UKAS TESTING
2707

SCOPES
Asbestos Analysis Services Ltd.

CERTIFICATE FOR IDENTIFICATION OF ASBESTOS FIBRES

STANDARD	
PREMIUM	
EMERGENCY	

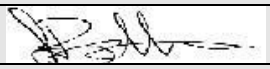
Client:	D.S.M ASBESTOS CONSULTANTS LTD		
Address:	202 LAKES INNOVATION CENTRE LAKES ROAD BRAINTREE ESSEX CM7 3AN	Analysis Report No.	SCO/20/0935
Attention:	MELISSA MAKEMSON	Report Date.	17/01/20
Site Address:	FORTRESS GROVE	Site Ref No.	N/A
Date sample taken:	15/01/20	Page No:	1 Of 1
Date sample received:	17/01/20	No. of Samples:	2
Date of Analysis:	17/01/20	Obtained:	DELIVERED

Samples of material, referenced below, have been examined to determine the presence of asbestos fibres, using Scopes Asbestos Analysis "in house" method of transmitted/polarised light microscopy and centre stop dispersion staining, based on HSE's HSG248.
If samples have been DELIVERED the site address and actual sample location is as given by the client at the time of delivery. Scopes Asbestos Analysis Services Limited are not responsible for the accuracy or competence of the sampling by third parties. Under these circumstances Scopes Asbestos Analysis Services Limited cannot be held responsible for the interpretation of the results shown.

SCOPES SAMPLE No.	CLIENT SAMPLE No.	Sample Location	Fibre Type Detected
1	S:01	CEMENT PRODUCT	CHRYSOTILE
2	S:04	GASKET	NADIS

KEY: NADIS - No Asbestos Detected in Sample

Note: All samples will be retained for a minimum of six months.
Note: This Certificate for Identification of Asbestos Fibres shall not be reproduced except in full without the written approval of the Laboratory.

Analysed by:	T CROOT	Authorised signatory:	
		Print name:	**S BOLTON- Q.C.M**

BULK 001-VER 5 12-AUGUST-09-QCM

Unit 14 Britannia Court, Burnt Mills Industrial Estate, Basildon, Essex, SS13 1EU
Tel: 01268 724785 Fax**:** 01268 724796 **Mob:** 07765 685132 **E-Mail:** enquiries@scopesaasl.co.uk
Company Reg No: 5191390 Reg Address: As above

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REPORT

Refurbishment/Pre-Demolition Asbestos Survey carried out at

Fortress Grove

for and on behalf of

Scott Osborn Ltd

by

D.S.M. Asbestos Consultants Ltd

Issue Nº:	1
Survey Nº:	2596
Survey Author	Stuart Makemson
Issuing Office	Braintree
Date Issued	20 January 2020

Checked and approved :_____

This report has been compiled for the sole use of Scott Osborn Ltd and should not be relied upon by any third party person or organisation. The data contained within this report is intended to provide factual information only as to the presence of asbestos materials. Measurements or quantities described herein should not be relied upon for any contractual purpose.

TABLE OF CONTENTS

APPENDICE

Asbestos Survey Report

Compiled for: Scott Osborn Ltd

For the property referred to as: Fortress Grove

Located at: Fortress Grove Kentish Town London NW5

1.0 Executive Summery

Within the scope of this survey, asbestos containing materials have been identified within the building of Fortress Grove Kentish Town London NW5 2PA. The site plans included in appendix 1 show the extent of the survey undertaken and the location of the asbestos materials identified.

Any retained asbestos within the building must be encapsulated and/or labelled and have a management system implemented to assess and manage the risks associated with exposure to asbestos.

Full details of the survey findings and recommendations can be found in sections 6.0 of this report.

The asbestos register for the areas surveyed can be found in section 7 of this report.

Executive Summary Details

Building 1

Roof

Asbestos was detected in the form of cement profiled sheeting and woven gaskets to skylights to the roof of the building.

Mezzanine

No asbestos was detected to the mezzanine floor.

Ground Floor

Asbestos was presumed to be present in the form of flash guards / gaskets to electrical boxes on the ground floor.

2.0 INTRODUCTION

Scott Osborn Ltd have requested a detailed refurbishment / pre-demolition asbestos survey be carried out by D.S.M. Asbestos Consultants Ltd to the industrial building at Fortress Grove Kentish Town London NW5 2PA. The areas surveyed are as identified and detailed on the site plans included in appendix 1.

A survey team from D.S.M. Asbestos Consultants Ltd carried out the survey on 15/01/2020. The survey team comprised the following members of staff:

Name	Function
Stuart Makemson	Lead Surveyor

D.S.M. Asbestos Consultants Ltd's brief in this contract can be summarised as follows:-

To undertake Refurbishment/Pre-Demolition Standard Sampling, Identification and Assessment Survey (as defined in HSE document HSG 264 which is an expansion on MDHS 100) in all accessible parts of the industrial building at Fortress Grove Kentish Town London NW5 2PA.

To sample any installations/materials suspected of containing asbestos and to analysis these for asbestos type and estimated content.

To provide a written report detailing the locations of any asbestos found during the survey, its condition and any recommendations for further action.

Include within the report site plans of all sample locations.

Include within the report photographs of all sample locations.

3.0 DESCRIPTION OF SITE

Site Name Fortress Grove

Site Address Fortress Grove
Kentish Town
London

NW5

Client Scott Osborn Ltd

Contact: Mr Steve Reid

Contact Phone: 01279 715171

Building Comments

Building Reference/Name: Building 1

Building structure type:	The buildings are of a traditional brick construction with a steel framed roof with a combination of steel profiled and cement profiled sheeting forming roof.
Proposed future use of building:	The building is about to undergo a refurbishment.
Known or noted risk areas:	Roofs R:01 and R:02 are asbestos cement, rooflights to roof R:02 are presumed to contain asbestos rope gaskets to the Georgian glass.
Specifically excluded areas:	None within the scope of the survey.

