of the original quotation and our terms and conditions of business.

The order relates to a Demolition survey of:

138-140 Highgate Road
Highgate
London
NW5 1PB

The survey was carried out by Harry Houlihan.

The Type of survey selected / requested by the client was a Demolition survey.

The reason for selecting this survey is to enable the client to identify asbestos in his premises so that it can be removed prior to demolition.

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

3.1 Purpose of Survey

The purpose of this Demolition Survey is to help the duty holder manage asbestos in these premises. It provides sufficient information for an asbestos register to be generated in accordance with HSG 264 so that the duty holder can carry out a risk assessment and prepare a suitable management plan in accordance with regulation of the Control of Asbestos Regulations 2012 (CAR 2012).

3.2 Aim of Survey

The aim of the survey was to;

1. Locate and record the location, extent, and product type as far as reasonably practicable of known or presumed ACM's.
2. Inspect and record information on the accessibility, condition and surface treatment of know or presumed ACM's
3. Determine and record the asbestos type based on sampling or by making a presumption based on product type and appearance
4. Locate all ACM's within the fabric of the building prior to demolition.

3.0 Introduction/Objectives (Cont):

- Type of Survey

3.3 Type of Survey – Demolition Survey

The purpose of this demolition survey is to identify ACM's to be removed prior to any demolition work being carried out. This type of survey is used to locate and describe as far as is reasonably practicable all ACM's in the whole building if demolition is planned.

Demolition surveys are intended to locate all asbestos within the building. It is a disruptive, fully intrusive survey that involves destructive inspection techniques that penetrate the building structure extensively. This involves breaking into floors, through walls, into wall voids ceilings, cladding, boxing, as necessary to gain access to all areas, including the inner fabric of the building. A full sampling programme is undertaken to identify possible ACM's and estimate their quantities.

The survey is designed to be used to help the tendering process, and should be used to start generating a specification for tendering the removal of ACM's from the building prior to demolition.

Whilst all asbestos materials have been identified as far as is reasonably practicable, some asbestos materials may remain unidentified buried within the fabric of the building during the survey. Asbestos shuttering buried within concrete slabs, asbestos hidden by structural supports, asbestos hidden behind other asbestos products, and building structures which are unsafe to fully access are potential locations.

It must be presumed that asbestos may remain unidentified to these type of areas and if suspect materials are uncovered during demolition then samples should be taken for analysis.

4.0 Desk Top Review and Survey Planning:

Details of information requested from the Duty Holder by Blue A in order to carry out a desk top review and plan the survey in accordance with HSG 264 were recorded on our pre-survey questionnaire, along with details of all the information that were provided by Bill Rodgers on behalf of the client.

The Information provided was assessed during the desktop review and a survey plan, and risk assessment was produced for the survey of:

138-140 Highgate Road
Highgate
London
NW5 1PB

The survey was carried out to the entire property.

Where information was provided regarding the presence of known or presumed asbestos materials then this has been validated during the course of the survey, and recorded within this report.

A decontamination unit was not needed onsite during the survey.

Utilities and services were still live at the time of the survey.

Access equipment for working at heights was not required.

The survey did not involve confined space working.

The client did not inform Inspect Asbestos Solutions of any chemical/biological hazards.

Due to legal regulations petrol pumps and tanks etc were not surveyed as Asbestos Surveyors are not trained to do so.

5.0 Survey Method

5.1 This survey has been undertaken in accordance with HSG264 and Blue A in house procedures.

5.2 Clients of IAS that have signed our terms and conditions are deemed to have agreed, and accepted, our surveying approach, our sampling strategy, and our standard planning, surveying and reporting format unless they have made specific requests to the contrary.

5.3 The information provided by the client or their representative are recorded in the planning document and has been used to define the scope of the survey.

5.4 Photographs of suspected ACM's will be taken at the time of the survey unless the client expressly requests otherwise. Sampling points and suspected ACM's will not be identified with labels unless the client expressly requests otherwise.

5.5 All fibrous materials and item will be included in the survey unless, in the surveyors professional opinion, these items can be excluded (eg. Wood, wallpaper, man-made mineral fibre). Samples of all thermoplastic floor coverings will be taken unless, in the surveyors professional opinion, such items can be excluded. All textured coatings and novel bituminous will be sampled.

5.6 Areas that could not be accessed were presumed to have ACM's present until proven otherwise. Each area requiring further inspection is documented within the Executive summary (Inaccessible areas). Inaccessible areas are also shown on the plan drawings (Appendix 5)

5.6 Materials that could not be accessed and in the surveyors opinion can be dismissed will be presumed to be ACM unless proven otherwise. Materials that are not sampled but, in the surveyors opinion, have a similar appearance, location and function as a previously sampled material will be strongly presumed to be similar to the sampled material.

5.7 The quantity of samples taken may have been minimised by using 'strongly presumed' as defined above. Materials that are 'strongly presumed' to be similar to a material that has already been sampled will be recorded in the comments section of the survey and referenced against the original sampled material.

5.8 Our surveyor has made every attempt to avoid causing damage during the management surveys whilst attempting to identify possible ACM's. Minor repairs will be made and any areas accessed will be left in a safe condition.

5.9 Intrusive damage that is required to gain access to an area/location that is within the scope of the survey has been agreed with the client or the clients representative. Any remedial action will be put in place before such action is attempted. If remedial action cannot be arranged, no attempt to access the area will be made and the reasons recorded. The area/location will be presumed to have ACM's present until proven otherwise.

