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This report is a re-issue following amendments and supersedes original report P-358070 and amended report P-358070A and is deemed authorised for issue by: Andy Jones

Asbestos Refurbishment Survey Roof to 6th Floor (Kingsway)

for

**SLQR Trustee No 1 Limited and SLQR Trustee No 2 Limited
as Co Trustees of SLQR Unit Trust No 3**

at

**Space House
1 Kemble Street
London
WC2B 4AN**



Survey Date: 19 December 2019 and 06 January 2020 - 07 January 2020

Project Reference: P-358070B

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REPORT RE-ISSUE

This report is a re-issue of previously issued reports P-358070 and the changes between this and the previous reports are detailed below:

1. Changes to site details (address)
2. Changes to scope (specific scope to individual report added)
3. Changes to survey data (Floor level and comments)

Section 1 – Executive Summary

Any asbestos containing materials which have been identified during this survey are categorized below according to the recommendations made by Environmental Essentials Ltd. Where no items are listed in any of the categories, then no asbestos containing materials have been identified within the scope of the survey.

This report must be read in its entirety for a comprehensive understanding of the survey findings contained within.

ACMs recommended for removal:

Location No.	Location Name	Sample No.	Item / Position	Material
001	Tank Room	P-358070/002	Pipework flange	Asbestos gasket
001	Tank Room	P-358070/P001	Electrical intake cables	Asbestos woven material
002	Lift Motor Room	P-358070/P002	Lift brake shoes	Asbestos resin material
002	Lift Motor Room	P-358070/P003	Electrical intake cables	Asbestos woven material
003	Flat Roof	P-358070/005	Plant pipework flange	Asbestos gasket
004	Kemble Street Staircase	P-358070/007	Step nosings	Asbestos thermoplastic material
004	Kemble Street Staircase	P-358070/008	Floor tiles (grey & black) & bitumen adhesive	Asbestos thermoplastic/adhesive
005	Kemble Street Lobby	P-358070/009	Adhesive residue beneath carpet tiles	Asbestos bitumen
006	Offices Area (Open Plan & Partitioned)	P-358070/010	Ceiling above MMMF tiles	Asbestos insulating board
006	Offices Area (Open Plan & Partitioned)	P-358070/012	Window sills	Asbestos cement
006	Offices Area (Open Plan & Partitioned)	P-358070/013	Packing above ceiling timber beams	Asbestos insulating board
006	Offices Area (Open Plan & Partitioned)	P-358070/014	Packing above ceiling timber beams	Asbestos insulation
006	Offices Area (Open Plan & Partitioned)	P-358070/016	Wall lining beneath plasterboard lining (kitchen)	Asbestos insulating board
006	Offices Area (Open Plan & Partitioned)	P-358070/017	Floor tiles (grey) & bitumen adhesive	Asbestos thermoplastic/adhesive
007	Kitchen	P-358070/As 016	Wall lining	Asbestos insulating board
007	Kitchen	P-358070/020	Panel beneath floor screed within risers (x3)	Asbestos insulating board
007	Kitchen	P-358070/As 008	Floor tiles (grey) & bitumen adhesive	Asbestos thermoplastic/adhesive
007	Kitchen	P-358070/As 012	Window sill	Asbestos cement
008	Female WC	P-358070/022	Debris within cistern & hand dryer voids	Asbestos cement
012	Keeley Street Staircase	P-358070/024	Step nosings	Asbestos thermoplastic material
012	Keeley Street Staircase	P-358070/As 008	Floor tiles (grey & black) & bitumen adhesive	Asbestos thermoplastic/adhesive

Section 1 – Executive Summary

Location No.	Location Name	Sample No.	Item / Position	Material
013	Kemble Street Staircase	P-358070/As 007	Step nosings	Asbestos thermoplastic material
013	Kemble Street Staircase	P-358070/As 008	Floor tiles (grey & black) & bitumen adhesive	Asbestos thermoplastic/adhesive
014	Kemble Street Lobby	P-358070/As 009	Adhesive residue beneath carpet tiles	Asbestos bitumen
015	Offices Area (Open Plan)	P-358070/As 010	Ceiling above MMMF tiles	Asbestos insulating board
015	Offices Area (Open Plan)	P-358070/As 012	Window sills	Asbestos cement
015	Offices Area (Open Plan)	P-358070/As 013	Packing above ceiling timber beams	Asbestos insulating board
015	Offices Area (Open Plan)	P-358070/As 014	Packing above ceiling timber beams	Asbestos insulation
015	Offices Area (Open Plan)	P-358070/As 016	Wall lining beneath plasterboard lining (kitchen)	Asbestos insulating board
015	Offices Area (Open Plan)	P-358070/As 017	Floor tiles (grey) & bitumen adhesive debris	Asbestos thermoplastic/adhesive
016	Kitchen	P-358070/As 016	Wall lining	Asbestos insulating board
016	Kitchen	P-358070/As 020	Panel beneath floor screed within risers (x3)	Asbestos insulating board
016	Kitchen	P-358070/As 008	Floor tiles (grey) & bitumen adhesive	Asbestos thermoplastic/adhesive
016	Kitchen	P-358070/As 012	Window sill	Asbestos cement
017	Female WC	P-358070/As 022	Debris within hand dryer void	Asbestos cement
020	Keeley Street Staircase	P-358070/As 024	Step nosings	Asbestos thermoplastic material
020	Keeley Street Staircase	P-358070/As 008	Floor tiles (grey & black) & bitumen adhesive	Asbestos thermoplastic/adhesive

All works, whether licensed or non-licensed, must be undertaken in accordance with the Control of Asbestos Regulations, Approved Code of Practice L143 and HSE guidance documents.

ACMs recommended for remedial works:

No material in this category.

ACMs recommended for ongoing management:

No material in this category.

Section 1 – Executive Summary

Inaccessible Rooms / Areas

All areas were accessed within the scope of the survey.

Limited Access Areas

There were no limited access areas within the scope of the survey.

Section 2 – Contract Details

Site name and address:	Space House, 1 Kemble Street, London, WC2B 4AN		
Client name and address:	SLQR Trustee No 1 Limited and SLQR Trustee No 2 Limited, as Co Trustees of SLQR Unit Trust No 3, 3rd Floor, 37 Esplanade, St Helier, Jersey, Channel Islands, JE1 1AD		
Client contact:	Clive Withers (Avison Young)		
Type of survey:	Asbestos Refurbishment Survey		
Date of survey:	19 December 2019 and 06 January 2020 - 07 January 2020		
Project Manager:	Clive Morgan		
Lead surveyor(s):	Danny Webber	Signature:	
Report technically reviewed by:	Andy Jones	Signature:	
Report issue date:	10 February 2020		

Section 3 – Introduction

3.1 SLQR Trustee No 1 Limited and SLQR Trustee No 2 Limited as Co Trustees of SLQR Unit Trust No 3 commissioned Environmental Essentials Limited to undertake an Asbestos Refurbishment Survey of Space House, 1 Kemble Street, London, WC2B 4AN.

3.2 Site description:

One Kemble Street building and Kingsway building currently contains an existing property comprising 229,192ft². The site is located on Kingsway in the London Borough of Camden. The original development was completed in 1969 and received large-scale refurbishments in 1996 and 2003; it received Grade II listing by Historic England in 2015.

3.3 The purpose of the survey is to enable those responsible for the management of the site to compile the necessary assessments, ascertain any necessary restrictions on the operation of the site and make due provision for the management of asbestos containing materials (ACMs) identified as part of the duty holders ongoing obligations under the Control of Asbestos Regulations.

3.4 The scope of the survey was defined by Clive Morgan and Clive Withers as:

Full Project Scope of Works:-

Refurbishment Survey of both 1 Kemble Street and 45-49 Kingsway ahead of the proposed refurbishment works. The full scale of the project was communicated by Clive Withers of Avison Young during the scoping visit. The scope of the refurbishment included a full strip out of internal wall structures (partition and blockwork) and ceilings (suspended/fixed) leaving the outer shell structure of the building. All existing Mechanical and Electrical Plant (MEP) is proposed to be removed apart from any services feeding the UKPN areas. All windows to the exterior of the properties are being replaced. Specified sections of the floor slab, particularly to the car park and ramp, are being re-constructed. Additional structures are being constructed to the roof of both buildings.

Survey Report Breakdown:-

The survey has been broken down into separate reports to make the flow of information to the client more frequent. The report breakdown will likely be as follows:

1. Tower - Roof Level to 12th Floor
2. Tower - 11th Floor to Basement (Basement under both buildings)
3. Kingsway - Roof Level to 6th Floor
4. Kingsway - 5th Floor to Ground Floor
5. Lift Shafts (Both Buildings)
6. Pilot Window Removal (Both Buildings)
7. Roof Structure (Both Buildings)
8. Exterior (Both Buildings)

Scope of this Report (Kingsway - Roof Level to 6th Floor):-

The Refurbishment Survey contained within this report has been undertaken in line with the agreed scope of works except for the lift shafts, pilot window removal, floor slab penetrations, roof structure inspections and exterior; these elements of the survey will be captured in separate individual reports as listed above.

3.5 Full details of the scope can be found in Appendix A – Contract Information and Survey Scope

3.6 This report does not constitute an asbestos register or an asbestos management plan for the purpose of the duty to manage asbestos under regulation 4 of the Control of Asbestos Regulations 2012.

Section 4 – Exclusions and Caveats

- 4.1 As part of the planning stage for this survey, specific inclusions and exclusions may have been applied to the survey undertaken at this property. These will have been discussed and pre-agreed with the Client prior to commencement of the survey, and may serve as specific caveats within this survey report.

Please refer to the full Appendix A of this report for full details of areas / items which were included within the scope of this survey.

All areas excluded from the survey must be presumed to contain asbestos.

- 4.2 The measurements and extents in this report are approximate and should not be used for contractors to price abatement work. Where pricing work is to be undertaken it is the responsibility for the contractor to obtain the measurements ahead of submitting a quotation. It is recommended that the report shall be read in conjunction with a bill of quantities and technical specification to identify methods and full extent of the abatement works.

Section 5 – Survey Methodology

5.1 General Methodology

This survey was undertaken in accordance with the methods defined in HSG264 Asbestos: The survey guide, HSG248 Asbestos: The analysts' guide and Environmental Essentials' in-house procedures.

Survey types as defined within HSG264 as follows:

Management Survey - The standard survey to identify and assess the risks from asbestos associated with normal occupancy of a building whilst also considering routine maintenance activities.

Refurbishment Survey or Demolition Survey - These types of survey serve to identify all asbestos materials as far as reasonably practicable within the fabric of a building prior to any such works.

The objective of an asbestos survey is to locate, as far as is reasonably practicable, the location and extent of presumed or known asbestos containing materials. Samples of suspected ACMs may be taken and analysed in order to confirm or refute the surveyor's judgement.

Where a material has been sampled as part of this survey, materials with similar appearance used in the same way within the building may be strongly presumed to be the same material and will be recorded as cross references to the original sample (e.g. P-123456/As001 for a cross reference to sample P-123456/001).

Additionally, surveyors may strongly presume a material to be asbestos based upon their experience. Strongly presumed materials are recorded within this report with a prefix of SP followed by a unique number starting at 001 (e.g. the first strongly presumed item would be P-123456/SP001).

The survey may also involve presuming the presence of asbestos where there is insufficient evidence to confirm that it is not asbestos. These presumed ACMs will be recorded within this report with a prefix of P followed by a unique number starting at 001 (e.g. the first presumed item would be P-123456/P001).

5.2 Risk Assessment

During the course of the survey, Environmental Essentials will have risk assessed each material identified and assigned individual risk scores. Materials can be risk assessed using two separate scoring systems:

The material assessment considers the type and condition of ACMs and their ability to release fibres into the air. It comprises of four separate elements as follows:

- Product type
- Extent of damage and deterioration
- Surface treatment
- Asbestos type

A simple algorithm can be used to assess these four parameters during the survey. Each parameter is scored as high = 3, medium = 2, or low = 1; two categories allow a nil score.

Presumed or strongly presumed ACMs will be scored as containing crocidolite asbestos, unless analysis of similar samples from the building consistently show a different type or if there is a reasoned argument that another type of asbestos was used.

The value assigned to each of the four parameters is added together to give a total score of between 2 and 12 and highlights immediately the materials of high risk.

Those materials with a material assessment score of 10 or more should be regarded as an immediate high risk with a significant potential to release fibres if disturbed. Scores of between 7 and 9 are regarded as medium risk and between 5 and 6 a low risk. Scores of 4 or less are a very low risk. Non-asbestos materials are not assigned a risk score.

Section 5 – Survey Methodology

All management surveys will include a material assessment for asbestos containing materials identified. Unless requested by the Client or advised, materials identified within a demolition survey will not include a material assessment as it is anticipated that all materials will be removed from site.

The priority for asbestos management is determined by carrying out a further assessment called the priority assessment.

This assessment as described in detail within HSE guidance document HSG 227 is the responsibility of the duty holder and should be carried out by a person with a detailed knowledge of the site and the activities performed within.

Environmental Essentials' can assist in this process by undertaking a priority assessment during the course of a survey, however it is ultimately the responsibility of the duty holder to review this assessment to ensure it is correct using their knowledge of the operation and maintenance requirements of the premises.

The priority assessment addresses the likelihood of the asbestos material being disturbed as even asbestos materials in the poorest condition may only represent a risk to health if the fibres are disturbed and become airborne.

The priority assessment algorithm takes into account factors such as:

- Maintenance activities
- Likelihood of disturbance
- Human exposure potential
- Occupant activity

The combination of the material and priority assessments forms the total score for each particular material, which is used as the basis of an asbestos management plan. If a Client has not requested a priority assessment then the total assessment stated within the survey results will be reflective of the material assessment only.

The undertaking of priority assessments falls outside Environmental Essentials' scope of UKAS Accreditation.

Examples of the algorithms used when compiling material and priority assessments can be seen within Table 1 and Table 3 of this survey report.

5.3 Recommendations

The survey team will make a recommendation for each ACM identified and this will be based upon the initial material risk assessment. Further priority assessments may identify alternative actions and timescales to be considered.

Recommendations are a subjective assessment made by the survey team at that point in time based upon their knowledge of asbestos materials and management only. Environmental Essentials Ltd cannot account for further changes in site conditions and use. Recommendations made will be as specific as possible at that point in time however will not take into account the logistics of site operations or budgets available to the client.

5.4 Bulk Sample Analysis

The analysis of bulk samples has been undertaken by Environmental Essentials' approved analytical laboratory, which holds accreditation by UKAS as a testing laboratory. Certification for the analysis of samples taken during this survey is detailed within Appendix B.

Analysis of bulk samples was carried out in accordance with HSE Guidance HSG248 – The analysts' guide

Every attempt is made to ensure that when samples are taken they are representative of the material as a whole but some ACMs are not homogeneous and contain very small quantities of asbestos.

Section 5 – Survey Methodology

Table 1 Material Assessment Algorithm (from HSG264 Appendix 4)

	Score	Examples of scores
Product type (or debris from product)	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	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	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	1	Chrysotile
	2	Amphibole asbestos (excluding crocidolite)
	3	Crocidolite

Table 2 Accessibility categories


Rating	Definition
Easy	ACM is not obscured and can be reached without access equipment.
Medium	ACM is obscured by easily removable building materials or can only be reached form standard step ladders.
Difficult	ACM is obscured by fixed / difficult to remove building materials or requires access equipment other than standard step ladders.


