



0351



Asbestos Refurbishment Survey 5th Floor to Ground 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: 14 -17 January 2020, 20-24 January 2020 and 29 January 2020

Project Reference: P-359298

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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	Kemble Street Staircase	P-359298/002	Stair nosings	Asbestos thermoplastic material
001	Kemble Street Staircase	P-359298/003	Floor tiles (grey & black) & bitumen adhesive	Asbestos thermoplastic/adhesive
002	Kemble Street Lobby	P-359298/004	Adhesive residue beneath carpet tiles	Asbestos bitumen
003	Offices Area (Open Plan & Partitioned)	P-359298/005	Ceiling above MMMF tiles	Asbestos insulating board
003	Offices Area (Open Plan & Partitioned)	P-359298/007	Window sills	Asbestos cement
003	Offices Area (Open Plan & Partitioned)	P-359298/009	Packing above ceiling timber beams	Asbestos insulating board
003	Offices Area (Open Plan & Partitioned)	P-359298/010	Wall lining beneath plasterboard lining (kitchen)	Asbestos insulating board
003	Offices Area (Open Plan & Partitioned)	P-359298/As 003	Floor tiles (grey) & bitumen adhesive within plasterboard boxing outside risers at kemble Street staircase end of building	Asbestos thermoplastic/adhesive
003	Offices Area (Open Plan & Partitioned)	P-359298/012	Packing above ceiling timber beams	Asbestos thermoplastic/adhesive
003	Offices Area (Open Plan & Partitioned)	P-359298/035	Residue on ceiling above original MMMF ceiling tiles	Asbestos insulation
004	Kitchen	P-359298/As 010	Wall lining	Asbestos insulating board
004	Kitchen	P-359298/013	Panel beneath floor screed within risers (x3)	Asbestos insulating board
004	Kitchen	P-359298/As 007	Window sill	Asbestos cement
005	Female WC	P-359298/016	Debris within hand dryer voids	Asbestos cement
009	Keeley Street Staircase	P-359298/018	Stair nosings	Asbestos thermoplastic material
009	Keeley Street Staircase	P-359298/As 003	Floor tiles (grey & black) & bitumen adhesive	Asbestos thermoplastic/adhesive
010	Kemble Street Staircase	P-359298/019	Stair nosings	Asbestos thermoplastic material
010	Kemble Street Staircase	P-359298/020	Floor tiles (grey & black) & bitumen adhesive	Asbestos thermoplastic/adhesive
011	Kemble Street Lobby	P-359298/021	Adhesive residue beneath carpet tiles	Asbestos bitumen
012	Offices Area (Open Plan & Partitioned)	P-359298/022	Ceiling above MMMF tiles	Asbestos insulating board

Section 1 – Executive Summary

Location No.	Location Name	Sample No.	Item / Position	Material
012	Offices Area (Open Plan & Partitioned)	P-359298/024	Window sills	Asbestos cement
012	Offices Area (Open Plan & Partitioned)	P-359298/026	Packing above ceiling timber beams	Asbestos insulating board
012	Offices Area (Open Plan & Partitioned)	P-359298/027	Packing above ceiling timber beams	Asbestos insulation
012	Offices Area (Open Plan & Partitioned)	P-359298/028	Wall lining beneath plasterboard lining (kitchen)	Asbestos insulating board
012	Offices Area (Open Plan & Partitioned)	P-359298/As 020	Floor tiles (grey) & bitumen adhesive within plasterboard boxing outside risers at Kemble Street Staircase end of building	Asbestos thermoplastic/adhesive
013	Kitchen	P-359298/As 028	Wall lining	Asbestos insulating board
013	Kitchen	P-359298/030	Panel beneath floor screed within risers (x3)	Asbestos insulating board
013	Kitchen	P-359298/As 024	Window sill	Asbestos cement
013	Kitchen	P-359298/As 020	Floor tiles (grey) & bitumen adhesive within plasterboard boxing	Asbestos thermoplastic/adhesive
014	Female WC	P-359298/033	Debris within hand dryer voids	Asbestos cement
017	Keeley Street Staircase	P-359298/034	Stair nosings	Asbestos thermoplastic material
017	Keeley Street Staircase	P-359298/As 020	Floor tiles (grey & black) & bitumen adhesive	Asbestos thermoplastic/adhesive
018	Kemble Street Staircase	P-359298/036	Stair nosings	Asbestos thermoplastic material
018	Kemble Street Staircase	P-359298/037	Floor tiles (grey & black) & bitumen adhesive	Asbestos thermoplastic/adhesive
019	Kemble Street Lobby	P-359298/038	Adhesive residue beneath carpet tiles	Asbestos bitumen
020	Offices Area (Open Plan & Partitioned)	P-359298/039	Ceiling above MMMF tiles	Asbestos insulating board
020	Offices Area (Open Plan & Partitioned)	P-359298/041	Window sills	Asbestos cement
020	Offices Area (Open Plan & Partitioned)	P-359298/042	Wall lining beneath plasterboard lining (risers)	Asbestos cement
020	Offices Area (Open Plan & Partitioned)	P-359298/As 037	Floor tiles (grey) & bitumen adhesive	Asbestos thermoplastic/adhesive
020	Offices Area (Open Plan & Partitioned)	P-359298/043	Packing above ceiling timber beams	Asbestos insulating board
020	Offices Area (Open Plan & Partitioned)	P-359298/044	Packing above ceiling timber beams	Asbestos thermoplastic/adhesive
020	Offices Area (Open Plan & Partitioned)	P-359298/045	Residue on ceiling	Asbestos insulation
020	Offices Area (Open Plan & Partitioned)	P-359298/046	Wall lining beneath plasterboard lining (kitchen)	Asbestos insulating board
021	Kitchen	P-359298/048	Panel beneath floor screed within risers (x3)	Asbestos insulating board

Section 1 – Executive Summary

Location No.	Location Name	Sample No.	Item / Position	Material
021	Kitchen	P-359298/As 037	Floor tiles (grey) & bitumen adhesive within plasterboard boxing	Asbestos thermoplastic/adhesive
021	Kitchen	P-359298/As 046	Wall lining	Asbestos insulating board
021	Kitchen	P-359298/As 041	Window sill	Asbestos cement
022	Female WC	P-359298/083	Debris within hand dryer voids	Asbestos cement
025	Keeley Street Staircase	P-359298/As 036	Stair nosings	Asbestos thermoplastic material
025	Keeley Street Staircase	P-359298/As 037	Floor tiles (grey & black) & bitumen adhesive	Asbestos thermoplastic/adhesive
026	Kemble Street Staircase	P-359298/051	Floor tiles (beige) & bitumen adhesive	Non-asbestos vinyl/asbestos adhesive
027	Kemble Street Lobby	P-359298/052	Ceiling access panel	Asbestos insulating board
027	Kemble Street Lobby	P-359298/053	Adhesive residue beneath carpet tiles	Asbestos bitumen
028	Offices Area (Partitioned)	P-359298/054	Debris behind screw heads above suspended ceiling	Asbestos insulating board
028	Offices Area (Partitioned)	P-359298/P001	Electrical intake cable above suspended ceiling	Asbestos woven material
029	Former Kitchen	P-359298/055	Wall forming cupboard	Asbestos insulating board
029	Former Kitchen	P-359298/056	Floor tiles (grey) & bitumen adhesive	Asbestos thermoplastic/adhesive
029	Former Kitchen	P-359298/057	Panel beneath floor screed within risers (x3)	Asbestos insulating board
030	Female WC	P-359298/058	Debris within hand dryer & cistern voids	Asbestos cement
034	Keeley Street Staircase	P-359298/059	Stair nosings	Asbestos thermoplastic material
034	Keeley Street Staircase	P-359298/060	Floor tiles (grey & black) & bitumen adhesive	Asbestos thermoplastic/adhesive
035	Kemble Street Staircase	P-359298/061	Floor tiles (grey) & bitumen adhesive	Non-asbestos vinyl/asbestos adhesive
036	Kemble Street Lobby & Riser	P-359298/062	Adhesive residue beneath carpet tiles	Asbestos bitumen
036	Kemble Street Lobby & Riser	P-359298/063	Board above false plasterboard ceiling	Asbestos insulating board
037	Offices Area (Open Plan & Partitioned)	P-359298/064	Packing above suspended ceiling	Asbestos insulating board
038	Plant Room	P-359298/066	Wall forming cupboard	Asbestos insulating board
038	Plant Room	P-359298/068	Panel beneath floor screed within risers (x3)	Asbestos insulating board
039	Female WC	P-359298/069	Flue pipe within hand dryer voids	Asbestos cement

Section 1 – Executive Summary

Location No.	Location Name	Sample No.	Item / Position	Material
039	Female WC	P-359298/070	Debris within hand dryer voids	Asbestos cement
044	Changing Rooms / Voids	P-359298/072	Lining walls behind plasterboard	Asbestos insulating board
045	Plant Room (Kemble Street)	P-359298/As 072	Lining walls partially behind masonry	Asbestos insulating board
047	Former Office (above UKPN)	P-359298/As 072	Edging strips above door at ground floor level	Asbestos insulating board
049	Security / Staff Entrance	P-359298/077	Lining walls behind plasterboard, timber & MMMF insulation	Asbestos insulating board
049	Security / Staff Entrance	P-359298/P003	Internal linings of safe unit	Asbestos insulation
049	Security / Staff Entrance	P-359298/P004	Arc shield spacers	Asbestos cement
049	Security / Staff Entrance	P-359298/P005	Lift machinery brake shoes	Asbestos woven material
049	Security / Staff Entrance	P-359298/080	Floor tiles (grey) on spiral staircase	Non-asbestos vinyl/asbestos adhesive
051	Entrance / WCs	P-359298/P006	Panel on ceiling in male WC cupboard	Asbestos insulating board

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:

Location No.	Location Name	Sample No.	Item / Position	Material
037	Offices Area (Open Plan & Partitioned)	P-359298/065	Residue on ceiling	Asbestos insulation
047	Former Office (above UKPN)	P-359298/P002	Loose panel at bottom of riser	Asbestos insulating board

It is recommended that both occupancy within these areas and the condition of the ACMs is continually assessed until remediation works is complete. All works, whether licensed or non-licensed, must be undertaken in accordance with the Control of Asbestos Regulations and supporting ACOPs and guidance notes.

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

During the survey whilst individual rooms may have been accessed, the following elements or items within a room / area were inaccessible or had limited access (e.g. boxings / voids etc.). These areas should be presumed to contain asbestos until arrangements can be made for access and assessment.

Building	Location No.	Location Name	Reason/s for Limited Access
Space House (Kingsway Building)	027	Kemble Street Lobby	No access gained above plasterboard ceiling due to access panel presumed to be asbestos containing. Breaching plasterboard would create significant disturbance.

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 - 5th Floor to Ground 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 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.

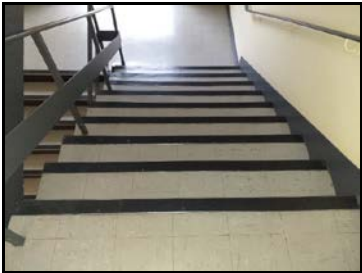
Section 5 – Survey Methodology

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:	Fifth Floor				
Location:	001 - Kemble Street Staircase	Sample No / ID (Type):	P-359298/001 (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.						


Building:	Space House (Kingsway Building)	Floor:	Fifth Floor				
Location:	001 - Kemble Street Staircase	Sample No / ID (Type):	P-359298/002 (Sampled)				
Surveyor:	Danny Webber	Survey date:	19/12/2019				
Sample Details							
	Item description:	Stair 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 6 – Survey Results

Building:	Space House (Kingsway Building)	Floor:	Fifth Floor				
Location:	001 - Kemble Street Staircase	Sample No / ID (Type):	P-359298/003 (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:	-						


Building:	Space House (Kingsway Building)	Floor:	Fifth Floor				
Location:	002 - Kemble Street Lobby	Sample No / ID (Type):	P-359298/004 (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	Medium 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.						


Section 6 – Survey Results

Building:	Space House (Kingsway Building)	Floor:	Fifth Floor				
Location:	003 - Offices Area (Open Plan & Partitioned)	Sample No / ID (Type):	P-359298/005 (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. Material has been removed where new plasterboard ceiling is present in main open plan office near Keeley Street Staircase & "Earhart" meeting room.						


Building:	Space House (Kingsway Building)	Floor:	Fifth Floor				
Location:	003 - Offices Area (Open Plan & Partitioned)	Sample No / ID (Type):	P-359298/006 (Sampled)				
Surveyor:	Danny Webber	Survey date:	19/12/2019				
Sample Details							
	Item description:	MMMF ceiling tile adhesive					
	Material description:	Bituminous products					
	Quantity / Extent:	800 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.						


Section 6 – Survey Results

Building:	Space House (Kingsway Building)	Floor:	Fifth Floor				
Location:	003 - Offices Area (Open Plan & Partitioned)	Sample No / ID (Type):	P-359298/007 (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:	It is strongly presumed after discussions on site that asbestos packing material and/or AIB panels beneath the window may also be present.						
Comments:	-						


Building:	Space House (Kingsway Building)	Floor:	Fifth Floor				
Location:	003 - Offices Area (Open Plan & Partitioned)	Sample No / ID (Type):	P-359298/008 (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:	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:	-						


Section 6 – Survey Results

Building:	Space House (Kingsway Building)	Floor:	Fifth Floor				
Location:	003 - Offices Area (Open Plan & Partitioned)	Sample No / ID (Type):	P-359298/009 (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:	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 encapsulate and then monitor condition						
Recommendation comments:	-						
Comments:	Material located above original MMMF ceiling tiles sporadically throughout area. It should be presumed to be present throughout above all timber beams.						


Building:	Space House (Kingsway Building)	Floor:	Fifth Floor				
Location:	003 - Offices Area (Open Plan & Partitioned)	Sample No / ID (Type):	P-359298/010 (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:	Fifth Floor				
Location:	003 - Offices Area (Open Plan & Partitioned)	Sample No / ID (Type):	P-359298/011 (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).						


Building:	Space House (Kingsway Building)	Floor:	Fifth Floor				
Location:	003 - Offices Area (Open Plan & Partitioned)	Sample No / ID (Type):	P-359298/012 (Sampled)				
Surveyor:	Danny Webber	Survey date:	19/12/2019				
Sample Details							
	Item description:	Packing above ceiling timber beams					
	Material description:	Thermoplastic product					
	Quantity / Extent:	650 m linear					
	Accessibility	Difficult 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 above original MMMF ceiling tiles sporadically throughout area. It should be presumed to be present throughout above all timber beams.						

Section 6 – Survey Results

Building:	Space House (Kingsway Building)	Floor:	Fifth Floor				
Location:	003 - Offices Area (Open Plan & Partitioned)	Sample No / ID (Type):	P-359298/035 (Sampled)				
Surveyor:	Danny Webber	Survey date:	19/12/2019				
Sample Details							
	Item description:	Residue on ceiling above original MMMF ceiling tiles					
	Material description:	Insulation					
	Quantity / Extent:	650 m linear					
	Accessibility	Difficult Access					
	Analysis:	Amosite					
	Material identification:	Asbestos insulation					
Material Assessment Scoring:							
Product Type:	3	Condition:	3	Surface Treatment:	3	Asbestos Type:	2
Priority Assessment Scoring:							
Occupant Activity:	0	Disturbance:	2	Human Exposure:	0	Maintenance Activity:	0
Total Scores:							
Material Score:	11	Priority Score	2	Total Score:	11	Risk Rating:	High
Recommended action:	Remove if likely to be disturbed by the refurbishment, otherwise encapsulate and then monitor condition						
Recommendation comments:	-						
Comments:	Material located above original MMMF ceiling tiles sporadically throughout area. It should be presumed to be present throughout above all timber beams.						


Building:	Space House (Kingsway Building)	Floor:	Fifth Floor				
Location:	003 - Offices Area (Open Plan & Partitioned)	Sample No / ID (Type):	P-359298/As 003 (Cross Referenced)				
Surveyor:	Danny Webber	Survey date:	19/12/2019				
Sample Details							
	Item description:	Floor tiles (grey) & bitumen adhesive within plasterboard boxing outside risers at kemble Street staircase end of building					
	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:	1	Human Exposure:	0	Maintenance Activity:	0
Total Scores:							
Material Score:	3	Priority Score	1	Total Score:	3	Risk Rating:	Very Low
Recommended action:	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.						
Recommendation comments:	-						
Comments:	Includes small pieces present beneath perimeter electrical trunking & skirting boards.						


Section 6 – Survey Results

Building:	Space House (Kingsway Building)	Floor:	Fifth Floor				
Location:	004 - Kitchen	Sample No / ID (Type):	P-359298/013 (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:	-						


Building:	Space House (Kingsway Building)	Floor:	Fifth Floor				
Location:	004 - Kitchen	Sample No / ID (Type):	P-359298/014 (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:	-						


Section 6 – Survey Results

Building:	Space House (Kingsway Building)	Floor:	Fifth Floor				
Location:	004 - Kitchen	Sample No / ID (Type):	P-359298/015 (Sampled)				
Surveyor:	Danny Webber	Survey date:	19/12/2019				
Sample Details							
	Item description:	Sink pad					
	Material description:	Bituminous products					
	Quantity / Extent:	1 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:	Fifth Floor				
Location:	004 - Kitchen	Sample No / ID (Type):	P-359298/As 007 (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:	It is strongly presumed after discussions on site that asbestos packing material and/or AIB panels beneath the window may also be present.						
Comments:	-						

Section 6 – Survey Results

Building:	Space House (Kingsway Building)	Floor:	Fifth Floor				
Location:	004 - Kitchen	Sample No / ID (Type):	P-359298/As 010 (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.						