5.10 Non fibrous materials and item known not to contain asbestos (eg Breeze block, plaster, plasterboard plastics and non textured paints) will be excluded from the survey unless the surveyor suspects that these materials have been contaminated with asbestos from other sources or specifically requested by the client.

5.11 Older electrical equipment, which cannot be shown to contain ACM's, has been presumed to have ACM's present unless, in the surveyors professional opinion, such items can be excluded.

6.0 Exclusions and Caveats:

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

Access to internal wall linings and general cavities was restricted to avoid excessive damage to surface finishes.

Where areas have been designated as 'no access' or 'restricted access', unless further inspection/sampling proves otherwise, the presumption has been made that these structures/areas contain asbestos materials.

During the course of the survey it may not have been possible to access all areas of the site. Details of areas requiring further access are identified within the Data Sheets of this report. In accordance with HSG 264, asbestos is presumed to be present within these areas and should be treated accordingly until further inspection and analysis of building fabric and services proves otherwise.

It is recommended that further intrusive inspection and sampling be carried out where site refurbishment, maintenance, or similar may disturb Asbestos Containing Materials that have remained inaccessible during this survey, this should be a refurbishment/demolition survey as described in HSG 264.

Residual asbestos material may be present beneath re-lagged services and cannot be detected unless the re-lagging is systematically removed. Caution should therefore be taken when working on such materials for the potential presence of asbestos residue.

Textured Coatings such as "Artex" may contain a trace quantity of Chrysotile asbestos. Due to this low asbestos content, applications of this product may be non-homogenous and may elicit both positive and negative samples. Where both positive and negative samples are obtained the client should presume that the textured coating contains Chrysotile throughout even though a non-detected result has been obtained.

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

6.2 Specific caveats

It was agreed with the client that access above or behind known ACM's was not required within the survey.

It was agreed with the client that core boring into the concrete slabs was not required within the survey.

The client was advised that destructive inspection will involve that removal of a number of windows, which will be required making secure during/after the survey. The client has requested a less intrusive survey into these areas and for the window frames to remain in situ.

Underground services were not included from the survey.

It has been agreed with the client that there was not any unsafe structures on site. These will be excluded from the survey.

7.0 Sampling and Analysis:

7.1 The object of bulk sampling is to identify the nature and extent of any visible ACM.

7.2 Bulk sampling is undertaken inline with the recognised safe procedures in order to cause minimal possible nuisance and potential risk to health of the building occupants and visitors. Bulk samples are taken in accordance with documented in house procedures, following guidelines detailed in HSG264 'The Survey Guide' and HSG248 'The Analyst Guide'. The quantity of samples taken will be minimised by using 'strongly presumed'. Materials that are 'strongly presumed' to be similar to a material that has already been sampled will be recorded in the comments section of the survey record and referenced against the original sampled material.

7.3 Bulk samples are returned to the appointed bulk analysis laboratory with the appropriate sample / report reference number. Where appropriate; a label will be left on site adjacent to the sample location.

7.4 The label will indicate the sample number and the date taken. This label can be used along with the report for cross reference purposes.

7.5 Bulk sample analysis is carried out in accordance with HSE document HSG 248 'The Analysts Guide' and Blue A documented in-house methods. Samples are examined under a low magnification stereomicroscope and the fibres teased apart. The fibres are then mounted in liquids of known refractive indices and examined under high magnification using polarised light and dispersion staining in accordance with HSG 248 'The Analysts Guide'.

7.6 The bulk sample description and analysis results can be found in Appendix 4 of this report – The analysis certificate.

Key to Analysis Results:

Chrysotile - White Asbestos

Amosite - Brown Asbestos

Crocidolite - Blue Asbestos

Tremolite - Rare Asbestos

Actinolite - Rare Asbestos

Anthophyllite - Rare Asbestos

8.0 Survey Results - Interpretation:

Survey Results

8.1 The results of the survey inspections and sampling undertaken are recorded on the enclosed Survey Data Sheets (appendix 2), Asbestos Register (appendix 1) and Non-Asbestos Material Register (appendix 3). Where asbestos containing material have been identified or presumed to be present then a Material Assessment Algorithm has been calculated as detailed in HSG 264 and reproduced in the table below:

8.2 Within the survey data sheets the individual scores in brackets, for each sample variable, are added together to form the final material risk assessment algorithm score.

8.0 Survey Results - Interpretation (cont):

Material Risk Assessment Algorithm

Product type [or debris from product]

Score	Examples of scores
1	Asbestos reinforced composites [plastics, resins, mastics, roofing felts, vinyl floor tiles, semi- rigid paint, decorative finishes and asbestos cement etc]
2	Asbestos insulating board, mill boards, other low-density boards, textiles, gaskets, ropes and woven materials and asbestos paper.
3	Thermal insulation [e.g. pipe and boiler lagging], sprayed asbestos, loose asbestos, asbestos mattresses and packing.

Extent of damage/deterioration

Score	Examples of scores
0	Good condition: no visible damage
1	Low damage: a few scratches or surface marks, broken edges on boards or tiles, etc.
2	Moderate damage: significant breakage of materials or several small areas where material has been damaged exposing fibrous edges.
3	High damage or deterioration of materials, sprays and thermal insulation. Visible asbestos contamination by debris or residues.

Surface treatment

Score	Examples of scores
0	Composite materials containing asbestos, reinforced plastics, resins, vinyl tiles
1	Enclosed sprays or insulation, AIB [with exposed face encapsulated], cement sheets, etc.
2	Unsealed AIB, encapsulated insulation and sprays.
3	Unsealed insulation and sprays.