4.0 EXTENT OF SURVEY

Whilst the surveyor made every effort to examine all materials, we cannot guarantee that all asbestos-based materials have been located. Some materials may well be hidden within the fabric of the building and may only come to light during demolition or refurbishing activities.

The results of sample analysis refer specifically to the samples taken from the locations defined on the Schedule of Bulk Sample Analysis. Experience has shown that materials can vary greatly in relatively short distances from sample points. It should not be assumed that materials similar in appearance to those sampled are asbestos free.

Where suspected asbestos installations are found during the survey, it is not the policy of D.S.M. Asbestos Consultants Ltd to disturb this material in any way other than to take a representative sample. D.S.M. Asbestos Consultants Ltd cannot, therefore take responsibility of the presence of asbestos behind an identified asbestos installation.

4.1 LIMITATIONS

Access was not gained to the internal voids of ventilation ducting, air conditioning plant electrical / fire / burglar alarm trunking boxes (where these are live). In addition access to the following was not available during our survey.

1 Nine within the scope of the survey.

5.0 METHODOLOGY

On arrival at the site, the survey team, using the plans provided by the client, establish the full extent of the site and location of site boundaries. The lead surveyor in conjunction with the survey team will develop a survey strategy and compile sketch plans for the whole site or individual areas of the site where necessary.

The survey team conduct a detailed visual inspection of all accessible areas of the site/premises for the presence of materials/installations suspected or likely to contain asbestos, carried out on a room-by-room, floor-by-floor or area-by-area basis. This will include an inspection of all voids above suspended ceilings or false ceilings where there are readily accessible by removing ceiling tiles or through inspection hatches. In addition, the inspection includes the opening up of risers, sub-floor ducts, and the like, where this can reasonably be accomplished between a team of two - three persons utilising hand tools only

For all types of material, sampling locations will be chosen where the visible appearance of the material to be sampled is representative of the whole. Where possible, samples are taken in discrete locations, particularly with occupied sites.

All samples taken of homogenous commercial products (e.g. insulating boards/sheets, ceiling tiles, cement sheets/pipes, textiles, gaskets, plastics, vinyl's, etc.) will be of the minimum size necessary to confirm the presence and composition of asbestos in the material under review.

Loosely bonded insulation or coatings are generally sampled using a coring tool. The number of samples taken will reflect the uniformity of the material under review, however, in order to keep disturbance of these materials to a minimum and reduce the risk of fibre release to the lowest level reasonably practicable, the high volume sampling recommenced by the Department of the Environment is not undertaken. Asbestos content or otherwise will be assumed to extend to all visually similar material.

Samples are taken with an appropriate hand tool with the minimum of possible disturbance. Where the surveyor deems it appropriate the sample is wetted with a fibre suppressant using a hand sprayer prior to taking the sample. When sampling insulation, coatings or low-density fibreboards, adjacent surfaces will be cleaned using wetted wipes upon completion of sampling.

Immediately on collection of the sample it is placed inside a sealable polythene sample bag. This bag is sealed inside a second sample bag marked with a unique sample reference and number and details of the sample location, client, date and initials of the sampler. The area sampled is sealed with either 'Polyfilla', a self adhesive cloth backed ducting tape or paint sealed as appropriate.

Analysis of all samples was carried out by a UKAS accredited laboratory to a documented Polarised Light Microscopy (PLM) method in accordance with H.S.E. Document HSG248 "The analysts' guide for sampling, analysis and clearance procedures.

6.0 ACTION PLAN AND DISCUSSION

This section provides additional detail on the asbestos materials identified and also recommendations for action for each item. The section is laid out in tabular form with the "Further Discussion" row giving, where appropriate, additional information on the asbestos materials noted and any opinion offered by the author/surveyor.

The priority rating given against each recorded material is derived from the material assessment for each recorded instance of asbestos and the initial risk assessment made by the surveyors during the survey. Details of the scoring system utilised can be found in section 9.0 of this report.

The recommended actions have been confined to a limited number of key actions. These are as follows:-

Remove and replace

Encapsulate, label and manage in-situ.

Label and manage in situ.

Environmental Clean

Where the recommended action for a material is to encapsulate or label and manage in-situ, the clients should be aware that these materials must be removed prior to any works/activity likely to cause disturbance to the material. A risk assessment should be made as part of the management regime in advance of any planned works, maintenance or similar.

Any removal works should be completed by a licensed asbestos removal contractor.

Records of all non-asbestos materials identified during this survey can be found in the Survey Summary in section 8.0 of this report.

Action Plan

For Building Nº 1

Referred to as: - Building 1

Building: Building 1 **Floor: Roof**

Room Ref N R:01 **Area:** Roof 1

Sample No	Location & Description	Priority Rating	Recommended Action	Comments
DSM/SCO/2596/B01/ROO/01/S	Cement profiled sheeting forming roof.	C	Manage in situ.	In the event of removal the material must be removed by a competent contractor and the waste disposed of to a licensed tip under consignment.

Further Discussion:

Double skinned cement profiled sheeting with MMMF infill insulation forming roof, fibreglass profiled skylights.

Room Ref N R:02 **Area:** Roof 2

Sample No	Location & Description	Priority Rating	Recommended Action	Comments
DSM/SCO/2596/B01/ROO/02/V	Cement profiled sheeting forming outer skin to roof.	C	Manage in situ.	In the event of removal the material must be removed by a competent contractor and the waste disposed of to a licensed tip under consignment.
DSM/SCO/2596/B01/ROO/03/V	woven gaskets to glass skylights.	C	Manage in situ.	In the event of removal the material must be removed by a competent contractor and the waste disposed of to a licensed tip under consignment.

Further Discussion:

Double skinned cement profiled sheeting with MMMF infill insulation forming roof, Georgian glass skylights with presumed rope gaskets

Building: Building 1 **Floor: Ground Floor**

Room Ref N G:01 **Area:** Open area 1

Sample No	Location & Description	Priority Rating	Recommended Action	Comments
DSM/SCO/2596/B01/GRD/05/V	Flash guards / gaskets to electrical boxes.	B	Remove due to proposed demolition / refurbishment	In the event of removal the material must be removed by a competent contractor and disposed of to a licensed tip / transfer station under consignment.