Section 5 – Survey Methodology

Table 3 Priority Assessment Algorithm (from HSG227 Appendix 3)


Assessment Factor		Score	Examples of score variables
Normal occupant activity	Main type of activity in area	0 1 2 3	Rare disturbance activity (e.g. little used store room) Low disturbance activities (e.g. office type activity) Periodic disturbance (e.g. industrial or vehicular activity which may contact ACMs) High levels of disturbance, (e.g. fire door with asbestos insulating board sheet in constant use)
	Secondary activities for area	As above	As above
Likelihood of disturbance	Location	0 1 2 3	Outdoors Large rooms or well ventilated areas Rooms up to 100m ² Confined spaces
	Accessibility	0 1 2 3	Usually inaccessible or unlikely to be disturbed Occasionally likely to be disturbed Easily disturbed Routinely disturbed
	Extent/amount	0 1 2 3	Small amounts or items (e.g. strings, gaskets) ≤10m ² or ≤10m pipe run >10m ² to ≤50m ² or >10m to ≤50m pipe run >50m ² or >50m pipe run
Human exposure potential	Number of occupants	0 1 2 3	None 1 to 3 4 to 10 >10
	Frequency of use of area	0 1 2 3	Infrequent Monthly Weekly Daily
	Average time area is in use	0 1 2 3	<1 hour >1 to <3 hours >3 to <6 hours >6 hours
Maintenance activity	Type of maintenance activity	0 1 2 3	Minor disturbance (e.g. possibility of contact when gaining access) Low disturbance (e.g. changing light bulbs in asbestos insulating board ceiling) Medium disturbance (e.g. lifting one or two asbestos insulating board ceiling tiles to access a valve) High disturbance (e.g. removing a number of asbestos insulating board ceiling tiles to replace a valve or for re-cabing)
	Frequency of maintenance activity	0 1 2 3	ACM unlikely to be disturbed for maintenance ≤1 per year >1 per year >1 per month


Section 6 – Survey Results

Building:	Space House (Kingsway Building)	Floor:	Eighth Floor				
Location:	001 - Tank Room	Sample No / ID (Type):	P-358070/001 (Sampled)				
Surveyor:	Danny Webber	Survey date:	07/01/2020				
Sample Details							
	Item description:	Ceiling infill					
	Material description:	Cement product					
	Quantity / Extent:	1 Number					
	Accessibility	Medium Access					
	Analysis:	No asbestos detected					
	Material identification:	Non-asbestos material					
Material Assessment Scoring:							
Product Type:	-	Condition:	-	Surface Treatment:	-	Asbestos Type:	-
Priority Assessment Scoring:							
Occupant Activity:	-	Disturbance:	-	Human Exposure:	-	Maintenance Activity:	-
Total Scores:							
Material Score:	-	Priority Score	-	Total Score:	0	Risk Rating:	N/A
Recommended action:	-						
Recommendation comments:	-						
Comments:	-						


Building:	Space House (Kingsway Building)	Floor:	Eighth Floor				
Location:	001 - Tank Room	Sample No / ID (Type):	P-358070/002 (Sampled)				
Surveyor:	Danny Webber	Survey date:	07/01/2020				
Sample Details							
	Item description:	Pipework flange					
	Material description:	Gasket					
	Quantity / Extent:	1 Number					
	Accessibility	Easy Access					
	Analysis:	Chrysotile					
	Material identification:	Asbestos gasket					
Material Assessment Scoring:							
Product Type:	2	Condition:	1	Surface Treatment:	2	Asbestos Type:	1
Priority Assessment Scoring:							
Occupant Activity:	0	Disturbance:	1	Human Exposure:	0	Maintenance Activity:	0
Total Scores:							
Material Score:	6	Priority Score	1	Total Score:	6	Risk Rating:	Low
Recommended action:	Remove if likely to be disturbed by the refurbishment, otherwise encapsulate and then monitor condition						
Recommendation comments:	-						
Comments:	-						


Section 6 – Survey Results

Building:	Space House (Kingsway Building)	Floor:	Eighth Floor				
Location:	001 - Tank Room	Sample No / ID (Type):	P-358070/003 (Sampled)				
Surveyor:	Danny Webber	Survey date:	07/01/2020				
Sample Details							
	Item description:	Wall panels					
	Material description:	Insulating board					
	Quantity / Extent:	2 Number					
	Accessibility	Easy Access					
	Analysis:	No asbestos detected					
	Material identification:	Non-asbestos material					
Material Assessment Scoring:							
Product Type:	-	Condition:	-	Surface Treatment:	-	Asbestos Type:	-
Priority Assessment Scoring:							
Occupant Activity:	-	Disturbance:	-	Human Exposure:	-	Maintenance Activity:	-
Total Scores:							
Material Score:	-	Priority Score	-	Total Score:	0	Risk Rating:	N/A
Recommended action:	-						
Recommendation comments:	-						
Comments:	-						


Building:	Space House (Kingsway Building)	Floor:	Eighth Floor				
Location:	001 - Tank Room	Sample No / ID (Type):	P-358070/004 (Sampled)				
Surveyor:	Danny Webber	Survey date:	07/01/2020				
Sample Details							
	Item description:	Residue on wall					
	Material description:	Mastics					
	Quantity / Extent:	3 Number					
	Accessibility	Easy Access					
	Analysis:	No asbestos detected					
	Material identification:	Non-asbestos material					
Material Assessment Scoring:							
Product Type:	-	Condition:	-	Surface Treatment:	-	Asbestos Type:	-
Priority Assessment Scoring:							
Occupant Activity:	-	Disturbance:	-	Human Exposure:	-	Maintenance Activity:	-
Total Scores:							
Material Score:	-	Priority Score	-	Total Score:	0	Risk Rating:	N/A
Recommended action:	-						
Recommendation comments:	-						
Comments:	-						


Section 6 – Survey Results

Building:	Space House (Kingsway Building)	Floor:	Eighth Floor				
Location:	001 - Tank Room	Sample No / ID (Type):	P-358070/P001 (Presumed)				
Surveyor:	Danny Webber	Survey date:	07/01/2020				
Sample Details							
	Item description:	Electrical intake cables					
	Material description:	Woven product					
	Quantity / Extent:	6 m linear					
	Accessibility	Easy Access					
	Analysis:	Presumed to contain asbestos					
	Material identification:	Asbestos woven material					
Material Assessment Scoring:							
Product Type:	2	Condition:	1	Surface Treatment:	1	Asbestos Type:	3
Priority Assessment Scoring:							
Occupant Activity:	0	Disturbance:	2	Human Exposure:	0	Maintenance Activity:	0
Total Scores:							
Material Score:	7	Priority Score	2	Total Score:	7	Risk Rating:	Medium
Recommended action:	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.						
Recommendation comments:	-						
Comments:	Live electrics.						


Building:	Space House (Kingsway Building)	Floor:	Eighth Floor				
Location:	002 - Lift Motor Room	Sample No / ID (Type):	P-358070/As 004 (Cross Referenced)				
Surveyor:	Danny Webber	Survey date:	07/01/2020				
Sample Details							
	Item description:	Residue on wall					
	Material description:	Mastics					
	Quantity / Extent:	2 Number					
	Accessibility	Easy Access					
	Analysis:	No asbestos detected					
	Material identification:	Non-asbestos material					
Material Assessment Scoring:							
Product Type:	-	Condition:	-	Surface Treatment:	-	Asbestos Type:	-
Priority Assessment Scoring:							
Occupant Activity:	-	Disturbance:	-	Human Exposure:	-	Maintenance Activity:	-
Total Scores:							
Material Score:	-	Priority Score	-	Total Score:	0	Risk Rating:	N/A
Recommended action:	-						
Recommendation comments:	-						
Comments:	-						


Section 6 – Survey Results

Building:	Space House (Kingsway Building)	Floor:	Eighth Floor					
Location:	002 - Lift Motor Room	Sample No / ID (Type):	P-358070/P002 (Presumed)					
Surveyor:	Danny Webber	Survey date:	07/01/2020					
Sample Details								
	Item description:	Lift brake shoes						
	Material description:	Resin						
	Quantity / Extent:	4 Number						
	Accessibility	Easy Access						
	Analysis:	Presumed to contain asbestos						
	Material identification:	Asbestos resin material						
Material Assessment Scoring:								
Product Type:	1	Condition:	1	Surface Treatment:	0	Asbestos Type:	3	
Priority Assessment Scoring:								
Occupant Activity:	0	Disturbance:	2	Human Exposure:	0	Maintenance Activity:	0	
Total Scores:								
Material Score:	5	Priority Score	2	Total Score:	5	Risk Rating:	Low	
Recommended action:	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.							
Recommendation comments:	-							
Comments:	Unsafe to sample.							


Building:	Space House (Kingsway Building)	Floor:	Eighth Floor					
Location:	002 - Lift Motor Room	Sample No / ID (Type):	P-358070/P003 (Presumed)					
Surveyor:	Danny Webber	Survey date:	07/01/2020					
Sample Details								
	Item description:	Electrical intake cables						
	Material description:	Woven product						
	Quantity / Extent:	2 m linear						
	Accessibility	Medium Access						
	Analysis:	Presumed to contain asbestos						
	Material identification:	Asbestos woven material						
Material Assessment Scoring:								
Product Type:	2	Condition:	1	Surface Treatment:	1	Asbestos Type:	3	
Priority Assessment Scoring:								
Occupant Activity:	0	Disturbance:	2	Human Exposure:	0	Maintenance Activity:	0	
Total Scores:								
Material Score:	7	Priority Score	2	Total Score:	7	Risk Rating:	Medium	
Recommended action:	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.							
Recommendation comments:	-							
Comments:	Live electrics - unable to sample.							

Section 6 – Survey Results

Building:	Space House (Kingsway Building)	Floor:	Eighth Floor				
Location:	003 - Flat Roof	Sample No / ID (Type):	P-358070/005 (Sampled)				
Surveyor:	Danny Webber	Survey date:	07/01/2020				
Sample Details							
	Item description:	Plant pipework flange					
	Material description:	Gasket					
	Quantity / Extent:	6 Number					
	Accessibility	Easy Access					
	Analysis:	Chrysotile					
	Material identification:	Asbestos gasket					
Material Assessment Scoring:							
Product Type:	2	Condition:	1	Surface Treatment:	2	Asbestos Type:	1
Priority Assessment Scoring:							
Occupant Activity:	0	Disturbance:	1	Human Exposure:	0	Maintenance Activity:	0
Total Scores:							
Material Score:	6	Priority Score	1	Total Score:	6	Risk Rating:	Low
Recommended action:	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.						
Recommendation comments:	-						
Comments:	-						


Building:	Space House (Kingsway Building)	Floor:	Seventh Floor				
Location:	004 - Kemble Street Staircase	Sample No / ID (Type):	P-358070/006 (Sampled)				
Surveyor:	Danny Webber	Survey date:	19/12/2019				
Sample Details							
	Item description:	Skirting board					
	Material description:	Vinyl product					
	Quantity / Extent:	200 m linear					
	Accessibility	Easy Access					
	Analysis:	No asbestos detected					
	Material identification:	Non-asbestos material					
Material Assessment Scoring:							
Product Type:	-	Condition:	-	Surface Treatment:	-	Asbestos Type:	-
Priority Assessment Scoring:							
Occupant Activity:	-	Disturbance:	-	Human Exposure:	-	Maintenance Activity:	-
Total Scores:							
Material Score:	-	Priority Score	-	Total Score:	0	Risk Rating:	N/A
Recommended action:	-						
Recommendation comments:	-						
Comments:	Material observed to continue from top to bottom of both staircases.						


Section 6 – Survey Results

Building:	Space House (Kingsway Building)	Floor:	Seventh Floor				
Location:	004 - Kemble Street Staircase	Sample No / ID (Type):	P-358070/007 (Sampled)				
Surveyor:	Danny Webber	Survey date:	19/12/2019				
Sample Details							
	Item description:	Step nosings					
	Material description:	Thermoplastic product					
	Quantity / Extent:	9 Number					
	Accessibility	Easy Access					
	Analysis:	Chrysotile					
	Material identification:	Asbestos thermoplastic material					
Material Assessment Scoring:							
Product Type:	1	Condition:	1	Surface Treatment:	0	Asbestos Type:	1
Priority Assessment Scoring:							
Occupant Activity:	0	Disturbance:	2	Human Exposure:	0	Maintenance Activity:	0
Total Scores:							
Material Score:	3	Priority Score	2	Total Score:	3	Risk Rating:	Very Low
Recommended action:	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.						
Recommendation comments:	-						
Comments:	-						


Building:	Space House (Kingsway Building)	Floor:	Seventh Floor				
Location:	004 - Kemble Street Staircase	Sample No / ID (Type):	P-358070/008 (Sampled)				
Surveyor:	Danny Webber	Survey date:	19/12/2019				
Sample Details							
	Item description:	Floor tiles (grey & black) & bitumen adhesive					
	Material description:	Thermoplastic product					
	Quantity / Extent:	12 m ²					
	Accessibility	Easy Access					
	Analysis:	Chrysotile					
	Material identification:	Asbestos thermoplastic/adhesive					
Material Assessment Scoring:							
Product Type:	1	Condition:	1	Surface Treatment:	0	Asbestos Type:	1
Priority Assessment Scoring:							
Occupant Activity:	0	Disturbance:	2	Human Exposure:	0	Maintenance Activity:	0
Total Scores:							
Material Score:	3	Priority Score	2	Total Score:	3	Risk Rating:	Very Low
Recommended action:	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.						
Recommendation comments:	-						
Comments:	-						

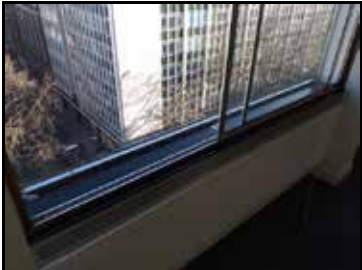
Section 6 – Survey Results

Building:	Space House (Kingsway Building)	Floor:	Seventh Floor				
Location:	005 - Kemble Street Lobby	Sample No / ID (Type):	P-358070/009 (Sampled)				
Surveyor:	Danny Webber	Survey date:	19/12/2019				
Sample Details							
	Item description:	Adhesive residue beneath carpet tiles					
	Material description:	Bituminous products					
	Quantity / Extent:	890 m ²					
	Accessibility	Easy Access					
	Analysis:	Chrysotile					
	Material identification:	Asbestos bitumen					
Material Assessment Scoring:							
Product Type:	1	Condition:	1	Surface Treatment:	0	Asbestos Type:	1
Priority Assessment Scoring:							
Occupant Activity:	0	Disturbance:	2	Human Exposure:	0	Maintenance Activity:	0
Total Scores:							
Material Score:	3	Priority Score	2	Total Score:	3	Risk Rating:	Very Low
Recommended action:	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.						
Recommendation comments:	-						
Comments:	Material located throughout floor beneath all flooring & floor screed.						


Building:	Space House (Kingsway Building)	Floor:	Seventh Floor				
Location:	006 - Offices Area (Open Plan & Partitioned)	Sample No / ID (Type):	P-358070/010 (Sampled)				
Surveyor:	Danny Webber	Survey date:	19/12/2019				
Sample Details							
	Item description:	Ceiling above MMMF tiles					
	Material description:	Insulating board					
	Quantity / Extent:	80 m ²					
	Accessibility	Difficult Access					
	Analysis:	Chrysotile					
	Material identification:	Asbestos insulating board					
Material Assessment Scoring:							
Product Type:	2	Condition:	1	Surface Treatment:	1	Asbestos Type:	1
Priority Assessment Scoring:							
Occupant Activity:	0	Disturbance:	2	Human Exposure:	0	Maintenance Activity:	0
Total Scores:							
Material Score:	5	Priority Score	2	Total Score:	5	Risk Rating:	Low
Recommended action:	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.						
Recommendation comments:	It is strongly presumed after discussions on site that asbestos packing material will also be present above.						
Comments:	Material located above original MMMF tiles between external windows & lighting trunking.						