Building:	Space House (Kingsway Building)	Floor:	Fifth Floor				
Location:	005 - Female WC	Sample No / ID (Type):	P-359298/016 (Sampled)				
Surveyor:	Danny Webber	Survey date:	19/12/2019				
Sample Details							
	Item description:	Debris within hand dryer voids					
	Material description:	Cement product					
	Quantity / Extent:	<1 m ²					
	Accessibility	Medium Access					
	Analysis:	Chrysotile Amosite					
	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:	Fifth Floor				
Location:	006 - Male WC	Sample No / ID (Type):	P-359298/017 (Sampled)				
Surveyor:	Danny Webber	Survey date:	19/12/2019				
Sample Details							
	Item description:	Seals to ducting					
	Material description:	Mastics					
	Quantity / Extent:	1000 m linear					
	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.						


Building:	Space House (Kingsway Building)	Floor:	Fifth Floor				
Location:	009 - Keeley Street Staircase	Sample No / ID (Type):	P-359298/018 (Sampled)				
Surveyor:	Danny Webber	Survey date:	19/12/2019				
Sample Details							
	Item description:	Stair 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 6 – Survey Results

Building:	Space House (Kingsway Building)	Floor:	Fifth Floor				
Location:	009 - Keeley Street Staircase	Sample No / ID (Type):	P-359298/As 003 (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:	Fourth Floor				
Location:	010 - Kemble Street Staircase	Sample No / ID (Type):	P-359298/019 (Sampled)				
Surveyor:	Danny Webber	Survey date:	19/12/2019				
Sample Details							
	Item description:	Stair 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 6 – Survey Results

Building:	Space House (Kingsway Building)	Floor:	Fourth Floor				
Location:	010 - Kemble Street Staircase	Sample No / ID (Type):	P-359298/020 (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:	-						


Building:	Space House (Kingsway Building)	Floor:	Fourth Floor				
Location:	011 - Kemble Street Lobby	Sample No / ID (Type):	P-359298/021 (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	Medium 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.						


Section 6 – Survey Results

Building:	Space House (Kingsway Building)	Floor:	Fourth Floor				
Location:	012 - Offices Area (Open Plan & Partitioned)	Sample No / ID (Type):	P-359298/022 (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. Material has been removed where different ceiling tile design is present in main open plan office.						


Building:	Space House (Kingsway Building)	Floor:	Fourth Floor				
Location:	012 - Offices Area (Open Plan & Partitioned)	Sample No / ID (Type):	P-359298/023 (Sampled)				
Surveyor:	Danny Webber	Survey date:	19/12/2019				
Sample Details							
	Item description:	MMMF ceiling tile adhesive					
	Material description:	Bituminous products					
	Quantity / Extent:	800 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.						


Section 6 – Survey Results

Building:	Space House (Kingsway Building)	Floor:	Fourth Floor				
Location:	012 - Offices Area (Open Plan & Partitioned)	Sample No / ID (Type):	P-359298/024 (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:	It is strongly presumed after discussions on site that asbestos packing material and/or AIB panels beneath the window may also be present.						
Comments:	-						


Building:	Space House (Kingsway Building)	Floor:	Fourth Floor				
Location:	012 - Offices Area (Open Plan & Partitioned)	Sample No / ID (Type):	P-359298/025 (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	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:	-						


Section 6 – Survey Results

Building:	Space House (Kingsway Building)	Floor:	Fourth Floor				
Location:	012 - Offices Area (Open Plan & Partitioned)	Sample No / ID (Type):	P-359298/026 (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:	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 encapsulate and then monitor condition						
Recommendation comments:	-						
Comments:	Material located above original MMMF ceiling tiles sporadically throughout area. It should be presumed to be present throughout above all timber beams.						


Building:	Space House (Kingsway Building)	Floor:	Fourth Floor				
Location:	012 - Offices Area (Open Plan & Partitioned)	Sample No / ID (Type):	P-359298/027 (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:	2	Human Exposure:	0	Maintenance Activity:	0
Total Scores:							
Material Score:	10	Priority Score	2	Total Score:	10	Risk Rating:	High
Recommended action:	Remove if likely to be disturbed by the refurbishment, otherwise encapsulate and then monitor condition						
Recommendation comments:	-						
Comments:	Material located above original MMMF ceiling tiles sporadically throughout area. It should be presumed to be present throughout above all timber beams.						


Section 6 – Survey Results

Building:	Space House (Kingsway Building)	Floor:	Fourth Floor				
Location:	012 - Offices Area (Open Plan & Partitioned)	Sample No / ID (Type):	P-359298/028 (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	Medium 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:	Fourth Floor				
Location:	012 - Offices Area (Open Plan & Partitioned)	Sample No / ID (Type):	P-359298/029 (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:	Fourth Floor				
Location:	012 - Offices Area (Open Plan & Partitioned)	Sample No / ID (Type):	P-359298/As 020 (Cross Referenced)				
Surveyor:	Danny Webber	Survey date:	19/12/2019				
Sample Details							
	Item description:	Floor tiles (grey) & bitumen adhesive within plasterboard boxing outside risers at Kemble Street Staircase end of building					
	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:	1	Human Exposure:	0	Maintenance Activity:	0
Total Scores:							
Material Score:	3	Priority Score	1	Total Score:	3	Risk Rating:	Very Low
Recommended action:	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.						
Recommendation comments:	-						
Comments:	Also includes small pieces present beneath perimeter electrical trunking & skirting boards.						


Building:	Space House (Kingsway Building)	Floor:	Fourth Floor				
Location:	013 - Kitchen	Sample No / ID (Type):	P-359298/030 (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:	Fourth Floor				
Location:	013 - Kitchen	Sample No / ID (Type):	P-359298/031 (Sampled)				
Surveyor:	Danny Webber	Survey date:	19/12/2019				
Sample Details							
	Item description:	Sink pad					
	Material description:	Bituminous products					
	Quantity / Extent:	1 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:	Fourth Floor				
Location:	013 - Kitchen	Sample No / ID (Type):	P-359298/032 (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:	-						


Section 6 – Survey Results

Building:	Space House (Kingsway Building)	Floor:	Fourth Floor				
Location:	013 - Kitchen	Sample No / ID (Type):	P-359298/As 020 (Cross Referenced)				
Surveyor:	Danny Webber	Survey date:	19/12/2019				
Sample Details							
	Item description:	Floor tiles (grey) & bitumen adhesive within plasterboard boxing					
	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:	1	Surface Treatment:	0	Asbestos Type:	1
Priority Assessment Scoring:							
Occupant Activity:	0	Disturbance:	1	Human Exposure:	0	Maintenance Activity:	0
Total Scores:							
Material Score:	3	Priority Score	1	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:	Fourth Floor				
Location:	013 - Kitchen	Sample No / ID (Type):	P-359298/As 024 (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:	It is strongly presumed after discussions on site that asbestos packing material and/or AIB panels beneath the window may also be present.						
Comments:	-						

Section 6 – Survey Results

Building:	Space House (Kingsway Building)	Floor:	Fourth Floor				
Location:	013 - Kitchen	Sample No / ID (Type):	P-359298/As 028 (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.						


Building:	Space House (Kingsway Building)	Floor:	Fourth Floor				
Location:	014 - Female WC	Sample No / ID (Type):	P-359298/033 (Sampled)				
Surveyor:	Danny Webber	Survey date:	19/12/2019				
Sample Details							
	Item description:	Debris within 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:	-						


Section 6 – Survey Results

Building:	Space House (Kingsway Building)	Floor:	Fourth Floor				
Location:	017 - Keeley Street Staircase	Sample No / ID (Type):	P-359298/034 (Sampled)				
Surveyor:	Danny Webber	Survey date:	19/12/2019				
Sample Details							
	Item description:	Stair 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:	Fourth Floor				
Location:	017 - Keeley Street Staircase	Sample No / ID (Type):	P-359298/As 020 (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:	Third Floor				
Location:	018 - Kemble Street Staircase	Sample No / ID (Type):	P-359298/036 (Sampled)				
Surveyor:	Danny Webber	Survey date:	19/12/2019				
Sample Details							
	Item description:	Stair 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:	Third Floor				
Location:	018 - Kemble Street Staircase	Sample No / ID (Type):	P-359298/037 (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:	-						

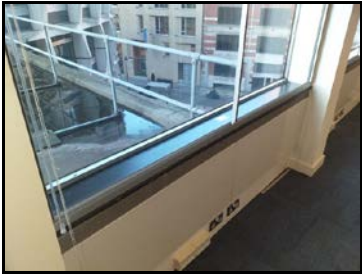
Section 6 – Survey Results

Building:	Space House (Kingsway Building)	Floor:	Third Floor				
Location:	019 - Kemble Street Lobby	Sample No / ID (Type):	P-359298/038 (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	Medium 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:	Third Floor				
Location:	020 - Offices Area (Open Plan & Partitioned)	Sample No / ID (Type):	P-359298/039 (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. Material has been removed where different ceiling tile design is present in main open plan office.						


Section 6 – Survey Results

Building:	Space House (Kingsway Building)	Floor:	Third Floor				
Location:	020 - Offices Area (Open Plan & Partitioned)	Sample No / ID (Type):	P-359298/040 (Sampled)				
Surveyor:	Danny Webber	Survey date:	19/12/2019				
Sample Details							
	Item description:	MMMF ceiling tile adhesive					
	Material description:	Bituminous products					
	Quantity / Extent:	800 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:	Third Floor				
Location:	020 - Offices Area (Open Plan & Partitioned)	Sample No / ID (Type):	P-359298/041 (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:	It is strongly presumed after discussions on site that asbestos packing material and/or AIB panels beneath the window may also be present.						
Comments:	-						


Section 6 – Survey Results

Building:	Space House (Kingsway Building)	Floor:	Third Floor				
Location:	020 - Offices Area (Open Plan & Partitioned)	Sample No / ID (Type):	P-359298/042 (Sampled)				
Surveyor:	Danny Webber	Survey date:	19/12/2019				
Sample Details							
	Item description:	Wall lining beneath plasterboard lining (risers)					
	Material description:	Cement product					
	Quantity / Extent:	10 m ²					
	Accessibility	Difficult 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:	1	Human Exposure:	0	Maintenance Activity:	0
Total Scores:							
Material Score:	4	Priority Score	1	Total Score:	4	Risk Rating:	Very 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:	Third Floor				
Location:	020 - Offices Area (Open Plan & Partitioned)	Sample No / ID (Type):	P-359298/043 (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:	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 encapsulate and then monitor condition						
Recommendation comments:	-						
Comments:	Material located above original MMMF ceiling tiles sporadically throughout area. It should be presumed to be present throughout above all timber beams.						


Section 6 – Survey Results

Building:	Space House (Kingsway Building)	Floor:	Third Floor				
Location:	020 - Offices Area (Open Plan & Partitioned)	Sample No / ID (Type):	P-359298/044 (Sampled)				
Surveyor:	Danny Webber	Survey date:	19/12/2019				
Sample Details							
	Item description:	Packing above ceiling timber beams					
	Material description:	Thermoplastic product					
	Quantity / Extent:	650 m linear					
	Accessibility	Difficult 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 encapsulate and then monitor condition						
Recommendation comments:	-						
Comments:	Material located above original MMMF ceiling tiles sporadically throughout area. It should be presumed to be present throughout above all timber beams.						


Building:	Space House (Kingsway Building)	Floor:	Third Floor				
Location:	020 - Offices Area (Open Plan & Partitioned)	Sample No / ID (Type):	P-359298/045 (Sampled)				
Surveyor:	Danny Webber	Survey date:	19/12/2019				
Sample Details							
	Item description:	Residue on ceiling					
	Material description:	Insulation					
	Quantity / Extent:	650 m linear					
	Accessibility	Medium Access					
	Analysis:	Amosite					
	Material identification:	Asbestos insulation					
Material Assessment Scoring:							
Product Type:	3	Condition:	3	Surface Treatment:	3	Asbestos Type:	2
Priority Assessment Scoring:							
Occupant Activity:	0	Disturbance:	2	Human Exposure:	0	Maintenance Activity:	0
Total Scores:							
Material Score:	11	Priority Score	2	Total Score:	11	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 throughout above all timber beams.						


Section 6 – Survey Results

Building:	Space House (Kingsway Building)	Floor:	Third Floor				
Location:	020 - Offices Area (Open Plan & Partitioned)	Sample No / ID (Type):	P-359298/046 (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:	-						


Building:	Space House (Kingsway Building)	Floor:	Third Floor				
Location:	020 - Offices Area (Open Plan & Partitioned)	Sample No / ID (Type):	P-359298/047 (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:	Third Floor				
Location:	020 - Offices Area (Open Plan & Partitioned)	Sample No / ID (Type):	P-359298/As 037 (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:	1	Human Exposure:	0	Maintenance Activity:	0
Total Scores:							
Material Score:	3	Priority Score	1	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 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:	Third Floor				
Location:	021 - Kitchen	Sample No / ID (Type):	P-359298/048 (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:	Third Floor				
Location:	021 - Kitchen	Sample No / ID (Type):	P-359298/049 (Sampled)				
Surveyor:	Danny Webber	Survey date:	19/12/2019				
Sample Details							
	Item description:	Sink pad					
	Material description:	Bituminous products					
	Quantity / Extent:	1 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:	Third Floor				
Location:	021 - Kitchen	Sample No / ID (Type):	P-359298/050 (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:	-						


Section 6 – Survey Results

Building:	Space House (Kingsway Building)	Floor:	Third Floor				
Location:	021 - Kitchen	Sample No / ID (Type):	P-359298/As 037 (Cross Referenced)				
Surveyor:	Danny Webber	Survey date:	19/12/2019				
Sample Details							
	Item description:	Floor tiles (grey) & bitumen adhesive within plasterboard boxing					
	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:	1	Human Exposure:	0	Maintenance Activity:	0
Total Scores:							
Material Score:	3	Priority Score	1	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:	Third Floor				
Location:	021 - Kitchen	Sample No / ID (Type):	P-359298/As 041 (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:	It is strongly presumed after discussions on site that asbestos packing material and/or AIB panels beneath the window may also be present.						
Comments:	-						


Section 6 – Survey Results

Building:	Space House (Kingsway Building)	Floor:	Third Floor				
Location:	021 - Kitchen	Sample No / ID (Type):	P-359298/As 046 (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.						


Building:	Space House (Kingsway Building)	Floor:	Third Floor				
Location:	022 - Female WC	Sample No / ID (Type):	P-359298/083 (Sampled)				
Surveyor:	Danny Webber	Survey date:	19/12/2019				
Sample Details							
	Item description:	Debris within 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:	-						


Section 6 – Survey Results

Building:	Space House (Kingsway Building)	Floor:	Third Floor				
Location:	025 - Keeley Street Staircase	Sample No / ID (Type):	P-359298/As 036 (Cross Referenced)				
Surveyor:	Danny Webber	Survey date:	19/12/2019				
Sample Details							
	Item description:	Stair 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:	Third Floor				
Location:	025 - Keeley Street Staircase	Sample No / ID (Type):	P-359298/As 037 (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:	Second Floor				
Location:	026 - Kemble Street Staircase	Sample No / ID (Type):	P-359298/051 (Sampled)				
Surveyor:	Danny Webber	Survey date:	19/12/2019				
Sample Details							
	Item description:	Floor tiles (beige) & bitumen adhesive					
	Material description:	Vinyl product					
	Quantity / Extent:	12 m ²					
	Accessibility	Easy Access					
	Analysis:	Chrysotile					
	Material identification:	Non-asbestos vinyl/asbestos 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:	Second Floor				
Location:	027 - Kemble Street Lobby	Sample No / ID (Type):	P-359298/052 (Sampled)				
Surveyor:	Danny Webber	Survey date:	19/12/2019				
Sample Details							
	Item description:	Ceiling access panel					
	Material description:	Insulating board					
	Quantity / Extent:	1 Number					
	Accessibility	Medium Access					
	Analysis:	Amosite Chrysotile					
	Material identification:	Asbestos insulating board					
Material Assessment Scoring:							
Product Type:	2	Condition:	1	Surface Treatment:	2	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 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:	Second Floor				
Location:	027 - Kemble Street Lobby	Sample No / ID (Type):	P-359298/053 (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	Medium 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:	Second Floor				
Location:	028 - Offices Area (Partitioned)	Sample No / ID (Type):	P-359298/054 (Sampled)				
Surveyor:	Danny Webber	Survey date:	19/12/2019				
Sample Details							
	Item description:	Debris behind screw heads above suspended ceiling					
	Material description:	Insulating board					
	Quantity / Extent:	<1 m ²					
	Accessibility	Medium Access					
	Analysis:	Chrysotile					
	Material identification:	Asbestos insulating board					
Material Assessment Scoring:							
Product Type:	2	Condition:	3	Surface Treatment:	1	Asbestos Type:	1
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:	Material located above metal ceiling tiles sporadically throughout area. It should be presumed to be present throughout as per the window ceiling board & packers consistent with floor levels above.						