Further Discussion:

Some of the inner skin of the roof visible and profiled shuttering to the underside of the mezzanine floor. Solid brick walls and concrete floor.

Room Ref N G:02 **Area:** Open area 2

Sample No	Location & Description	Priority Rating	Recommended Action	Comments
DSM/SCO/2596/B01/GRD/06/V	Flash guards / gaskets to electrical boxes.	B	Remove due to proposed demolition / refurbishment	In the event of removal the material must be removed by a competent contractor and disposed of to a licensed tip / transfer station under consignment.

Further Discussion:

Combination, of timber inner lining, steel profilled inner lining, solid walls and clay / agrogate and concrete forming floor.

7.0 ASBESTOS REGISTER

The asbestos register details all samples and all items which have been visually identified as containing asbestos. In the descriptive sections of this report, a sample is referred to with its sample number. Where an item has been visually identified, then this has been given a visual identification (V) number, and its analysis result referenced to that of a sample taken of visually similar material. Each record describes the sample element, location, sample comments, sample analysis results, and approximate quantities.

The area number refers to the numbered room/areas identified on the site sketch plans. Copies of the site sketch plans are in appendix 1 of this document.

For Building Nº 1

Referred to as: - Building 1

Sample Nº	Visual Sample No:	SimilarTo:	Room No:
DSM/SCO/2596/B01/ROO/01/S			R:01

Sample Origin:

Building:	Floor:	Area:	Sample Taken From:
Building 1	Roof	Roof 1	Cement profiled sheeting

Sample Details:

Materials: Cement products. **Element:** forming roof. **Condition:** Poor - localised damage

Location: External **Exposed Population:** Workshop / Factory

Accessibility: Difficult concealed / >5m high **Encapsulation/Sealant:** Sealed / reinforced

Sample Comments: Asbestos was detected in the sample collected from the cement profiled sheeting.

Sample Findings:

Asbestos Type/s Found:	Assessment Method:	Priority Rating:
Chrysotile (Serpentine) - Minor	Sampled	C

Sample Nº	Visual Sample No:	SimilarTo:	Room No:
	DSM/SCO/2596/B01/ROO/02/V		R:02

Sample Origin:

Building:	Floor:	Area:	Sample Taken From:
Building 1	Roof	Roof 2	Cement profiled sheeting

Sample Details:

Materials: Cement products. **Element:** forming outer skin to roof. **Condition:** Poor - localised damage

Location: External **Exposed Population:** Workshop / Factory

Accessibility: Difficult concealed / >5m high **Encapsulation/Sealant:** Sealed / reinforced

Sample Comments: Asbestos was detected in a similar sample collected from the cement profiled sheeting.

Sample Findings:

Asbestos Type/s Found:	Assessment Method:	Priority Rating:
Chrysotile (Serpentine) - Minor	Visual	C

Sample Nº	Visual Sample No:	SimilarTo:	Room No:
	DSM/SCO/2596/B01/ROO/03/V		R:02

Sample Origin:

Building:	Floor:	Area:	Sample Taken From:
Building 1	Roof	Roof 2	woven gaskets

Sample Details:

Materials: Woven product. **Element:** to glass skylights. **Condition:** Fair - scratched marked surface

Location: External **Exposed Population:** Workshop / Factory

Accessibility: Difficult concealed / >5m high **Encapsulation/Sealant:** Raw unsealed

Sample Comments: No sample could be collected due to no physical access to the roof however it is presumed that woven gaskets to the panes of glass are present unless there is strong evidence to the contrary.

Sample Findings:

Asbestos Type/s Found:	Assessment Method:	Priority Rating:
Chrysotile (Serpentine) - Major	Presumed	C

Sample Nº	Visual Sample No:	SimilarTo:	Room No:
	DSM/SCO/2596/B01/GRD/05/V		G:01

Sample Origin:

Building:	Floor:	Area:	Sample Taken From:
Building 1	Ground Floor	Open area 1	Flash guards / gaskets

Sample Details:

Materials: Woven product. **Element:** to electrical boxes. **Condition:** Fair - scratched marked surface

Location: Internal **Exposed Population:** Workshop / Factory

Accessibility: Easily **Encapsulation/Sealant:** Sealed / reinforced

Sample Comments: No sample was taken from the electrical box as it was presumed to be live at the time of the survey. It is assumed that the box contains asbestos unless there is strong evidence to the contrary.

Sample Findings:

Asbestos Type/s Found:	Assessment Method:	Priority Rating:
Chrysotile (Serpentine) -	Presumed	B

Sample Nº	Visual Sample No:	SimilarTo:	Room No:
	DSM/SCO/2596/B01/GRD/06/V		G:02

Sample Origin:

Building:	Floor:	Area:	Sample Taken From:
Building 1	Ground Floor	Open area 2	Flash guards / gaskets

Sample Details:

Materials: Woven product. **Element:** to electrical boxes. **Condition:** Fair - scratched marked surface

Location: Internal **Exposed Population:** Workshop / Factory

Accessibility: Easily **Encapsulation/Sealant:** Sealed / reinforced

Sample Comments: No sample was taken from the electrical box as it was presumed to be live at the time of the survey. It is assumed that the box contains asbestos unless there is strong evidence to the contrary.

Sample Findings:

Asbestos Type/s Found:	Assessment Method:	Priority Rating:
Chrysotile (Serpentine) -	Presumed	B

8.0 SURVEY SUMMARY

The following is a summary of the survey findings presented in area number order. Details are recorded for each room or area accessed during the survey including any samples or visual identification of suspect materials where the analysis result has been referenced to a sample taken from similar material. In addition for each area there is a statement Yes or No as to whether asbestos has been identified within that room. For all rooms where no suspect materials were seen, only the area No, room description and room comments appear.

