



Appendix C – Asbestos Survey

REFURBISHMENT SURVEY FOR ASBESTOS-CONTAINING MATERIALS

CLIENT: 1923 Mortimer Investments Ltd

SITE: 40-50 Tottenham Street, London, W1T 4RN



Job number	J021918	
Number of high risk materials	0	
Number of medium risk materials	0	
Number of low/ very low risk materials	7	
Issue	Date	Status
Version 1	12/06/2018	Issued

SECTION 1 - EXECUTIVE SUMMARY

TYPE OF SURVEY: Refurbishment

SCOPE & EXTENT OF SURVEY: All areas of the building

Locations of asbestos containing materials (ACMs) and actions

Action	Floor/ room
Manage	None recorded
Encapsulate	None recorded
Enclose	None recorded
Remove	Block / Basement 1 / B1 - Gasket, Block / Basement 1 / B2 - Gasket, Block / Basement 2 / B7 - Gaskets, Block / External / External - Gaskets, Block / External / External - Mastic, Block / External / External to rear of building - Bitumen
Restrict Access	None recorded
Inspect Prior to Disturbance	None recorded
Restrict access and remove	None recorded

Areas where no access recorded

Floor/ room
Block/External/External – No access to panels to windows - high level access required
Block/Basement 1/B1 – No access into wall penetration - pipe penetrations blocked with red asbestos bags and foam sealed
Block/Basement 1/B1 – No access to condensation barrier - high level access required, approx 8-10m height
Block/Basement 1/B1 – No access to bitumen hessian wrap to pipe - high level access required
Block/Basement 1/B5 – No access - locked, no key available at time of survey
Block/Basement 1/B6 – No access - entrance sealed with expanding foam

SECTION 2 - INTRODUCTION

The purpose of the survey is to assist duty holders in managing asbestos within premises. The survey is to provide sufficient information for an asbestos register and allow for the planning of removal of all ACMs as far as reasonably practicable from the premises prior to refurbishment.

In most cases the survey will have two main aims:

- it must as far as reasonably practicable locate and record the location, extent and product type of any presumed or known ACMs;
- it should determine and record the asbestos type, either by collecting representative samples of suspect materials for laboratory identification, or by making a presumption based on the product type and its appearance etc.

SITE DETAILS

Site description, age and construction

The site is a 1960's vacant commercial block. It is constructed of brick and concrete with metal framed windows. Internally it has concrete and clay tile ceilings, solid brick walls with concrete window sills, concrete floors, concrete stairwells and solid columns.

Use and occupation of site

The site is in use as a commercial building and was unoccupied the time of survey.


Scope of survey

This survey report covers those areas controlled by client only. These areas are those shown on the attached plans. The areas surveyed were at the direction of the client

SECTION 3 - GENERAL SITE INFORMATION

Survey information		Report index	
Client	1923 Mortimer Investments Ltd	Section 1	Executive summary
Client address	5th Floor, 37 Esplanade, St Helier, Jersey, JE1 2TR	Section 2	Introduction
Client Contact	Josh McEvoy	Section 3	General site information
Site address	40-50 Tottenham Street, London, W1T 4RN	Section 4	Survey results table
Type of Survey	Refurbishment Survey	Section 5	Conclusions and actions
Survey Start Date	6 Jun 2018	Section 6	Limitations of survey
Survey End Date	8 Jun 2018	Appendix A	Non-asbestos samples and assessments
Surveyor/s	Richard Holdsworth	Appendix B	Material assessment records & photographs
Job number	J021918	Appendix C	Certificates of bulk sample analysis
		Appendix D	Sample/ assessment location plans
		Appendix E	General observations

Report prepared by			
Richard Holdsworth	Surveyor		12 Jun 2018

Report verified by			
Michael Stewart	Technical Reviewer		12 Jun 2018

Eton Environmental Group Ltd were instructed to undertake a survey for asbestos containing materials at these premises in accordance with the instructions received from the client. The scope of the survey is summarised below, and is in accordance with HSE document HSG264 "Asbestos: The survey guide" and our documented in-house quality system as accredited by UKAS to ISO17020.