Section 6 – Survey Results

Building:	Space House (Kingsway Building)	Floor:	Seventh Floor				
Location:	006 - Offices Area (Open Plan & Partitioned)	Sample No / ID (Type):	P-358070/011 (Sampled)				
Surveyor:	Danny Webber	Survey date:	19/12/2019				
Sample Details							
	Item description:	MMMF ceiling tile adhesive					
	Material description:	Adhesive					
	Quantity / Extent:	890 m ²					
	Accessibility	Difficult Access					
	Analysis:	No asbestos detected					
	Material identification:	Non-asbestos material					
Material Assessment Scoring:							
Product Type:	-	Condition:	-	Surface Treatment:	-	Asbestos Type:	-
Priority Assessment Scoring:							
Occupant Activity:	-	Disturbance:	-	Human Exposure:	-	Maintenance Activity:	-
Total Scores:							
Material Score:	-	Priority Score	-	Total Score:	0	Risk Rating:	N/A
Recommended action:	-						
Recommendation comments:	-						
Comments:	Material present throughout MMMF ceiling tiled areas.						


Building:	Space House (Kingsway Building)	Floor:	Seventh Floor				
Location:	006 - Offices Area (Open Plan & Partitioned)	Sample No / ID (Type):	P-358070/012 (Sampled)				
Surveyor:	Danny Webber	Survey date:	19/12/2019				
Sample Details							
	Item description:	Window sills					
	Material description:	Cement product					
	Quantity / Extent:	82 m linear					
	Accessibility	Easy Access					
	Analysis:	Chrysotile					
	Material identification:	Asbestos cement					
Material Assessment Scoring:							
Product Type:	1	Condition:	1	Surface Treatment:	1	Asbestos Type:	1
Priority Assessment Scoring:							
Occupant Activity:	0	Disturbance:	2	Human Exposure:	0	Maintenance Activity:	0
Total Scores:							
Material Score:	4	Priority Score	2	Total Score:	4	Risk Rating:	Very Low
Recommended action:	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.						
Recommendation comments:	-						
Comments:	Material is common to all perimeter windows. It is strongly presumed, after discussions on site, that asbestos packing material and/or AIB panels may be present beneath the window. No inspection could be made beneath the window sill to inspect the cavity/void due to the damage that this would cause to the asbestos. The window cavity/void will be inspected as part of the pilot window removal exercise.						


Section 6 – Survey Results

Building:	Space House (Kingsway Building)	Floor:	Seventh Floor				
Location:	006 - Offices Area (Open Plan & Partitioned)	Sample No / ID (Type):	P-358070/013 (Sampled)				
Surveyor:	Danny Webber	Survey date:	19/12/2019				
Sample Details							
	Item description:	Packing above ceiling timber beams					
	Material description:	Insulating board					
	Quantity / Extent:	650 m linear					
	Accessibility	Difficult Access					
	Analysis:	Chrysotile					
	Material identification:	Asbestos insulating board					
Material Assessment Scoring:							
Product Type:	2	Condition:	1	Surface Treatment:	1	Asbestos Type:	1
Priority Assessment Scoring:							
Occupant Activity:	0	Disturbance:	1	Human Exposure:	0	Maintenance Activity:	0
Total Scores:							
Material Score:	5	Priority Score	1	Total Score:	5	Risk Rating:	Low
Recommended action:	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.						
Recommendation comments:	-						
Comments:	Material located above original MMMF ceiling tiles sporadically throughout area. It should be presumed to be present above all timber beams. Instances of floor tile & cement have also been observed to be used as packers.						


Building:	Space House (Kingsway Building)	Floor:	Seventh Floor				
Location:	006 - Offices Area (Open Plan & Partitioned)	Sample No / ID (Type):	P-358070/014 (Sampled)				
Surveyor:	Danny Webber	Survey date:	19/12/2019				
Sample Details							
	Item description:	Packing above ceiling timber beams					
	Material description:	Insulation					
	Quantity / Extent:	650 m linear					
	Accessibility	Difficult Access					
	Analysis:	Amosite					
	Material identification:	Asbestos insulation					
Material Assessment Scoring:							
Product Type:	3	Condition:	2	Surface Treatment:	3	Asbestos Type:	2
Priority Assessment Scoring:							
Occupant Activity:	0	Disturbance:	1	Human Exposure:	0	Maintenance Activity:	0
Total Scores:							
Material Score:	10	Priority Score	1	Total Score:	10	Risk Rating:	High
Recommended action:	Remove.						
Recommendation comments:	-						
Comments:	Material found to be sporadically used, it should be presumed to be present throughout above the timber beams. Instances of floor tile & cement have also been observed to be used as packers.						


Section 6 – Survey Results

Building:	Space House (Kingsway Building)	Floor:	Seventh Floor				
Location:	006 - Offices Area (Open Plan & Partitioned)	Sample No / ID (Type):	P-358070/015 (Sampled)				
Surveyor:	Danny Webber	Survey date:	19/12/2019				
Sample Details							
	Item description:	Wall lining beneath plasterboard lining (risers)					
	Material description:	Insulating board					
	Quantity / Extent:	10 m ²					
	Accessibility	Easy Access					
	Analysis:	No asbestos detected					
	Material identification:	Non-asbestos material					
Material Assessment Scoring:							
Product Type:	-	Condition:	-	Surface Treatment:	-	Asbestos Type:	-
Priority Assessment Scoring:							
Occupant Activity:	-	Disturbance:	-	Human Exposure:	-	Maintenance Activity:	-
Total Scores:							
Material Score:	-	Priority Score	-	Total Score:	0	Risk Rating:	N/A
Recommended action:	-						
Recommendation comments:	-						
Comments:	-						


Building:	Space House (Kingsway Building)	Floor:	Seventh Floor				
Location:	006 - Offices Area (Open Plan & Partitioned)	Sample No / ID (Type):	P-358070/016 (Sampled)				
Surveyor:	Danny Webber	Survey date:	19/12/2019				
Sample Details							
	Item description:	Wall lining beneath plasterboard lining (kitchen)					
	Material description:	Insulating board					
	Quantity / Extent:	18 m ²					
	Accessibility	Difficult Access					
	Analysis:	Chrysotile					
	Material identification:	Asbestos insulating board					
Material Assessment Scoring:							
Product Type:	2	Condition:	1	Surface Treatment:	1	Asbestos Type:	1
Priority Assessment Scoring:							
Occupant Activity:	0	Disturbance:	1	Human Exposure:	0	Maintenance Activity:	0
Total Scores:							
Material Score:	5	Priority Score	1	Total Score:	5	Risk Rating:	Low
Recommended action:	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.						
Recommendation comments:	-						
Comments:	-						


Section 6 – Survey Results

Building:	Space House (Kingsway Building)	Floor:	Seventh Floor				
Location:	006 - Offices Area (Open Plan & Partitioned)	Sample No / ID (Type):	P-358070/017 (Sampled)				
Surveyor:	Danny Webber	Survey date:	19/12/2019				
Sample Details							
	Item description:	Floor tiles (grey) & bitumen adhesive					
	Material description:	Thermoplastic product					
	Quantity / Extent:	1 m ²					
	Accessibility	Medium Access					
	Analysis:	Chrysotile					
	Material identification:	Asbestos thermoplastic/adhesive					
Material Assessment Scoring:							
Product Type:	1	Condition:	3	Surface Treatment:	0	Asbestos Type:	1
Priority Assessment Scoring:							
Occupant Activity:	0	Disturbance:	1	Human Exposure:	0	Maintenance Activity:	0
Total Scores:							
Material Score:	5	Priority Score	1	Total Score:	5	Risk Rating:	Low
Recommended action:	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.						
Recommendation comments:	-						
Comments:	Material located within plasterboard boxing outside risers at Kemble Street Staircase end of building. Also includes small pieces present beneath perimeter electrical trunking & skirting boards.						


Building:	Space House (Kingsway Building)	Floor:	Seventh Floor				
Location:	006 - Offices Area (Open Plan & Partitioned)	Sample No / ID (Type):	P-358070/018 (Sampled)				
Surveyor:	Danny Webber	Survey date:	19/12/2019				
Sample Details							
	Item description:	Window glazing beading					
	Material description:	Mastics					
	Quantity / Extent:	440 m linear					
	Accessibility	Easy Access					
	Analysis:	No asbestos detected					
	Material identification:	Non-asbestos material					
Material Assessment Scoring:							
Product Type:	-	Condition:	-	Surface Treatment:	-	Asbestos Type:	-
Priority Assessment Scoring:							
Occupant Activity:	-	Disturbance:	-	Human Exposure:	-	Maintenance Activity:	-
Total Scores:							
Material Score:	-	Priority Score	-	Total Score:	0	Risk Rating:	N/A
Recommended action:	-						
Recommendation comments:	-						
Comments:	Material located throughout floor within all windows (beneath newer mastic in places).						


Section 6 – Survey Results

Building:	Space House (Kingsway Building)	Floor:	Seventh Floor				
Location:	007 - Kitchen	Sample No / ID (Type):	P-358070/019 (Sampled)				
Surveyor:	Danny Webber	Survey date:	19/12/2019				
Sample Details							
	Item description:	Sink & drainer pads					
	Material description:	Bituminous products					
	Quantity / Extent:	2 Number					
	Accessibility	Easy Access					
	Analysis:	No asbestos detected					
	Material identification:	Non-asbestos material					
Material Assessment Scoring:							
Product Type:	-	Condition:	-	Surface Treatment:	-	Asbestos Type:	-
Priority Assessment Scoring:							
Occupant Activity:	-	Disturbance:	-	Human Exposure:	-	Maintenance Activity:	-
Total Scores:							
Material Score:	-	Priority Score	-	Total Score:	0	Risk Rating:	N/A
Recommended action:	-						
Recommendation comments:	-						
Comments:	-						


Building:	Space House (Kingsway Building)	Floor:	Seventh Floor				
Location:	007 - Kitchen	Sample No / ID (Type):	P-358070/020 (Sampled)				
Surveyor:	Danny Webber	Survey date:	19/12/2019				
Sample Details							
	Item description:	Panel beneath floor screed within risers (x3)					
	Material description:	Insulating board					
	Quantity / Extent:	3 Number					
	Accessibility	Difficult Access					
	Analysis:	Chrysotile					
	Material identification:	Asbestos insulating board					
Material Assessment Scoring:							
Product Type:	2	Condition:	1	Surface Treatment:	1	Asbestos Type:	1
Priority Assessment Scoring:							
Occupant Activity:	0	Disturbance:	1	Human Exposure:	0	Maintenance Activity:	0
Total Scores:							
Material Score:	5	Priority Score	1	Total Score:	5	Risk Rating:	Low
Recommended action:	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.						
Recommendation comments:	-						
Comments:	-						


Section 6 – Survey Results

Building:	Space House (Kingsway Building)	Floor:	Seventh Floor				
Location:	007 - Kitchen	Sample No / ID (Type):	P-358070/021 (Sampled)				
Surveyor:	Danny Webber	Survey date:	19/12/2019				
Sample Details							
	Item description:	Riser panels within cupboard					
	Material description:	Insulating board					
	Quantity / Extent:	1 m ²					
	Accessibility	Easy Access					
	Analysis:	No asbestos detected					
	Material identification:	Non-asbestos material					
Material Assessment Scoring:							
Product Type:	-	Condition:	-	Surface Treatment:	-	Asbestos Type:	-
Priority Assessment Scoring:							
Occupant Activity:	-	Disturbance:	-	Human Exposure:	-	Maintenance Activity:	-
Total Scores:							
Material Score:	-	Priority Score	-	Total Score:	0	Risk Rating:	N/A
Recommended action:	-						
Recommendation comments:	-						
Comments:	Material present in all kitchen cupboards throughout property.						


Building:	Space House (Kingsway Building)	Floor:	Seventh Floor				
Location:	007 - Kitchen	Sample No / ID (Type):	P-358070/As 008 (Cross Referenced)				
Surveyor:	Danny Webber	Survey date:	19/12/2019				
Sample Details							
	Item description:	Floor tiles (grey) & bitumen adhesive					
	Material description:	Thermoplastic product					
	Quantity / Extent:	1 m ²					
	Accessibility	Medium Access					
	Analysis:	Chrysotile					
	Material identification:	Asbestos thermoplastic/adhesive					
Material Assessment Scoring:							
Product Type:	1	Condition:	1	Surface Treatment:	0	Asbestos Type:	1
Priority Assessment Scoring:							
Occupant Activity:	0	Disturbance:	2	Human Exposure:	0	Maintenance Activity:	0
Total Scores:							
Material Score:	3	Priority Score	2	Total Score:	3	Risk Rating:	Very Low
Recommended action:	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.						
Recommendation comments:	-						
Comments:	Material located within plasterboard boxing.						


Section 6 – Survey Results

Building:	Space House (Kingsway Building)	Floor:	Seventh Floor				
Location:	007 - Kitchen	Sample No / ID (Type):	P-358070/As 012 (Cross Referenced)				
Surveyor:	Danny Webber	Survey date:	19/12/2019				
Sample Details							
	Item description:	Window sill					
	Material description:	Cement product					
	Quantity / Extent:	2 m linear					
	Accessibility	Easy Access					
	Analysis:	Chrysotile					
	Material identification:	Asbestos cement					
Material Assessment Scoring:							
Product Type:	1	Condition:	1	Surface Treatment:	1	Asbestos Type:	1
Priority Assessment Scoring:							
Occupant Activity:	0	Disturbance:	2	Human Exposure:	0	Maintenance Activity:	0
Total Scores:							
Material Score:	4	Priority Score	2	Total Score:	4	Risk Rating:	Very Low
Recommended action:	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.						
Recommendation comments:	-						
Comments:	Material is common to all perimeter windows. It is strongly presumed, after discussions on site, that asbestos packing material and/or AIB panels may be present beneath the window. No inspection could be made beneath the window sill to inspect the cavity/void due to the damage that this would cause to the asbestos. The window cavity/void will be inspected as part of the pilot window removal exercise.						


Building:	Space House (Kingsway Building)	Floor:	Seventh Floor				
Location:	007 - Kitchen	Sample No / ID (Type):	P-358070/As 016 (Cross Referenced)				
Surveyor:	Danny Webber	Survey date:	19/12/2019				
Sample Details							
	Item description:	Wall lining					
	Material description:	Insulating board					
	Quantity / Extent:	20 m ²					
	Accessibility	Easy Access					
	Analysis:	Chrysotile					
	Material identification:	Asbestos insulating board					
Material Assessment Scoring:							
Product Type:	2	Condition:	1	Surface Treatment:	1	Asbestos Type:	1
Priority Assessment Scoring:							
Occupant Activity:	0	Disturbance:	2	Human Exposure:	0	Maintenance Activity:	0
Total Scores:							
Material Score:	5	Priority Score	2	Total Score:	5	Risk Rating:	Low
Recommended action:	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.						
Recommendation comments:	-						
Comments:	Material also forms cupboard walls.						