The area number refers to the numbers rooms / areas identified on the site sketch plans. Copies of the sketch are in appendix 1 of this document.

Survey Summary

For Building Nº 1

Referred to as: - Building 1

Building: Building 1 **Floor:** Roof

Area Roof 1
RoomNº R:01

Room Comments & Further Discussion: Double skinned cement profiled sheeting with MMMF infill insulation forming roof, fibreglass profiled skylights.

Sample Nº	DSM/SCO/2596/B01/ROO/01/S	Visual Sample Nº	

Material Inspected	Location	Element	Sample Comments	Analysis Type	Asbestos Identified
Cement products.	External	forming roof.	Asbestos was detected in the sample collected from the cement profiled sheeting.	Chrysotile (Serpentine) - Minor	Yes

Recommended Action	Manage in situ.
Comments	In the event of removal the material must be removed by a competent contractor and the waste disposed of to a licensed tip under consignment.
Inspect Schedule	Annually or directly after works that may disturb the material.

Area Roof 2
RoomNº R:02

Room Comments & Further Discussion: Double skinned cement profiled sheeting with MMMF infill insulation forming roof, Georgian glass skylights with presumed rope gaskets

Sample Nº		Visual Sample Nº	DSM/SCO/2596/B01/ROO/02/V

Material Inspected	Location	Element	Sample Comments	Analysis Type	Asbestos Identified
Cement products.	External	forming outer skin to roof.	Asbestos was detected in a similar sample collected from the cement profiled sheeting.	Chrysotile (Serpentine) - Minor	Yes

Recommended Action	Manage in situ.
Comments	In the event of removal the material must be removed by a competent contractor and the waste disposed of to a licensed tip under consignment.
Inspect Schedule	Annually or directly after works that may disturb the material.

Sample Nº		Visual Sample Nº	DSM/SCO/2596/B01/ROO/03/V

Material Inspected	Location	Element	Sample Comments	Analysis Type	Asbestos Identified
Woven product.	External	to glass skylights.	No sample could be collected due to no physical access to the roof however it is presumed that woven gaskets to the panes of glass are present unless there is strong evidence to the contrary.	Chrysotile (Serpentine) - Major	Yes

Recommended Action	Manage in situ.
Comments	In the event of removal the material must be removed by a competent contractor and the waste disposed of to a licensed tip under consignment.
Inspect Schedule	Annually or directly after works that may disturb the material.

Area Roof 3

RoomNº R:03

Room Comments & Further Discussion: Double skinned profiled sheeting forming roof.

Sample Nº		Visual Sample Nº	

Material Inspected	Location	Element	Sample Comments	Analysis Type	Asbestos Identified
No materials found to sample.			No asbestos was visually detected.		No

Recommended Action	No further action required.
Comments	
Inspect Schedule	No inspection required.

Area Roof 4

RoomNº R:04

Room Comments & Further Discussion: Visual access to the roof only due to access not available. Flat roof with felt / asphalt forming outer skin.

Sample Nº		Visual Sample Nº	

Material Inspected	Location	Element	Sample Comments	Analysis Type	Asbestos Identified
No materials found to sample.			No asbestos was visually detected.		No

Recommended Action	No further action required.
Comments	
Inspect Schedule	No inspection required.

Building: Building 1 **Floor:** Mezzanine

Area Mezzanine 1

RoomNº M:01

Room Comments & Further Discussion

Inner skin of roof visible previously reported, solid walls to two sides of floor no walls to 2 sides, concrete laid over steel profiled shuttering forming floor. Temporary timber access staircase. Some redundant metal ductwork present.

Sample Nº	DSM/SCO/2596/B01/MEZ/04/S	Visual Sample Nº	

Material Inspected	Location	Element	Sample Comments	Analysis Type	Asbestos Identified
Mastic	Internal	to metal trunking joints.	No asbestos was detected in the sample collected from the mastic gaskets to the redundant ductwork.	N.A.D.I.S. -	No

Recommended Action	No further action required.
Comments	
Inspect Schedule	No inspection required.

Building: Building 1 **Floor:** Ground Floor

Area Open area 1
RoomNº G:01

Room Comments & Further Discussion: Some of the inner skin of the roof visible and profiled shuttering to the underside of the mezzanine floor. Solid brick walls and concrete floor.

Sample Nº		Visual Sample Nº	DSM/SCO/2596/B01/GRD/05/V

Material Inspected	Location	Element	Sample Comments	Analysis Type	Asbestos Identified
Woven product.	Internal	to electrical boxes.	No sample was taken from the electrical box as it was presumed to be live at the time of the survey. It is assumed that the box contains asbestos unless there is strong evidence to the contrary.	Chrysotile (Serpentine) -	Yes

Recommended Action	Remove due to proposed demolition / refurbishment
Comments	In the event of removal the material must be removed by a competent contractor and disposed of to a licensed tip / transfer station under consignment.
Inspect Schedule	Annually or directly after works that may disturb the material.

Area Open area 2
RoomNº G:02

Room Comments & Further Discussion: Combination, of timber inner lining, steel profilled inner lining, solid walls and clay / agrogate and concrete forming floor.

Sample Nº		Visual Sample Nº	DSM/SCO/2596/B01/GRD/06/V

Material Inspected	Location	Element	Sample Comments	Analysis Type	Asbestos Identified
Woven product.	Internal	to electrical boxes.	No sample was taken from the electrical box as it was presumed to be live at the time of the survey. It is assumed that the box contains asbestos unless there is strong evidence to the contrary.	Chrysotile (Serpentine) -	Yes

Recommended Action	Remove due to proposed demolition / refurbishment
Comments	In the event of removal the material must be removed by a competent contractor and disposed of to a licensed tip / transfer station under consignment.
Inspect Schedule	Annually or directly after works that may disturb the material.

9.0 MATERIAL ASSESSMENT

Samples taken and visually identified are itemised on the register in section 7.0 and risk scores are assigned to each sample according to the asbestos type, product, condition, location, accessibility exposed population and encapsulation/sealant. The scoring system is as follows:-

The scores for each sample are multiplied to give an Overall Risk Score. The overall risk score determines the Priority Rating – the higher the rating the more urgent the priority for action.