Asbestos Type

Score	Examples of scores
1	Chrysotile
2	Amphibole asbestos (excluding Crocidolite)
3	Crocidolite

Material Risk Assessment Score

Risk	Score Range	Fibre release potential
HIGH	10 and above	High risk with a high potential to release fibres if disturbed
MEDIUM	Between 7 and 9	Medium risk with a medium potential to release fibres if disturbed
LOW	Between 5 and 6	Low risk with and having low potential to release fibres if disturbed
VERY LOW	4 and below	Very low risk with and having very low potential to release fibres if disturbed

9.0 Recommendations:

9.1 To comply with and ensure that the requirements of section 2 & 3 of the Health and Safety at Work Act (as amended) 1974, the Management of Health and Safety at Work Regulations 1999, the Control of Asbestos Regulations 2012 and the Control of Substances Hazardous to Health 2002 are met, the following recommendations should be implemented:

9.2 Undertake suitable and sufficient Risk Assessments of identified asbestos containing materials against normal occupation and maintenance operations, in compliance with Regulations 3 of the Management of Health & Safety at Work Regulations 1999 and Regulation 6 of the Control of Asbestos Regulations 2012.

9.3 The findings of the survey be brought to the attention of those persons who are likely to come in contact with asbestos, in compliance with Section 2 and 3 of the Health and Safety at Work Act (as amended) 1974 and Regulation 10 of the Control of Asbestos Regulations 2012.

9.4 Implement an Asbestos Management Policy, Plan and review process in compliance Regulation 4 of the Control of Asbestos Regulations 2012.

9.5 Instigate regular inspections, to record and update details of retained asbestos containing materials.

9.6 Review the arrangement under the management plan in accordance with regulation 4 of the CAR 2012.

9.7 During the course of the survey it may not have been possible to access all areas of the site. Details of areas requiring further access are identified within the Data Sheets of this report. In accordance with HSG 264, asbestos has been presumed to be present within these areas and should be treated accordingly until further inspection and analysis of building fabric and services proves otherwise.

9.8 Where asbestos debris or asbestos in poor condition has been found it is recommended that access is restricted and or controlled to these areas in accordance with Regulation 11 and Regulation 16 of the Control of Asbestos Regulations 2012.

9.9 If we have identified asbestos materials in poor condition, it is recommended that air monitoring is carried out within a number of areas where asbestos materials have been identified in order to assess airborne fibre levels within adjacent occupied areas in relation to the clearance indicator, as documented by HSG 248 the Analyst Guide.

9.10 All identified asbestos to be appropriately identified and subject to risk assessment, management, and re-inspection.

9.11 Site specific recommendations in respect to the location and condition of asbestos materials identified during the course of this inspection are detailed in the Survey Data Sheets and Asbestos register. In considering the management of asbestos materials identified to date, these recommendations should be taken into consideration.

9.12 In accordance with the Control of Asbestos Regulations 2012 the removal of ACM's fall into one of the three categories below:

Licensed Asbestos Removal

Is defined as any work, which is undertaken on a friable asbestos product or which is likely to exceed the control limit of 0.1f/cm³. A licensed asbestos removal contractor must undertake this work and a 14-day notice must be given to the HSE prior to the commencement of the work.

Notifiable Non Licensed Works

If work on an ACM causes the deterioration of the matrix material in which the asbestos fibres are firmly linked, then these works are Notifiable Non Licensed Work (NNLW). Work of this type does not require an asbestos removal licence, but the company undertaking the work must have the following:

- Notification of the work to the relevant enforcing authority prior to the work commencing.
- Medical examinations to assess each worker's state of health to be carried out, before any possible – exposure to asbestos. Then re-examinations every three years.
- Insurance for working with asbestos containing materials.
- A register of work to be kept by the employer for each employee exposed to asbestos.

Non Notifiable Non Licensed work

-Non-Licensed Works Is defined as any work, which involves short, non-continuous maintenance activities, during which only nonfriable materials are removed. It can also involve the removal of non-friable materials for refurbishment purposes. However, work of this type is only applicable where the matrix material in which the asbestos fibres are firmly linked remains intact.

- If a non-licensed contractor is appointed to undertake the removal works on the above materials, the following points must be adhered to:
- All operatives undertaking work on the material must have asbestos awareness training and practical asbestos training.

9.13 It is recommended that further intrusive investigations and sampling be carried out in accordance with HSG.264, where any major refurbishment, maintenance, installation or similar activity may expose asbestos materials that have remained inaccessible during the survey. This should be as a refurbishment/demolition survey as documented in HSG264.

9.14 The findings of this report should not be solely relied upon in obtaining costs for proposed asbestos abatement work. Any proposed abatement/removal of the asbestos should be undertaken against a detailed specification.