SURVEY INSTRUCTIONS

Survey type instructed	Refurbishment Survey
Included areas	All areas of the building were included in this survey
Excluded areas	Lift shafts
Agreed exclusions, inaccessible areas and any variations from the method	
N/A	

It is strongly recommended that this report is used as a whole document. Use of individual sections e.g. plans or survey results table alone may lead to misinterpretation for which Eton Environmental Group Ltd cannot be held responsible. This report is a technical document in line with current legislation and guidance. Should clarification be required contact Eton Environmental Group Ltd.

Material & Priority Risk Assessments

Material Risk Assessment:

Material assessment scoring is not a requirement for refurbishment surveys. However, this report does contain material assessment scoring in case ACMs are to remain after refurbishment or management of ACMs is required until refurbishment is undertaken.

The material risk is determined by four parameters, which will assess the risk of fibre release from an ACM when subject to normal disturbance; product type, extent of damage or deterioration, surface treatment and asbestos type.

Each parameter is given a risk score: 3 = high, 2 = medium, 1 = low and 0 = very low.

The total material risk score is the sum total with materials with a score of 10 or more are regarded as having a high fibre release potential, between 7 and 9 a medium fibre release potential, 5 and 6 as a low fibre release potential. Scores of 4 or less are regarded as having a very low fibre release potential. Non-asbestos containing materials are not scored.

Based upon the material risk score, recommendations for control actions and management actions are derived to ensure areas of concern are made safe and remaining ACMs are suitably managed.

Priority Risk Assessment:

Priority risk scoring is outside of the scope of Eton Environmental Group Ltd accreditation to ISO17020. The Control of Asbestos Regulations (CAR) 2012 requires the duty holder to assess the risks associated with the activities on the premises, additional to those considered within the material risk. Although the duty holder has a responsibility for the priority score, Eton Environmental Group Ltd may collect this information with assistance from the client.

Scores will be between 0 and 12 (10-12 high, 6-9 moderate, 3-5 low and 1-2 very low). Where the priority assessment has not been undertaken, these fields will be left blank for the duty holder to complete. Non-asbestos containing materials are not scored and the priority assessment fields do not appear for these materials.

Total Risk Scores:

The total risk scores are calculated by addition of the material & priority risk scores to give an indication of the relative risk of each ACM, total risk scores between 19-24 are high risk, scores between 13-18 are moderate risk, scores between 9-12 are low risk and scores below 9 are considered as very low risk. Where the priority assessment has not been undertaken, this field will be left blank for the duty holder to complete.

Recommendations:

Recommendations are made to the client based upon all factors including risk scoring. These recommendations fall into two categories, management actions and control actions. Control actions are used to describe actions that will have to be undertaken to the ACM directly and may require specialist treatment or works e.g. encapsulation, repair or removal. In a refurbishment survey report control actions will recommend removal of all materials unless removal is not reasonably practicable. Where removal is time consuming and resource-intensive and only involves removal of lower risk materials such as textured coatings containing asbestos, then removal may not be reasonably practicable.

Management actions are used to describe actions that should be undertaken that do not necessarily involve direct treatment to the ACM e.g. labelling of ACMs, regular inspection for damage/ deterioration, informing tenants/ staff/ contractors or isolation.

SECTION 4 - SURVEY RESULTS TABLE

The data contained within this table shows the known asbestos containing materials (ACMs) for this site as identified at the time of the survey.

The results were compiled by Eton Environmental Group Ltd in accordance with the Health and Safety Executive document HSG264, the Control of Asbestos Regulations (CAR) 2012 and our documented in-house quality procedures as accredited by UKAS to ISO17020.

The data shown may refer to historical data and information provided by the client. Eton Environmental Group Ltd cannot be held responsible for the accuracy of the data included where it is supplied by the client (including the interpretation of any supplied information).