The Priority Ratings are defined as follows:

Asbestos Type	Score
Chrysotile	2
Amphiboles (Amosite/Fibrous Actinolite/ Fibrous Anthophylite/ Fibrous Tremolite)	2.5
Crocidolite	3

Material description product			
	Score		Score
Bituminous Product	1	Gaskets (rope / woven)	3
PVC/Reinforced plastics	1	Woven Product	3
Vinyl Products	1	Insulating Board	3
Textured Coating	1	Insulation	4
Gaskets (Compressed)	2	Paper Product	4
Cement product	2	Spray Coating	5

Condition	Score
Good – No damage	1
Fair – Scratched / marked surface	2
Poor – Localised damage	3
Very Poor – Severely damaged	4

Location	Score
External	1
Internal	2

Exposed population	Score
Unoccupied serviced / internal to elements	1
Thoroughfare / welfare	2
Office area	3
Public area	4
Workshop / factory	5

Accessibility	Score
Difficult / concealed - > 4M heigh	1
Low – above suspended ceiling	2
Moderate – Stepladder access	3
Easily	4

Encapsulation/Sealant	Score
Sealed reinforced / rigid or bonded product	1
Paint Sealed	2
Flexible bandage / unsealed	3

The Priority ratings are defined as follows:

Priority Rating	Risk Score	Priority for Action
A	> 1250	Immediatly
B	400 - 1249	As soon as Practicable
C	10 - 400	Ongoing Management or Prior to Major Refurbishment or Demolition
D	< 10	Ongoing Management or Prior to Major Refurbishment or Demolition

10.0 GLOSSARY OF TERMS

The following terms and / or abbreviations may appear in the text of this report.
The definition for each is as detailed below:

A.I.B	Asbestos Insulation Board
A.C.	Asbestos Cement
CAF	Compressed Asbestos Fibre
NADIS	No Asbestos Detected In Sample
HVAC	Heating Ventilation Air Conditioning
LMR	Lift Motor Room
NSMS	No Suspect Materials Seen
M.M.M.F.	Man Made Mineral Fibre
NQ	Not Quantifiable
PC	Plaster Ceiling
PW	Plaster Walls

The following are a list of the 6 asbestos types and a brief description of texture of each:

Chrysotile	White in colour, soft with bundles of sinuous fibres
Amosite	Brown in colour, may appear as visible parallel fibres
Crocidolite	Blue in colour, strait fibres easy to handle
Fibrous Tremolite	White to grey brown in colour
Fibrous Anthopylite	White to grey brown in colour
Fibrous Actinote	Greenish grey in colour

Sample Details

For Building Nº 1

Referred to as: - Building 1

Sample Details		
Sample No: DSM/SCO/2596/B01/ROO/01/S	**Visual Sample No:**	**Similar To:**
Element: forming roof.	**Quantity:** 1,100 M²	

Location			Priority Rating	When Action Required
Room Ref No:	**Area**	**Floor**		
R:01	Roof 1	Roof	C	Ongoing Management

Priority Rating Details

Material	Location	Condition	Exposed Population	Accessability	Assessment Method
Cement products.	External	Poor - localised damage	Workshop / Factory	Difficult concealed / >5m high	Sampled

Asbestos Type	Encapsulation / Sealant
Chrysotile (Serpentine) - Minor	Sealed / reinforced

Recommended Action Manage in situ.

Inspection Schedule Annually or directly after works that may disturb the material.

Comments

Asbestos was detected in the sample collected from the cement profiled sheeting.

Drawing Name Building 1 - Roof.bmp

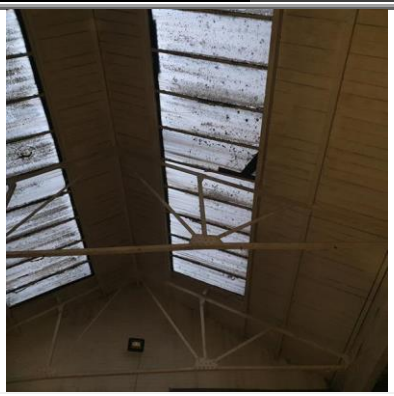
Sample Details		
Sample No:	**Visual Sample No:** DSM/SCO/2596/B01/ROO/02/V	**Similar To:**
Element: forming outer skin to roof.	**Quantity:** 160 M²	

Location			Priority Rating	When Action Required
Room Ref No:	**Area**	**Floor**		
R:02	Roof 2	Roof	C	Ongoing Management

Priority Rating Details

Material	Location	Condition	Exposed Population	Accessability	Assessment Method
Cement products.	External	Poor - localised damage	Workshop / Factory	Difficult concealed / >5m high	Visual

Asbestos Type	Encapsulation / Sealant
Chrysotile (Serpentine) - Minor	Sealed / reinforced



Recommended Action Manage in situ.

Inspection Schedule Annually or directly after works that may disturb the material.

Comments

Asbestos was detected in a similar sample collected from the cement profiled sheeting.

Drawing Name Building 1 - Roof.bmp

Sample Details		
Sample No:	**Visual Sample No:** DSM/SCO/2596/B01/ROO/03/V	**Similar To:**
Element: to glass skylights.	**Quantity:** 32 pains of glass with gaskets.	

Location			Priority Rating	When Action Required
Room Ref No:	**Area**	**Floor**		
R:02	Roof 2	Roof	C	Ongoing Management

Priority Rating Details					
Material	**Location**	**Condition**	**Exposed Population**	**Accessability**	**Assessment Method**
Woven product.	External	Fair - scratched marked surface	Workshop / Factory	Difficult concealed / >5m high	Presumed

Asbestos Type	Encapsulation / Sealant
Chrysotile (Serpentine) - Major	Raw unsealed

Recommended Action Manage in situ.

Inspection Schedule Annually or directly after works that may disturb the material.