Appendix 1 - Asbestos Register

Building	Floor	Location /Room	S,P,SP,AS Sample No	Product Type	Condition	Surface Treatment	Asbestos Type	Quantity	Accessibility	Material Score	Recommendation	Additional Comments
Commercial	Ground Floor	Shop G01, Floor tiles & adhesive on floor	S AB001060	Reinforced Composite	Low Damage	Completely Sealed	Chrysotile	16m ²	Easily disturbed	3	C - Repair or Remove	Removal and disposal should be carried out in accordance with the Hazardous Waste Regulations and with current Asbestos Regulations 2012 by an asbestos removal contractor.
Commercial	Ground Floor	Shop G01, Ceiling tiles on ceiling	S AB001061	Asbestos Insulating Board	Low Damage	Surface Sealed	Chrysotile + Amosite	16m ²	Occasionally likely to be disturbed	6	C - Repair or Remove	Removal and disposal should be carried out in accordance with the Hazardous Waste Regulations and with current Asbestos Regulations 2012 by an asbestos removal contractor.
Commercial	External	External E01, Cement board panelling around the front of shop.	S AB001062	Asbestos Cement	Low Damage	Surface Sealed	Chrysotile	15lm	Occasionally likely to be disturbed	4	D - No Attention Required, Label	Removal and disposal should be carried out in accordance with the Hazardous Waste Regulations and with current Asbestos Regulations 2012 by an asbestos removal contractor.
Commercial	Ground Floor	Store G02, Ceiling tiles on ceiling	SP As AB001061	Asbestos Insulating Board	Low Damage	Surface Sealed	Chrysotile + Amosite	5m ²	Occasionally likely to be disturbed	6	C - Repair or Remove	Removal and disposal should be carried out in accordance with the Hazardous Waste Regulations and with current Asbestos Regulations 2012 by an asbestos removal contractor.
Commercial	Ground Floor	Store G02, Floor tiles and adhesive on floor	SP As AB001060	Reinforced Composite	Low Damage	Completely Sealed	Chrysotile	5m ²	Easily disturbed	3	C - Repair or Remove	Removal and disposal should be carried out in accordance with the Hazardous Waste Regulations and with current Asbestos Regulations 2012 by an

												asbestos removal contractor.
Commercial	Ground Floor	Cupboard G03, Ceiling tiles on ceiling	SP As AB001061	Asbestos Insulating Board	Low Damage	Surface Sealed	Chrysotile + Amosite	3m ²	Occasionally likely to be disturbed	6	C - Repair or Remove	Removal and disposal should be carried out in accordance with the Hazardous Waste Regulations and with current Asbestos Regulations 2012 by an asbestos removal contractor.
Commercial	Ground Floor	W/C G04, Ceiling tiles on ceiling	SP As AB001061	Asbestos Insulating Board	Low Damage	Surface Sealed	Chrysotile + Amosite	4m ²	Occasionally likely to be disturbed	6	C - Repair or Remove	Removal and disposal should be carried out in accordance with the Hazardous Waste Regulations and with current Asbestos Regulations 2012 by an asbestos removal contractor.
Commercial	Ground Floor	W/C G05, Ceiling tiles on ceiling	SP As AB001061	Asbestos Insulating Board	Low Damage	Surface Sealed	Chrysotile + Amosite	4m ²	Occasionally likely to be disturbed	6	C - Repair or Remove	Removal and disposal should be carried out in accordance with the Hazardous Waste Regulations and with current Asbestos Regulations 2012 by an asbestos removal contractor.
Commercial	External	External E01, Soffits around building	S AB001063	Asbestos Insulating Board	Medium Damage	Surface Sealed	Amosite	19lm	Occasionally likely to be disturbed	7	C - Repair or Remove	Removal and disposal should be carried out in accordance with the Hazardous Waste Regulations and with current Asbestos Regulations 2012 by an asbestos removal contractor.
Commercial	Ground Floor	Kitchenette G06, Floor tiles and adhesive on floor	SP As AB001060	Reinforced Composite	Low Damage	Completely Sealed	Chrysotile	5m ²	Easily disturbed	3	C - Repair or Remove	Removal and disposal should be carried out in accordance with the Hazardous Waste Regulations and with current Asbestos Regulations 2012 by an asbestos removal contractor.

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Appendix 1 - Asbestos Register (cont)

Building	Floor	Location /Room	S,P,SP,AS Sample No	Product Type	Condition	Surface Treatment	Asbestos Type	Quantity	Accessibility	Material Score	Recommendation	Additional Comments
Commercial	Ground Floor	Kitchenette G06, Ceiling tiles on ceiling	SP As AB001061	Asbestos Insulating Board	Low Damage	Surface Sealed	Chrysotile + Amosite	5m ²	Occasionally likely to be disturbed	6	C - Repair or Remove	Removal and disposal should be carried out in accordance with the Hazardous Waste Regulations and with current Asbestos Regulations 2012 by an asbestos removal contractor.
Commercial	Ground Floor	Kitchenette G06, Floor tiles and adhesive on floor	S AB001064	Reinforced Composite	Low Damage	Completely Sealed	Chrysotile	0.5m ²	Easily disturbed	3	D - No Attention Required, Label	Removal and disposal should be carried out in accordance with the Hazardous Waste Regulations and with current Asbestos Regulations 2012 by an asbestos removal contractor.
Commercial	Ground Floor	Garage G07, Flash guards in fuses	P Visual	Asbestos Textiles/Paper	Low Damage	Unsealed	Chrysotile	Numerous	Occasionally likely to be disturbed	6	D - No Attention Required, Label	The resin/plastic also known as "Bakelite" in aged consumer units, switch and junction boxes can contain asbestos fibres including in the fuse holders therefore the unit has been presumed. We were unable to sample it due to live electrics. If removed intact and whole then the complete unit needs to be treated as asbestos contaminated waste in accordance with the Hazardous Waste Regulations and with current Asbestos Regulations 2012.
Commercial	Ground Floor	Garage G07, Ceiling tiles on ceiling of sky light	SP As AB001061	Asbestos Insulating Board	Low Damage	Surface Sealed	Chrysotile + Amosite	15m ²	Occasionally likely to be disturbed	6	C - Repair or Remove	Removal and disposal should be carried out in accordance with the Hazardous Waste Regulations and with current Asbestos