Section 6 – Survey Results

Building:	Space House (Kingsway Building)	Floor:	Seventh Floor				
Location:	008 - Female WC	Sample No / ID (Type):	P-358070/022 (Sampled)				
Surveyor:	Danny Webber	Survey date:	19/12/2019				
Sample Details							
	Item description:	Debris within cistern & hand dryer voids					
	Material description:	Cement product					
	Quantity / Extent:	1 m ²					
	Accessibility	Medium Access					
	Analysis:	Amosite Chrysotile					
	Material identification:	Asbestos cement					
Material Assessment Scoring:							
Product Type:	1	Condition:	3	Surface Treatment:	1	Asbestos Type:	2
Priority Assessment Scoring:							
Occupant Activity:	0	Disturbance:	1	Human Exposure:	0	Maintenance Activity:	0
Total Scores:							
Material Score:	7	Priority Score	1	Total Score:	7	Risk Rating:	Medium
Recommended action:	Remove.						
Recommendation comments:	-						
Comments:	-						


Building:	Space House (Kingsway Building)	Floor:	Seventh Floor				
Location:	009 - Male WC	Sample No / ID (Type):	P-358070/023 (Sampled)				
Surveyor:	Danny Webber	Survey date:	19/12/2019				
Sample Details							
	Item description:	Seals to ducting					
	Material description:	Mastics					
	Quantity / Extent:	1000 linear m					
	Accessibility	Medium Access					
	Analysis:	No asbestos detected					
	Material identification:	Non-asbestos material					
Material Assessment Scoring:							
Product Type:	-	Condition:	-	Surface Treatment:	-	Asbestos Type:	-
Priority Assessment Scoring:							
Occupant Activity:	-	Disturbance:	-	Human Exposure:	-	Maintenance Activity:	-
Total Scores:							
Material Score:	-	Priority Score	-	Total Score:	0	Risk Rating:	N/A
Recommended action:	-						
Recommendation comments:	-						
Comments:	Material observed throughout property within ducting.						

Section 6 – Survey Results

Building:	Space House (Kingsway Building)	Floor:	Seventh Floor				
Location:	012 - Keeley Street Staircase	Sample No / ID (Type):	P-358070/024 (Sampled)				
Surveyor:	Danny Webber	Survey date:	19/12/2019				
Sample Details							
	Item description:	Step nosings					
	Material description:	Thermoplastic product					
	Quantity / Extent:	9 Number					
	Accessibility	Easy Access					
	Analysis:	Chrysotile					
	Material identification:	Asbestos thermoplastic material					
Material Assessment Scoring:							
Product Type:	1	Condition:	1	Surface Treatment:	0	Asbestos Type:	1
Priority Assessment Scoring:							
Occupant Activity:	0	Disturbance:	2	Human Exposure:	0	Maintenance Activity:	0
Total Scores:							
Material Score:	3	Priority Score	2	Total Score:	3	Risk Rating:	Very Low
Recommended action:	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.						
Recommendation comments:	-						
Comments:	-						


Building:	Space House (Kingsway Building)	Floor:	Seventh Floor				
Location:	012 - Keeley Street Staircase	Sample No / ID (Type):	P-358070/As 008 (Cross Referenced)				
Surveyor:	Danny Webber	Survey date:	19/12/2019				
Sample Details							
	Item description:	Floor tiles (grey & black) & bitumen adhesive					
	Material description:	Thermoplastic product					
	Quantity / Extent:	12 m ²					
	Accessibility	Easy Access					
	Analysis:	Chrysotile					
	Material identification:	Asbestos thermoplastic/adhesive					
Material Assessment Scoring:							
Product Type:	1	Condition:	1	Surface Treatment:	0	Asbestos Type:	1
Priority Assessment Scoring:							
Occupant Activity:	0	Disturbance:	2	Human Exposure:	0	Maintenance Activity:	0
Total Scores:							
Material Score:	3	Priority Score	2	Total Score:	3	Risk Rating:	Very Low
Recommended action:	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.						
Recommendation comments:	-						
Comments:	-						


Section 6 – Survey Results

Building:	Space House (Kingsway Building)	Floor:	Sixth Floor				
Location:	013 - Kemble Street Staircase	Sample No / ID (Type):	P-358070/As 007 (Cross Referenced)				
Surveyor:	Danny Webber	Survey date:	19/12/2019				
Sample Details							
	Item description:	Step nosings					
	Material description:	Thermoplastic product					
	Quantity / Extent:	18 Number					
	Accessibility	Easy Access					
	Analysis:	Chrysotile					
	Material identification:	Asbestos thermoplastic material					
Material Assessment Scoring:							
Product Type:	1	Condition:	1	Surface Treatment:	0	Asbestos Type:	1
Priority Assessment Scoring:							
Occupant Activity:	0	Disturbance:	2	Human Exposure:	0	Maintenance Activity:	0
Total Scores:							
Material Score:	3	Priority Score	2	Total Score:	3	Risk Rating:	Very Low
Recommended action:	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.						
Recommendation comments:	-						
Comments:	-						


Building:	Space House (Kingsway Building)	Floor:	Sixth Floor				
Location:	013 - Kemble Street Staircase	Sample No / ID (Type):	P-358070/As 008 (Cross Referenced)				
Surveyor:	Danny Webber	Survey date:	19/12/2019				
Sample Details							
	Item description:	Floor tiles (grey & black) & bitumen adhesive					
	Material description:	Thermoplastic product					
	Quantity / Extent:	12 m ²					
	Accessibility	Easy Access					
	Analysis:	Chrysotile					
	Material identification:	Asbestos thermoplastic/adhesive					
Material Assessment Scoring:							
Product Type:	1	Condition:	1	Surface Treatment:	0	Asbestos Type:	1
Priority Assessment Scoring:							
Occupant Activity:	0	Disturbance:	2	Human Exposure:	0	Maintenance Activity:	0
Total Scores:							
Material Score:	3	Priority Score	2	Total Score:	3	Risk Rating:	Very Low
Recommended action:	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.						
Recommendation comments:	-						
Comments:	-						


Section 6 – Survey Results

Building:	Space House (Kingsway Building)	Floor:	Sixth Floor				
Location:	014 - Kemble Street Lobby	Sample No / ID (Type):	P-358070/As 009 (Cross Referenced)				
Surveyor:	Danny Webber	Survey date:	19/12/2019				
Sample Details							
	Item description:	Adhesive residue beneath carpet tiles					
	Material description:	Bituminous products					
	Quantity / Extent:	890 m ²					
	Accessibility	Easy Access					
	Analysis:	Chrysotile					
	Material identification:	Asbestos bitumen					
Material Assessment Scoring:							
Product Type:	1	Condition:	1	Surface Treatment:	0	Asbestos Type:	1
Priority Assessment Scoring:							
Occupant Activity:	0	Disturbance:	2	Human Exposure:	0	Maintenance Activity:	0
Total Scores:							
Material Score:	3	Priority Score	2	Total Score:	3	Risk Rating:	Very Low
Recommended action:	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.						
Recommendation comments:	-						
Comments:	Material located throughout floor beneath all flooring & floor screed.						


Building:	Space House (Kingsway Building)	Floor:	Sixth Floor				
Location:	015 - Offices Area (Open Plan)	Sample No / ID (Type):	P-358070/025 (Sampled)				
Surveyor:	Danny Webber	Survey date:	19/12/2019				
Sample Details							
	Item description:	Debris on floor					
	Material description:	Insulating board					
	Quantity / Extent:	10 m ²					
	Accessibility	Easy Access					
	Analysis:	No asbestos detected					
	Material identification:	Non-asbestos material					
Material Assessment Scoring:							
Product Type:	-	Condition:	-	Surface Treatment:	-	Asbestos Type:	-
Priority Assessment Scoring:							
Occupant Activity:	-	Disturbance:	-	Human Exposure:	-	Maintenance Activity:	-
Total Scores:							
Material Score:	-	Priority Score	-	Total Score:	0	Risk Rating:	N/A
Recommended action:	-						
Recommendation comments:	-						
Comments:	-						


Section 6 – Survey Results

Building:	Space House (Kingsway Building)	Floor:	Sixth Floor				
Location:	015 - Offices Area (Open Plan)	Sample No / ID (Type):	P-358070/026 (Sampled)				
Surveyor:	Danny Webber	Survey date:	19/12/2019				
Sample Details							
	Item description:	Pipework insulation					
	Material description:	Paper					
	Quantity / Extent:	60 linear m					
	Accessibility	Easy Access					
	Analysis:	No asbestos detected					
	Material identification:	Non-asbestos material					
Material Assessment Scoring:							
Product Type:	-	Condition:	-	Surface Treatment:	-	Asbestos Type:	-
Priority Assessment Scoring:							
Occupant Activity:	-	Disturbance:	-	Human Exposure:	-	Maintenance Activity:	-
Total Scores:							
Material Score:	-	Priority Score	-	Total Score:	0	Risk Rating:	N/A
Recommended action:	-						
Recommendation comments:	-						
Comments:	Material located throughout property.						


Building:	Space House (Kingsway Building)	Floor:	Sixth Floor				
Location:	015 - Offices Area (Open Plan)	Sample No / ID (Type):	P-358070/As 010 (Cross Referenced)				
Surveyor:	Danny Webber	Survey date:	19/12/2019				
Sample Details							
	Item description:	Ceiling above MMMF tiles					
	Material description:	Insulating board					
	Quantity / Extent:	80 m ²					
	Accessibility	Difficult Access					
	Analysis:	Chrysotile					
	Material identification:	Asbestos insulating board					
Material Assessment Scoring:							
Product Type:	2	Condition:	1	Surface Treatment:	1	Asbestos Type:	1
Priority Assessment Scoring:							
Occupant Activity:	0	Disturbance:	2	Human Exposure:	0	Maintenance Activity:	0
Total Scores:							
Material Score:	5	Priority Score	2	Total Score:	5	Risk Rating:	Low
Recommended action:	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.						
Recommendation comments:	-						
Comments:	It is strongly presumed after discussions on site that asbestos packing material will also be present above. Material located above original MMMF tiles between external windows & lighting trunking.						


Section 6 – Survey Results

Building:	Space House (Kingsway Building)	Floor:	Sixth Floor				
Location:	015 - Offices Area (Open Plan)	Sample No / ID (Type):	P-358070/As 011 (Cross Referenced)				
Surveyor:	Danny Webber	Survey date:	19/12/2019				
Sample Details							
	Item description:	MMMF ceiling tile adhesive					
	Material description:	Adhesive					
	Quantity / Extent:	890 m ²					
	Accessibility	Difficult Access					
	Analysis:	No asbestos detected					
	Material identification:	Non-asbestos material					
Material Assessment Scoring:							
Product Type:	-	Condition:	-	Surface Treatment:	-	Asbestos Type:	-
Priority Assessment Scoring:							
Occupant Activity:	-	Disturbance:	-	Human Exposure:	-	Maintenance Activity:	-
Total Scores:							
Material Score:	-	Priority Score	-	Total Score:	0	Risk Rating:	N/A
Recommended action:	-						
Recommendation comments:	-						
Comments:	Material present throughout MMMF ceiling tiled areas.						


Building:	Space House (Kingsway Building)	Floor:	Sixth Floor				
Location:	015 - Offices Area (Open Plan)	Sample No / ID (Type):	P-358070/As 012 (Cross Referenced)				
Surveyor:	Danny Webber	Survey date:	19/12/2019				
Sample Details							
	Item description:	Window sills					
	Material description:	Cement product					
	Quantity / Extent:	82 m linear					
	Accessibility	Easy Access					
	Analysis:	Chrysotile					
	Material identification:	Asbestos cement					
Material Assessment Scoring:							
Product Type:	1	Condition:	1	Surface Treatment:	1	Asbestos Type:	1
Priority Assessment Scoring:							
Occupant Activity:	0	Disturbance:	2	Human Exposure:	0	Maintenance Activity:	0
Total Scores:							
Material Score:	4	Priority Score	2	Total Score:	4	Risk Rating:	Very Low
Recommended action:	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.						
Recommendation comments:	It is strongly presumed after discussions on site that asbestos packing material and/or AIB panels beneath the window may also be present.						
Comments:	Material is common to all perimeter windows. It is strongly presumed, after discussions on site, that asbestos packing material and/or AIB panels may be present beneath the window. No inspection could be made beneath the window sill to inspect the cavity/void due to the damage that this would cause to the asbestos. The window cavity/void will be inspected as part of the pilot window removal exercise.						


Section 6 – Survey Results

Building:	Space House (Kingsway Building)	Floor:	Sixth Floor				
Location:	015 - Offices Area (Open Plan)	Sample No / ID (Type):	P-358070/As 013 (Cross Referenced)				
Surveyor:	Danny Webber	Survey date:	19/12/2019				
Sample Details							
	Item description:	Packing above ceiling timber beams					
	Material description:	Insulating board					
	Quantity / Extent:	650 m linear					
	Accessibility	Difficult Access					
	Analysis:	Chrysotile					
	Material identification:	Asbestos insulating board					
Material Assessment Scoring:							
Product Type:	2	Condition:	1	Surface Treatment:	1	Asbestos Type:	1
Priority Assessment Scoring:							
Occupant Activity:	0	Disturbance:	1	Human Exposure:	0	Maintenance Activity:	0
Total Scores:							
Material Score:	5	Priority Score	1	Total Score:	5	Risk Rating:	Low
Recommended action:	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.						
Recommendation comments:	-						
Comments:	Material located above original MMMF ceiling tiles sporadically throughout area. It should be presumed to be present above all timber beams. Instances of floor tile & cement have also been observed to be used as packers.						


Building:	Space House (Kingsway Building)	Floor:	Sixth Floor				
Location:	015 - Offices Area (Open Plan)	Sample No / ID (Type):	P-358070/As 014 (Cross Referenced)				
Surveyor:	Danny Webber	Survey date:	19/12/2019				
Sample Details							
	Item description:	Packing above ceiling timber beams					
	Material description:	Insulation					
	Quantity / Extent:	650 m linear					
	Accessibility	Difficult Access					
	Analysis:	Amosite					
	Material identification:	Asbestos insulation					
Material Assessment Scoring:							
Product Type:	3	Condition:	2	Surface Treatment:	3	Asbestos Type:	2
Priority Assessment Scoring:							
Occupant Activity:	0	Disturbance:	1	Human Exposure:	0	Maintenance Activity:	0
Total Scores:							
Material Score:	10	Priority Score	1	Total Score:	10	Risk Rating:	High
Recommended action:	Remove.						
Recommendation comments:	-						
Comments:	Material located above original MMMF ceiling tiles sporadically throughout area. It should be presumed to be present above all timber beams. Instances of floor tile & cement have also been observed to be used as packers.						