Comments

No sample could be collected due to no physical access to the roof however it is presumed that woven gaskets to the panes of glass are present unless there is strong evidence to the contrary.

Drawing Name Building 1 - Roof.bmp

Sample Details		
Sample No: **DSM/SCO/2596/B01/MEZ/04/S**	**Visual Sample No:**	**Similar To:**
Element: to metal trunking joints.	**Quantity:** 4 X gaskets.	

Location			Priority Rating	When Action Required
Room Ref No:	**Area**	**Floor**		
M:01	Mezzanine 1	Mezzanine		

Priority Rating Details					
Material	**Location**	**Condition**	**Exposed Population**	**Accessability**	**Assessment Method**
Mastic	Internal	Poor - localised damage	Workshop / Factory	Easily	Sampled

Asbestos Type	Encapsulation / Sealant
N.A.D.I.S. -	Sealed / reinforced

Recommended Action No further action required.

Inspection Schedule No inspection required.

Comments

No asbestos was detected in the sample collected from the mastic gaskets to the redundant ductwork.

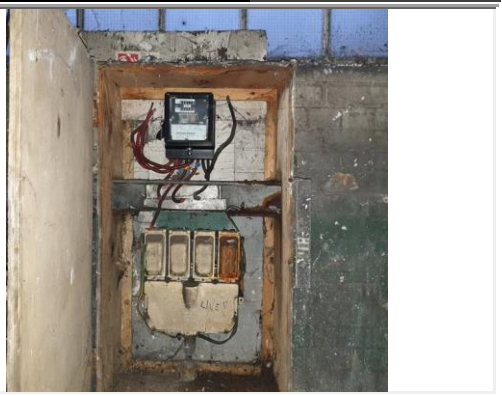
Drawing Name Building 1 - Mezzanine.bmp

Sample Details		
Sample No:	**Visual Sample No:** DSM/SCO/2596/B01/GRD/05/V	**Similar To:**
Element: to electrical boxes.	**Quantity:** 1 box	

Location			Priority Rating	When Action Required
Room Ref No:	**Area**	**Floor**		
G:01	Open area 1	Ground Floor	**B**	As soon as Practicable

Priority Rating Details					
Material	**Location**	**Condition**	**Exposed Population**	**Accessability**	**Assessment Method**
Woven product.	Internal	Fair - scratched marked surface	Workshop / Factory	Easily	Presumed

Asbestos Type	Encapsulation / Sealant
Chrysotile (Serpentine) -	Sealed / reinforced



Recommended Action	Remove due to proposed demolition / refurbish
Inspection Schedule	Annually or directly after works that may disturb the material.

Comments

No sample was taken from the electrical box as it was presumed to be live at the time of the survey. It is assumed that the box contains asbestos unless there is strong evidence to the contrary.

Drawing Name Building 1 - Ground.bmp

Sample Details		
Sample No:	**Visual Sample No:** DSM/SCO/2596/B01/GRD/06/V	**Similar To:**
Element: to electrical boxes.	**Quantity:** 1 box	

Location			Priority Rating	When Action Required
Room Ref No:	**Area**	**Floor**		
G:02	Open area 2	Ground Floor	**B**	As soon as Practicable

Priority Rating Details					
Material	**Location**	**Condition**	**Exposed Population**	**Accessability**	**Assessment Method**
Woven product.	Internal	Fair - scratched marked surface	Workshop / Factory	Easily	Presumed

Asbestos Type	Encapsulation / Sealant
Chrysotile (Serpentine) -	Sealed / reinforced

Recommended Action	Remove due to proposed demolition / refurbish
Inspection Schedule	Annually or directly after works that may disturb the material.

Comments

No sample was taken from the electrical box as it was presumed to be live at the time of the survey. It is assumed that the box contains asbestos unless there is strong evidence to the contrary.

Drawing Name Building 1 - Ground.bmp

12.0 Bulk Sample List

SCHEDULE OF BULK SAMPLE ANALYSIS

Building Name: Building 1

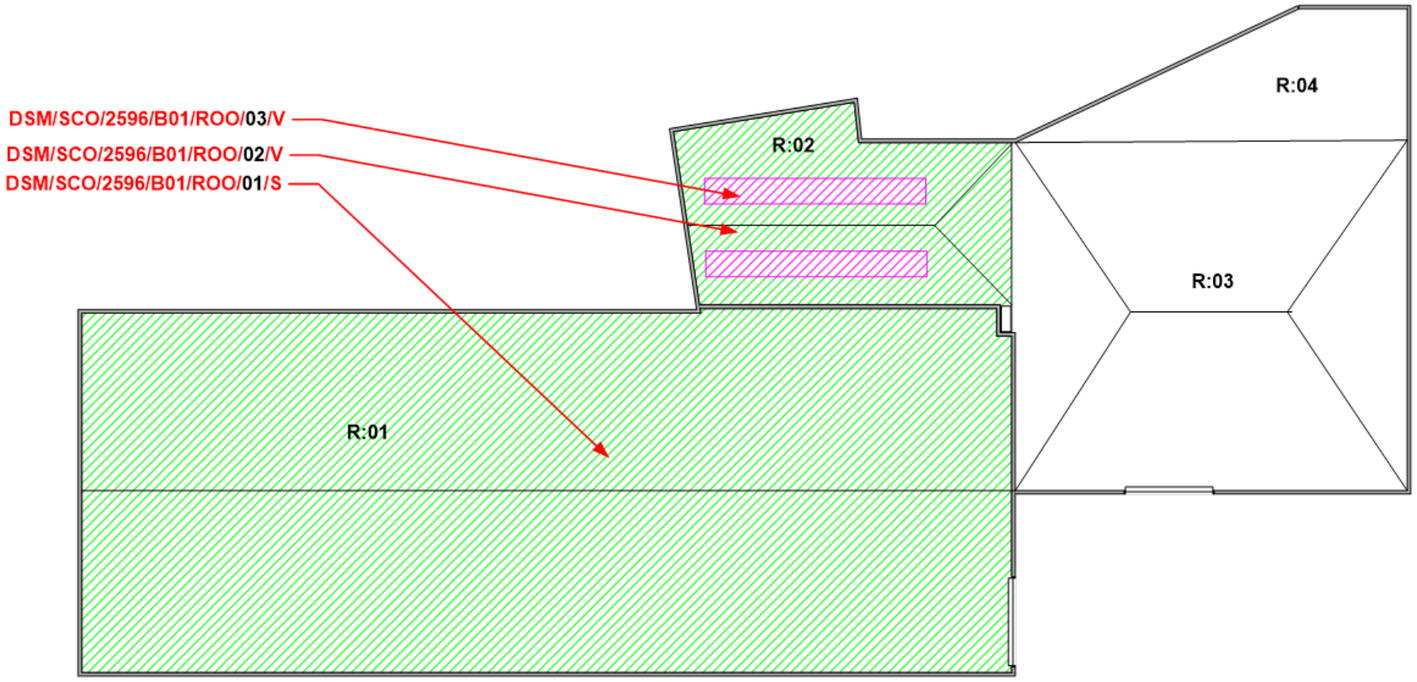
SampleNo:	Sample Location	Sample Description	Content & Estimated Proportions
DSM/SCO/2596/B01/ROO/01/S	Roof 1 - R:01	forming roof.	Chrysotile (Serpentine) - Minor
DSM/SCO/2596/B01/MEZ/04/S	Mezzanine 1 - M:01	to metal trunking joints.	N.A.D.I.S. -