												Regulations 2012 by an asbestos removal contractor.
Commercial	Ground Floor	Store G08, Ceiling tiles on ceiling	SP As AB001061	Asbestos Insulating Board	Low Damage	Surface Sealed	Chrysotile + Amosite	5m ²	Occasionally likely to be disturbed	6	C - Repair or Remove	Removal and disposal should be carried out in accordance with the Hazardous Waste Regulations and with current Asbestos Regulations 2012 by an asbestos removal contractor.
Commercial	Ground Floor	Store G08, Flash guards in fuses	P Visual	Asbestos Textiles/Paper	Low Damage	Unsealed	Chrysotile	Numerous	Occasionally likely to be disturbed	6	D - No Attention Required, Label	The resin/plastic also known as "Bakelite" in aged consumer units, switch and junction boxes can contain asbestos fibres including in the fuse holders therefore the unit has been presumed. We were unable to sample it due to live electrics. If removed intact and whole then the complete unit needs to be treated as asbestos contaminated waste in accordance with the Hazardous Waste Regulations and with current Asbestos Regulations 2012.
Commercial	External	External E01, D.P.C lower walls	S AB001065	Well Bound Material	Low Damage	Completely Sealed	Chrysotile	50lm	Usually inaccessible or unlikely to be disturbed	3	D - No Attention Required, Label	Removal and disposal should be carried out in accordance with the Hazardous Waste Regulations and with current Asbestos Regulations 2012 by an asbestos removal contractor.

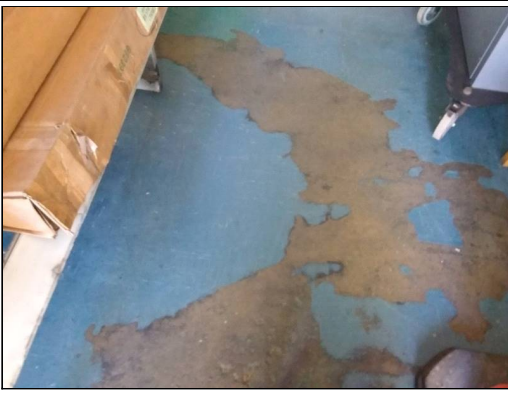
KEY:


S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Appendix 2 – Survey Data Sheets

Service Type	Demolition Survey		
Report Revision Number	1	Surveyors	Harry Houlihan
TEAMS Job Number	J000677	Survey Date	4 Jul 2019
Site Address:	138-140 Highgate Road Highgate London NW5 1PB	Bulk Analysis Laboratory	Athena Environmental Solutions
		Sample Analysis Date	5 Jul 2019

Survey Data Sheets


	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	4 Jul 2019	Harry Houlihan	Demolition Survey	Ground Floor	Chrysotile (1)
	Building	Room	Item	Quantity	
	Commercial	Shop G01	Floor tiles & adhesive on floor	16m ²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	AB001060 (S)	Reinforced Composite (1)	Completely Sealed (0)	Low Damage (1)	Easily disturbed
	Material Risk Score				
3					
Recommended action	C - Repair or Remove				
Surveyor comments	Removal and disposal should be carried out in accordance with the Hazardous Waste Regulations and with current Asbestos Regulations 2012 by an asbestos removal contractor.				


	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	4 Jul 2019	Harry Houlihan	Demolition Survey	Ground Floor	Chrysotile + Amosite (2)
	Building	Room	Item	Quantity	
	Commercial	Shop G01	Ceiling tiles on ceiling	16m ²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	AB001061 (S)	Asbestos Insulating Board (2)	Surface Sealed (1)	Low Damage (1)	Occasionally likely to be disturbed
	Material Risk Score				
6					
Recommended action	C - Repair or Remove				
Surveyor comments	Removal and disposal should be carried out in accordance with the Hazardous Waste Regulations and with current Asbestos Regulations 2012 by an asbestos removal contractor.				

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Survey Data Sheets (cont)


	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	4 Jul 2019	Harry Houlihan	Demolition Survey	External	Chrysotile (1)
	Building	Room	Item	Quantity	
	Commercial	External E01	Cement board panelling around the front of shop.	15lm	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	AB001062 (S)	Asbestos Cement (1)	Surface Sealed (1)	Low Damage (1)	Occasionally likely to be disturbed
	Material Risk Score				
4					
Recommended action	D - No Attention Required, Label				
Surveyor comments	Removal and disposal should be carried out in accordance with the Hazardous Waste Regulations and with current Asbestos Regulations 2012 by an asbestos removal contractor.				


	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	4 Jul 2019	Harry Houlihan	Demolition Survey	Ground Floor	Chrysotile + Amosite (2)
	Building	Room	Item	Quantity	
	Commercial	Store G02	Ceiling tiles on ceiling	5m ²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	As AB001061 (SP)	Asbestos Insulating Board (2)	Surface Sealed (1)	Low Damage (1)	Occasionally likely to be disturbed
	Material Risk Score				
6					
Recommended action	C - Repair or Remove				
Surveyor comments	Removal and disposal should be carried out in accordance with the Hazardous Waste Regulations and with current Asbestos Regulations 2012 by an asbestos removal contractor.				

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Survey Data Sheets (cont)


	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	4 Jul 2019	Harry Houlihan	Demolition Survey	Ground Floor	Chrysotile (1)
	Building	Room	Item	Quantity	
	Commercial	Store G02	Floor tiles and adhesive on floor	5m ²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	As AB001060 (SP)	Reinforced Composite (1)	Completely Sealed (0)	Low Damage (1)	Easily disturbed
	Material Risk Score				
3					
Recommended action	C - Repair or Remove				
Surveyor comments	Removal and disposal should be carried out in accordance with the Hazardous Waste Regulations and with current Asbestos Regulations 2012 by an asbestos removal contractor.				