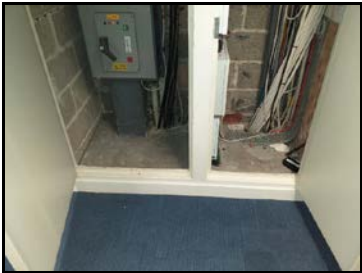
Section 6 – Survey Results

Building:	Space House (Kingsway Building)	Floor:	Second Floor				
Location:	028 - Offices Area (Partitioned)	Sample No / ID (Type):	P-359298/P001 (Presumed)				
Surveyor:	Danny Webber	Survey date:	07/01/2020				
Sample Details							
	Item description:	Electrical intake cable above suspended ceiling					
	Material description:	Woven product					
	Quantity / Extent:	50 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:	2	Asbestos Type:	3
Priority Assessment Scoring:							
Occupant Activity:	0	Disturbance:	2	Human Exposure:	0	Maintenance Activity:	0
Total Scores:							
Material Score:	8	Priority Score	2	Total Score:	8	Risk Rating:	Medium
Recommended action:	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.						
Recommendation comments:	-						
Comments:	Material also present within center riser in kitchen from top to bottom of building.						


Building:	Space House (Kingsway Building)	Floor:	Second Floor				
Location:	029 - Former Kitchen	Sample No / ID (Type):	P-359298/055 (Sampled)				
Surveyor:	Danny Webber	Survey date:	19/12/2019				
Sample Details							
	Item description:	Wall forming cupboard					
	Material description:	Insulating board					
	Quantity / Extent:	4 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:	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:	Second Floor				
Location:	029 - Former Kitchen	Sample No / ID (Type):	P-359298/056 (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	Difficult 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:	1	Human Exposure:	0	Maintenance Activity:	0
Total Scores:							
Material Score:	3	Priority Score	1	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:	Second Floor				
Location:	029 - Former Kitchen	Sample No / ID (Type):	P-359298/057 (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:	Second Floor				
Location:	030 - Female WC	Sample No / ID (Type):	P-359298/058 (Sampled)				
Surveyor:	Danny Webber	Survey date:	19/12/2019				
Sample Details							
	Item description:	Debris within hand dryer & cistern voids					
	Material description:	Cement product					
	Quantity / Extent:	<1 m ²					
	Accessibility	Medium Access					
	Analysis:	Chrysotile Amosite					
	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:	-						

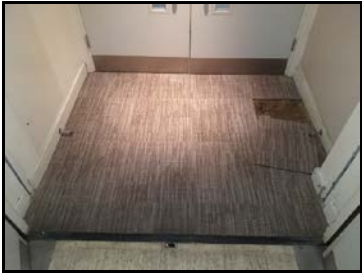
Building:	Space House (Kingsway Building)	Floor:	Second Floor				
Location:	034 - Keeley Street Staircase	Sample No / ID (Type):	P-359298/059 (Sampled)				
Surveyor:	Danny Webber	Survey date:	19/12/2019				
Sample Details							
	Item description:	Stair nosings					
	Material description:	Thermoplastic 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 6 – Survey Results

Building:	Space House (Kingsway Building)	Floor:	Second Floor				
Location:	034 - Keeley Street Staircase	Sample No / ID (Type):	P-359298/060 (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:	-						


Building:	Space House (Kingsway Building)	Floor:	First Floor				
Location:	035 - Kemble Street Staircase	Sample No / ID (Type):	P-359298/061 (Sampled)				
Surveyor:	Danny Webber	Survey date:	19/12/2019				
Sample Details							
	Item description:	Floor tiles (grey) & bitumen adhesive					
	Material description:	Vinyl product					
	Quantity / Extent:	12 m ²					
	Accessibility	Easy Access					
	Analysis:	Chrysotile					
	Material identification:	Non-asbestos vinyl/asbestos 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:	First Floor				
Location:	036 - Kemble Street Lobby & Riser	Sample No / ID (Type):	P-359298/062 (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	Medium 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:	First Floor				
Location:	036 - Kemble Street Lobby & Riser	Sample No / ID (Type):	P-359298/063 (Sampled)				
Surveyor:	Danny Webber	Survey date:	19/12/2019				
Sample Details							
	Item description:	Board above false plasterboard ceiling					
	Material description:	Insulating board					
	Quantity / Extent:	1 m ²					
	Accessibility	Difficult Access					
	Analysis:	Amosite Chrysotile					
	Material identification:	Asbestos insulating board					
Material Assessment Scoring:							
Product Type:	2	Condition:	1	Surface Treatment:	1	Asbestos Type:	2
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:	Material located above metal roller shutter.						


Section 6 – Survey Results

Building:	Space House (Kingsway Building)	Floor:	First Floor				
Location:	037 - Offices Area (Open Plan & Partitioned)	Sample No / ID (Type):	P-359298/064 (Sampled)				
Surveyor:	Danny Webber	Survey date:	19/12/2019				
Sample Details							
	Item description:	Packing above suspended ceiling					
	Material description:	Insulating board					
	Quantity / Extent:	650 m linear					
	Accessibility	Medium 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 located above original MMMF ceiling tiles sporadically throughout area. It should be presumed to be present throughout above suspended ceiling.						

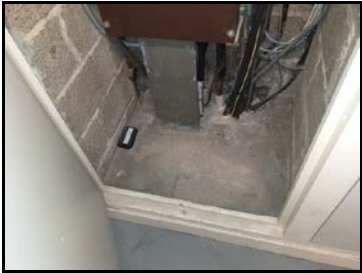
Building:	Space House (Kingsway Building)	Floor:	First Floor				
Location:	037 - Offices Area (Open Plan & Partitioned)	Sample No / ID (Type):	P-359298/065 (Sampled)				
Surveyor:	Danny Webber	Survey date:	19/12/2019				
Sample Details							
	Item description:	Residue on ceiling					
	Material description:	Insulation					
	Quantity / Extent:	650 m linear					
	Accessibility	Medium Access					
	Analysis:	Amosite					
	Material identification:	Asbestos insulation					
Material Assessment Scoring:							
Product Type:	3	Condition:	3	Surface Treatment:	3	Asbestos Type:	2
Priority Assessment Scoring:							
Occupant Activity:	0	Disturbance:	2	Human Exposure:	0	Maintenance Activity:	0
Total Scores:							
Material Score:	11	Priority Score	2	Total Score:	11	Risk Rating:	High
Recommended action:	Remedial - Restrict access and plan abatement works.						
Recommendation comments:	-						
Comments:	Material located above original MMMF ceiling tiles sporadically throughout area. It should be presumed to be present throughout above suspended ceiling.						


Section 6 – Survey Results

Building:	Space House (Kingsway Building)	Floor:	First Floor				
Location:	038 - Plant Room	Sample No / ID (Type):	P-359298/066 (Sampled)				
Surveyor:	Danny Webber	Survey date:	19/12/2019				
Sample Details							
	Item description:	Wall forming cupboard					
	Material description:	Insulating board					
	Quantity / Extent:	4 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:	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:	First Floor				
Location:	038 - Plant Room	Sample No / ID (Type):	P-359298/067 (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:	-						


Section 6 – Survey Results

Building:	Space House (Kingsway Building)	Floor:	First Floor				
Location:	038 - Plant Room	Sample No / ID (Type):	P-359298/068 (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:	-						


Building:	Space House (Kingsway Building)	Floor:	First Floor				
Location:	039 - Female WC	Sample No / ID (Type):	P-359298/069 (Sampled)				
Surveyor:	Danny Webber	Survey date:	19/12/2019				
Sample Details							
	Item description:	Flue pipe within hand dryer voids					
	Material description:	Cement product					
	Quantity / Extent:	<1 m linear					
	Accessibility	Medium Access					
	Analysis:	Amosite Chrysotile					
	Material identification:	Asbestos cement					
Material Assessment Scoring:							
Product Type:	1	Condition:	1	Surface Treatment:	1	Asbestos Type:	2
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:	-						


Section 6 – Survey Results

Building:	Space House (Kingsway Building)	Floor:	First Floor				
Location:	039 - Female WC	Sample No / ID (Type):	P-359298/070 (Sampled)				
Surveyor:	Danny Webber	Survey date:	19/12/2019				
Sample Details							
	Item description:	Debris within hand dryer voids					
	Material description:	Cement product					
	Quantity / Extent:	<1 m ²					
	Accessibility	Medium Access					
	Analysis:	Chrysotile Amosite					
	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:	Ground Floor				
Location:	044 - Changing Rooms / Voids	Sample No / ID (Type):	P-359298/071 (Sampled)				
Surveyor:	Danny Webber	Survey date:	30/01/2020				
Sample Details							
	Item description:	Applied to concrete ceiling above MMMF ceiling tiles					
	Material description:	Textured coatings					
	Quantity / Extent:	20 m ²					
	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:	-						


Section 6 – Survey Results

Building:	Space House (Kingsway Building)	Floor:	Ground Floor				
Location:	044 - Changing Rooms / Voids	Sample No / ID (Type):	P-359298/072 (Sampled)				
Surveyor:	Danny Webber	Survey date:	30/01/2020				
Sample Details							
	Item description:	Lining walls behind plasterboard					
	Material description:	Insulating board					
	Quantity / Extent:	150m ²					
	Accessibility	Medium Access					
	Analysis:	Amosite Chrysotile					
	Material identification:	Asbestos insulating board					
Material Assessment Scoring:							
Product Type:	2	Condition:	1	Surface Treatment:	2	Asbestos Type:	2
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 encapsulate and then monitor condition						
Recommendation comments:	-						
Comments:	Material extent is located behind metal & glass external wall (viewed externally)						


Building:	Space House (Kingsway Building)	Floor:	Ground Floor				
Location:	044 - Changing Rooms / Voids	Sample No / ID (Type):	P-359298/073 (Sampled)				
Surveyor:	Danny Webber	Survey date:	30/01/2020				
Sample Details							
	Item description:	Residue on concrete ceiling above MMMF ceiling tiles					
	Material description:	Sprayed coating					
	Quantity / Extent:	50 m ²					
	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:	-						


Section 6 – Survey Results

Building:	Space House (Kingsway Building)	Floor:	Ground Floor				
Location:	045 - Plant Room (Kemble Street)	Sample No / ID (Type):	P-359298/As 072 (Cross Referenced)				
Surveyor:	Danny Webber	Survey date:	30/01/2020				
Sample Details							
	Item description:	Lining walls partially behind masonry					
	Material description:	Insulating board					
	Quantity / Extent:	150 (total) m ²					
	Accessibility	Medium Access					
	Analysis:	Amosite Chrysotile					
	Material identification:	Asbestos insulating board					
Material Assessment Scoring:							
Product Type:	2	Condition:	1	Surface Treatment:	2	Asbestos Type:	2
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 encapsulate and then monitor condition						
Recommendation comments:	-						
Comments:	Material extent is located behind metal & glass external wall (viewed externally)						


Building:	Space House (Kingsway Building)	Floor:	Ground Floor				
Location:	046 - Plant Room (above WCs)	Sample No / ID (Type):	P-359298/074 (Sampled)				
Surveyor:	Danny Webber	Survey date:	30/01/2020				
Sample Details							
	Item description:	Lining access hatch					
	Material description:	Insulating board					
	Quantity / Extent:	1 m ²					
	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:	-						


Section 6 – Survey Results

Building:	Space House (Kingsway Building)	Floor:	Ground Floor				
Location:	047 - Former Office (above UKPN)	Sample No / ID (Type):	P-359298/075 (Sampled)				
Surveyor:	Danny Webber	Survey date:	30/01/2020				
Sample Details							
	Item description:	Adhesive residue on masonry walls					
	Material description:	Bituminous products					
	Quantity / Extent:	8 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:	Ground Floor				
Location:	047 - Former Office (above UKPN)	Sample No / ID (Type):	P-359298/As 072 (Cross Referenced)				
Surveyor:	Danny Webber	Survey date:	30/01/2020				
Sample Details							
	Item description:	Edging strips above door at ground floor level					
	Material description:	Insulating board					
	Quantity / Extent:	1 m ²					
	Accessibility	Easy Access					
	Analysis:	Amosite Chrysotile					
	Material identification:	Asbestos insulating board					
Material Assessment Scoring:							
Product Type:	2	Condition:	1	Surface Treatment:	2	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 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:	Ground Floor				
Location:	047 - Former Office (above UKPN)	Sample No / ID (Type):	P-359298/P002 (Presumed)				
Surveyor:	Danny Webber	Survey date:	30/01/2020				
Sample Details							
	Item description:	Loose panel at bottom of riser					
	Material description:	Insulating board					
	Quantity / Extent:	1 m ²					
	Accessibility	Difficult Access					
	Analysis:	Presumed to contain asbestos					
	Material identification:	Asbestos insulating board					
Material Assessment Scoring:							
Product Type:	2	Condition:	3	Surface Treatment:	2	Asbestos Type:	3
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:	Remedial - Restrict access and plan abatement works.						
Recommendation comments:	-						
Comments:	Presumed due to item being inaccessible. Visually inspected from hatches only.						


Building:	Space House (Kingsway Building)	Floor:	Ground Floor				
Location:	048 - Kemble Street Staircase	Sample No / ID (Type):	P-359298/076 (Sampled)				
Surveyor:	Danny Webber	Survey date:	19/12/2019				
Sample Details							
	Item description:	Applied to low level skirting					
	Material description:	Textured coatings					
	Quantity / Extent:	25 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:	-						


Section 6 – Survey Results

Building:	Space House (Kingsway Building)	Floor:	Ground Floor				
Location:	049 - Security / Staff Entrance	Sample No / ID (Type):	P-359298/077 (Sampled)				
Surveyor:	Danny Webber	Survey date:	30/01/2020				
Sample Details							
	Item description:	Lining walls behind plasterboard, timber & MMMF insulation					
	Material description:	Insulating board					
	Quantity / Extent:	150 (total) m ²					
	Accessibility	Difficult Access					
	Analysis:	Chrysotile Amosite					
	Material identification:	Asbestos insulating board					
Material Assessment Scoring:							
Product Type:	2	Condition:	1	Surface Treatment:	2	Asbestos Type:	2
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 encapsulate and then monitor condition						
Recommendation comments:	-						
Comments:	Material extent is located behind metal & glass external wall (viewed externally)						


Building:	Space House (Kingsway Building)	Floor:	Ground Floor				
Location:	049 - Security / Staff Entrance	Sample No / ID (Type):	P-359298/078 (Sampled)				
Surveyor:	Danny Webber	Survey date:	30/01/2020				
Sample Details							
	Item description:	Residue on concrete ceiling above MMMF ceiling tiles					
	Material description:	Sprayed coating					
	Quantity / Extent:	50 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:	-						


Section 6 – Survey Results

Building:	Space House (Kingsway Building)	Floor:	Ground Floor				
Location:	049 - Security / Staff Entrance	Sample No / ID (Type):	P-359298/079 (Sampled)				
Surveyor:	Danny Webber	Survey date:	30/01/2020				
Sample Details							
	Item description:	Applied to meshed plaster ceiling					
	Material description:	Textured coatings					
	Quantity / Extent:	6 m ²					
	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:	Ground Floor				
Location:	049 - Security / Staff Entrance	Sample No / ID (Type):	P-359298/080 (Sampled)				
Surveyor:	Danny Webber	Survey date:	30/01/2020				
Sample Details							
	Item description:	Floor tiles (grey) on spiral staircase					
	Material description:	Vinyl product					
	Quantity / Extent:	10 m ²					
	Accessibility	Easy Access					
	Analysis:	Chrysotile					
	Material identification:	Non-asbestos vinyl/asbestos adhesive					
Material Assessment Scoring:							
Product Type:	1	Condition:	1	Surface Treatment:	0	Asbestos Type:	1
Priority Assessment Scoring:							
Occupant Activity:	1	Disturbance:	2	Human Exposure:	2	Maintenance Activity:	0
Total Scores:							
Material Score:	3	Priority Score	5	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:	Ground Floor				
Location:	049 - Security / Staff Entrance	Sample No / ID (Type):	P-359298/P003 (Presumed)				
Surveyor:	Danny Webber	Survey date:	30/01/2020				
Sample Details							
	Item description:	Internal linings of safe unit					
	Material description:	Insulation					
	Quantity / Extent:	1 Number					
	Accessibility	Difficult Access					
	Analysis:	Presumed to contain asbestos					
	Material identification:	Asbestos insulation					
Material Assessment Scoring:							
Product Type:	3	Condition:	1	Surface Treatment:	2	Asbestos Type:	3
Priority Assessment Scoring:							
Occupant Activity:	0	Disturbance:	1	Human Exposure:	0	Maintenance Activity:	0
Total Scores:							
Material Score:	9	Priority Score	1	Total Score:	9	Risk Rating:	Medium
Recommended action:	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.						
Recommendation comments:	-						
Comments:	Presumed due to security reasons therefore no access was gained within safe.						


Building:	Space House (Kingsway Building)	Floor:	Ground Floor				
Location:	049 - Security / Staff Entrance	Sample No / ID (Type):	P-359298/P004 (Presumed)				
Surveyor:	Danny Webber	Survey date:	30/01/2020				
Sample Details							
	Item description:	Arc shield spacers					
	Material description:	Cement product					
	Quantity / Extent:	1 Number					
	Accessibility	Medium Access					
	Analysis:	Presumed to contain asbestos					
	Material identification:	Asbestos cement					
Material Assessment Scoring:							
Product Type:	1	Condition:	1	Surface Treatment:	1	Asbestos Type:	3
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:	Presumed due to electrics being live.						