The information in this survey report should be used to form the asbestos register which is a key component of the management plan. The survey report itself will generally not be the asbestos register. The asbestos register will be a simpler document and will not contain most of the information in the survey report, e.g. the bulk analysis results or survey site information.

Regulation 4 of the Control of Asbestos Regulations 2012 dictates that the duty holder should make a written record of the location and condition of known and presumed ACMs and keep the record up to date. This should include regular inspections of the known ACMs and the records updated accordingly. This information must be given to any persons liable to disturb ACMs (e.g. maintenance operatives).

Regulation 11 of the Control of Asbestos Regulations 2012 requires all employers to prevent the exposure of employees and contractors to asbestos as far as reasonably practicable.

The information within this register/ report is provided to the client and Eton Environmental Group Ltd cannot accept any responsibility for the interpretation or use of this data by any third party. Prior to any works in areas that may contain or conceal ACMs, professional advice from a competent organisation or person should be sought. It is strongly recommended that any remedial works to be undertaken to ACMs identified should be based upon a written specification, site visit and other relevant documentation of works and not solely on this report.

Actions listed in the table and MARs in appendix B indicate the following recommendations:

Action	Recommendation
Manage	Inform staff/ contractors, label, re-inspect on a regular basis as per asbestos management plan
Encapsulate	Paint with a suitable proprietary sealant by competent persons and manage as above
Enclose	Box in/ surround with rigid material e.g. timber board and manage as above
Remove	Removal to be undertaken by competent persons
Restrict Access	Take immediate steps to prevent exposure e.g. warning signs, locking rooms, informing staff/ contractors

The table below shows the known ACMs for this site as identified at the time of the survey. Areas of no access should be presumed to contain asbestos until proven otherwise. If this table is blank then no ACMs have been detected within the scope of the survey. Further details of actions recommended are in section 5.

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Material risk	Priority risk	Action
Block	External / External	025	Mastic windows	Well Bound Material	Completely Sealed	Good Condition	<2000lm	Occasionally likely to be disturbed	Identified	Chrysotile	(2) Very low		Remove
Block	External / External	030	No access to panels to windows	Unknown					Inaccessible (Presumed)	n/a			Inspect Prior to Disturbance
Block	External / External	031	Gaskets Flue to external of building	Gaskets	Surface Sealed	Good Condition	<5no.	Occasionally likely to be disturbed	Presumed	Chrysotile	(4) Very low		Remove
Block	External / External to rear of building	028	Bitumen membrane adjacent timber stairs	Bitumen	Completely Sealed	Good Condition	<10lm	Occasionally likely to be disturbed	Identified	Chrysotile	(2) Very low		Remove
Block	Basement 2 / B7	021	Gaskets Pipe flanges	Gaskets	Surface Sealed	Good Condition	<12no.	Usually inaccessible or unlikely to be disturbed	Presumed	Chrysotile	(4) Very low		Remove
Block	Basement 1 / B1	012	No access into wall penetration	Unknown					Inaccessible (Presumed)	n/a			Inspect Prior to Disturbance
Block	Basement 1 / B1	013	No access to condensation barrier	Unknown					Inaccessible (Presumed)	n/a			Inspect Prior to Disturbance
Block	Basement 1 / B1	014	No access to bitumen hessian wrap to pipe	Unknown					Inaccessible (Presumed)	n/a			Inspect Prior to Disturbance
Block	Basement 1 / B1	015	Gasket Pipe to riser	Gaskets	Surface Sealed	Good Condition	2no.	Occasionally likely to be disturbed	Presumed	Chrysotile	(4) Very low		Remove
Block	Basement 1 / B1	017	Gasket High level pipe	Gaskets	Surface Sealed	Good Condition	<4no.	Occasionally likely to be disturbed	Presumed	Chrysotile	(4) Very low		Remove