	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	4 Jul 2019	Harry Houlihan	Demolition Survey	Ground Floor	Chrysotile + Amosite (2)
	Building	Room	Item	Quantity	
	Commercial	Cupboard G03	Ceiling tiles on ceiling	3m ²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	As AB001061 (SP)	Asbestos Insulating Board (2)	Surface Sealed (1)	Low Damage (1)	Occasionally likely to be disturbed
	Material Risk Score				
6					
Recommended action	C - Repair or Remove				
Surveyor comments	Removal and disposal should be carried out in accordance with the Hazardous Waste Regulations and with current Asbestos Regulations 2012 by an asbestos removal contractor.				

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Survey Data Sheets (cont)


	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	4 Jul 2019	Harry Houlihan	Demolition Survey	Ground Floor	Chrysotile + Amosite (2)
	Building	Room	Item	Quantity	
	Commercial	W/C G04	Ceiling tiles on ceiling	4m ²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	As AB001061 (SP)	Asbestos Insulating Board (2)	Surface Sealed (1)	Low Damage (1)	Occasionally likely to be disturbed
	Material Risk Score				
6					
Recommended action	C - Repair or Remove				
Surveyor comments	Removal and disposal should be carried out in accordance with the Hazardous Waste Regulations and with current Asbestos Regulations 2012 by an asbestos removal contractor.				


	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	4 Jul 2019	Harry Houlihan	Demolition Survey	Ground Floor	Chrysotile + Amosite (2)
	Building	Room	Item	Quantity	
	Commercial	W/C G05	Ceiling tiles on ceiling	4m ²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	As AB001061 (SP)	Asbestos Insulating Board (2)	Surface Sealed (1)	Low Damage (1)	Occasionally likely to be disturbed
	Material Risk Score				
6					
Recommended action	C - Repair or Remove				
Surveyor comments	Removal and disposal should be carried out in accordance with the Hazardous Waste Regulations and with current Asbestos Regulations 2012 by an asbestos removal contractor.				

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Survey Data Sheets (cont)


	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	4 Jul 2019	Harry Houlihan	Demolition Survey	External	Amosite (2)
	Building	Room	Item	Quantity	
	Commercial	External E01	Soffits around building	19lm	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	AB001063 (S)	Asbestos Insulating Board (2)	Surface Sealed (1)	Medium Damage (2)	Occasionally likely to be disturbed
Material Risk Score					
7					
Recommended action	C - Repair or Remove				
Surveyor comments	Removal and disposal should be carried out in accordance with the Hazardous Waste Regulations and with current Asbestos Regulations 2012 by an asbestos removal contractor.				


	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	4 Jul 2019	Harry Houlihan	Demolition Survey	Ground Floor	Chrysotile (1)
	Building	Room	Item	Quantity	
	Commercial	Kitchenette G06	Floor tiles and adhesive on floor	5m ²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	As AB001060 (SP)	Reinforced Composite (1)	Completely Sealed (0)	Low Damage (1)	Easily disturbed
Material Risk Score					
3					
Recommended action	C - Repair or Remove				
Surveyor comments	Removal and disposal should be carried out in accordance with the Hazardous Waste Regulations and with current Asbestos Regulations 2012 by an asbestos removal contractor.				

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Survey Data Sheets (cont)


	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	4 Jul 2019	Harry Houlihan	Demolition Survey	Ground Floor	Chrysotile + Amosite (2)
	Building	Room	Item	Quantity	
	Commercial	Kitchenette G06	Ceiling tiles on ceiling	5m ²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	As AB001061 (SP)	Asbestos Insulating Board (2)	Surface Sealed (1)	Low Damage (1)	Occasionally likely to be disturbed
	Material Risk Score				
6					
Recommended action		C - Repair or Remove			
Surveyor comments		Removal and disposal should be carried out in accordance with the Hazardous Waste Regulations and with current Asbestos Regulations 2012 by an asbestos removal contractor.			


	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	4 Jul 2019	Harry Houlihan	Demolition Survey	Ground Floor	Chrysotile (1)
	Building	Room	Item	Quantity	
	Commercial	Kitchenette G06	Floor tiles and adhesive on floor	0.5m ²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	AB001064 (S)	Reinforced Composite (1)	Completely Sealed (0)	Low Damage (1)	Easily disturbed
	Material Risk Score				
3					
Recommended action		D - No Attention Required, Label			
Surveyor comments		Removal and disposal should be carried out in accordance with the Hazardous Waste Regulations and with current Asbestos Regulations 2012 by an asbestos removal contractor.			

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Survey Data Sheets (cont)


	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	4 Jul 2019	Harry Houlihan	Demolition Survey	Ground Floor	Chrysotile (1)
	Building	Room	Item	Quantity	
	Commercial	Garage G07	Flash guards in fuses	Numerous	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	Asbestos Textiles/Paper (2)	Unsealed (2)	Low Damage (1)	Occasionally likely to be disturbed
	Material Risk Score				
6					
Recommended action	D - No Attention Required, Label				
Surveyor comments	The resin/plastic also known as "Bakelite" in aged consumer units, switch and junction boxes can contain asbestos fibres including in the fuse holders therefore the unit has been presumed. We were unable to sample it due to live electrics. If removed intact and whole then the complete unit needs to be treated as asbestos contaminated waste in accordance with the Hazardous Waste Regulations and with current Asbestos Regulations 2012.				