Section 6 – Survey Results

Building:	Space House (Kingsway Building)	Floor:	Ground Floor				
Location:	049 - Security / Staff Entrance	Sample No / ID (Type):	P-359298/P005 (Presumed)				
Surveyor:	Danny Webber	Survey date:	30/01/2020				
Sample Details							
	Item description:	Lift machinery brake shoes					
	Material description:	Woven product					
	Quantity / Extent:	2 Number					
	Accessibility	Medium Access					
	Analysis:	Presumed to contain asbestos					
	Material identification:	Asbestos woven material					
Material Assessment Scoring:							
Product Type:	2	Condition:	2	Surface Treatment:	2	Asbestos Type:	3
Priority Assessment Scoring:							
Occupant Activity:	0	Disturbance:	1	Human Exposure:	0	Maintenance Activity:	0
Total Scores:							
Material Score:	9	Priority Score	1	Total Score:	9	Risk Rating:	Medium
Recommended action:	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.						
Recommendation comments:	-						
Comments:	Presumed due to being live.						


Building:	Space House (Kingsway Building)	Floor:	Ground Floor				
Location:	050 - Meeting & Comms Rooms	Sample No / ID (Type):	P-359298/081 (Sampled)				
Surveyor:	Danny Webber	Survey date:	30/01/2020				
Sample Details							
	Item description:	Ducting seals above MMMF ceiling tiles					
	Material description:	Mastics					
	Quantity / Extent:	100 m linear					
	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 property						

Section 6 – Survey Results

Building:	Space House (Kingsway Building)	Floor:	Ground Floor				
Location:	051 - Entrance / WCs	Sample No / ID (Type):	P-359298/P006 (Presumed)				
Surveyor:	Danny Webber	Survey date:	30/01/2020				
Sample Details							
	Item description:	Panel on ceiling in male WC cupboard					
	Material description:	Insulating board					
	Quantity / Extent:	1 Number					
	Accessibility	Difficult Access					
	Analysis:	Presumed to contain asbestos					
	Material identification:	Asbestos insulating board					
Material Assessment Scoring:							
Product Type:	2	Condition:	2	Surface Treatment:	2	Asbestos Type:	3
Priority Assessment Scoring:							
Occupant Activity:	0	Disturbance:	1	Human Exposure:	0	Maintenance Activity:	0
Total Scores:							
Material Score:	9	Priority Score	1	Total Score:	9	Risk Rating:	Medium
Recommended action:	Remove if likely to be disturbed by the refurbishment, otherwise encapsulate and then monitor condition						
Recommendation comments:	-						
Comments:	Presumed due to sample being inaccessible.						

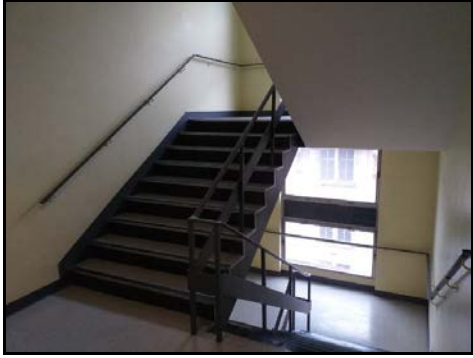
Building:	Space House (Kingsway Building)	Floor:	Ground Floor				
Location:	052 - Keeley Street Staircase	Sample No / ID (Type):	P-359298/082 (Sampled)				
Surveyor:	Danny Webber	Survey date:	30/01/2020				
Sample Details							
	Item description:	Ceiling & debris within timber bulkhead					
	Material description:	Insulating board					
	Quantity / Extent:	30 m ²					
	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:	-						


Section 6 – Survey Results

Building:	Space House (Kingsway Building)	Floor:	Ground Floor				
Location:	052 - Keeley Street Staircase	Sample No / ID (Type):	P-359298/As 079 (Cross Referenced)				
Surveyor:	Danny Webber	Survey date:	30/01/2020				
Sample Details							
	Item description:	Applied to meshed plaster ceiling above suspended ceiling					
	Material description:	Textured coatings					
	Quantity / Extent:	30 m ²					
	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:	-						

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:	Fifth Floor
Location Number:	001	Location Description:	Kemble Street Staircase
Surveyor:	Danny Webber	Survey Date:	19/12/2019
Room Data / Observations:			
		General Comments:	
		<p>Plaster skimmed concrete ceiling. Plaster skimmed masonry walls. Timber doors & frame. Metal window. Metal radiator. Composite skirting board sampled. Sampled stair nosings. Concrete floor beneath sampled floor tiles.</p>	

Building Name:	Space House (Kingsway Building)	Floor Level:	Fifth Floor
Location Number:	002	Location Description:	Kemble Street Lobby
Surveyor:	Danny Webber	Survey Date:	19/12/2019
Room Data / Observations:			
		General Comments:	
		<p>Plaster skimmed concrete ceiling & concrete above meshed plaster ceiling. Plaster skimmed masonry walls. Timber doors & frames. Timber skirting board. Concrete floor beneath carpet tiles.</p>	

Section 7 – Room Data


Building Name:	Space House (Kingsway Building)	Floor Level:	Fifth Floor
Location Number:	003	Location Description:	Offices Area (Open Plan & Partitioned)
Surveyor:	Danny Webber	Survey Date:	19/12/2019

Room Data / Observations:

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

Building Name:	Space House (Kingsway Building)	Floor Level:	Fifth Floor
Location Number:	004	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. Foam & MMMF insulated pipework. Plaster skimmed masonry & sampled walls. Plasterboard boxing. Fibreboard riser panel that has been sampled within cupboard. Metal windows with sampled composite sills. Timber doors & frames. Plastic skirting board. Modern textile fire blanket. Concrete floor beneath modern linoleum.</p>

Section 7 – Room Data

Building Name:	Space House (Kingsway Building)	Floor Level:	Fifth Floor
Location Number:	005	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 spill pipe. Metal windows with timber sills. Timber doors & frames. Ceramic tiled skirting board. Concrete floor beneath ceramic tiles.

Building Name:	Space House (Kingsway Building)	Floor Level:	Fifth Floor
Location Number:	006	Location Description:	Male 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 spill 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:	Fifth Floor
Location Number:	007	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. Foam & MMMF insulated pipework. Plaster skimmed masonry & plasterboard walls. Ceramic toilet cistern. Cast iron spill pipe. Timber door & frame. Ceramic tiled skirting board. Concrete floor beneath ceramic tiles.</p>

Building Name:	Space House (Kingsway Building)	Floor Level:	Fifth Floor
Location Number:	008	Location Description:	Lift Lobby
Surveyor:	Danny Webber	Survey Date:	19/12/2019

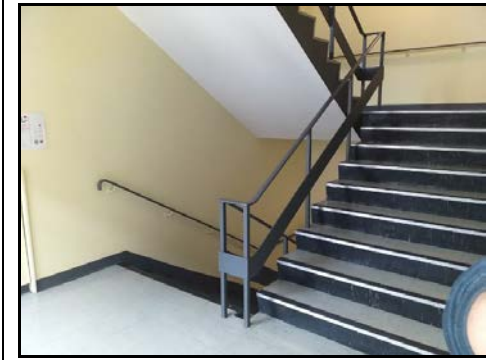
Room Data / Observations:

	General Comments:
	<p>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.</p>

Section 7 – Room Data

Building Name:	Space House (Kingsway Building)	Floor Level:	Fifth Floor
Location Number:	009	Location Description:	Keeley Street Staircase
Surveyor:	Danny Webber	Survey Date:	19/12/2019

Room Data / Observations:

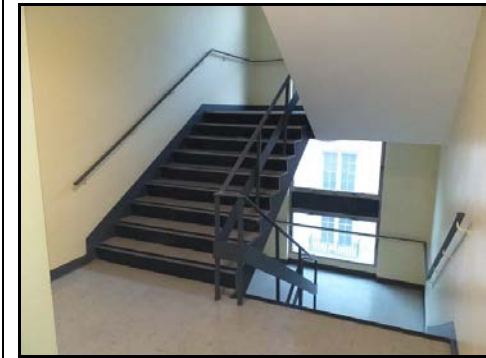


General Comments:

Plaster skimmed concrete ceiling. Plaster skimmed masonry walls. Timber doors & frame. Metal window. Metal radiator. Sampled composite skirting board. Sampled composite stair nosings. Concrete floor beneath sampled floor tiles.

Building Name:	Space House (Kingsway Building)	Floor Level:	Fourth Floor
Location Number:	010	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. Sampled composite skirting board. Sampled composite stair nosings. Concrete floor beneath sampled floor tiles.

Section 7 – Room Data

Building Name:	Space House (Kingsway Building)	Floor Level:	Fourth Floor
Location Number:	011	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:	Fourth Floor
Location Number:	012	Location Description:	Offices Area (Open Plan & Partitioned)
Surveyor:	Danny Webber	Survey Date:	19/12/2019

Room Data / Observations:



General Comments:

Plasterboard, plaster skimmed concrete ceiling & concrete ceiling above meshed plaster above MMMF ceiling tiles with timber beams. Foam & MMMF insulated pipework. Glass, plaster skimmed masonry, plasterboard & sampled walls. Meshed plaster skim beam cladding with concrete beams & cast iron rainwater pipe within. Metal windows with sampled composite sills. 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:	Fourth Floor
Location Number:	013	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 & sampled walls. Plasterboard boxing. Fibreboard riser panel that has been sampled within cupboard. Metal windows with sampled composite sills. Timber doors & frames. Plastic skirting board. Modern textile fire blanket. Concrete floor beneath modern linoleum.

Building Name:	Space House (Kingsway Building)	Floor Level:	Fourth Floor
Location Number:	014	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 spill 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:	Fourth Floor
Location Number:	015	Location Description:	Male 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 spill pipe. Metal windows with timber sills. Timber doors & frames. Ceramic tiled skirting board. Concrete floor beneath ceramic tiles.

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

Room Data / Observations:



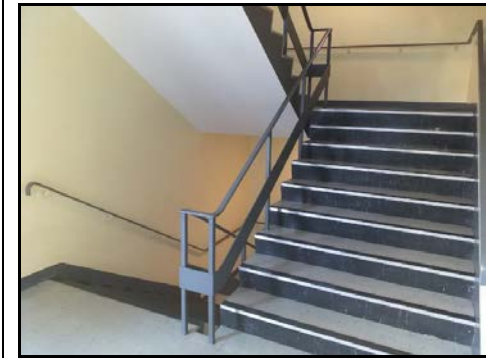
General Comments:

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.

Section 7 – Room Data

Building Name:	Space House (Kingsway Building)	Floor Level:	Fourth Floor
Location Number:	017	Location Description:	Keeley Street Staircase
Surveyor:	Danny Webber	Survey Date:	19/12/2019

Room Data / Observations:

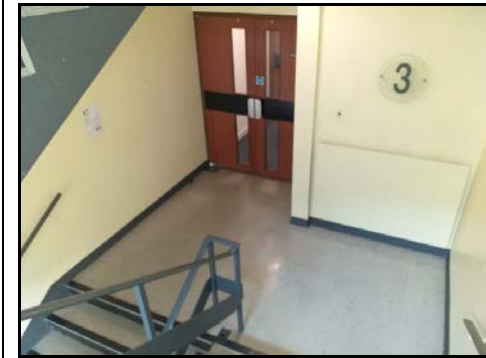


General Comments:

Plaster skimmed concrete ceiling. Plaster skimmed masonry walls. Timber doors & frame. Metal window. Metal radiator. Sampled composite skirting board. Sampled composite stair nosings. Concrete floor beneath sampled floor tiles.

Building Name:	Space House (Kingsway Building)	Floor Level:	Third Floor
Location Number:	018	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. Sampled composite skirting board. Sampled composite stair nosings. Concrete floor beneath sampled floor tiles.

Section 7 – Room Data


Building Name:	Space House (Kingsway Building)	Floor Level:	Third Floor
Location Number:	019	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:	Third Floor
Location Number:	020	Location Description:	Offices Area (Open Plan & Partitioned)
Surveyor:	Danny Webber	Survey Date:	19/12/2019

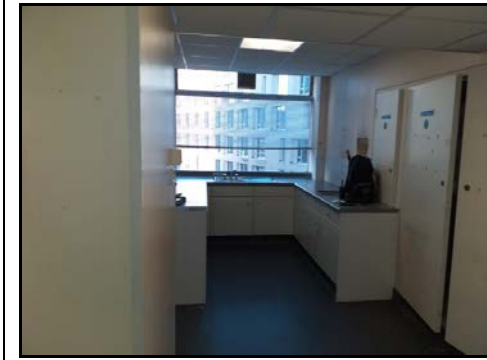
Room Data / Observations:

	General Comments:
	Plaster skimmed concrete ceiling & concrete ceiling above meshed plaster above MMMF ceiling tiles with timber beams. Foam & MMMF insulated pipework. Glass, plaster skimmed masonry, plasterboard & sampled walls. Meshed plaster skim beam cladding with concrete beams & cast iron rainwater pipe within. Metal windows with sampled composite sills. 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:	Third Floor
Location Number:	021	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 & sampled walls. Plasterboard boxing. Sampled fibreboard riser panel within cupboard. Metal windows with sampled composite sills. Timber doors & frames. Plastic skirting board. Modern textile fire blanket. Concrete floor beneath modern linoleum.

Building Name:	Space House (Kingsway Building)	Floor Level:	Third Floor
Location Number:	022	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 spill 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:	Third Floor
Location Number:	023	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. Timber boxing. Plastic toilet cisterns. Cast iron spill 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:	Third Floor
Location Number:	024	Location Description:	Lift Lobby
Surveyor:	Danny Webber	Survey Date:	19/12/2019

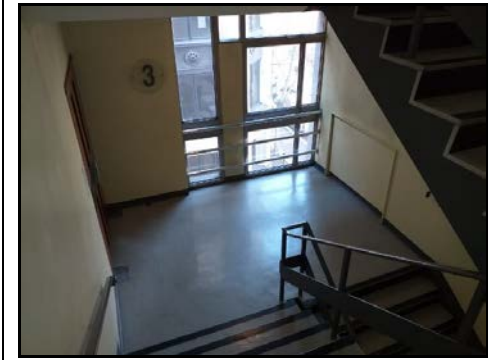
Room Data / Observations:

	General Comments:
	<p>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.</p>

Section 7 – Room Data

Building Name:	Space House (Kingsway Building)	Floor Level:	Third Floor
Location Number:	025	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. Sampled composite skirting board. Sampled composite stair nosings. Sampled concrete floor beneath floor tiles.

Building Name:	Space House (Kingsway Building)	Floor Level:	Second Floor
Location Number:	026	Location Description:	Kemble Street Staircase
Surveyor:	Danny Webber	Survey Date:	19/12/2019

Room Data / Observations:




General Comments:

Plaster skimmed concrete ceiling. Timber boxing. Plaster skimmed masonry walls. Timber doors & frame. Metal window. Metal radiator. Sampled composite skirting board. Rubber stair nosings. Sampled concrete floor beneath floor tiles.

Section 7 – Room Data


Building Name:	Space House (Kingsway Building)	Floor Level:	Second Floor
Location Number:	027	Location Description:	Kemble Street Lobby
Surveyor:	Danny Webber	Survey Date:	19/12/2019

Room Data / Observations:

	General Comments:
	False plasterboard ceiling with sampled access hatch. Plaster skimmed masonry walls. Timber doors & frames. Timber skirting board. Concrete floor beneath carpet tiles.

Building Name:	Space House (Kingsway Building)	Floor Level:	Second Floor
Location Number:	028	Location Description:	Offices Area (Partitioned)
Surveyor:	Danny Webber	Survey Date:	19/12/2019


Room Data / Observations:

	General Comments:
	Partially plaster skimmed concrete ceiling above metal ceiling tiles on a metal grid. Metal ducting within ceiling void & plant areas. Foam & MMMF insulated pipework. Glass, timber, plaster skimmed masonry & plasterboard walls. Meshed plaster skim beneath plasterboard beam cladding with concrete beams & cast iron rainwater pipe within. Metal windows with timber sills. Timber & glass doors with timber frames. Modern textile fire blankets. Modern bitumen sink pads. Timber skirting board. Concrete floor beneath carpet tiles & modern linoleum. Ceiling & wall voids have been inspected in as many locations as possible but have been limited due to live electrics, services & ducting being present throughout area.