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Material risk	Priority risk	Action
Block	Basement 1 / B2	016	Gasket pipe	Gaskets	Surface Sealed	Good Condition	7no.	Occasionally likely to be disturbed	Identified	Chrysotile	(4) Very low		Remove
Block	Basement 1 / B5	018	No access	Unknown					Inaccessible (Presumed)	n/a			Inspect Prior to Disturbance
Block	Basement 1 / B6	032	No access	Unknown					Inaccessible (Presumed)	n/a			Inspect Prior to Disturbance
Block	Basement 1 / B4	020	No access to electrics	Unknown					Inaccessible (Presumed)	n/a			Inspect Prior to Disturbance

SECTION 5 - CONCLUSIONS AND ACTIONS

Asbestos Containing Materials and Specific Recommendations:

Twenty one samples were taken on site, three of which were confirmed to contain asbestos upon analysis. Four further assessments presumed asbestos.

General Recommendations:

This was a refurbishment survey.

In the areas where the survey was undertaken with regard to refurbishment of the survey site area, the recommendation is that all asbestos containing materials are removed from site prior to refurbishment in compliance with the Control of Asbestos Regulations 2012.

Although the asbestos materials are non-licensed asbestos products any work upon, or removal of, these materials will need to be done by competent persons and items removed disposing of as asbestos waste. Removal of non-licensed asbestos materials may require notification to the relevant enforcing authority prior to works being carried out.

Any works to these products, such as drilling, cutting or any other abrasive works that may disturb the asbestos, should be prevented.

It is also recommended that staff and contractors are made aware of the presence of all asbestos containing materials to prevent disturbance. This information should be provided to external contractors (e.g. plumbers) pre contract commencement or prior to their arrival on site. This will enable contractors to plan their work accordingly to reduce the risk of exposure to asbestos.

It should be noted that this report only forms part of an asbestos management plan and does not necessarily provide full compliance with regulation 4 of CAR 2012.

Further information can be obtained from the following asbestos related publications:

Regulations:

The Control of Asbestos Regulations 2012.

Approved Codes of Practice:

"Managing and working with asbestos" (L143) 2013

Guidance:

"Asbestos: The survey guide" (HSG264) 2012

"Asbestos: The analysts' guide for sampling, analysis and clearance procedures" (HSG248) 2005

“Asbestos: The licensed contractors' guide” (HSG247) 2006

“A comprehensive guide to managing asbestos in premises” (HSG227) 2004

“A short guide to managing asbestos in premises” (revision 3) (INDG223) 2004

“Asbestos Essentials Task Manual” (HSG210) 2012

The above documents are published by the Health and Safety Executive and are available from HSE Books, PO Box 1999, Sudbury, Suffolk CO10 2WA

And;

www.books.hse.gov.uk

The above list should not be considered exhaustive.

SECTION 6 - LIMITATIONS OF SURVEY

This asbestos survey was undertaken in accordance with the requirements of HSE documents HSG264 “Asbestos: The survey guide” and HSG248 “Asbestos: The analysts guide for sampling, analysis and clearance procedures” and also Eton Environmental Group Ltd documented in house quality procedures as accredited by UKAS to ISO17020.

Part of the scope of a survey is to collect bulk samples from suspect ACMs found for analysis by a UKAS accredited laboratory to confirm or refute the surveyor’s judgement. If a material is found to contain asbestos other similar homogenous materials used in the same way within the building may be strongly presumed to contain asbestos. The number of samples taken is dependent on the homogeneity of the material but the number should be sufficient for the surveyor to make an assessment of whether asbestos is present or not.

When a sample cannot be taken but the surveyor suspects that asbestos is present within the material, two levels of presumption can be made: one where there is a strong presumption that the material does contain asbestos but a laboratory identification has not been undertaken to confirm this; and a default situation where it must be presumed to contain asbestos because there is insufficient evidence to suggest it is not an ACM.

It should be noted that whilst the surveyor makes every effort to locate all suspect ACMs as far as is reasonably practicable, it can not be guaranteed that all ACMs have been located. Some materials may be hidden within the fabric of the building may only come to light during refurbishment.