TEST NOTES:

Samples submitted for examination have been analysed to determine the presence or not of asbestos fibres (Chrysotile; Amosite; Crocidolite; Fibrous Tremolite; Fibrous Anthophyllite: and Fibrous Actinolite). The amount of asbestos within the sample is shown as: Major = >26% Medium = 10% to 25% Minor = 2% to 10% Trace = <2% as an appropriate proportion of the total sample submitted.

Client's Name:	Scott Osborn Ltd	Site Name:	Fortress Grove	Survey Reference Nº:	2596
Site Address:	Fortress Grove Kentish Town London NW5	Site Building	Building 1		

Roof



1	No Access	V	Negative Visual Location Reference
2	Textured Coating,Insulation,Rope Used for Insulation	V	Positive Visual Location Reference
3	Asbestos Insulation Board	S	Negative Sample Location Reference
4	Cement Products	S	Positive Sample Location Reference
5	Bitumous Products,Vinyl Products, Reinforced Plastics, Bonded Products, Rope Gasket Etc.		

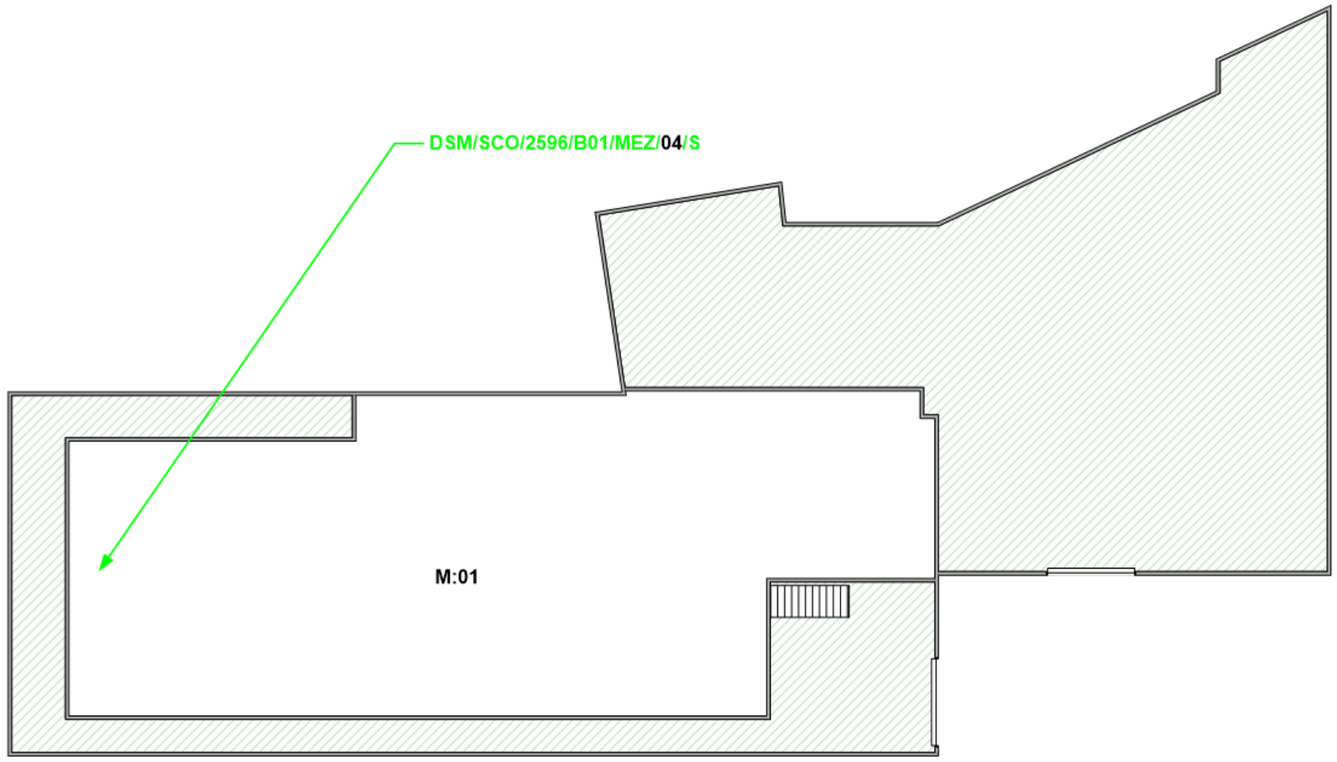
Client:	Scott Osborn Ltd
Address:	Unit 28 M11 Business Link Parsonage Lane Stansted Essex
PostCode:	CM24 8TY

Site:	Fortress Grove
Address:	Fortress Grove Kentish Town London
Site Postcode:	NW5

Building name - Building 1. Drawing Title :Roof.