Section 6 – Survey Results

Building:	Space House (Kingsway Building)	Floor:	Sixth Floor				
Location:	015 - Offices Area (Open Plan)	Sample No / ID (Type):	P-358070/As 016 (Cross Referenced)				
Surveyor:	Danny Webber	Survey date:	19/12/2019				
Sample Details							
	Item description:	Wall lining beneath plasterboard lining (kitchen)					
	Material description:	Insulating board					
	Quantity / Extent:	18 m ²					
	Accessibility	Difficult Access					
	Analysis:	Chrysotile					
	Material identification:	Asbestos insulating board					
Material Assessment Scoring:							
Product Type:	2	Condition:	1	Surface Treatment:	1	Asbestos Type:	1
Priority Assessment Scoring:							
Occupant Activity:	0	Disturbance:	1	Human Exposure:	0	Maintenance Activity:	0
Total Scores:							
Material Score:	5	Priority Score	1	Total Score:	5	Risk Rating:	Low
Recommended action:	Remove if likely to be disturbed by the refurbishment, otherwise encapsulate and then monitor condition						
Recommendation comments:	-						
Comments:	-						


Building:	Space House (Kingsway Building)	Floor:	Sixth Floor				
Location:	015 - Offices Area (Open Plan)	Sample No / ID (Type):	P-358070/As 017 (Cross Referenced)				
Surveyor:	Danny Webber	Survey date:	19/12/2019				
Sample Details							
	Item description:	Floor tiles (grey) & bitumen adhesive debris					
	Material description:	Thermoplastic product					
	Quantity / Extent:	1 m ²					
	Accessibility	Easy Access					
	Analysis:	Chrysotile					
	Material identification:	Asbestos thermoplastic/adhesive					
Material Assessment Scoring:							
Product Type:	1	Condition:	3	Surface Treatment:	0	Asbestos Type:	1
Priority Assessment Scoring:							
Occupant Activity:	0	Disturbance:	1	Human Exposure:	0	Maintenance Activity:	0
Total Scores:							
Material Score:	5	Priority Score	1	Total Score:	5	Risk Rating:	Low
Recommended action:	Remove.						
Recommendation comments:	-						
Comments:	Material located outside risers at Kemble Street Staircase end of building. Also includes small pieces present beneath perimeter electrical trunking & skirting boards.						


Section 6 – Survey Results

Building:	Space House (Kingsway Building)	Floor:	Sixth Floor				
Location:	015 - Offices Area (Open Plan)	Sample No / ID (Type):	P-358070/As 018 (Cross Referenced)				
Surveyor:	Danny Webber	Survey date:	19/12/2019				
Sample Details							
	Item description:	Window glazing beading					
	Material description:	Mastics					
	Quantity / Extent:	440 m linear					
	Accessibility	Easy Access					
	Analysis:	No asbestos detected					
	Material identification:	Non-asbestos material					
Material Assessment Scoring:							
Product Type:	-	Condition:	-	Surface Treatment:	-	Asbestos Type:	-
Priority Assessment Scoring:							
Occupant Activity:	-	Disturbance:	-	Human Exposure:	-	Maintenance Activity:	-
Total Scores:							
Material Score:	-	Priority Score	-	Total Score:	0	Risk Rating:	N/A
Recommended action:	-						
Recommendation comments:	-						
Comments:	Material located throughout floor within all windows (beneath newer mastic in places).						


Building:	Space House (Kingsway Building)	Floor:	Sixth Floor				
Location:	016 - Kitchen	Sample No / ID (Type):	P-358070/As 008 (Cross Referenced)				
Surveyor:	Danny Webber	Survey date:	19/12/2019				
Sample Details							
	Item description:	Floor tiles (grey) & bitumen adhesive					
	Material description:	Thermoplastic product					
	Quantity / Extent:	1 m ²					
	Accessibility	Medium Access					
	Analysis:	Chrysotile					
	Material identification:	Asbestos thermoplastic/adhesive					
Material Assessment Scoring:							
Product Type:	1	Condition:	1	Surface Treatment:	0	Asbestos Type:	1
Priority Assessment Scoring:							
Occupant Activity:	0	Disturbance:	2	Human Exposure:	0	Maintenance Activity:	0
Total Scores:							
Material Score:	3	Priority Score	2	Total Score:	3	Risk Rating:	Very Low
Recommended action:	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.						
Recommendation comments:	-						
Comments:	Material located within plasterboard boxing.						


Section 6 – Survey Results

Building:	Space House (Kingsway Building)	Floor:	Sixth Floor				
Location:	016 - Kitchen	Sample No / ID (Type):	P-358070/As 012 (Cross Referenced)				
Surveyor:	Danny Webber	Survey date:	19/12/2019				
Sample Details							
	Item description:	Window sill					
	Material description:	Cement product					
	Quantity / Extent:	2 m linear					
	Accessibility	Easy Access					
	Analysis:	Chrysotile					
	Material identification:	Asbestos cement					
Material Assessment Scoring:							
Product Type:	1	Condition:	1	Surface Treatment:	1	Asbestos Type:	1
Priority Assessment Scoring:							
Occupant Activity:	0	Disturbance:	2	Human Exposure:	0	Maintenance Activity:	0
Total Scores:							
Material Score:	4	Priority Score	2	Total Score:	4	Risk Rating:	Very Low
Recommended action:	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.						
Recommendation comments:	-						
Comments:	Material is common to all perimeter windows. It is strongly presumed, after discussions on site, that asbestos packing material and/or AIB panels may be present beneath the window. No inspection could be made beneath the window sill to inspect the cavity/void due to the damage that this would cause to the asbestos. The window cavity/void will be inspected as part of the pilot window removal exercise.						


Building:	Space House (Kingsway Building)	Floor:	Sixth Floor				
Location:	016 - Kitchen	Sample No / ID (Type):	P-358070/As 016 (Cross Referenced)				
Surveyor:	Danny Webber	Survey date:	19/12/2019				
Sample Details							
	Item description:	Wall lining					
	Material description:	Insulating board					
	Quantity / Extent:	20 m ²					
	Accessibility	Easy Access					
	Analysis:	Chrysotile					
	Material identification:	Asbestos insulating board					
Material Assessment Scoring:							
Product Type:	2	Condition:	2	Surface Treatment:	1	Asbestos Type:	1
Priority Assessment Scoring:							
Occupant Activity:	0	Disturbance:	2	Human Exposure:	0	Maintenance Activity:	0
Total Scores:							
Material Score:	6	Priority Score	2	Total Score:	6	Risk Rating:	Low
Recommended action:	Remove if likely to be disturbed by the refurbishment, otherwise encapsulate and then monitor condition						
Recommendation comments:	-						
Comments:	Material also forms cupboard walls.						


Section 6 – Survey Results

Building:	Space House (Kingsway Building)	Floor:	Sixth Floor				
Location:	016 - Kitchen	Sample No / ID (Type):	P-358070/As 020 (Cross Referenced)				
Surveyor:	Danny Webber	Survey date:	19/12/2019				
Sample Details							
	Item description:	Panel beneath floor screed within risers (x3)					
	Material description:	Insulating board					
	Quantity / Extent:	3 Number					
	Accessibility	Difficult Access					
	Analysis:	Chrysotile					
	Material identification:	Asbestos insulating board					
Material Assessment Scoring:							
Product Type:	2	Condition:	1	Surface Treatment:	1	Asbestos Type:	1
Priority Assessment Scoring:							
Occupant Activity:	0	Disturbance:	1	Human Exposure:	0	Maintenance Activity:	0
Total Scores:							
Material Score:	5	Priority Score	1	Total Score:	5	Risk Rating:	Low
Recommended action:	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.						
Recommendation comments:	-						
Comments:	-						

Building:	Space House (Kingsway Building)	Floor:	Sixth Floor				
Location:	017 - Female WC	Sample No / ID (Type):	P-358070/As 022 (Cross Referenced)				
Surveyor:	Danny Webber	Survey date:	19/12/2019				
Sample Details							
	Item description:	Debris within hand dryer void					
	Material description:	Cement product					
	Quantity / Extent:	1 m ²					
	Accessibility	Medium Access					
	Analysis:	Amosite Chrysotile					
	Material identification:	Asbestos cement					
Material Assessment Scoring:							
Product Type:	1	Condition:	3	Surface Treatment:	1	Asbestos Type:	2
Priority Assessment Scoring:							
Occupant Activity:	0	Disturbance:	1	Human Exposure:	0	Maintenance Activity:	0
Total Scores:							
Material Score:	7	Priority Score	1	Total Score:	7	Risk Rating:	Medium
Recommended action:	Remove.						
Recommendation comments:	-						
Comments:	-						


Section 6 – Survey Results


Building:	Space House (Kingsway Building)	Floor:	Sixth Floor				
Location:	020 - Keeley Street Staircase	Sample No / ID (Type):	P-358070/As 008 (Cross Referenced)				
Surveyor:	Danny Webber	Survey date:	19/12/2019				
Sample Details							
	Item description:	Floor tiles (grey & black) & bitumen adhesive					
	Material description:	Thermoplastic product					
	Quantity / Extent:	12 m ²					
	Accessibility	Easy Access					
	Analysis:	Chrysotile					
	Material identification:	Asbestos thermoplastic/adhesive					
Material Assessment Scoring:							
Product Type:	1	Condition:	1	Surface Treatment:	0	Asbestos Type:	1
Priority Assessment Scoring:							
Occupant Activity:	0	Disturbance:	2	Human Exposure:	0	Maintenance Activity:	0
Total Scores:							
Material Score:	3	Priority Score	2	Total Score:	3	Risk Rating:	Very Low
Recommended action:	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.						
Recommendation comments:	-						
Comments:	-						

Building:	Space House (Kingsway Building)	Floor:	Sixth Floor				
Location:	020 - Keeley Street Staircase	Sample No / ID (Type):	P-358070/As 024 (Cross Referenced)				
Surveyor:	Danny Webber	Survey date:	19/12/2019				
Sample Details							
	Item description:	Step nosings					
	Material description:	Thermoplastic product					
	Quantity / Extent:	18 Number					
	Accessibility	Easy Access					
	Analysis:	Chrysotile					
	Material identification:	Asbestos thermoplastic material					
Material Assessment Scoring:							
Product Type:	1	Condition:	1	Surface Treatment:	0	Asbestos Type:	1
Priority Assessment Scoring:							
Occupant Activity:	0	Disturbance:	2	Human Exposure:	0	Maintenance Activity:	0
Total Scores:							
Material Score:	3	Priority Score	2	Total Score:	3	Risk Rating:	Very Low
Recommended action:	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.						
Recommendation comments:	-						
Comments:	-						

Section 7 – Room Data

This section contains details of the material construction of all rooms which were accessed during this survey. For those areas which were not accessed during the surveys, please refer to the no access areas in section 1.0.

Building Name:	Space House (Kingsway Building)	Floor Level:	Eighth Floor
Location Number:	001	Location Description:	Tank Room
Surveyor:	Danny Webber	Survey Date:	07/01/2020
Room Data / Observations:			
		<p>General Comments:</p> <p>Concrete ceiling. Masonry walls. Cast iron soil pipes. Timber door & frame. Fibreglass water tank. Metal cylinder with galvanised MMMF insulation. MMMF & foam insulated pipework. Asphalted concrete floor.</p>	

Building Name:	Space House (Kingsway Building)	Floor Level:	Eighth Floor
Location Number:	002	Location Description:	Lift Motor Room
Surveyor:	Danny Webber	Survey Date:	07/01/2020
Room Data / Observations:			
		<p>General Comments:</p> <p>Concrete ceiling. Masonry walls. Timber door & frame. Asphalted concrete floor with metal access hatches.</p>	

Section 7 – Room Data

Building Name:	Space House (Kingsway Building)	Floor Level:	Eighth Floor
Location Number:	003	Location Description:	Flat Roof
Surveyor:	Danny Webber	Survey Date:	07/01/2020

Room Data / Observations:



General Comments:

Mosaic tiled masonry walls (tank & lift motor rooms). Timber access hatch. Galvanised MMMF pipework insulation. Felt & asphalt roofing material.

Building Name:	Space House (Kingsway Building)	Floor Level:	Seventh Floor
Location Number:	004	Location Description:	Kemble Street Staircase
Surveyor:	Danny Webber	Survey Date:	19/12/2019

Room Data / Observations:




General Comments:

Plaster skimmed concrete ceiling. Plaster skimmed masonry walls with timber 'coving' board around top. Timber doors & frame. Metal window. Metal radiator. Composite skirting board (sampled). Composite step nosings (sampled). Concrete floor beneath floor tiles (sampled).

Section 7 – Room Data


Building Name:	Space House (Kingsway Building)	Floor Level:	Seventh Floor
Location Number:	005	Location Description:	Kemble Street Lobby
Surveyor:	Danny Webber	Survey Date:	19/12/2019

Room Data / Observations:

	General Comments:
	Plaster skimmed concrete ceiling & concrete above meshed plaster ceiling. Plaster skimmed masonry walls. Timber doors & frames. Timber skirting board. Concrete floor beneath carpet tiles.

Building Name:	Space House (Kingsway Building)	Floor Level:	Seventh Floor
Location Number:	006	Location Description:	Offices Area (Open Plan & Partitioned)
Surveyor:	Danny Webber	Survey Date:	19/12/2019

Room Data / Observations:

	General Comments:
	Plaster skimmed concrete ceiling & concrete ceiling above meshed plaster above MMMF ceiling tiles with timber beams. Foam & MMMF insulated pipework. Plaster skimmed masonry, plasterboard & cement (sampled) walls. Meshed plaster skim beam cladding with concrete beams & cast iron rainwater pipe within. Metal windows with composite sills (sampled). Timber doors & frames. Timber lining to fire extinguisher housing. Timber skirting board. Concrete floor beneath carpet tiles.

Section 7 – Room Data

Building Name:	Space House (Kingsway Building)	Floor Level:	Seventh Floor
Location Number:	007	Location Description:	Kitchen
Surveyor:	Danny Webber	Survey Date:	19/12/2019

Room Data / Observations:



General Comments:

Plaster skimmed concrete ceiling & concrete above meshed plaster ceiling above MMMF ceiling tiles. Foam & MMMF insulated pipework. Plaster skimmed masonry & cement (sampled) walls. Plasterboard boxing. Glass fibreboard riser panel within cupboard (sampled). Metal windows with composite sills (sampled). Timber doors & frames. Plastic skirting board. Modern textile fire blanket. Concrete floor beneath modern linoleum.

Building Name:	Space House (Kingsway Building)	Floor Level:	Seventh Floor
Location Number:	008	Location Description:	Female WC
Surveyor:	Danny Webber	Survey Date:	19/12/2019

Room Data / Observations:




General Comments:

Partially plaster skimmed concrete ceiling above MMMF ceiling tiles on a metal grid with metal ducting above. Foam & MMMF insulated pipework. Plaster skimmed masonry & plasterboard walls. Timber boxing. Plastic toilet cisterns. Cast iron soil pipe. Metal windows with timber sills. Timber doors & frames. Ceramic tiled skirting board. Concrete floor beneath ceramic tiles.

Section 7 – Room Data


Building Name:	Space House (Kingsway Building)	Floor Level:	Seventh Floor
Location Number:	009	Location Description:	Male WC
Surveyor:	Danny Webber	Survey Date:	19/12/2019

Room Data / Observations:

	General Comments:
	<p>Partially plaster skimmed concrete ceiling above MMMF ceiling tiles on a metal grid with metal ducting above. Foam & MMMF insulated pipework. Plaster skimmed masonry & plasterboard walls. Plasterboard boxing. Plastic toilet cisterns. Cast iron soil pipe. Metal windows with timber sills. Timber doors & frames. Ceramic tiled skirting board. Concrete floor beneath ceramic tiles.</p>

Building Name:	Space House (Kingsway Building)	Floor Level:	Seventh Floor
Location Number:	010	Location Description:	Disabled WC
Surveyor:	Danny Webber	Survey Date:	19/12/2019


Room Data / Observations:

	General Comments:
	<p>Partially plaster skimmed concrete ceiling above MMMF ceiling tiles on a metal grid with metal ducting above. Foam & MMMF insulated pipework. Plaster skimmed masonry & plasterboard walls. Ceramic toilet cistern. Timber door & frame. Ceramic tiled skirting board. Concrete floor beneath ceramic tiles.</p>

Section 7 – Room Data


Building Name:	Space House (Kingsway Building)	Floor Level:	Seventh Floor
Location Number:	011	Location Description:	Lift Lobby
Surveyor:	Danny Webber	Survey Date:	19/12/2019

Room Data / Observations:

	General Comments:
	Concrete ceiling above meshed plaster above MMMF ceiling tiles above suspended ceiling tiles on a metal grid. Plaster skimmed masonry walls. Rubber gasket within metal dry riser pipework flange. Metal windows. Timber doors & frames. Timber skirting board. Concrete floor beneath carpet tiles.