Section 7 – Room Data


Building Name:	Space House (Kingsway Building)	Floor Level:	Second Floor
Location Number:	029	Location Description:	Former Kitchen
Surveyor:	Danny Webber	Survey Date:	19/12/2019

Room Data / Observations:

	General Comments:
	<p>Partially plaster skimmed concrete ceiling above metal ceiling tiles on a metal grid. Metal ducting within ceiling void & plant area. Foam & MMMF insulated pipework. Plaster skimmed masonry, plasterboard & sampled walls. Plasterboard boxing. Ceramic sink unit. Timber riser panel in cupboard. Timber skirting board. Concrete floor beneath carpet tiles & modern linoleum.</p>

Building Name:	Space House (Kingsway Building)	Floor Level:	Second Floor
Location Number:	030	Location Description:	Female WC
Surveyor:	Danny Webber	Survey Date:	19/12/2019

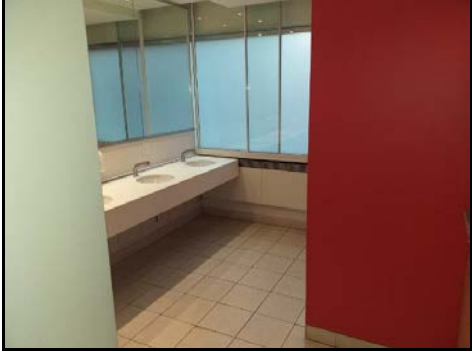
Room Data / Observations:

	General Comments:
	<p>Partially plaster skimmed concrete ceiling above plasterboard ceiling with metal ducting above. Foam & MMMF insulated pipework. Plaster skimmed masonry & plasterboard walls. Timber boxing. Plastic toilet cisterns. Cast iron spill 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:	Second Floor
Location Number:	031	Location Description:	Male WC
Surveyor:	Danny Webber	Survey Date:	19/12/2019

Room Data / Observations:

	General Comments:
	<p>Partially plaster skimmed concrete ceiling above plasterboard ceiling with metal ducting above. Foam & MMMF insulated pipework. Plaster skimmed masonry & plasterboard walls. Plastic toilet cisterns. Cast iron spill 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:	Second Floor
Location Number:	032	Location Description:	Disabled WC
Surveyor:	Danny Webber	Survey Date:	19/12/2019


Room Data / Observations:

	General Comments:
	<p>Partially plaster skimmed concrete ceiling above plasterboard ceiling 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:	Second Floor
Location Number:	033	Location Description:	Lift Lobby
Surveyor:	Danny Webber	Survey Date:	19/12/2019

Room Data / Observations:

	General Comments:
	<p>Concrete ceiling above meshed plaster above MMMF ceiling tiles above suspended metal 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.</p>

Building Name:	Space House (Kingsway Building)	Floor Level:	Second Floor
Location Number:	034	Location Description:	Keeley Street Staircase
Surveyor:	Danny Webber	Survey Date:	19/12/2019

Room Data / Observations:

	General Comments:
	<p>Plaster skimmed concrete ceiling. Plaster skimmed masonry walls. Timber doors & frame. Metal window. Metal radiator. Sampled composite skirting board. Sampled composite stair nosings. Sampled concrete floor beneath floor tiles.</p>

Section 7 – Room Data

Building Name:	Space House (Kingsway Building)	Floor Level:	First Floor
Location Number:	035	Location Description:	Kemble Street Staircase
Surveyor:	Danny Webber	Survey Date:	19/12/2019

Room Data / Observations:



General Comments:

Concrete ceiling above metal ceiling tiles on a metal grid with MMMF insulated pipework & cast iron soil pipes. Plaster skimmed masonry walls with partial ceramic mosaic tiling. Timber doors & frame. Metal window. Metal radiator. Sampled composite skirting board. Rubber stair nosings. Sampled concrete floor beneath floor tiles.

Building Name:	Space House (Kingsway Building)	Floor Level:	First Floor
Location Number:	036	Location Description:	Kemble Street Lobby & Riser
Surveyor:	Danny Webber	Survey Date:	19/12/2019

Room Data / Observations:




General Comments:

Concrete ceiling above plasterboard ceiling with cast iron soil pipe above. Plaster skimmed masonry walls. Timber & metal doors & frames. Metal roller shutter. Timber skirting board. Concrete floor beneath carpet tiles.

Section 7 – Room Data


Building Name:	Space House (Kingsway Building)	Floor Level:	First Floor
Location Number:	037	Location Description:	Offices Area (Open Plan & Partitioned)
Surveyor:	Danny Webber	Survey Date:	19/12/2019

Room Data / Observations:

	General Comments:
	<p>Partially plaster skimmed concrete ceiling above metal ceiling tiles on a metal grid. Metal ducting within ceiling void &. Foam & MMMF insulated pipework. Glass, plaster skimmed masonry & plasterboard walls. Meshed plaster skim beneath plasterboard beam cladding with concrete beams & cast iron rainwater pipe within. Metal windows with timber sills. Timber & glass doors with timber frames. Modern textile fire blankets. Modern bitumen sink pads. Timber skirting board. Concrete floor beneath carpet tiles & modern linoleum.</p>

Building Name:	Space House (Kingsway Building)	Floor Level:	First Floor
Location Number:	038	Location Description:	Plant Room
Surveyor:	Danny Webber	Survey Date:	19/12/2019


Room Data / Observations:

	General Comments:
	<p>Partially plaster skimmed concrete ceiling. Metal ducting. Foam & MMMF insulated pipework. Plaster skimmed masonry, plasterboard & sampled walls. Sampled fibreboard riser panel in cupboard. Timber skirting board. Concrete floor.</p>

Section 7 – Room Data


Building Name:	Space House (Kingsway Building)	Floor Level:	First Floor
Location Number:	039	Location Description:	Female WC
Surveyor:	Danny Webber	Survey Date:	19/12/2019

Room Data / Observations:

	General Comments:
	<p>Partially plaster skimmed concrete ceiling above plasterboard ceiling with metal ducting above. Foam & MMMF insulated pipework. Plaster skimmed masonry & plasterboard walls. Timber boxing. Plastic toilet cisterns. Cast iron spill 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:	First Floor
Location Number:	040	Location Description:	Male WC
Surveyor:	Danny Webber	Survey Date:	19/12/2019

Room Data / Observations:

	General Comments:
	<p>Partially plaster skimmed concrete ceiling above plasterboard ceiling with metal ducting above. Foam & MMMF insulated pipework. Plaster skimmed masonry & plasterboard walls. Plastic toilet cisterns. Cast iron spill 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:	First Floor
Location Number:	041	Location Description:	Shower Room
Surveyor:	Danny Webber	Survey Date:	19/12/2019

Room Data / Observations:



General Comments:

Partially plaster skimmed concrete ceiling above plasterboard ceiling with metal ducting & cast iron soil pipe above. Foam & MMMF insulated pipework. Plaster skimmed masonry & plasterboard walls. Plastic toilet cistern. Timber door & frame. Concrete floor beneath modern linoleum.

Building Name:	Space House (Kingsway Building)	Floor Level:	First Floor
Location Number:	042	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 metal 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.

Section 7 – Room Data


Building Name:	Space House (Kingsway Building)	Floor Level:	First Floor
Location Number:	043	Location Description:	Keeley Street Staircase
Surveyor:	Danny Webber	Survey Date:	19/12/2019

Room Data / Observations:

	General Comments:
	<p>Plaster skimmed concrete ceiling. Plaster skimmed masonry walls. Timber doors & frame. Metal window. Sampled composite skirting board. Rubber stair nosings on metal staircase. Concrete floor beneath terrazzo flooring.</p>

Building Name:	Space House (Kingsway Building)	Floor Level:	Ground Floor
Location Number:	044	Location Description:	Changing Rooms / Voids
Surveyor:	Danny Webber	Survey Date:	30/01/2020

Room Data / Observations:

	General Comments:
	<p>Concrete ceiling with partial plaster / sampled textured render, foam & MMMF insulated pipework & metal ducting above MMMF ceiling tiles on a metal grid with cast iron soil pipes above. Glass & metal insulating board wall cladding (sampled) behind plasterboard walls. Timber walls. Timber doors & frames. Plastic soil pipes & toilet cisterns within service void. Meshed plaster partially covering masonry walls, foam & MMMF insulated ducting, steel RSJ beams supporting a metal grid flooring in ceiling void above ground floor. Ceramic skirting boards in changing rooms. Timber shelf to top of spiral staircase. Concrete floor beneath ceramic tiles in changing rooms & beneath rubber stair nosings & modern linoleum in spiral staircase.</p>

Section 7 – Room Data

Building Name:	Space House (Kingsway Building)	Floor Level:	Ground Floor
Location Number:	045	Location Description:	Plant Room (Kemble Street)
Surveyor:	Danny Webber	Survey Date:	30/01/2020

Room Data / Observations:



General Comments:

Concrete ceiling. Foam & MMMF insulated pipework. Metal ducting. Glass & metal walls with sampled insulating board cladding. Plasterboard walls. Timber access hatch. Concrete floor.

Building Name:	Space House (Kingsway Building)	Floor Level:	Ground Floor
Location Number:	046	Location Description:	Plant Room (above WCs)
Surveyor:	Danny Webber	Survey Date:	30/01/2020

Room Data / Observations:



General Comments:

Concrete ceiling with partial plaster skim. Foam & galvanised MMMF insulated pipework. Metal ducting. Masonry & plasterboard walls. Timber doors & frame. Insulating board lined timber access hatch (sampled). Metal chequer plate floor.

Section 7 – Room Data

Building Name:	Space House (Kingsway Building)	Floor Level:	Ground Floor
Location Number:	047	Location Description:	Former Office (above UKPN)
Surveyor:	Danny Webber	Survey Date:	30/01/2020

Room Data / Observations:



General Comments:

Concrete ceiling. Foam & MMMF insulated pipework. Masonry walls partially timber clad at stairs. Metal windows. Timber wall access hatches. Modern textile fire blanket. Modern bitumen sink pad. Cast iron soil pipes. Concrete floor. Metal door & frame at ground floor level. Limited access gained behind 2 timber access panels, visually inspected from access hatches only.

Building Name:	Space House (Kingsway Building)	Floor Level:	Ground Floor
Location Number:	048	Location Description:	Kemble Street Staircase
Surveyor:	Danny Webber	Survey Date:	19/12/2019

Room Data / Observations:



General Comments:

Concrete ceiling above mosaic ceramic tiles. Glass & metal walls. Metal doors & frames. Concrete stairs. Concrete floor beneath carpet tiles.

Section 7 – Room Data

Building Name:	Space House (Kingsway Building)	Floor Level:	Ground Floor
Location Number:	049	Location Description:	Security / Staff Entrance
Surveyor:	Danny Webber	Survey Date:	30/01/2020

Room Data / Observations:



General Comments:

Concrete ceiling with partial plaster skim above meshed plaster, plasterboard & MMMF ceiling tiles on a metal grid also with metal access hatch. Plastic soil pipes. Foam & galvanised MMMF insulated pipework. Metal ducting. Masonry, timber, meshed plaster, glass, metal & plasterboard walls. Plasterboard boxings. Modern textile fire blanket. Timber & glass doors & frames. Metal dumb waiter. Rubber stair nosings. Concrete floor beneath timber panels, vinyl tiles, carpet tiles & modern linoleum.

Building Name:	Space House (Kingsway Building)	Floor Level:	Ground Floor
Location Number:	050	Location Description:	Meeting & Comms Rooms
Surveyor:	Danny Webber	Survey Date:	30/01/2020

Room Data / Observations:




General Comments:

Concrete ceiling with partial plaster skim above MMMF ceiling tiles on a metal grid. Cast iron soil pipes. Foam & MMMF insulated pipework. Metal ducting. Masonry, timber, meshed plaster & plasterboard walls. Plasterboard & meshed plaster boxings. Timber door headers, doors & frames. Concrete floor beneath raised timber flooring, vinyl tiles, carpet tiles.

Section 7 – Room Data

Building Name:	Space House (Kingsway Building)	Floor Level:	Ground Floor
Location Number:	051	Location Description:	Entrance / WCs
Surveyor:	Danny Webber	Survey Date:	30/01/2020

Room Data / Observations:

	General Comments:
	<p>Concrete ceiling with partial plaster skim above plasterboard ceiling (in entrance) & MMMF ceiling tiles on a metal grid (in WCs). Steel RSJ beams. Plastic soil pipes. Foam & MMMF insulated pipework. Metal ducting. Partially plaster skimmed masonry (in entrance), ceramic tiled masonry (in WCs) timber & stone walls. Timber bulkhead extending externally to canopy. Plasterboard & timber boxings. Timber doors & frames. Concrete floor beneath ceramic, marble & carpet tiles.</p>

Building Name:	Space House (Kingsway Building)	Floor Level:	Ground Floor
Location Number:	052	Location Description:	Keeley Street Staircase
Surveyor:	Danny Webber	Survey Date:	30/01/2020

Room Data / Observations:

	General Comments:
	<p>Sampled textured coated plaster ceiling above plasterboard ceiling. Foam & MMMF insulated pipework. Metal ducting. Marble clad & timber clad masonry & glass walls. Timber bulkhead above glass walls extending externally to canopy. Timber doors & frame. Concrete floor beneath marble tiles.</p>