Where suspect ACMs are located during the survey it is not the policy of Eton Environmental Group Ltd to disturb this material in any way except to take a representative sample. If it is suspected that further ACMs may be hidden behind a suspect ACM non-licensed, NNLW or licensed asbestos works may be required to gain access. Eton Environmental Group Ltd can assist with further planning to gain access but this would be at additional cost.

Asbestos cement is a non-licensed asbestos material. Asbestos insulating board (AIB) is a licensed asbestos material. A competent, experienced surveyor will normally be able to visually identify most asbestos cement products. But, if visual identification is inconclusive, analysis will be needed to establish the asbestos type(s). If, after analysis of the asbestos types, there is still doubt about whether a material is an asbestos cement product, a water absorption measurement will be

needed, following the methodology set out at www.hse.gov.uk/asbestos/essentials/cement.htm to decide whether the material is asbestos cement.

All material extent figures are as accurate as reasonably practicable and therefore not necessarily definitive for the purpose of tendering for removal without further conformation if required. Plans/ drawings within this report are not to scale.

If, at the time of the survey, access was not possible to certain areas, these are noted on the assessment reports. Until such time that these areas are inspected they should be presumed to have asbestos containing materials for the purposes of the proposed refurbishment.

All reasonable efforts are made to locate ducts, cavities, voids, under-crofts etc as part of the survey. However, some of these areas may not come to light until after the survey has been completed e.g. because the information was not supplied prior to the survey.

This is a building survey only and does not include for any ground investigation outside of the footprint of the structure or structures surveyed or below the lowest level slab before the ground/ ground-bearing slab.


APPENDIX A - TABLE OF NON-ASBESTOS SAMPLES AND ASSESSMENTS


Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Block	External / External to rear of building	026	Bitumen felt timber roof	Bitumen			<50m²		Identified	No Asbestos Detected	
Block	External / External to rear of building	027	Bitumen floor	Bitumen			<100m²		Identified	No Asbestos Detected	
Block	External / External to rear of building	029	Bitumen felt lining membrane to adjacent building	Bitumen			<100m²		Identified	No Asbestos Detected	
Block	Basement 1 / Lightwell	019	Gaskets pipe flanges	Gaskets			4no.		Identified	No Asbestos Detected	
Block	Ground Floor / G1	010	Bitumen behind columns to windows	Bitumen			<20no.		Identified	No Asbestos Detected	
Block	Ground Floor / G1	011	Fibreboard window sill laminate	Cement			<10no.		Identified	No Asbestos Detected	
Block	1st Floor / 1.1	001	Ropes lining between windows and walls.	Textiles			<500lm		Identified	No Asbestos Detected	
Block	1st Floor / 1.1	002	Insulating board wall (high level)	Board			<0.30m²		Identified	No Asbestos Detected	


Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Block	1st Floor / 1.1	003	Bitumen ceiling membrane	Bitumen			<0.10m²		Identified	No Asbestos Detected	Small piece found.
Block	1st Floor / 1.1	004	Mastic pipe penetration to floor	Well Bound Material			1no.		Identified	No Asbestos Detected	
Block	2nd Floor / 2.1	005	Ropes windows to front elevation	Textiles			<200lm		Identified	No Asbestos Detected	
Block	2nd Floor / 2.1	006	Insulating board door header to riser	Board			1m²		Identified	No Asbestos Detected	
Block	2nd Floor / 2.1	007	Plastic stair nosing	Well Bound Material			23no.		Identified	No Asbestos Detected	
Block	2nd Floor / 2.1	008	Textured coating walls	Paint			<30m²		Identified	No Asbestos Detected	
Block	3rd Floor / 3.1	009	Ropes lining between windows and walls.	Textiles			<500lm		Identified	No Asbestos Detected	
Block	4th Floor / 4.1	022	Ropes lining between windows and walls.	Textiles			<500lm		Identified	No Asbestos Detected	


Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Block	5th Floor / 5.1	023	Ropes lining between windows and walls.	Textiles			<500lm		Identified	No Asbestos Detected	
Block	6th Floor / 6.1	024	Ropes lining between windows and walls.	Textiles			<500lm		Identified	No Asbestos Detected	


APPENDIX B - MATERIAL ASSESSMENT RECORDS


Assessment details				Comments	Photograph
Building	Block	Floor/ room	1st Floor / 1.1		
Assessment no.	001	Accessibility			
Material Risk					
Identification	Identified	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Ropes lining between windows and walls.				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Block	Floor/ room	1st Floor / 1.1		
Assessment no.	002	Accessibility			
Material Risk					
Identification	Identified	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Insulating board wall (high level)				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				


Assessment details				Comments	Photograph
Building	Block	Floor/ room	1st Floor / 1.1	Small piece found.	
Assessment no.	003	Accessibility			
Material Risk					
Identification	Identified	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Bitumen ceiling membrane				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				


Assessment details				Comments	Photograph
Building	Block	Floor/ room	1st Floor / 1.1		
Assessment no.	004	Accessibility			
Material Risk					
Identification	Identified	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Mastic pipe penetration to floor				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Block	Floor/ room	2nd Floor / 2.1		
Assessment no.	005	Accessibility			
Material Risk					
Identification	Identified	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Ropes windows to front elevation				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Block	Floor/ room	2nd Floor / 2.1		
Assessment no.	006	Accessibility			
Material Risk					
Identification	Identified	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Insulating board door header to riser				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				


Assessment details				Comments	Photograph
Building	Block	Floor/ room	2nd Floor / 2.1		
Assessment no.	007	Accessibility			
Material Risk					
Identification	Identified	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Plastic stair nosing				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				


Assessment details				Comments	Photograph
Building	Block	Floor/ room	2nd Floor / 2.1		
Assessment no.	008	Accessibility			
Material Risk					
Identification	Identified	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Textured coating walls				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				


Assessment details				Comments	Photograph
Building	Block	Floor/ room	3rd Floor / 3.1		
Assessment no.	009	Accessibility			
Material Risk					
Identification	Identified	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Ropes lining between windows and walls.				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

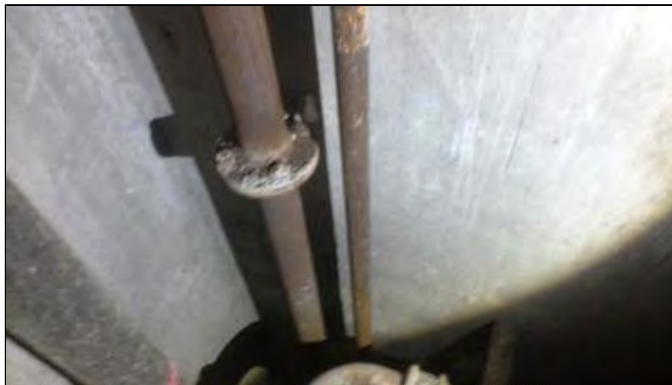
Assessment details				Comments	<div>Photograph</div> 
Building	Block	Floor/ room	Ground Floor / G1		
Assessment no.	010	Accessibility			
Material Risk					
Identification	Identified	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Bitumen behind columns to windows				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

Assessment details				Comments	<div></div>
Building	Block	Floor/ room	Ground Floor / G1		
Assessment no.	011	Accessibility			
Material Risk					
Identification	Identified	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Fibreboard window sill laminate				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				


Assessment details				Comments	Photograph
Building	Block	Floor/ room	Basement 1 / B1	No access into wall penetration - pipe penetrations blocked with red asbestos bags and foam sealed	
Assessment no.	012	Accessibility			
Material Risk					
Identification	Inaccessible (Presumed)	Condition	n/a		
Extent		Asbestos Type	n/a		
Location/ position	No access into wall penetration				
Surface treatment	n/a				
Product type	n/a				
Material risk		Material risk score			
Action	Inspect Prior to Disturbance				