Client's Name:	Scott Osborn Ltd	Site Name:	Fortress Grove	Survey Reference Nº:	2596
Site Address:	Fortress Grove Kentish Town London NW5			Site Building	Building 1

Roof



1	No Access	V	Negative Visual Location Reference
2	Textured Coating,Insulation,Rope Used for Insulation	V	Positive Visual Location Reference
3	Asbestos Insulation Board	S	Negative Sample Location Reference
4	Cement Products	S	Positive Sample Location Reference
5	Bitumous Products,Vinyl Products, Reinforced Plastics, Bonded Products, Rope Gasket Etc.		

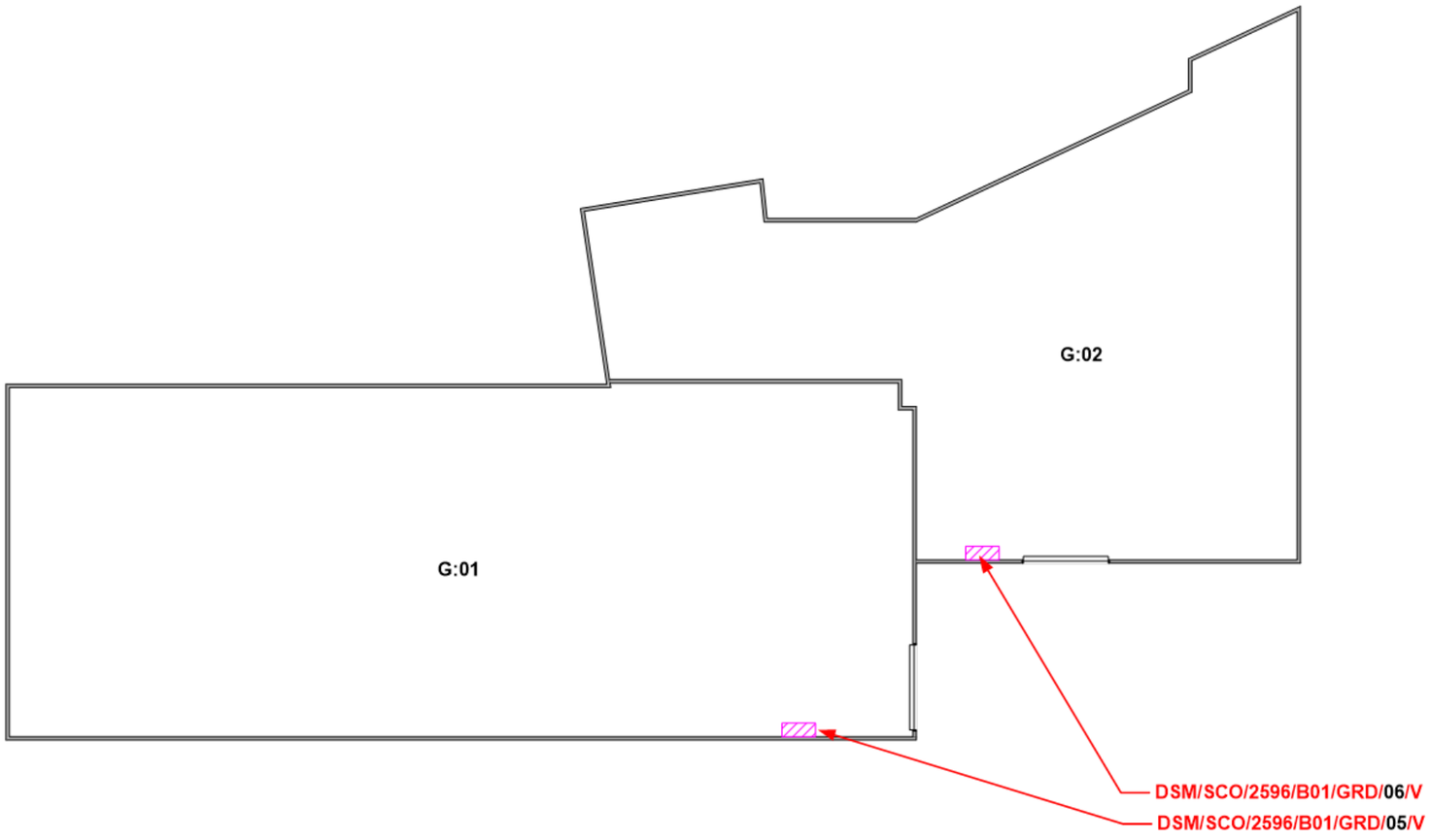
Client:	Scott Osborn Ltd
Address:	Unit 28 M11 Business Link Parsonage Lane Stansted Essex
PostCode:	CM24 8TY

Site:	Fortress Grove
Address:	Fortress Grove Kentish Town London
Site Postcode:	NW5

Building name - Building 1. Drawing Title :Mezzanine.

Client's Name:	Scott Osborn Ltd	Site Name:	Fortress Grove	Survey Reference Nº:	2596
Site Address:	Fortress Grove Kentish Town London NW5			Site Building	Building 1

Ground



1	No Access	V	Negative Visual Location Reference
2	Textured Coating,Insulation,Rope Used for Insulation	V	Positive Visual Location Reference
3	Asbestos Insulation Board	S	Negative Sample Location Reference
4	Cement Products	S	Positive Sample Location Reference
5	Bitumous Products,Vinyl Products, Reinforced Plastics, Bonded Products, Rope Gasket Etc.		

Client:	Scott Osborn Ltd
Address:	Unit 28 M11 Business Link Parsonage Lane Stansted Essex
PostCode:	CM24 8TY

Site:	Fortress Grove
Address:	Fortress Grove Kentish Town London
Site Postcode:	NW5

Building name - Building 1. Drawing Title :Ground.