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-359298/001 (S)	Space House (Kingsway Building) - Fifth Floor - Kemble Street Staircase	Skirting board	Non-asbestos material	No asbestos detected	200 m linear	0	-	0	-
P-359298/002 (S)	Space House (Kingsway Building) - Fifth Floor - Kemble Street Staircase	Stair nosings	Asbestos thermoplastic material	Chrysotile	18 Number	3	-	3	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.
P-359298/003 (S)	Space House (Kingsway Building) - Fifth 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-359298/004 (S)	Space House (Kingsway Building) - Fifth 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-359298/005 (S)	Space House (Kingsway Building) - Fifth 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-359298/006 (S)	Space House (Kingsway Building) - Fifth Floor - Offices Area (Open Plan & Partitioned)	MMMF ceiling tile adhesive	Non-asbestos material	No asbestos detected	800 m2	0	-	0	-
P-359298/007 (S)	Space House (Kingsway Building) - Fifth 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-359298/008 (S)	Space House (Kingsway Building) - Fifth Floor - Offices Area (Open Plan & Partitioned)	Wall lining beneath plasterboard lining (risers)	Non-asbestos material	No asbestos detected	10 m2	0	-	0	-
P-359298/009 (S)	Space House (Kingsway Building) - Fifth 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 encapsulate and then monitor condition
P-359298/010 (S)	Space House (Kingsway Building) - Fifth 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-359298/011 (S)	Space House (Kingsway Building) - Fifth Floor - Offices Area (Open Plan & Partitioned)	Window glazing beading	Non-asbestos material	No asbestos detected	440 m linear	0	-	0	-
P-359298/012 (S)	Space House (Kingsway Building) - Fifth Floor - Offices Area (Open Plan & Partitioned)	Packing above ceiling timber beams	Asbestos thermoplastic/adhesive	Chrysotile	650 m linear	3	-	3	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.
P-359298/013 (S)	Space House (Kingsway Building) - Fifth 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-359298/014 (S)	Space House (Kingsway Building) - Fifth Floor - Kitchen	Riser panels within cupboard	Non-asbestos material	No asbestos detected	1 m2	0	-	0	-
P-359298/015 (S)	Space House (Kingsway Building) - Fifth Floor - Kitchen	Sink pad	Non-asbestos material	No asbestos detected	1 Number	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-359298/016 (S)	Space House (Kingsway Building) - Fifth Floor - Female WC	Debris within hand dryer voids	Asbestos cement	Chrysotile Amosite	<1 m2	7	-	7	Remove.
P-359298/017 (S)	Space House (Kingsway Building) - Fifth Floor - Male WC	Seals to ducting	Non-asbestos material	No asbestos detected	1000 m linear	0	-	0	-
P-359298/018 (S)	Space House (Kingsway Building) - Fifth Floor - Keeley Street Staircase	Stair nosings	Asbestos thermoplastic material	Chrysotile	18 Number	3	-	3	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.
P-359298/019 (S)	Space House (Kingsway Building) - Fourth Floor - Kemble Street Staircase	Stair nosings	Asbestos thermoplastic material	Chrysotile	18 Number	3	-	3	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.
P-359298/020 (S)	Space House (Kingsway Building) - Fourth 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-359298/021 (S)	Space House (Kingsway Building) - Fourth 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-359298/022 (S)	Space House (Kingsway Building) - Fourth 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-359298/023 (S)	Space House (Kingsway Building) - Fourth Floor - Offices Area (Open Plan & Partitioned)	MMMF ceiling tile adhesive	Non-asbestos material	No asbestos detected	800 m2	0	-	0	-
P-359298/024 (S)	Space House (Kingsway Building) - Fourth 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-359298/025 (S)	Space House (Kingsway Building) - Fourth Floor - Offices Area (Open Plan & Partitioned)	Wall lining beneath plasterboard lining (risers)	Non-asbestos material	No asbestos detected	10 m2	0	-	0	-
P-359298/026 (S)	Space House (Kingsway Building) - Fourth 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 encapsulate and then monitor condition
P-359298/027 (S)	Space House (Kingsway Building) - Fourth Floor - Offices Area (Open Plan & Partitioned)	Packing above ceiling timber beams	Asbestos insulation	Amosite	650 m linear	10	-	10	Remove if likely to be disturbed by the refurbishment, otherwise encapsulate and then monitor condition
P-359298/028 (S)	Space House (Kingsway Building) - Fourth 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-359298/029 (S)	Space House (Kingsway Building) - Fourth Floor - Offices Area (Open Plan & Partitioned)	Window glazing beading	Non-asbestos material	No asbestos detected	440 m linear	0	-	0	-
P-359298/030 (S)	Space House (Kingsway Building) - Fourth 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-359298/031 (S)	Space House (Kingsway Building) - Fourth Floor - Kitchen	Sink pad	Non-asbestos material	No asbestos detected	1 Number	0	-	0	-
P-359298/032 (S)	Space House (Kingsway Building) - Fourth Floor - Kitchen	Riser panels within cupboard	Non-asbestos material	No asbestos detected	1 m2	0	-	0	-
P-359298/033 (S)	Space House (Kingsway Building) - Fourth Floor - Female WC	Debris within hand dryer voids	Asbestos cement	Amosite Chrysotile	<1 m2	7	-	7	Remove.
P-359298/034 (S)	Space House (Kingsway Building) - Fourth Floor - Keeley Street Staircase	Stair nosings	Asbestos thermoplastic material	Chrysotile	18 Number	3	-	3	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.
P-359298/035 (S)	Space House (Kingsway Building) - Fifth Floor - Offices Area (Open Plan & Partitioned)	Residue on ceiling above original MMMF ceiling tiles	Asbestos insulation	Amosite	650 m linear	11	-	11	Remove if likely to be disturbed by the refurbishment, otherwise encapsulate and then monitor condition
P-359298/036 (S)	Space House (Kingsway Building) - Third Floor - Kemble Street Staircase	Stair nosings	Asbestos thermoplastic material	Chrysotile	18 Number	3	-	3	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.
P-359298/037 (S)	Space House (Kingsway Building) - Third 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-359298/038 (S)	Space House (Kingsway Building) - Third 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-359298/039 (S)	Space House (Kingsway Building) - Third 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-359298/040 (S)	Space House (Kingsway Building) - Third Floor - Offices Area (Open Plan & Partitioned)	MMMF ceiling tile adhesive	Non-asbestos material	No asbestos detected	800 m2	0	-	0	-
P-359298/041 (S)	Space House (Kingsway Building) - Third 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-359298/042 (S)	Space House (Kingsway Building) - Third Floor - Offices Area (Open Plan & Partitioned)	Wall lining beneath plasterboard lining (risers)	Asbestos cement	Chrysotile	10 m2	4	-	4	Remove if likely to be disturbed by the refurbishment, otherwise encapsulate and then monitor condition
P-359298/043 (S)	Space House (Kingsway Building) - Third 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 encapsulate and then monitor condition
P-359298/044 (S)	Space House (Kingsway Building) - Third Floor - Offices Area (Open Plan & Partitioned)	Packing above ceiling timber beams	Asbestos thermoplastic/adhesive	Chrysotile	650 m linear	3	-	3	Remove if likely to be disturbed by the refurbishment, otherwise encapsulate and then 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-359298/045 (S)	Space House (Kingsway Building) - Third Floor - Offices Area (Open Plan & Partitioned)	Residue on ceiling	Asbestos insulation	Amosite	650 m linear	11	-	11	Remove.
P-359298/046 (S)	Space House (Kingsway Building) - Third 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-359298/047 (S)	Space House (Kingsway Building) - Third Floor - Offices Area (Open Plan & Partitioned)	Window glazing beading	Non-asbestos material	No asbestos detected	440 m linear	0	-	0	-
P-359298/048 (S)	Space House (Kingsway Building) - Third 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-359298/049 (S)	Space House (Kingsway Building) - Third Floor - Kitchen	Sink pad	Non-asbestos material	No asbestos detected	1 Number	0	-	0	-
P-359298/050 (S)	Space House (Kingsway Building) - Third Floor - Kitchen	Riser panels within cupboard	Non-asbestos material	No asbestos detected	1 m2	0	-	0	-
P-359298/051 (S)	Space House (Kingsway Building) - Second Floor - Kemble Street Staircase	Floor tiles (beige) & bitumen adhesive	Non-asbestos vinyl/asbestos adhesive	Chrysotile	12 m2	3	-	3	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.
P-359298/052 (S)	Space House (Kingsway Building) - Second Floor - Kemble Street Lobby	Ceiling access panel	Asbestos insulating board	Amosite Chrysotile	1 Number	7	-	7	Remove if likely to be disturbed by the refurbishment, otherwise encapsulate and then monitor condition
P-359298/053 (S)	Space House (Kingsway Building) - Second 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-359298/054 (S)	Space House (Kingsway Building) - Second Floor - Offices Area (Partitioned)	Debris behind screw heads above suspended ceiling	Asbestos insulating board	Chrysotile	<1 m2	7	-	7	Remove.
P-359298/055 (S)	Space House (Kingsway Building) - Second Floor - Former Kitchen	Wall forming cupboard	Asbestos insulating board	Chrysotile	4 m2	5	-	5	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.
P-359298/056 (S)	Space House (Kingsway Building) - Second Floor - Former 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-359298/057 (S)	Space House (Kingsway Building) - Second Floor - Former 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-359298/058 (S)	Space House (Kingsway Building) - Second Floor - Female WC	Debris within hand dryer & cistern voids	Asbestos cement	Chrysotile Amosite	<1 m2	7	-	7	Remove.
P-359298/059 (S)	Space House (Kingsway Building) - Second Floor - Keeley Street Staircase	Stair nosings	Asbestos thermoplastic material	Chrysotile	18 Number	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-359298/060 (S)	Space House (Kingsway Building) - Second 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-359298/061 (S)	Space House (Kingsway Building) - First Floor - Kemble Street Staircase	Floor tiles (grey) & bitumen adhesive	Non-asbestos vinyl/asbestos adhesive	Chrysotile	12 m2	3	-	3	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.
P-359298/062 (S)	Space House (Kingsway Building) - First Floor - Kemble Street Lobby & Riser	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-359298/063 (S)	Space House (Kingsway Building) - First Floor - Kemble Street Lobby & Riser	Board above false plasterboard ceiling	Asbestos insulating board	Amosite Chrysotile	1 m2	6	-	6	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.
P-359298/064 (S)	Space House (Kingsway Building) - First Floor - Offices Area (Open Plan & Partitioned)	Packing above suspended ceiling	Asbestos insulating board	Chrysotile	650 m linear	6	-	6	Remove if likely to be disturbed by the refurbishment, otherwise encapsulate and then monitor condition
P-359298/065 (S)	Space House (Kingsway Building) - First Floor - Offices Area (Open Plan & Partitioned)	Residue on ceiling	Asbestos insulation	Amosite	650 m linear	11	-	11	Remedial - Restrict access and plan abatement works.
P-359298/066 (S)	Space House (Kingsway Building) - First Floor - Plant Room	Wall forming cupboard	Asbestos insulating board	Chrysotile	4 m2	5	-	5	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.
P-359298/067 (S)	Space House (Kingsway Building) - First Floor - Plant Room	Riser panels within cupboard	Non-asbestos material	No asbestos detected	1 m2	0	-	0	-
P-359298/068 (S)	Space House (Kingsway Building) - First Floor - Plant Room	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-359298/069 (S)	Space House (Kingsway Building) - First Floor - Female WC	Flue pipe within hand dryer voids	Asbestos cement	Amosite Chrysotile	<1 m linear	5	-	5	Remove if likely to be disturbed by the refurbishment, otherwise encapsulate and then monitor condition
P-359298/070 (S)	Space House (Kingsway Building) - First Floor - Female WC	Debris within hand dryer voids	Asbestos cement	Chrysotile Amosite	<1 m2	7	-	7	Remove.
P-359298/071 (S)	Space House (Kingsway Building) - Ground Floor - Changing Rooms / Voids	Applied to concrete ceiling above MMMF ceiling tiles	Non-asbestos material	No asbestos detected	20 m2	0	-	0	-
P-359298/072 (S)	Space House (Kingsway Building) - Ground Floor - Changing Rooms / Voids	Lining walls behind plasterboard	Asbestos insulating board	Amosite Chrysotile	150m2	7	-	7	Remove if likely to be disturbed by the refurbishment, otherwise encapsulate and then monitor condition
P-359298/073 (S)	Space House (Kingsway Building) - Ground Floor - Changing Rooms / Voids	Residue on concrete ceiling above MMMF ceiling tiles	Non-asbestos material	No asbestos detected	50 m2	0	-	0	-
P-359298/074 (S)	Space House (Kingsway Building) - Ground Floor - Plant Room (above WCs)	Lining access hatch	Non-asbestos material	No asbestos detected	1 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-359298/075 (S)	Space House (Kingsway Building) - Ground Floor - Former Office (above UKPN)	Adhesive residue on masonry walls	Non-asbestos material	No asbestos detected	8 m2	0	-	0	-
P-359298/076 (S)	Space House (Kingsway Building) - Ground Floor - Kemble Street Staircase	Applied to low level skirting	Non-asbestos material	No asbestos detected	25 m linear	0	-	0	-
P-359298/077 (S)	Space House (Kingsway Building) - Ground Floor - Security / Staff Entrance	Lining walls behind plasterboard, timber & MMMF insulation	Asbestos insulating board	Chrysotile Amosite	150 (total) m2	7	-	7	Remove if likely to be disturbed by the refurbishment, otherwise encapsulate and then monitor condition
P-359298/078 (S)	Space House (Kingsway Building) - Ground Floor - Security / Staff Entrance	Residue on concrete ceiling above MMMF ceiling tiles	Non-asbestos material	No asbestos detected	50 m2	0	-	0	-
P-359298/079 (S)	Space House (Kingsway Building) - Ground Floor - Security / Staff Entrance	Applied to meshed plaster ceiling	Non-asbestos material	No asbestos detected	6 m2	0	-	0	-
P-359298/080 (S)	Space House (Kingsway Building) - Ground Floor - Security / Staff Entrance	Floor tiles (grey) on spiral staircase	Non-asbestos vinyl/asbestos adhesive	Chrysotile	10 m2	3	-	3	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.
P-359298/081 (S)	Space House (Kingsway Building) - Ground Floor - Meeting & Comms Rooms	Ducting seals above MMMF ceiling tiles	Non-asbestos material	No asbestos detected	100 m linear	0	-	0	-
P-359298/082 (S)	Space House (Kingsway Building) - Ground Floor - Keeley Street Staircase	Ceiling & debris within timber bulkhead	Non-asbestos material	No asbestos detected	30 m2	0	-	0	-
P-359298/083 (S)	Space House (Kingsway Building) - Third Floor - Female WC	Debris within hand dryer voids	Asbestos cement	Amosite Chrysotile	<1 m2	7	-	7	Remove.
P-359298/As 003 (X)	Space House (Kingsway Building) - Fifth Floor - Offices Area (Open Plan & Partitioned)	Floor tiles (grey) & bitumen adhesive within plasterboard boxing outside risers at kemble Street staircase end of building	Asbestos thermoplastic/adhesive	Chrysotile	1 m2	3	-	3	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.
P-359298/As 003 (X)	Space House (Kingsway Building) - Fifth 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-359298/As 007 (X)	Space House (Kingsway Building) - Fifth 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-359298/As 010 (X)	Space House (Kingsway Building) - Fifth 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-359298/As 020 (X)	Space House (Kingsway Building) - Fourth Floor - Offices Area (Open Plan & Partitioned)	Floor tiles (grey) & bitumen adhesive within plasterboard boxing outside risers at Kemble Street Staircase end of building	Asbestos thermoplastic/adhesive	Chrysotile	1 m2	3	-	3	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.
P-359298/As 020 (X)	Space House (Kingsway Building) - Fourth Floor - Kitchen	Floor tiles (grey) & bitumen adhesive within plasterboard boxing	Asbestos thermoplastic/adhesive	Chrysotile	1 m2	3	-	3	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.
P-359298/As 020 (X)	Space House (Kingsway Building) - Fourth 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.

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-359298/As 024 (X)	Space House (Kingsway Building) - Fourth 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-359298/As 028 (X)	Space House (Kingsway Building) - Fourth 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-359298/As 036 (X)	Space House (Kingsway Building) - Third Floor - Keeley Street Staircase	Stair nosings	Asbestos thermoplastic material	Chrysotile	18 Number	3	-	3	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.
P-359298/As 037 (X)	Space House (Kingsway Building) - Third Floor - Offices Area (Open Plan & Partitioned)	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-359298/As 037 (X)	Space House (Kingsway Building) - Third Floor - Kitchen	Floor tiles (grey) & bitumen adhesive within plasterboard boxing	Asbestos thermoplastic/adhesive	Chrysotile	1 m2	3	-	3	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.
P-359298/As 037 (X)	Space House (Kingsway Building) - Third 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-359298/As 041 (X)	Space House (Kingsway Building) - Third 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-359298/As 046 (X)	Space House (Kingsway Building) - Third 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-359298/As 072 (X)	Space House (Kingsway Building) - Ground Floor - Plant Room (Kemble Street)	Lining walls partially behind masonry	Asbestos insulating board	Amosite Chrysotile	150 (total) m2	7	-	7	Remove if likely to be disturbed by the refurbishment, otherwise encapsulate and then monitor condition
P-359298/As 072 (X)	Space House (Kingsway Building) - Ground Floor - Former Office (above UKPN)	Edging strips above door at ground floor level	Asbestos insulating board	Amosite Chrysotile	1 m2	7	-	7	Remove if likely to be disturbed by the refurbishment, otherwise encapsulate and then monitor condition
P-359298/As 079 (X)	Space House (Kingsway Building) - Ground Floor - Keeley Street Staircase	Applied to meshed plaster ceiling above suspended ceiling	Non-asbestos material	No asbestos detected	30 m2	0	-	0	-
P-359298/P001 (P)	Space House (Kingsway Building) - Second Floor - Offices Area (Partitioned)	Electrical intake cable above suspended ceiling	Asbestos woven material	Presumed to contain asbestos	50 m linear	8	-	8	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.
P-359298/P002 (P)	Space House (Kingsway Building) - Ground Floor - Former Office (above UKPN)	Loose panel at bottom of riser	Asbestos insulating board	Presumed to contain asbestos	1 m2	10	-	10	Remedial - Restrict access and plan abatement works.
P-359298/P003 (P)	Space House (Kingsway Building) - Ground Floor - Security / Staff Entrance	Internal linings of safe unit	Asbestos insulation	Presumed to contain asbestos	1 Number	9	-	9	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-359298/P004 (P)	Space House (Kingsway Building) - Ground Floor - Security / Staff Entrance	Arc shield spacers	Asbestos cement	Presumed to contain asbestos	1 Number	6	-	6	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.
P-359298/P005 (P)	Space House (Kingsway Building) - Ground Floor - Security / Staff Entrance	Lift machinery brake shoes	Asbestos woven material	Presumed to contain asbestos	2 Number	9	-	9	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.
P-359298/P006 (P)	Space House (Kingsway Building) - Ground Floor - Entrance / WCs	Panel on ceiling in male WC cupboard	Asbestos insulating board	Presumed to contain asbestos	1 Number	9	-	9	Remove if likely to be disturbed by the refurbishment, otherwise encapsulate and then 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

Quotation number / Project number **P-359298**

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)	5th Floor to Ground Floor (Kingsway)
Mobile Tracker version	Standard Tracker - Room led data

Client specific requirements	
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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 - 5th Floor to Ground 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	Boxing's 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



CERTIFICATE OF ANALYSIS

Project No: P-359298 **Page:** 1 of 6
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:** 20 February 2020
Site: Space House
1 Kemble Street
London
WC2B 4AN

Samples Taken: 14 -17 January 2020, 20-24 January 2020 and 29 January 2020

Sampled by: Danny Webber

Date analysed: 12 February 2020 - 14 February 2020

Analysed by: Allison Bithell
Diane Thomas
Sophie Norcup

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: Ryan Robinson

Position: Technical Reviewer

Signed:

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CERTIFICATE OF ANALYSIS

Project No: P-359298

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Sample Number	Location / Description	Analysis	Material identification*
P-359298/001	Fifth Floor - Kemble Street Staircase - Skirting board	No asbestos detected	Non-asbestos material
P-359298/002	Fifth Floor - Kemble Street Staircase - Stair nosings	Chrysotile	Asbestos thermoplastic material
P-359298/003	Fifth Floor - Kemble Street Staircase - Floor tiles (grey & black) & bitumen adhesive	Chrysotile	Asbestos thermoplastic/adhesive
P-359298/004	Fifth Floor - Kemble Street Lobby - Adhesive residue beneath carpet tiles	Chrysotile	Asbestos bitumen
P-359298/005	Fifth Floor - Offices Area (Open Plan & Partitioned) - Ceiling above MMMF tiles	Chrysotile	Asbestos insulating board
P-359298/006	Fifth Floor - Offices Area (Open Plan & Partitioned) - MMMF ceiling tile adhesive	No asbestos detected	Non-asbestos material
P-359298/007	Fifth Floor - Offices Area (Open Plan & Partitioned) - Window sills	Chrysotile	Asbestos cement
P-359298/008	Fifth Floor - Offices Area (Open Plan & Partitioned) - Wall lining beneath plasterboard lining (risers)	No asbestos detected	Non-asbestos material
P-359298/009	Fifth Floor - Offices Area (Open Plan & Partitioned) - Packing above ceiling timber beams	Chrysotile	Asbestos insulating board
P-359298/010	Fifth Floor - Offices Area (Open Plan & Partitioned) - Wall lining beneath plasterboard lining (kitchen)	Chrysotile	Asbestos insulating board
P-359298/011	Fifth Floor - Offices Area (Open Plan & Partitioned) - Window glazing beading	No asbestos detected	Non-asbestos material
P-359298/012	Fifth Floor - Offices Area (Open Plan & Partitioned) - Packing above ceiling timber beams	Chrysotile	Asbestos thermoplastic/adhesive
P-359298/013	Fifth Floor - Kitchen - Panel beneath floor screed within risers (x3)	Chrysotile	Asbestos insulating board
P-359298/014	Fifth Floor - Kitchen - Riser panels within cupboard	No asbestos detected	Non-asbestos material
P-359298/015	Fifth Floor - Kitchen - Sink pad	No asbestos detected	Non-asbestos material
P-359298/016	Fifth Floor - Female WC - Debris within hand dryer voids	Chrysotile Amosite	Asbestos cement
P-359298/017	Fifth Floor - Male WC - Seals to ducting	No asbestos detected	Non-asbestos material
P-359298/018	Fifth Floor - Keeley Street Staircase - Stair nosings	Chrysotile	Asbestos thermoplastic material