	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	4 Jul 2019	Harry Houlihan	Demolition Survey	Ground Floor	Chrysotile + Amosite (2)
	Building	Room	Item	Quantity	
	Commercial	Garage G07	Ceiling tiles on ceiling of sky light	15m ²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	As AB001061 (SP)	Asbestos Insulating Board (2)	Surface Sealed (1)	Low Damage (1)	Occasionally likely to be disturbed
	Material Risk Score				
6					
Recommended action	C - Repair or Remove				
Surveyor comments	Removal and disposal should be carried out in accordance with the Hazardous Waste Regulations and with current Asbestos Regulations 2012 by an asbestos removal contractor.				

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Survey Data Sheets (cont)


	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	4 Jul 2019	Harry Houlihan	Demolition Survey	Ground Floor	Chrysotile + Amosite (2)
	Building	Room	Item	Quantity	
	Commercial	Store G08	Ceiling tiles on ceiling	5m ²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	As AB001061 (SP)	Asbestos Insulating Board (2)	Surface Sealed (1)	Low Damage (1)	Occasionally likely to be disturbed
	Material Risk Score				
6					
Recommended action	C - Repair or Remove				
Surveyor comments	Removal and disposal should be carried out in accordance with the Hazardous Waste Regulations and with current Asbestos Regulations 2012 by an asbestos removal contractor.				

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	4 Jul 2019	Harry Houlihan	Demolition Survey	Ground Floor	Chrysotile (1)
	Building	Room	Item	Quantity	
	Commercial	Store G08	Flash guards in fuses	Numerous	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	Asbestos Textiles/Paper (2)	Unsealed (2)	Low Damage (1)	Occasionally likely to be disturbed
	Material Risk Score				
6					
Recommended action	D - No Attention Required, Label				
Surveyor comments	The resin/plastic also known as "Bakelite" in aged consumer units, switch and junction boxes can contain asbestos fibres including in the fuse holders therefore the unit has been presumed. We were unable to sample it due to live electrics. If removed intact and whole then the complete unit needs to be treated as asbestos contaminated waste in accordance with the Hazardous Waste Regulations and with current Asbestos Regulations 2012.				

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Survey Data Sheets (cont)

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	4 Jul 2019	Harry Houlihan	Demolition Survey	External	Chrysotile (1)
	Building	Room	Item	Quantity	
	Commercial	External E01	D.P.C lower walls	50lm	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	AB001065 (S)	Well Bound Material (1)	Completely Sealed (0)	Low Damage (1)	Usually inaccessible or unlikely to be disturbed
	Material Risk Score				
3					
Recommended action	D - No Attention Required, Label				
Surveyor comments	Removal and disposal should be carried out in accordance with the Hazardous Waste Regulations and with current Asbestos Regulations 2012 by an asbestos removal contractor.				

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Appendix 3 - Areas Surveyed

Building	Floor	Room No:	Room Type	Item
Commercial	External	E01	External	N/A
Commercial	Ground Floor	G01	Shop	No access behind or above sampled items.
Commercial	Ground Floor	G02	Store	Plasterboard separating wall. No access behind or above sampled items.
Commercial	Ground Floor	G03	Cupboard	No access behind or above sampled items.
Commercial	Ground Floor	G04	W/C	N/A
Commercial	Ground Floor	G05	W/C	N/A
Commercial	Ground Floor	G06	Kitchenette	No access behind or above sampled items. Timber boarding around electrics
Commercial	Ground Floor	G07	Garage	N/A
Commercial	Ground Floor	G08	Store	N/A

Appendix 4 – Analysis Certificates



ENVIRONMENTAL SOLUTIONS LTD

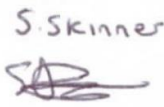
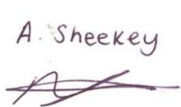
ATHENA ENVIRONMENTAL SOLUTIONS LTD
 SUITE 3, SOPWITH HOUSE, HURRICANE WAY,
 WICKFORD, ESSEX, SS11 8YU
 Tel: 01268 761 171
 Email: info@athena-env.co.uk



COMPANY REG NUMBER: 07376951
 REGISTERED ADDRESS: AS ABOVE

4696

CERTIFICATE OF IDENTIFICATION OF ASBESTOS FIBRES

CERTIFICATE NUMBER: ATH/19/07/0266 DATE SAMPLED: 04/07/19 DATE RECEIVED: 05/07/19 DATE ANALYSED: 05/07/19 DATE ISSUED: 05/07/19 SAMPLES OBTAINED BY: DELIVERED NUMBER OF SAMPLES: 6	SITE ADDRESS: 138-140 HIGHGATE ROAD, KENTISH TOWN, NW5 1PB SITE REFERENCE: P1127		
	CLIENT: BLUE A LTD CLIENT ADDRESS: 1, HANDFORD COURT, GARSTON LANE, WATFORD, WD25 9EJ PHONE NUMBER: 01923 517 010		
ANALYST NAME & SIGNATURE:		AUTHORISER NAME & SIGNATURE:	
COMMENTS:			