Building Name:	Space House (Kingsway Building)	Floor Level:	Seventh Floor
Location Number:	012	Location Description:	Keeley Street Staircase
Surveyor:	Danny Webber	Survey Date:	19/12/2019

Room Data / Observations:

	General Comments:
	Plaster skimmed concrete ceiling. Plaster skimmed masonry walls. Timber doors & frame. Metal window. Metal radiator. Composite skirting board (sampled). Composite step nosings (sampled). Concrete floor beneath floor tiles (sampled).

Section 7 – Room Data

Building Name:	Space House (Kingsway Building)	Floor Level:	Sixth Floor
Location Number:	013	Location Description:	Kemble Street Staircase
Surveyor:	Danny Webber	Survey Date:	19/12/2019

Room Data / Observations:



General Comments:

Plaster skimmed concrete ceiling. Plaster skimmed masonry walls. Timber doors & frame. Metal window. Metal radiator. Composite skirting board (sampled). Composite step nosings (sampled). Concrete floor beneath floor tiles (sampled).

Building Name:	Space House (Kingsway Building)	Floor Level:	Sixth Floor
Location Number:	014	Location Description:	Kemble Street Lobby
Surveyor:	Danny Webber	Survey Date:	19/12/2019

Room Data / Observations:




General Comments:

Plaster skimmed concrete ceiling & concrete above meshed plaster ceiling. Plaster skimmed masonry walls. Timber doors & frames. Timber skirting board. Concrete floor beneath carpet tiles.

Section 7 – Room Data


Building Name:	Space House (Kingsway Building)	Floor Level:	Sixth Floor
Location Number:	015	Location Description:	Offices Area (Open Plan)
Surveyor:	Danny Webber	Survey Date:	19/12/2019

Room Data / Observations:

	General Comments:
	<p>Plaster skimmed concrete ceiling & concrete ceiling above meshed plaster above MMMF ceiling tiles with timber beams. Foam & MMMF insulated pipework. Plaster skimmed masonry & cement (sampled) walls. Meshed plaster skimmed beam cladding with concrete beams & cast iron rainwater pipe within. Metal windows with composite sills (sampled). Timber doors & frames. Timber lining to fire extinguisher housing. Timber skirting board. Concrete floor.</p>

Building Name:	Space House (Kingsway Building)	Floor Level:	Sixth Floor
Location Number:	016	Location Description:	Kitchen
Surveyor:	Danny Webber	Survey Date:	19/12/2019


Room Data / Observations:

	General Comments:
	<p>Plaster skimmed concrete ceiling & concrete above meshed plaster ceiling above MMMF ceiling tiles & partial metal grid. Foam & MMMF insulated pipework. Plaster skimmed masonry & cement (sampled) walls. Plasterboard boxing. Glass fibreboard riser panel within cupboard (sampled). Metal windows with composite sills (sampled). Timber doors & frames. Plastic skirting board. Concrete floor beneath modern linoleum.</p>

Section 7 – Room Data


Building Name:	Space House (Kingsway Building)	Floor Level:	Sixth Floor
Location Number:	017	Location Description:	Female WC
Surveyor:	Danny Webber	Survey Date:	19/12/2019

Room Data / Observations:

	General Comments:
	<p>Partially plaster skimmed concrete ceiling above MMMF ceiling tiles on a metal grid with metal ducting above. Foam & MMMF insulated pipework. Plaster skimmed masonry & plasterboard walls. Timber boxing. Plastic toilet cisterns. Cast iron soil pipe. Metal windows with timber sills. Timber doors & frames. Ceramic tiled skirting board. Concrete floor beneath ceramic tiles.</p>

Building Name:	Space House (Kingsway Building)	Floor Level:	Sixth Floor
Location Number:	018	Location Description:	Male WC
Surveyor:	Danny Webber	Survey Date:	19/12/2019

Room Data / Observations:

	General Comments:
	<p>Partially plaster skimmed concrete ceiling with metal ducting above. Foam & MMMF insulated pipework. Plaster skimmed masonry & plasterboard walls. Cast iron soil pipe. Metal windows with timber sills. Timber doors & frames. Ceramic tiled skirting board. Concrete floor beneath ceramic tiles.</p>

Section 7 – Room Data

Building Name:	Space House (Kingsway Building)	Floor Level:	Sixth Floor
Location Number:	019	Location Description:	Lift Lobby
Surveyor:	Danny Webber	Survey Date:	19/12/2019

Room Data / Observations:



General Comments:

Concrete ceiling above meshed plaster above MMMF ceiling tiles. Plaster skimmed masonry walls. Rubber gasket within metal dry riser pipework flange. Metal windows. Timber doors & frames. Timber skirting board. Concrete floor.

Building Name:	Space House (Kingsway Building)	Floor Level:	Sixth Floor
Location Number:	020	Location Description:	Keeley Street Staircase
Surveyor:	Danny Webber	Survey Date:	19/12/2019

Room Data / Observations:



General Comments:

Plaster skimmed concrete ceiling. Plaster skimmed masonry walls. Timber doors & frame. Metal window. Metal radiator. Composite skirting board (sampled). Composite step nosings (sampled). Concrete floor beneath floor tiles (sampled).

Section 8 – Sample Results Summary

Sample No. / ID (Approach*)	Location details	Item Description	Material description	Asbestos type	Extent	Material score	Priority score	Total score	Recommendation
P-358070/001 (S)	Space House (Kingsway Building) - Eighth Floor - Tank Room	Ceiling infill	Non-asbestos material	No asbestos detected	1 Number	0	-	0	-
P-358070/002 (S)	Space House (Kingsway Building) - Eighth Floor - Tank Room	Pipework flange	Asbestos gasket	Chrysotile	1 Number	6	-	6	Remove if likely to be disturbed by the refurbishment, otherwise encapsulate and then monitor condition
P-358070/003 (S)	Space House (Kingsway Building) - Eighth Floor - Tank Room	Wall panels	Non-asbestos material	No asbestos detected	2 Number	0	-	0	-
P-358070/004 (S)	Space House (Kingsway Building) - Eighth Floor - Tank Room	Residue on wall	Non-asbestos material	No asbestos detected	3 Number	0	-	0	-
P-358070/005 (S)	Space House (Kingsway Building) - Eighth Floor - Flat Roof	Plant pipework flange	Asbestos gasket	Chrysotile	6 Number	6	-	6	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.
P-358070/006 (S)	Space House (Kingsway Building) - Seventh Floor - Kemble Street Staircase	Skirting board	Non-asbestos material	No asbestos detected	200 m linear	0	-	0	-
P-358070/007 (S)	Space House (Kingsway Building) - Seventh Floor - Kemble Street Staircase	Step nosings	Asbestos thermoplastic material	Chrysotile	9 Number	3	-	3	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.
P-358070/008 (S)	Space House (Kingsway Building) - Seventh Floor - Kemble Street Staircase	Floor tiles (grey & black) & bitumen adhesive	Asbestos thermoplastic/adhesive	Chrysotile	12 m2	3	-	3	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.
P-358070/009 (S)	Space House (Kingsway Building) - Seventh Floor - Kemble Street Lobby	Adhesive residue beneath carpet tiles	Asbestos bitumen	Chrysotile	890 m2	3	-	3	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.
P-358070/010 (S)	Space House (Kingsway Building) - Seventh Floor - Offices Area (Open Plan & Partitioned)	Ceiling above MMMF tiles	Asbestos insulating board	Chrysotile	80 m2	5	-	5	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.
P-358070/011 (S)	Space House (Kingsway Building) - Seventh Floor - Offices Area (Open Plan & Partitioned)	MMMF ceiling tile adhesive	Non-asbestos material	No asbestos detected	890 m2	0	-	0	-
P-358070/012 (S)	Space House (Kingsway Building) - Seventh Floor - Offices Area (Open Plan & Partitioned)	Window sills	Asbestos cement	Chrysotile	82 m linear	4	-	4	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.
P-358070/013 (S)	Space House (Kingsway Building) - Seventh Floor - Offices Area (Open Plan & Partitioned)	Packing above ceiling timber beams	Asbestos insulating board	Chrysotile	650 m linear	5	-	5	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.
P-358070/014 (S)	Space House (Kingsway Building) - Seventh Floor - Offices Area (Open Plan & Partitioned)	Packing above ceiling timber beams	Asbestos insulation	Amosite	650 m linear	10	-	10	Remove.
P-358070/015 (S)	Space House (Kingsway Building) - Seventh Floor - Offices Area (Open Plan & Partitioned)	Wall lining beneath plasterboard lining (risers)	Non-asbestos material	No asbestos detected	10 m2	0	-	0	-

Section 8 – Sample Results Summary

Sample No. / ID (Approach*)	Location details	Item Description	Material description	Asbestos type	Extent	Material score	Priority score	Total score	Recommendation
P-358070/016 (S)	Space House (Kingsway Building) - Seventh Floor - Offices Area (Open Plan & Partitioned)	Wall lining beneath plasterboard lining (kitchen)	Asbestos insulating board	Chrysotile	18 m2	5	-	5	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.
P-358070/017 (S)	Space House (Kingsway Building) - Seventh Floor - Offices Area (Open Plan & Partitioned)	Floor tiles (grey) & bitumen adhesive	Asbestos thermoplastic/adhesive	Chrysotile	1 m2	5	-	5	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.
P-358070/018 (S)	Space House (Kingsway Building) - Seventh Floor - Offices Area (Open Plan & Partitioned)	Window glazing beading	Non-asbestos material	No asbestos detected	440 m linear	0	-	0	-
P-358070/019 (S)	Space House (Kingsway Building) - Seventh Floor - Kitchen	Sink & drainer pads	Non-asbestos material	No asbestos detected	2 Number	0	-	0	-
P-358070/020 (S)	Space House (Kingsway Building) - Seventh Floor - Kitchen	Panel beneath floor screed within risers (x3)	Asbestos insulating board	Chrysotile	3 Number	5	-	5	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.
P-358070/021 (S)	Space House (Kingsway Building) - Seventh Floor - Kitchen	Riser panels within cupboard	Non-asbestos material	No asbestos detected	1 m2	0	-	0	-
P-358070/022 (S)	Space House (Kingsway Building) - Seventh Floor - Female WC	Debris within cistern & hand dryer voids	Asbestos cement	Amosite Chrysotile	1 m2	7	-	7	Remove.
P-358070/023 (S)	Space House (Kingsway Building) - Seventh Floor - Male WC	Seals to ducting	Non-asbestos material	No asbestos detected	1000 linear m	0	-	0	-
P-358070/024 (S)	Space House (Kingsway Building) - Seventh Floor - Keeley Street Staircase	Step nosings	Asbestos thermoplastic material	Chrysotile	9 Number	3	-	3	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.
P-358070/025 (S)	Space House (Kingsway Building) - Sixth Floor - Offices Area (Open Plan)	Debris on floor	Non-asbestos material	No asbestos detected	10 m2	0	-	0	-
P-358070/026 (S)	Space House (Kingsway Building) - Sixth Floor - Offices Area (Open Plan)	Pipework insulation	Non-asbestos material	No asbestos detected	60 linear m	0	-	0	-
P-358070/As 004 (X)	Space House (Kingsway Building) - Eighth Floor - Lift Motor Room	Residue on wall	Non-asbestos material	No asbestos detected	2 Number	0	-	0	-
P-358070/As 007 (X)	Space House (Kingsway Building) - Sixth Floor - Kemble Street Staircase	Step nosings	Asbestos thermoplastic material	Chrysotile	18 Number	3	-	3	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.
P-358070/As 008 (X)	Space House (Kingsway Building) - Seventh Floor - Kitchen	Floor tiles (grey) & bitumen adhesive	Asbestos thermoplastic/adhesive	Chrysotile	1 m2	3	-	3	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.
P-358070/As 008 (X)	Space House (Kingsway Building) - Seventh Floor - Keeley Street Staircase	Floor tiles (grey & black) & bitumen adhesive	Asbestos thermoplastic/adhesive	Chrysotile	12 m2	3	-	3	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.
P-358070/As 008 (X)	Space House (Kingsway Building) - Sixth Floor - Kemble Street Staircase	Floor tiles (grey & black) & bitumen adhesive	Asbestos thermoplastic/adhesive	Chrysotile	12 m2	3	-	3	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.
P-358070/As 008 (X)	Space House (Kingsway Building) - Sixth Floor - Kitchen	Floor tiles (grey) & bitumen adhesive	Asbestos thermoplastic/adhesive	Chrysotile	1 m2	3	-	3	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.

Section 8 – Sample Results Summary

Sample No. / ID (Approach*)	Location details	Item Description	Material description	Asbestos type	Extent	Material score	Priority score	Total score	Recommendation
P-358070/As 008 (X)	Space House (Kingsway Building) - Sixth Floor - Keeley Street Staircase	Floor tiles (grey & black) & bitumen adhesive	Asbestos thermoplastic/adhesive	Chrysotile	12 m2	3	-	3	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.
P-358070/As 009 (X)	Space House (Kingsway Building) - Sixth Floor - Kemble Street Lobby	Adhesive residue beneath carpet tiles	Asbestos bitumen	Chrysotile	890 m2	3	-	3	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.
P-358070/As 010 (X)	Space House (Kingsway Building) - Sixth Floor - Offices Area (Open Plan)	Ceiling above MMMF tiles	Asbestos insulating board	Chrysotile	80 m2	5	-	5	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.
P-358070/As 011 (X)	Space House (Kingsway Building) - Sixth Floor - Offices Area (Open Plan)	MMMF ceiling tile adhesive	Non-asbestos material	No asbestos detected	890 m2	0	-	0	-
P-358070/As 012 (X)	Space House (Kingsway Building) - Seventh Floor - Kitchen	Window sill	Asbestos cement	Chrysotile	2 m linear	4	-	4	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.
P-358070/As 012 (X)	Space House (Kingsway Building) - Sixth Floor - Offices Area (Open Plan)	Window sills	Asbestos cement	Chrysotile	82 m linear	4	-	4	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.
P-358070/As 012 (X)	Space House (Kingsway Building) - Sixth Floor - Kitchen	Window sill	Asbestos cement	Chrysotile	2 m linear	4	-	4	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.
P-358070/As 013 (X)	Space House (Kingsway Building) - Sixth Floor - Offices Area (Open Plan)	Packing above ceiling timber beams	Asbestos insulating board	Chrysotile	650 m linear	5	-	5	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.
P-358070/As 014 (X)	Space House (Kingsway Building) - Sixth Floor - Offices Area (Open Plan)	Packing above ceiling timber beams	Asbestos insulation	Amosite	650 m linear	10	-	10	Remove.
P-358070/As 016 (X)	Space House (Kingsway Building) - Seventh Floor - Kitchen	Wall lining	Asbestos insulating board	Chrysotile	20 m2	5	-	5	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.
P-358070/As 016 (X)	Space House (Kingsway Building) - Sixth Floor - Offices Area (Open Plan)	Wall lining beneath plasterboard lining (kitchen)	Asbestos insulating board	Chrysotile	18 m2	5	-	5	Remove if likely to be disturbed by the refurbishment, otherwise encapsulate and then monitor condition
P-358070/As 016 (X)	Space House (Kingsway Building) - Sixth Floor - Kitchen	Wall lining	Asbestos insulating board	Chrysotile	20 m2	6	-	6	Remove if likely to be disturbed by the refurbishment, otherwise encapsulate and then monitor condition
P-358070/As 017 (X)	Space House (Kingsway Building) - Sixth Floor - Offices Area (Open Plan)	Floor tiles (grey) & bitumen adhesive debris	Asbestos thermoplastic/adhesive	Chrysotile	1 m2	5	-	5	Remove.
P-358070/As 018 (X)	Space House (Kingsway Building) - Sixth Floor - Offices Area (Open Plan)	Window glazing beading	Non-asbestos material	No asbestos detected	440 m linear	0	-	0	-
P-358070/As 020 (X)	Space House (Kingsway Building) - Sixth Floor - Kitchen	Panel beneath floor screed within risers (x3)	Asbestos insulating board	Chrysotile	3 Number	5	-	5	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.