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CERTIFICATE OF ANALYSIS

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Sample Number	Location / Description	Analysis	Material identification*
P-359298/019	Fourth Floor - Kemble Street Staircase - Stair nosings	Chrysotile	Asbestos thermoplastic material
P-359298/020	Fourth Floor - Kemble Street Staircase - Floor tiles (grey & black) & bitumen adhesive	Chrysotile	Asbestos thermoplastic/adhesive
P-359298/021	Fourth Floor - Kemble Street Lobby - Adhesive residue beneath carpet tiles	Chrysotile	Asbestos bitumen
P-359298/022	Fourth Floor - Offices Area (Open Plan & Partitioned) - Ceiling above MMMF tiles	Chrysotile	Asbestos insulating board
P-359298/023	Fourth Floor - Offices Area (Open Plan & Partitioned) - MMMF ceiling tile adhesive	No asbestos detected	Non-asbestos material
P-359298/024	Fourth Floor - Offices Area (Open Plan & Partitioned) - Window sills	Chrysotile	Asbestos cement
P-359298/025	Fourth Floor - Offices Area (Open Plan & Partitioned) - Wall lining beneath plasterboard lining (risers)	No asbestos detected	Non-asbestos material
P-359298/026	Fourth Floor - Offices Area (Open Plan & Partitioned) - Packing above ceiling timber beams	Chrysotile	Asbestos insulating board
P-359298/027	Fourth Floor - Offices Area (Open Plan & Partitioned) - Packing above ceiling timber beams	Amosite	Asbestos insulation
P-359298/028	Fourth Floor - Offices Area (Open Plan & Partitioned) - Wall lining beneath plasterboard lining (kitchen)	Chrysotile	Asbestos insulating board
P-359298/029	Fourth Floor - Offices Area (Open Plan & Partitioned) - Window glazing beading	No asbestos detected	Non-asbestos material
P-359298/030	Fourth Floor - Kitchen - Panel beneath floor screed within risers (x3)	Chrysotile	Asbestos insulating board
P-359298/031	Fourth Floor - Kitchen - Sink pad	No asbestos detected	Non-asbestos material
P-359298/032	Fourth Floor - Kitchen - Riser panels within cupboard	No asbestos detected	Non-asbestos material
P-359298/033	Fourth Floor - Female WC - Debris within hand dryer voids	Amosite Chrysotile	Asbestos cement
P-359298/034	Fourth Floor - Keeley Street Staircase - Stair nosings	Chrysotile	Asbestos thermoplastic material
P-359298/035	Fifth Floor - Offices Area (Open Plan & Partitioned) - Residue on ceiling above original MMMF ceiling tiles	Amosite	Asbestos insulation
P-359298/036	Third Floor - Kemble Street Staircase - Stair nosings	Chrysotile	Asbestos thermoplastic material

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CERTIFICATE OF ANALYSIS

Project No: P-359298

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Sample Number	Location / Description	Analysis	Material identification*
P-359298/037	Third Floor - Kembles Street Staircase - Floor tiles (grey & black) & bitumen adhesive	Chrysotile	Asbestos thermoplastic/adhesive
P-359298/038	Third Floor - Kembles Street Lobby - Adhesive residue beneath carpet tiles	Chrysotile	Asbestos bitumen
P-359298/039	Third Floor - Offices Area (Open Plan & Partitioned) - Ceiling above MMMF tiles	Chrysotile	Asbestos insulating board
P-359298/040	Third Floor - Offices Area (Open Plan & Partitioned) - MMMF ceiling tile adhesive	No asbestos detected	Non-asbestos material
P-359298/041	Third Floor - Offices Area (Open Plan & Partitioned) - Window sills	Chrysotile	Asbestos cement
P-359298/042	Third Floor - Offices Area (Open Plan & Partitioned) - Wall lining beneath plasterboard lining (risers)	Chrysotile	Asbestos cement
P-359298/043	Third Floor - Offices Area (Open Plan & Partitioned) - Packing above ceiling timber beams	Chrysotile	Asbestos insulating board
P-359298/044	Third Floor - Offices Area (Open Plan & Partitioned) - Packing above ceiling timber beams	Chrysotile	Asbestos thermoplastic/adhesive
P-359298/045	Third Floor - Offices Area (Open Plan & Partitioned) - Residue on ceiling	Amosite	Asbestos insulation
P-359298/046	Third Floor - Offices Area (Open Plan & Partitioned) - Wall lining beneath plasterboard lining (kitchen)	Chrysotile	Asbestos insulating board
P-359298/047	Third Floor - Offices Area (Open Plan & Partitioned) - Window glazing beading	No asbestos detected	Non-asbestos material
P-359298/048	Third Floor - Kitchen - Panel beneath floor screed within risers (x3)	Chrysotile	Asbestos insulating board
P-359298/049	Third Floor - Kitchen - Sink pad	No asbestos detected	Non-asbestos material
P-359298/050	Third Floor - Kitchen - Riser panels within cupboard	No asbestos detected	Non-asbestos material
P-359298/051	Second Floor - Kembles Street Staircase - Floor tiles (beige) & bitumen adhesive	Chrysotile	Non-asbestos vinyl/asbestos adhesive
P-359298/052	Second Floor - Kembles Street Lobby - Ceiling access panel	Amosite Chrysotile	Asbestos insulating board
P-359298/053	Second Floor - Kembles Street Lobby - Adhesive residue beneath carpet tiles	Chrysotile	Asbestos bitumen

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CERTIFICATE OF ANALYSIS

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Sample Number	Location / Description	Analysis	Material identification*
P-359298/054	Second Floor - Offices Area (Partitioned) - Debris behind screw heads above suspended ceiling	Chrysotile	Asbestos insulating board
P-359298/055	Second Floor - Former Kitchen - Wall forming cupboard	Chrysotile	Asbestos insulating board
P-359298/056	Second Floor - Former Kitchen - Floor tiles (grey) & bitumen adhesive	Chrysotile	Asbestos thermoplastic/adhesive
P-359298/057	Second Floor - Former Kitchen - Panel beneath floor screed within risers (x3)	Chrysotile	Asbestos insulating board
P-359298/058	Second Floor - Female WC - Debris within hand dryer & cistern voids	Chrysotile Amosite	Asbestos cement
P-359298/059	Second Floor - Keeley Street Staircase - Stair nosings	Chrysotile	Asbestos thermoplastic material
P-359298/060	Second Floor - Keeley Street Staircase - Floor tiles (grey & black) & bitumen adhesive	Chrysotile	Asbestos thermoplastic/adhesive
P-359298/061	First Floor - Kemble Street Staircase - Floor tiles (grey) & bitumen adhesive	Chrysotile	Non-asbestos vinyl/asbestos adhesive
P-359298/062	First Floor - Kemble Street Lobby & Riser - Adhesive residue beneath carpet tiles	Chrysotile	Asbestos bitumen
P-359298/063	First Floor - Kemble Street Lobby & Riser - Board above false plasterboard ceiling	Amosite Chrysotile	Asbestos insulating board
P-359298/064	First Floor - Offices Area (Open Plan & Partitioned) - Packing above suspended ceiling	Chrysotile	Asbestos insulating board
P-359298/065	First Floor - Offices Area (Open Plan & Partitioned) - Residue on ceiling	Amosite	Asbestos insulation
P-359298/066	First Floor - Plant Room - Wall forming cupboard	Chrysotile	Asbestos insulating board
P-359298/067	First Floor - Plant Room - Riser panels within cupboard	No asbestos detected	Non-asbestos material
P-359298/068	First Floor - Plant Room - Panel beneath floor screed within risers (x3)	Chrysotile	Asbestos insulating board
P-359298/069	First Floor - Female WC - Flue pipe within hand dryer voids	Amosite Chrysotile	Asbestos cement
P-359298/070	First Floor - Female WC - Debris within hand dryer voids	Chrysotile Amosite	Asbestos cement
P-359298/071	Ground Floor - Changing Rooms / Voids - Applied to concrete ceiling above MMMF ceiling tiles	No asbestos detected	Non-asbestos material

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CERTIFICATE OF ANALYSIS

Project No: P-359298

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Sample Number	Location / Description	Analysis	Material identification*
P-359298/072	Ground Floor - Changing Rooms / Voids - Lining walls behind plasterboard	Amosite Chrysotile	Asbestos insulating board
P-359298/073	Ground Floor - Changing Rooms / Voids - Residue on concrete ceiling above MMMF ceiling tiles	No asbestos detected	Non-asbestos material
P-359298/074	Ground Floor - Plant Room (above WCs) - Lining access hatch	No asbestos detected	Non-asbestos material
P-359298/075	Ground Floor - Former Office (above UKPN) - Adhesive residue on masonry walls	No asbestos detected	Non-asbestos material
P-359298/076	Ground Floor - Kemble Street Staircase - Applied to low level skirting	No asbestos detected	Non-asbestos material
P-359298/077	Ground Floor - Security / Staff Entrance - Lining walls behind plasterboard, timber & MMMF insulation	Chrysotile Amosite	Asbestos insulating board
P-359298/078	Ground Floor - Security / Staff Entrance - Residue on concrete ceiling above MMMF ceiling tiles	No asbestos detected	Non-asbestos material
P-359298/079	Ground Floor - Security / Staff Entrance - Applied to meshed plaster ceiling	No asbestos detected	Non-asbestos material
P-359298/080	Ground Floor - Security / Staff Entrance - Floor tiles (grey) on spiral staircase	Chrysotile	Non-asbestos vinyl/asbestos adhesive
P-359298/081	Ground Floor - Meeting & Comms Rooms - Ducting seals above MMMF ceiling tiles	No asbestos detected	Non-asbestos material
P-359298/082	Ground Floor - Keeley Street Staircase - Ceiling & debris within timber bulkhead	No asbestos detected	Non-asbestos material
P-359298/083	Third Floor - Female WC - Debris within hand dryer voids	Amosite Chrysotile	Asbestos cement
End of Report			

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

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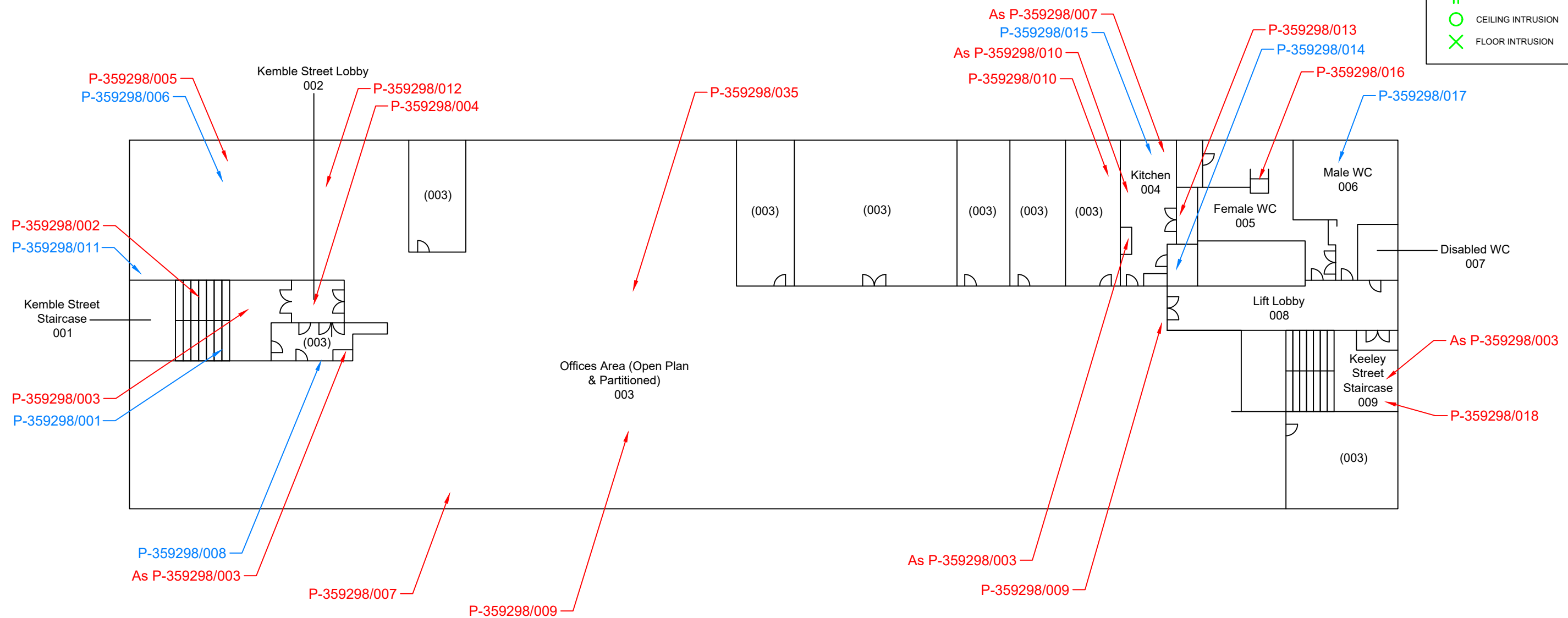
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APPENDIX C – PLANS

KEY

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












NOT TO SCALE

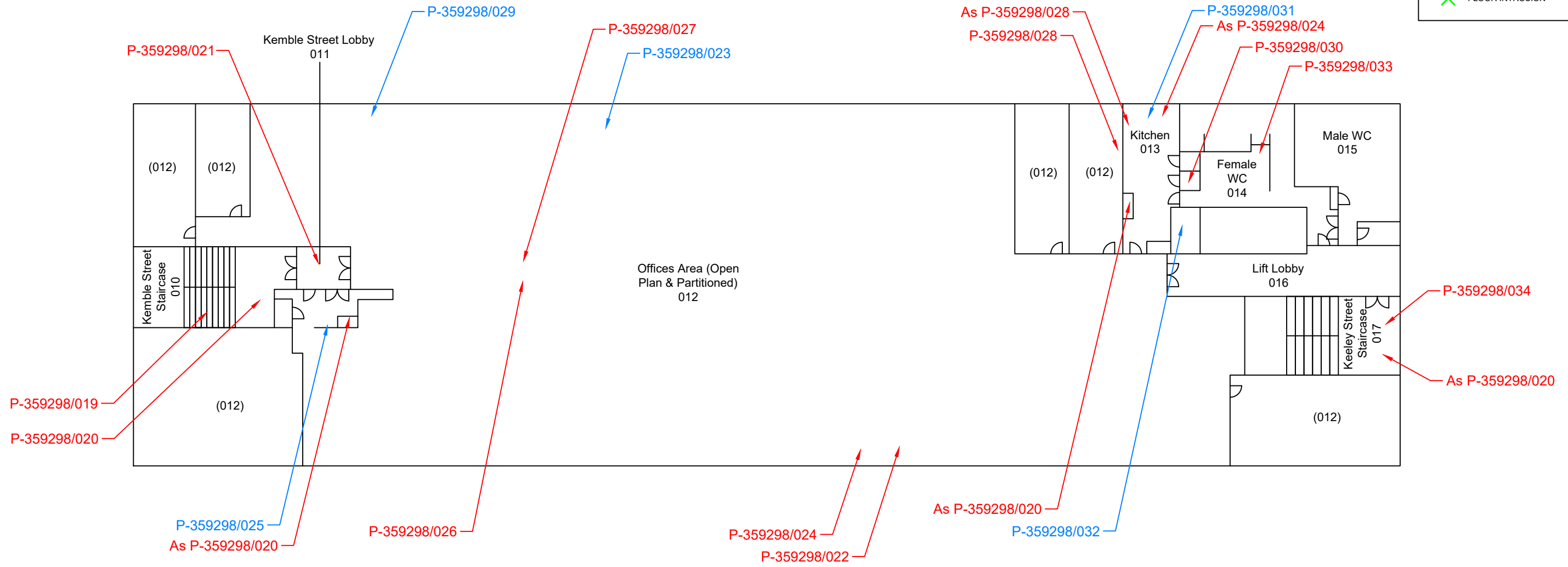
DRAWING 5th Floor	
SHEET: 01 of 07	
SITE NAME: Space House (Kingsway Building)	
Site Address: Space House 1 Kemble Street London WC2B 4AN	Project: P-359298 Survey Date: 19/12/19 & 06.07.30/01/20 Surveyors: DW Drawn By: TTS - SA
Client: SLQR Trustee	