RESULTS

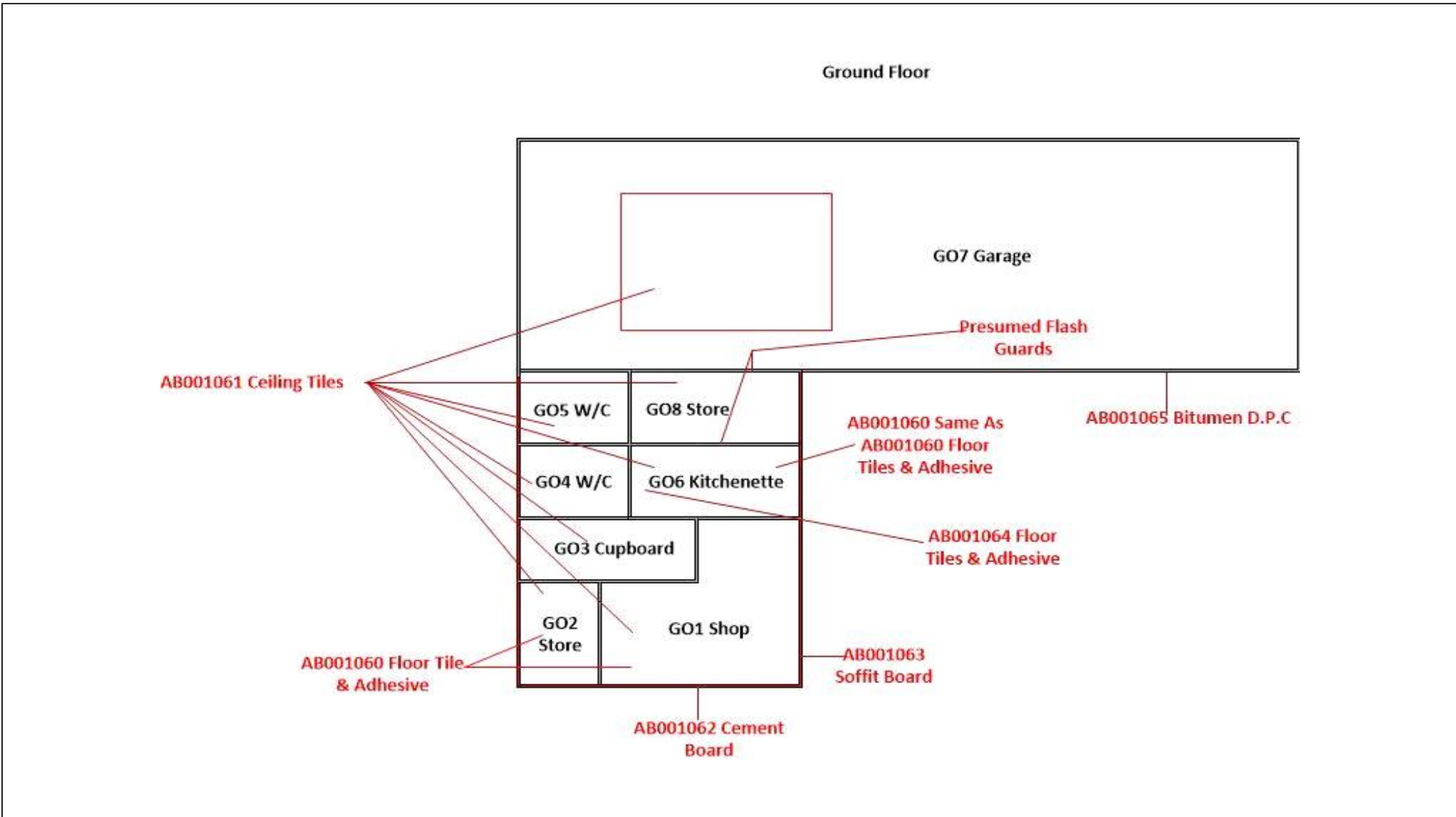
SAMPLE NUMBER	CLIENT NUMBER	SAMPLE LOCATION	FIBRE TYPE DETECTED	COMMENTS
1.	AB001060	G01 SHOP	CHRYSTOLE TO BOTH	FLOOR TILE AND BITUMEN BACKING
2.	AB001061	G01 SHOP-CEILING TILES	AMOSITE/CHRYSTOLE	INSULATING BOARD
3.	AB001062	E01 EXTERNAL-CEMENT BOARD	CHRYSTOLE	CEMENT
4.	AB001063	E01 EXTERNAL-SOFFIT BOARD	AMOSITE	INSULATING BOARD
5.	AB001064	G06 KITCHENETTE-FLOOR TILES AND ADHESIVE	CHRYSTOLE TO BOTH	FLOOR TILE AND BITUMEN BACKING
6.	AB001065	E01 EXTERNAL-BITUMEN DAMP PROOF COURSE	CHRYSTOLE	BITUMEN

KEY: CHRYSTOLE (WHITE ASBESTOS) - CROCIDOLITE (BLUE ASBESTOS) – AMOSITE (BROWN ASBESTOS)
NADIS (NO ASBESTOS DETECTED IN SAMPLE) - TREMOLITE, ANTHOPHYLLITE & ACTINOLITE (LESS COMMON ASBESTOS FIBRE TYPES)

- Note: When a trace of asbestos fibres are reported this represents only one or two fibres identified during PLM analysis.
- Note: The material type reported is an opinion of the analyst only and does not form part of the ATHENA UKAS accreditation.
- Note: Samples will be kept for a minimum of 6 months.
- Note: This Certificate of Identification of Asbestos Fibres can only be reproduced in full unless written approval from Athena has been obtained.
- Note: If the sample condition or size is deemed unacceptable or unsatisfactory by the analyst, the client will be contacted.
- Note: The results relate only to the items tested.
- Note: All samples are analysed at the Athena Laboratory, Suite 3 Sopwith House, Sopwith Crescent, Wickford, Essex, SS11 8YU

Samples have been analysed to determine the presence of asbestos fibres using Athena Environmental Solutions "in house" method of polarised light microscopy and central stop dispersion staining based on HSG 248. The site address and sample locations are given by the client and Athena are not responsible for the accuracy or competence of these details or of the sampling

Appendix 5 – Plans



Client: Jomas Associates
Site: 138-140 Highgate Road
Floor: Ground Floor
UPRN No: N/A