Section 8 – Sample Results Summary

Sample No. / ID (Approach*)	Location details	Item Description	Material description	Asbestos type	Extent	Material score	Priority score	Total score	Recommendation
P-358070/As 022 (X)	Space House (Kingsway Building) - Sixth Floor - Female WC	Debris within hand dryer void	Asbestos cement	Amosite Chrysotile	1 m2	7	-	7	Remove.
P-358070/As 024 (X)	Space House (Kingsway Building) - Sixth Floor - Keeley Street Staircase	Step nosings	Asbestos thermoplastic material	Chrysotile	18 Number	3	-	3	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.
P-358070/P001 (P)	Space House (Kingsway Building) - Eighth Floor - Tank Room	Electrical intake cables	Asbestos woven material	Presumed to contain asbestos	6 m linear	7	-	7	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.
P-358070/P002 (P)	Space House (Kingsway Building) - Eighth Floor - Lift Motor Room	Lift brake shoes	Asbestos resin material	Presumed to contain asbestos	4 Number	5	-	5	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.
P-358070/P003 (P)	Space House (Kingsway Building) - Eighth Floor - Lift Motor Room	Electrical intake cables	Asbestos woven material	Presumed to contain asbestos	2 m linear	7	-	7	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.

*Key to approach: S = sampled material; X = Material cross referenced to a sample; P = presumed material (not sampled); SP = Strongly presumed material (not sampled)

APPENDIX A – CONTRACT INFORMATION AND SURVEY SCOPE

SURVEY CONTRACT INFORMATION AND SCOPE
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Quotation number / Project number	P-358070
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Client	SLQR Trustee No 1 Limited and SLQR Trustee No 2 Limited as Co Trustees of SLQR Unit Trust No 3
Site	Space House (Kingsway Building)
Site Address	Space House 1 Kemble Street London WC2B 4AN

Site description	One Kemble Street building and Kingsway building currently contains an existing property comprising 229,192ft ² . The site is located on Kingsway in the London Borough of Camden. The original development was completed in 1969 and received large-scale refurbishments in 1996 and 2003; it received Grade II listing by Historic England in 2015.
Type of survey	Refurbishment Survey
Area of refurbishment (if applicable)	Roof to 6th Floor (Kingsway)
Mobile Tracker version	Standard Tracker - Room led data

Client specific requirements

Information obtained from client:	
How was information obtained	Site visit
Occupancy of the site	Vacant
Existing asbestos reports / records?	Yes Asbestos registers & survey reports are available on-site
Historical refurbishment / demolition records	Yes Asbestos registers detail ACMs that have been removed

Assessments required	Material assessment only
Method of reinstatement (if applicable)	No re-instatement required other than to make safe any inspection points N/A
Departures from recognised methods	No

Scope of works (including proposed refurbishment where applicable)

Full Project Scope of Works:-

Refurbishment Survey of both 1 Kemble Street and 45-49 Kingsway ahead of the proposed refurbishment works. The full scale of the project was communicated by Clive Withers of Avison Young during the scoping visit. The scope of the refurbishment included a full strip out of internal wall structures (partition and blockwork) and ceilings (suspended/fixed) leaving the outer shell structure of the building. All existing Mechanical and Electrical Plant (MEP) is proposed to be removed apart from any services feeding the UKPN areas. All windows to the exterior of the properties are being replaced. Specified sections of the floor slab, particularly to the car park and ramp, are being re-constructed. Additional structures are being constructed to the roof of both buildings.

Survey Report Breakdown:-

The survey has been broken down into separate reports to make the flow of information to the client more frequent. The report breakdown will likely be as follows:

1. Tower - Roof Level to 12th Floor
2. Tower - 11th Floor to Basement (Basement under both buildings)
3. Kingsway - Roof Level to 6th Floor
4. Kingsway - 5th Floor to Ground Floor
5. Lift Shafts (Both Buildings)
6. Pilot Window Removal (Both Buildings)
7. Roof Structure (Both Buildings)
8. Exterior (Both Buildings)

Scope of this Report (Kingsway - Roof Level to 6th Floor):-

The Refurbishment Survey contained within this report has been undertaken in line with the agreed scope of works except for the lift shafts, pilot window removal, floor slab penetrations, roof structure inspections and exterior; these elements of the survey will be captured in separate individual reports as listed above.

Elements to be inspected			
All surveys			
Element	Usual inspection method (if applicable)	Included?	Comments
All areas within site boundary	Inspection of all areas within the site boundaries, including exterior elements and surrounding gardens / land.	Yes	
Beneath carpet or floor coverings (except laminate floors)	Management surveys - to be lifted in discrete locations where to do so will not cause damage and where the flooring can be safely replaced Refurbishment / demolition surveys – full inspection to all relevant areas.	Yes	
Beneath or behind fixtures and fittings – e.g. bath panels / kitchen units	Management surveys – inspection only where the item is screw fixed or can be easily removed and replaced without causing damage. Refurbishment / demolition surveys - removal of cladding panels / units or inspection hole created with appropriate tools.	Yes	
Within boxings or risers (not constructed of a suspect ACM).	Management surveys – inspection only where the boxing / access panel is screw fixed or can be easily removed and replaced without causing damage. Refurbishment / demolition surveys – full inspection either by unscrewing, use of existing access panels or inspection holes made with appropriate tools of suitable size to allow for adequate inspection..	Yes	Boxings can be removed in their entirety to facilitate a full inspection.
Roof voids	Inspection from the access hatch if no flooring or crawl boards available	Yes	
Refurbishment surveys / demolition surveys (elements to be included in areas affected by the scope of the proposed works)			
Element	Usual inspection method (if applicable)	Included?	Comments
Solid wall cavities	Removal of vent covers/window sills. May involve removal of individual bricks in some cases.	Yes	
Partition wall cavities	Inspection holes created with appropriate tools and of suitable size to allow for adequate inspection.	Yes	Large sections of the partitions can be removed to provide a greater level of inspection
Above fixed ceilings / ceiling voids	Inspection holes created with appropriate tools. Inspection may also be possible via the removal of light fittings or removal of flooring within areas above.	Yes	Large sections of the ceilings can be removed to provide a greater level of inspection
Floor voids	Removal of floorboards or use of existing access points.	Yes	
Beneath window sills	Removal of window sills or inspection holes created with appropriate tools.	Yes	This excludes asbestos windowsills
Within fire doors	Removal of door furniture or inspection hole created with appropriate tools.	Yes	
Beneath fixed flooring materials (e.g. laminate / ceramic tiles)	Removal of flooring material.	Yes	
Behind fixed wall cladding / coverings / tiles	Removal of cladding / coverings / tiles.	Yes	Listed features, including mosaic tiles, are to be excluded; these are present to external walls and stairwells.
Behind skirting and door frames	Removal of skirting and door frames.	Yes	
Beneath non-asbestos insulation to pipework / calorifiers etc.	Removal of non-asbestos insulation materials.	Yes	
Behind non asbestos external soffits / fascias	Removal of soffit / fascia. Inspection hole created with appropriate tools. Suitable inspection may be possible form within roof voids	Yes	
Sealed off or locked areas	Access gained using intrusive methods.	No	

where no key is available			
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As part of the survey planning stage, the below elements were discussed with the client. Where the elements are indicated as not included, they are specifically excluded from the scope of the survey and should be presumed to contain asbestos until proven otherwise.			
Element	Usual inspection method (if applicable)	Included?	Comments
Work at height requiring specialist access equipment	Inspection via MEWP or scaffold as appropriate.	Yes	MEWP requirement for external high level areas, i.e. canopies, link bridges, etc.
Within electric switchgear, fuse boxes, plant and other associated services	Only accessed if a suitably qualified electrician is provided otherwise these items will not be inspected and are specifically excluded from the scope of the survey.	Yes	Client to supply a suitably qualified electrician to locally isolate and open up any suspect electrical units.
Within operational plant and machinery including boilers / calorifiers etc.	Only accessed if a suitably qualified engineer is provided otherwise these items will not be inspected and are specifically excluded from the scope of the survey.	Yes	Client to supply a suitably qualified mechanic to locally isolate and open up any suspect mechanical units, i.e. boilers.
Access behind / above existing ACMs which would require the use of an asbestos removal contractor	Inspection will only be carried out if a licensed asbestos removal is provided otherwise these areas are specifically excluded from the scope of the survey.	No	Excluded from the scope of the survey (beneath cement products and asbestos insulating board products).
Lifts, lift shafts and lift machinery	Unless agreed with the client and a lift engineer is provided, lifts and shafts are specifically excluded from the scope of the survey. Lift machinery will be inspected externally where possible	Yes	Client to supply a lift engineer to facilitate inspection to the lift shafts and lift carriages - This element will be captured on a separate survey report relating specifically to this element of the works.
Internal elements of safes	Where not included and if there are no client specific requirements, all safes will be recorded as a no access item which should be therefore presumed to contain asbestos.	No	Not applicable
Intrusion through solid ceiling slab, floor slabs or solid walls.	Only accessed if suitable specialist support services are provided otherwise these items will not be inspected and are specifically excluded from the scope of the survey.	Yes	Specified slab areas are to be intrusively inspected with the assistance of other trades, i.e. LARC, Drilling Contractor, etc. - This element will be captured on a separate survey report relating specifically to this element of the works.
Below external ground level	Only accessed if suitable specialist support services are provided otherwise these items will not be inspected and are specifically excluded from the scope of the survey.	No	Not applicable
Additional information			
Site specific inclusions - Windows - As the windows are being replaced, it has been recommended that at least 1 window from each building is removed during the survey to facilitate inspection where the frame meets the structure - this will be captured on the separate survey report specific to this element of the survey.			
Roof - Core inspections of the roof membrane layers to the two flat roof areas are to be undertaken. Specialist roofing contractor (supplied by the client) to re-instate the roof for waterproofing purposes - this will be captured on the separate survey report specific to this element of the survey.			
Site Specific exclusions - Access to the x2 light well areas within 1 Kemble Street Building is not possible due to no safe access points. No damage is to be caused to listed features of the building including the mosaic tiled surfaces to the interior and exterior of the building.			

Scope prepared by:

Clive Morgan

Scope agreed with:

Clive Withers

APPENDIX B – CERTIFICATE OF ANALYSIS



[This certificate is a re-issue of Certificate Ref P-358070 and supersedes the original certificate]

CERTIFICATE OF ANALYSIS

Project No: P-358070A **Page:** 1 of 3
Client: SLQR Trustee No 1 Limited and
SLQR Trustee No 2 Limited
as Co Trustees of SLQR Unit Trust
No 3
3rd Floor, 37 Esplanade
St Helier
Jersey
Channel Islands
JE1 1AD **Issue date:** 27 January 2020
Site: Kingsway Building (Roof - 6th floor)
1 Kemble Street
London
WC2B 4AN
Samples Taken: 19 December 2019 and 07 January 2020
Sampled by: Danny Webber
Date analysed: 15 January 2020 and 24 January 2020
Analysed by: Allison Bithell
Kamaljeet Kaur
Laboratory: Lab L1, Unit 3 Arlington Court, Silverdale Enterprise Park, Cannel Row, Staffordshire ST5 6SS

Key: chrysotile 'white asbestos', asbestos grunerite [amosite] 'brown asbestos', crocidolite 'blue asbestos'

The analysis detailed in this certificate was undertaken by polarised light microscopy in accordance with our in-house procedure based upon HSG248 Asbestos: The analysts' guide for sampling, analysis and clearance procedures.

For samples submitted by the Client or Client's representative Environmental Essentials Ltd cannot be held responsible for the representative nature of the samples or accuracy of the sample descriptions.

The description of the type of product is based on a visual examination of the material and is given for guidance purposes only. Environmental Essentials accepts no liability for any actions the Client may take based on the material type/s detailed on this certificate.

***Opinions and interpretations expressed herein are outside the scope of our UKAS accreditation
This certificate may not be reproduced other than in full, except with the prior written approval of the issuing laboratory.**

Authorised by: Monika Witkowska

Position: Technical Reviewer

Signed: 

Environmental Essentials Limited

Head Office
Unit 3 Arlington Court
Cannel Row
Silverdale Enterprise Park
Newcastle-under-Lyme
Staffordshire
ST5 6SS

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M/Doc 53-23-070119-TM



CERTIFICATE OF ANALYSIS

Project No: P-358070A

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Sample Number	Location / Description	Analysis	Material identification*
P-358070/001	Eighth Floor - Tank Room - Ceiling infill	No asbestos detected	Non-asbestos material
P-358070/002	Eighth Floor - Tank Room - Pipework flange	Chrysotile	Asbestos gasket
P-358070/003	Eighth Floor - Tank Room - Wall panels	No asbestos detected	Non-asbestos material
P-358070/004	Eighth Floor - Tank Room - Residue on wall	No asbestos detected	Non-asbestos material
P-358070/005	External - Flat Roof - Plant pipework flange	Chrysotile	Asbestos gasket
P-358070/006	Seventh Floor - Kembles Street Staircase - Skirting board	No asbestos detected	Non-asbestos material
P-358070/007	Seventh Floor - Kembles Street Staircase - Step nosings	Chrysotile	Asbestos thermoplastic material
P-358070/008	Seventh Floor - Kembles Street Staircase - Floor tiles (grey & black) & bitumen adhesive	Chrysotile	Asbestos thermoplastic/adhesive
P-358070/009	Seventh Floor - Kembles Street Lobby - Adhesive residue beneath carpet tiles	Chrysotile	Asbestos bitumen
P-358070/010	Seventh Floor - Offices Area (Open Plan & Partitioned) - Ceiling above MMMF tiles	Chrysotile	Asbestos insulating board
P-358070/011	Seventh Floor - Offices Area (Open Plan & Partitioned) - MMMF ceiling tile adhesive	No asbestos detected	Non-asbestos material
P-358070/012	Seventh Floor - Offices Area (Open Plan & Partitioned) - Window sills	Chrysotile	Asbestos cement
P-358070/013	Seventh Floor - Offices Area (Open Plan & Partitioned) - Packing above ceiling timber beams	Chrysotile	Asbestos insulating board
P-358070/014	Seventh Floor - Offices Area (Open Plan & Partitioned) - Packing above ceiling timber beams	Amosite	Asbestos insulation
P-358070/015	Seventh Floor - Offices Area (Open Plan & Partitioned) - Wall lining beneath plasterboard lining (risers)	No asbestos detected	Non-asbestos material
P-358070/016	Seventh Floor - Offices Area (Open Plan & Partitioned) - Wall lining beneath plasterboard lining (kitchen)	Chrysotile	Asbestos insulating board
P-358070/017	Seventh Floor - Offices Area (Open Plan & Partitioned) - Floor tiles (grey) & bitumen adhesive	Chrysotile	Asbestos thermoplastic/adhesive