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












NOT TO SCALE

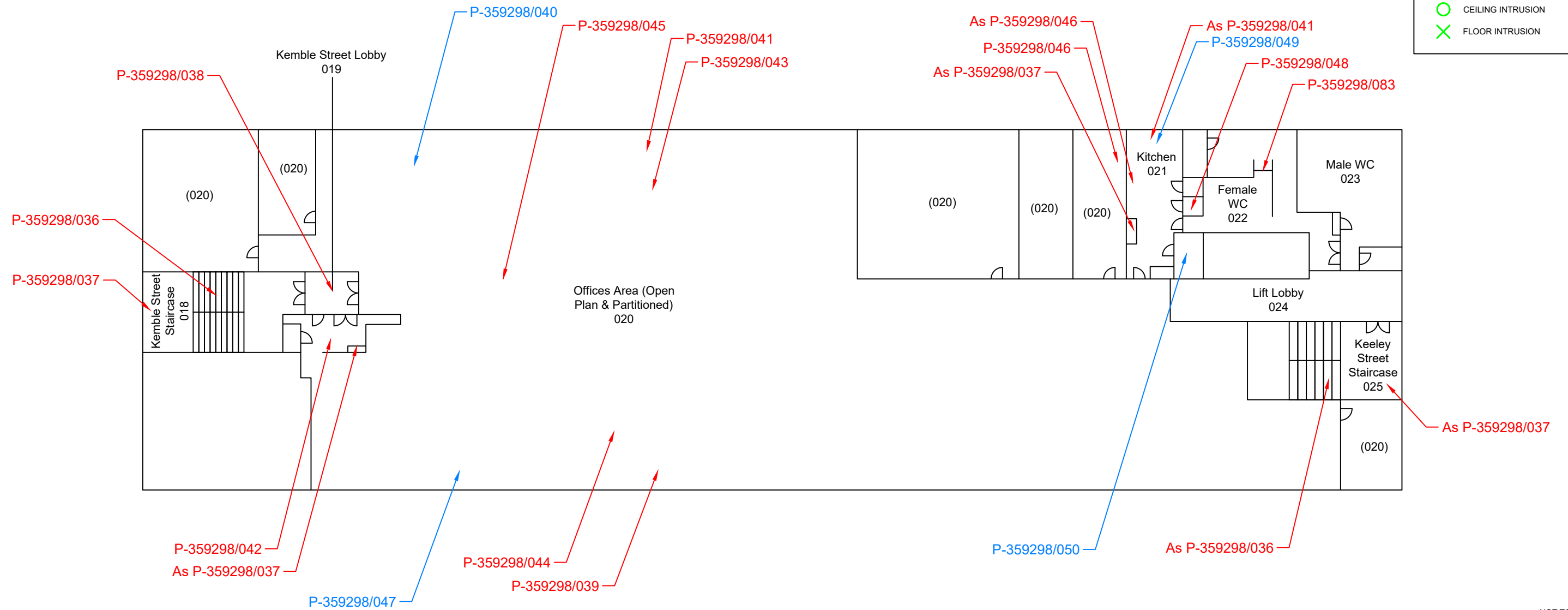
DRAWING 4th Floor	
SHEET: 02 of 07	
SITE NAME: Space House (Kingsway Building)	
Site Address: Space House 1 Kemble Street London WC2B 4AN	Project: P-359298 Survey Date: 19/12/19 & 06.07.30/01/20 Surveyors: DW Drawn By: TTS - SA
Client: SLQR Trustee	



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












NOT TO SCALE

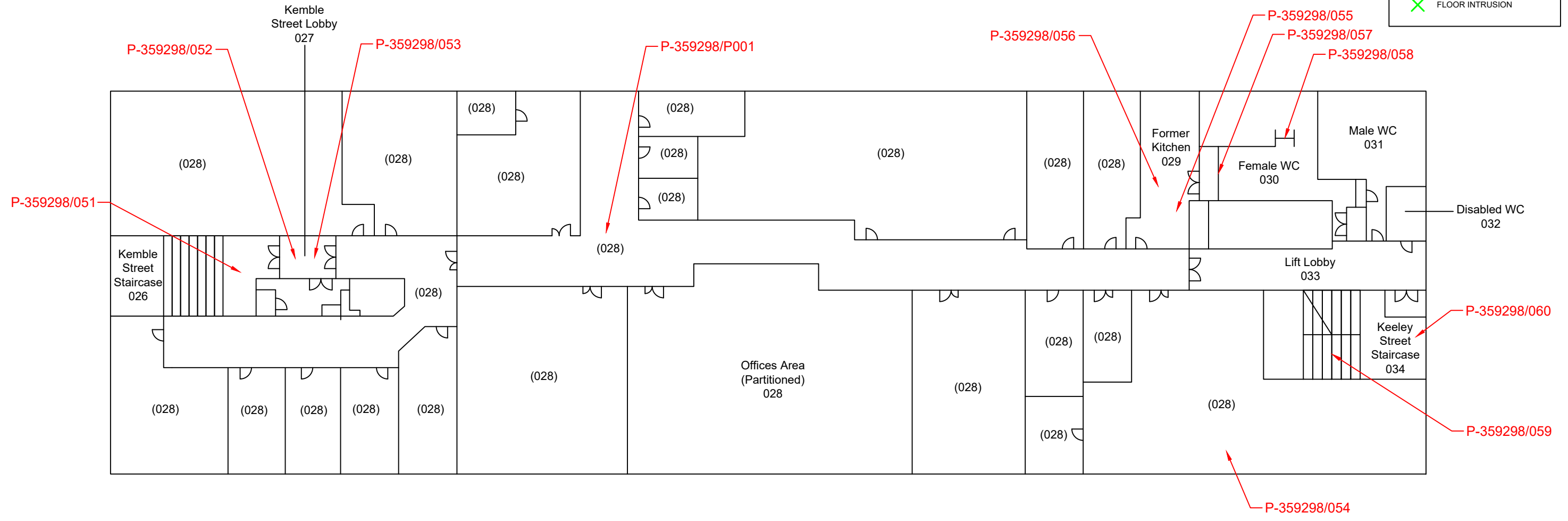
DRAWING 3rd Floor	
SHEET: 03 of 07	
SITE NAME: Space House (Kingsway Building)	
Site Address: Space House 1 Kemble Street London WC2B 4AN	Project: P-359298 Survey Date: 19/12/19 & 06.07.30/01/20 Surveyors: DW Drawn By: TTS - SA
Client: SLQR Trustee	



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

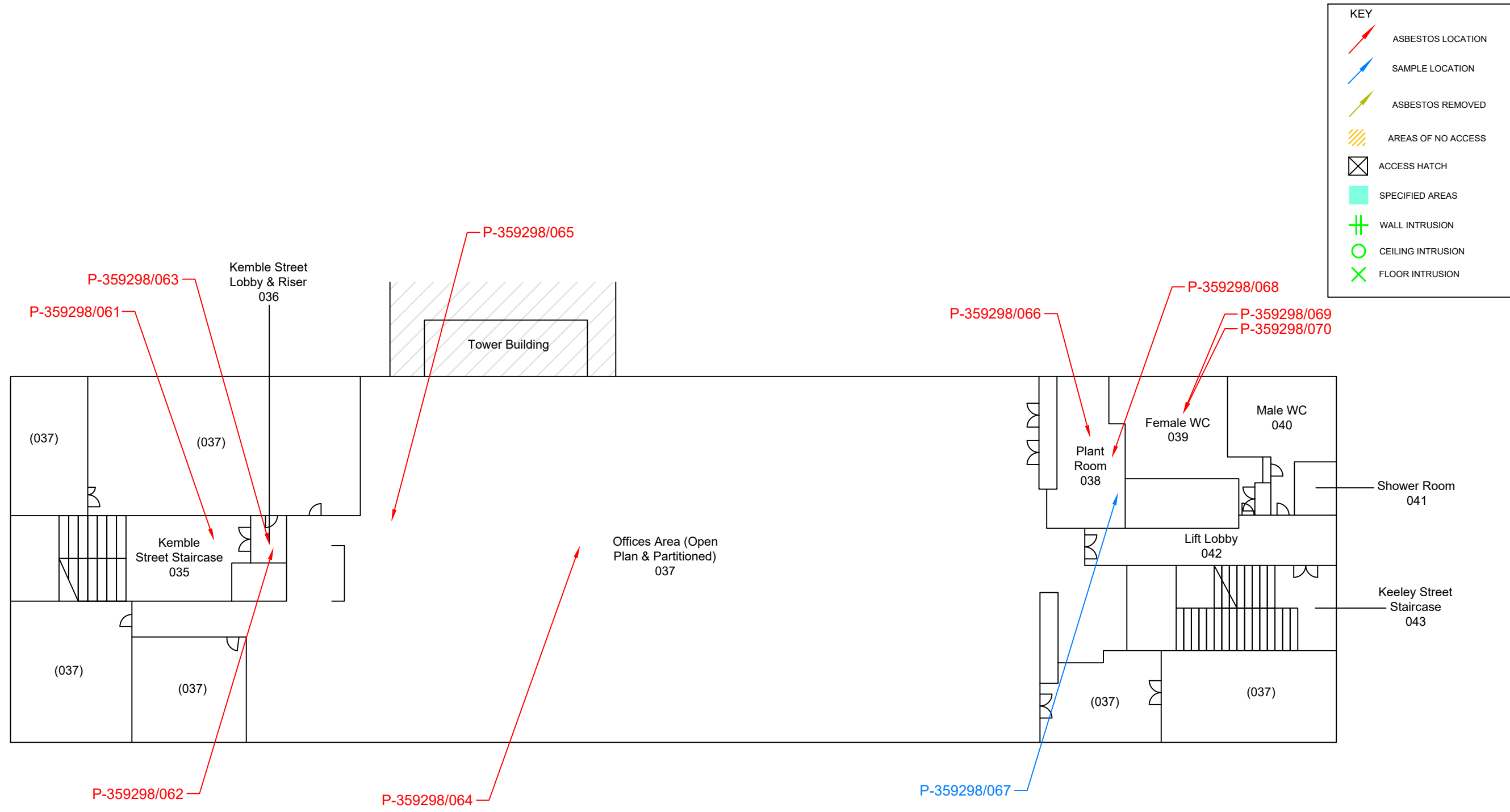


NOT TO SCALE

DRAWING 2nd Floor	
SHEET: 04 of 07	
SITE NAME: Space House (Kingsway Building)	
Site Address: Space House 1 Kemble Street London WC2B 4AN	Project: P-359298 Survey Date: 19/12/19 & 06.07.30/01/20 Surveyors: DW Drawn By: TTS - SA
Client: SLQR Trustee	



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NOT TO SCALE

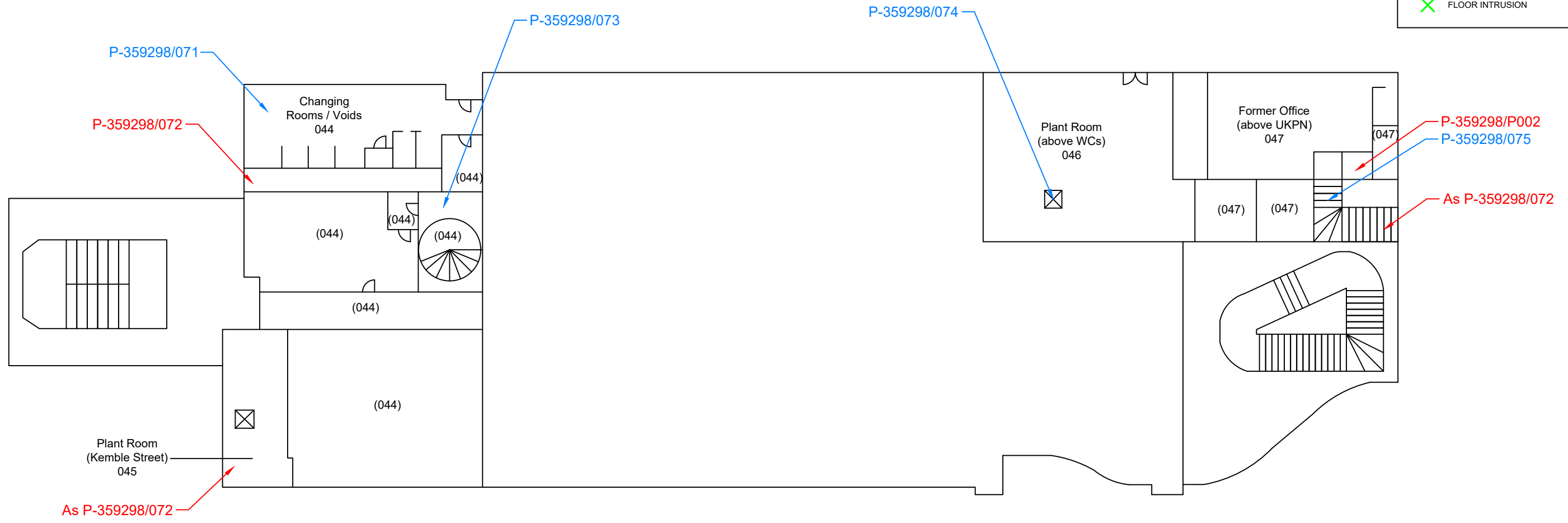
DRAWING First Floor	
SHEET: 05 of 07	
SITE NAME: Space House (Kingsway Building)	
Site Address: Space House 1 Kemble Street London WC2B 4AN	Project: P-359298 Survey Date: 19/12/19 & 06.07.30/01/20 Surveyors: DW Drawn By: TTS - SA
Client: SLQR Trustee	



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-  ACCESS HATCH
-  SPECIFIED AREAS
-  WALL INTRUSION
-  CEILING INTRUSION
-  FLOOR INTRUSION












NOT TO SCALE

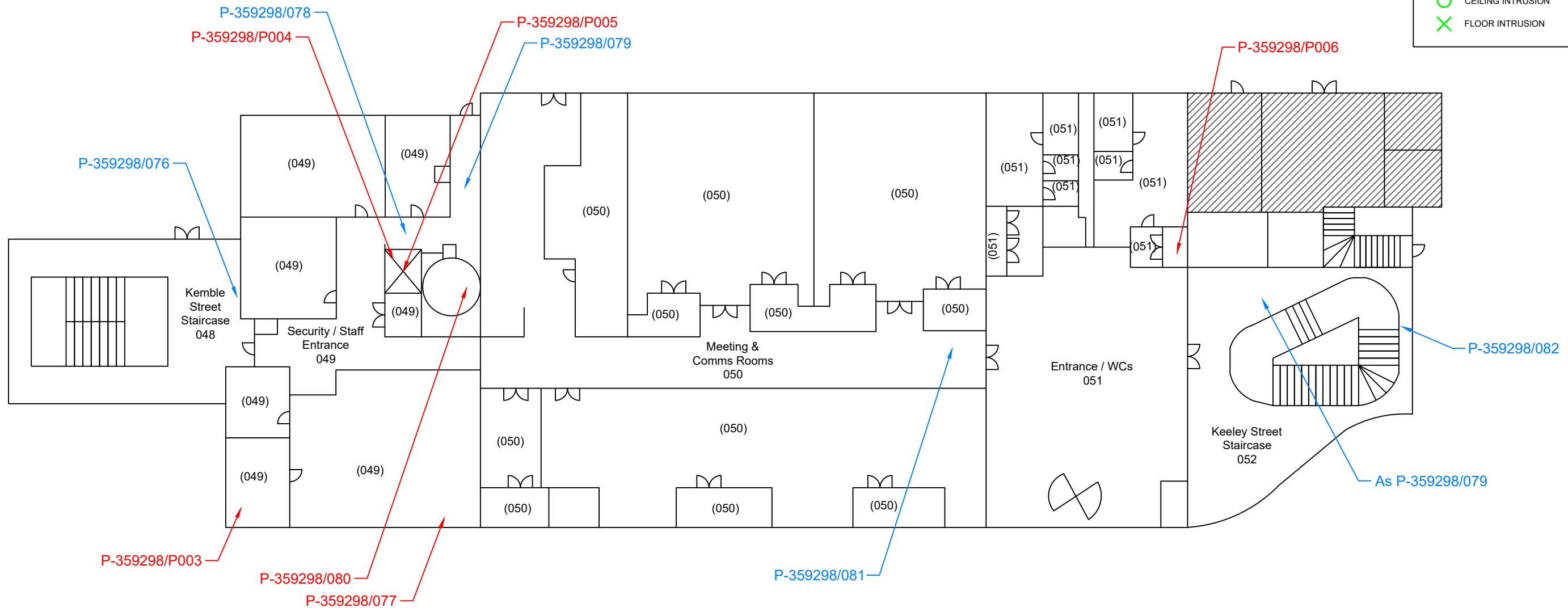
DRAWING: Ground Floor (Mezzanine)	
SHEET: 06 of 07	
SITE NAME: Space House (Kingsway Building)	
Site Address: Space House 1 Kemble Street London WC2B 4AN	Project: P-359298 Survey Date: 19/12/19 & 06.07.30/01/20 Surveyors: DW Drawn By: TTS - SA
Client: SLQR Trustee	



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KEY

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-  ACCESS HATCH
-  SPECIFIED AREAS
-  WALL INTRUSION
-  CEILING INTRUSION
-  FLOOR INTRUSION



NOT TO SCALE

DRAWING Ground Floor	
SHEET: 07 of 07	
SITE NAME: Space House (Kingsway Building)	
Site Address: Space House 1 Kemble Street London WC2B 4AN	Project: P-359298 Survey Date: 19/12/19 & 06.07.30/01/20 Surveyors: DW Drawn By: TTS - SA
Client: SLQR Trustee	



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