Environmental Essentials Limited

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CERTIFICATE OF ANALYSIS

Project No: P-358070A

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Sample Number	Location / Description	Analysis	Material identification*
P-358070/018	Seventh Floor - Offices Area (Open Plan & Partitioned) - Window glazing beading	No asbestos detected	Non-asbestos material
P-358070/019	Seventh Floor - Kitchen - Sink & drainer pads	No asbestos detected	Non-asbestos material
P-358070/020	Seventh Floor - Kitchen - Panel beneath floor screed within risers (x3)	Chrysotile	Asbestos insulating board
P-358070/021	Seventh Floor - Kitchen - Riser panels within cupboard	No asbestos detected	Non-asbestos material
P-358070/022	Seventh Floor - Female WC - Debris within cistern & hand dryer voids	Amosite Chrysotile	Asbestos cement
P-358070/023	Seventh Floor - Male WC - Seals to ducting	No asbestos detected	Non-asbestos material
P-358070/024	Seventh Floor - Keeley Street Staircase - Step nosings	Chrysotile	Asbestos thermoplastic material
P-358070/025	Sixth Floor - Offices Area (Open Plan) - Debris on floor	No asbestos detected	Non-asbestos material
P-358070/026	Sixth Floor - Offices Area (Open Plan) - Pipework insulation	No asbestos detected	Non-asbestos material
End of Report			

Environmental Essentials Limited










Head Office

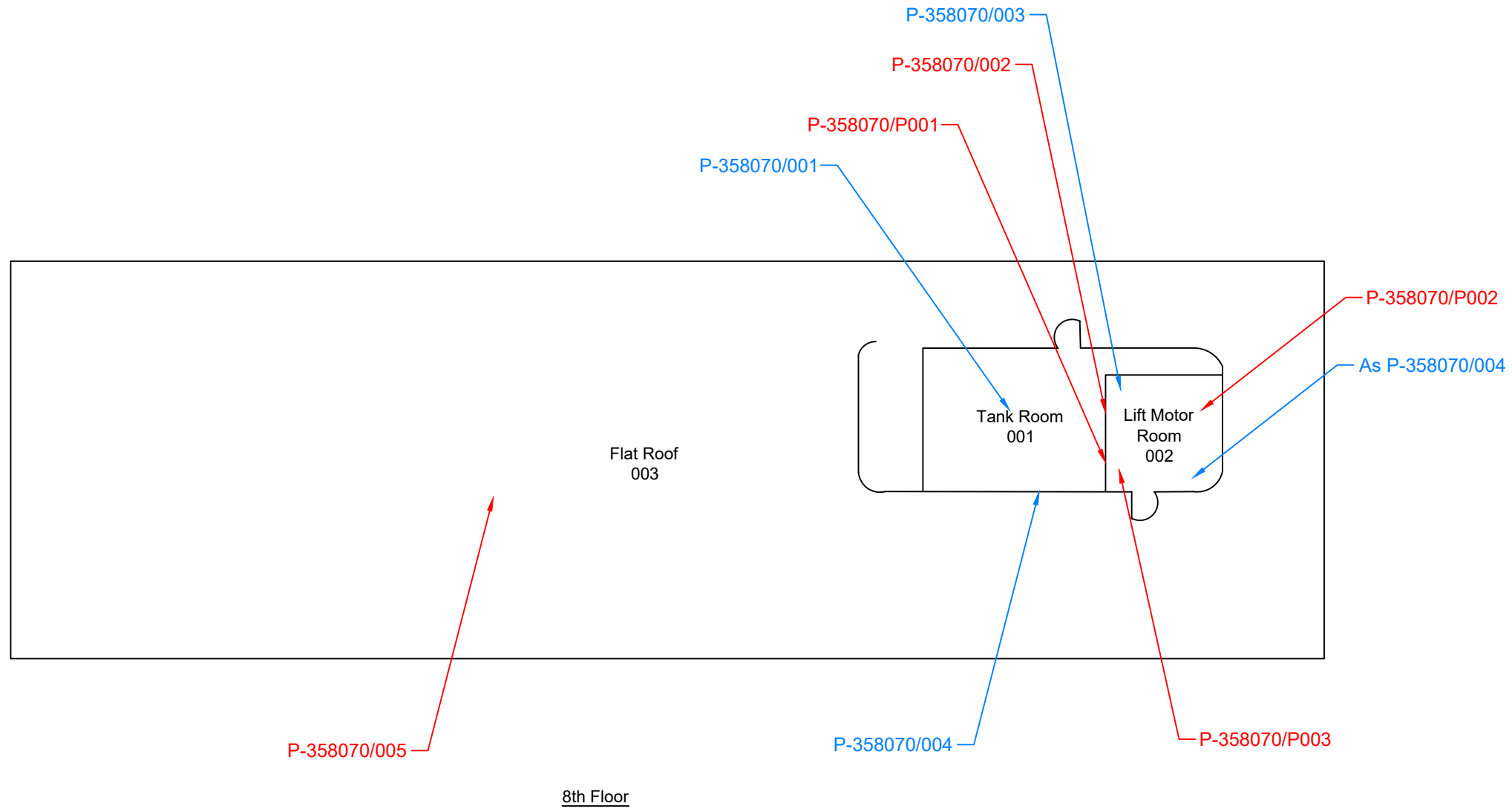
Unit 3 Arlington Court
Cannel Row
Silverdale Enterprise Park
Newcastle-under-Lyme
Staffordshire
ST5 6SS

Tel: 0845 456 9953 Fax: 0845 456 9954

APPENDIX C – PLANS

KEY

-  ASBESTOS LOCATION
-  SAMPLE LOCATION
-  ASBESTOS REMOVED
-  AREAS OF NO ACCESS
-  ACCESS HATCH
-  SPECIFIED AREAS
-  WALL INTRUSION
-  CEILING INTRUSION
-  FLOOR INTRUSION












NOT TO SCALE

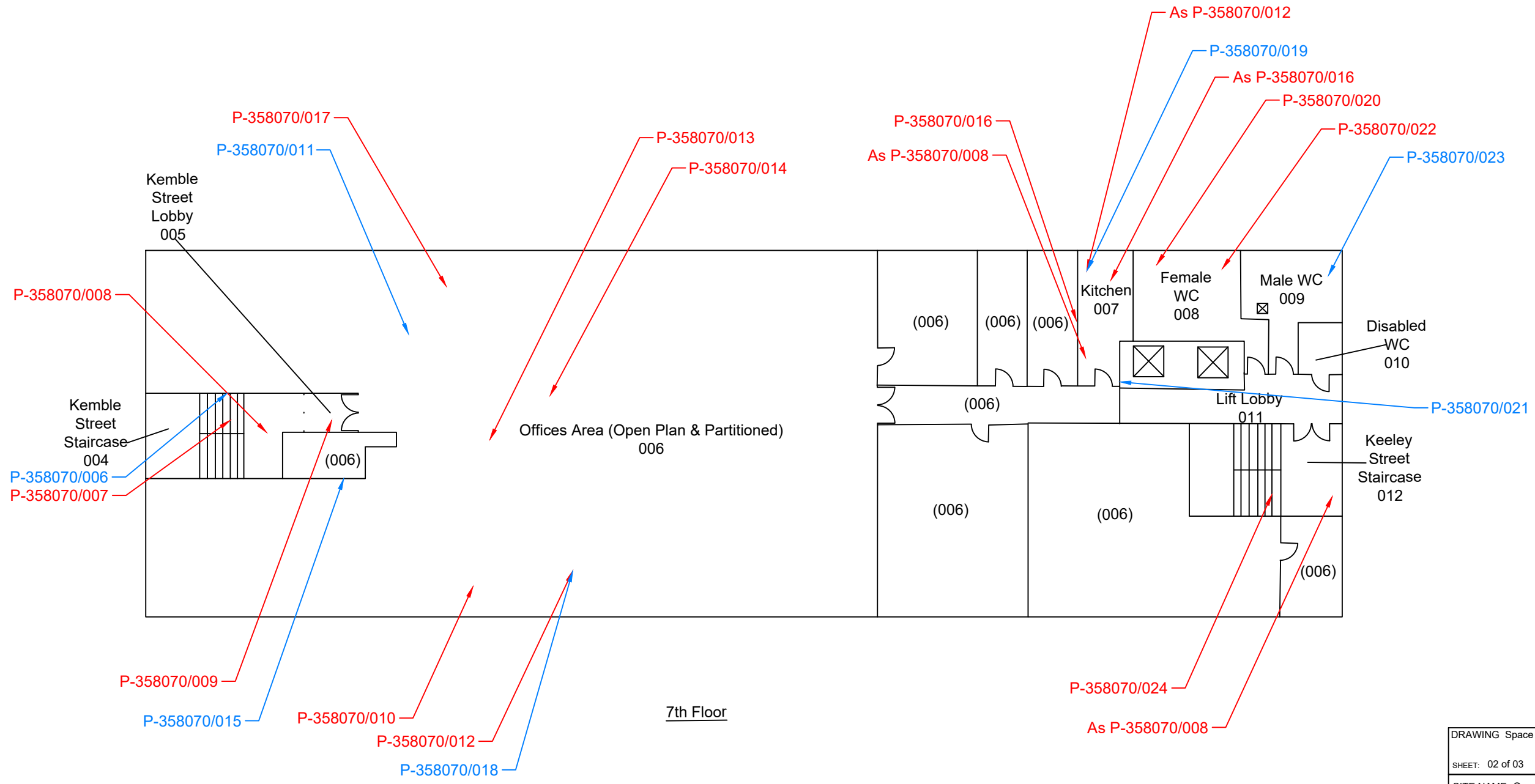
DRAWING Space House (Kingsway Building)	
SHEET: 01 of 03	
SITE NAME: Space House (Kingsway Building)	
Site Address: Kingsway Building (Roof - 6th floor) 1 Kemble Street London WC2B 4AN	Project: P-358070B Survey Date: 19/12/19 & 07/01/20 Surveyors: DW Drawn By: TTS - DR
Client: SLQR	



This plan uses colour coding and should therefore only be relied upon when printed in colour. The information on this plan should be read in conjunction with the original report for the project number detailed above.

KEY

-  ASBESTOS LOCATION
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-  CEILING INTRUSION
-  FLOOR INTRUSION



7th Floor










NOT TO SCALE

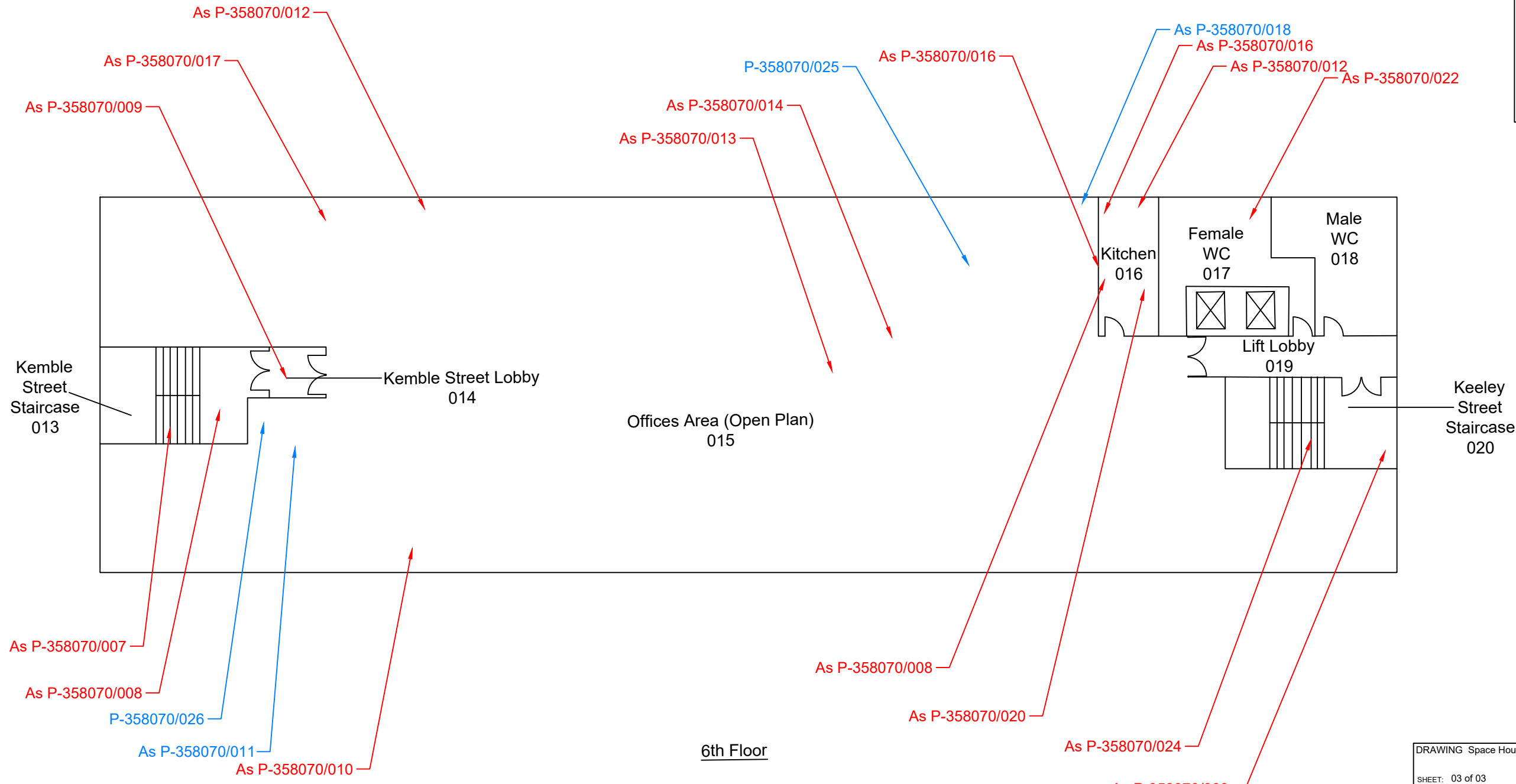
DRAWING Space House (Kingsway Building)	
SHEET: 02 of 03	
SITE NAME: Space House (Kingsway Building)	
Site Address: Kingsway Building (Roof - 6th floor) 1 Kemble Street London WC2B 4AN	Project: P-358070B Survey Date: 19/12/19 & 07/01/20 Surveyors: DW Drawn By: TTS - DR
Client: SLQR	



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-  CEILING INTRUSION
-  FLOOR INTRUSION



NOT TO SCALE

DRAWING Space House (Kingsway Building)	
SHEET: 03 of 03	
SITE NAME: Space House (Kingsway Building)	
Site Address: Kingsway Building (Roof - 6th floor) 1 Kemble Street London WC2B 4AN	Project: P-358070B Survey Date: 19/12/19 & 07/01/20 Surveyors: DW Drawn By: TTS - DR
Client: SLQR	



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