Assessment details				Comments	Photograph
Building	Block	Floor/ room	Basement 1 / B1	No access to condensation barrier - high level access required, approx 8-10m height	
Assessment no.	013	Accessibility			
Material Risk					
Identification	Inaccessible (Presumed)	Condition	n/a		
Extent		Asbestos Type	n/a		
Location/ position	No access to condensation barrier				
Surface treatment	n/a				
Product type	n/a				
Material risk		Material risk score			
Action	Inspect Prior to Disturbance				

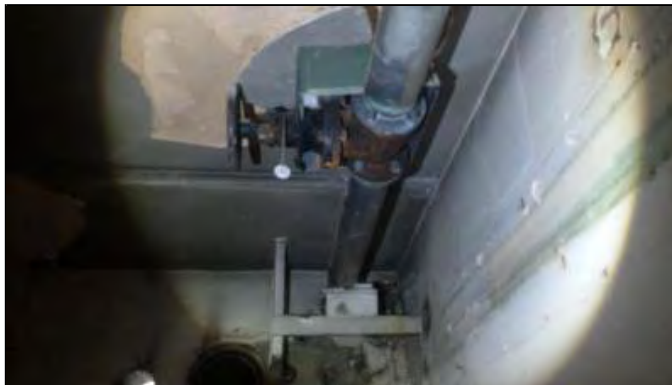
Assessment details				Comments	Photograph
Building	Block	Floor/ room	Basement 1 / B1	No access to bitumen hessian wrap to pipe - high level access required	
Assessment no.	014	Accessibility			
Material Risk					
Identification	Inaccessible (Presumed)	Condition	n/a		
Extent		Asbestos Type	n/a		
Location/ position	No access to bitumen hessian wrap to pipe				
Surface treatment	n/a				
Product type	n/a				
Material risk		Material risk score			
Action	Inspect Prior to Disturbance				

Assessment details				Comments	Photograph
Building	Block	Floor/ room	Basement 1 / B1		
Assessment no.	015	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Presumed	Condition	Good Condition		
Extent	2no.	Asbestos Type	Chrysotile		
Location/ position	Gasket Pipe to riser				
Surface treatment	Surface Sealed				
Product type	Gaskets				
Material risk	Very low	Material risk score	4		
Action	Remove				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					


Assessment details				Comments	<div>Photograph</div> 
Building	Block	Floor/ room	Basement 1 / B2		
Assessment no.	016	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Good Condition		
Extent	7no.	Asbestos Type	Chrysotile		
Location/ position	Gasket pipe				
Surface treatment	Surface Sealed				
Product type	Gaskets				
Material risk	Very low	Material risk score	4		
Action	Remove				


Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					


Assessment details				Comments	<div>Photograph</div> 
Building	Block	Floor/ room	Basement 1 / B1		
Assessment no.	017	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Presumed	Condition	Good Condition		
Extent	<4no.	Asbestos Type	Chrysotile		
Location/ position	Gasket High level pipe				
Surface treatment	Surface Sealed				
Product type	Gaskets				
Material risk	Very low	Material risk score	4		
Action	Remove				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					


Assessment details				Comments	Photograph
Building	Block	Floor/ room	Basement 1 / B5	No access - locked, no key available at time of survey	No Photographic Evidence Available
Assessment no.	018	Accessibility			
Material Risk					
Identification	Inaccessible (Presumed)	Condition	n/a		
Extent		Asbestos Type	n/a		
Location/ position	No access				
Surface treatment	n/a				
Product type	n/a				
Material risk		Material risk score			
Action	Inspect Prior to Disturbance				


Assessment details				Comments	Photograph
Building	Block	Floor/ room	Basement 1 / Lightwell		
Assessment no.	019	Accessibility			
Material Risk					
Identification	Identified	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Gaskets pipe flanges				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Block	Floor/ room	Basement 1 / B4	No access to electrics - live services	
Assessment no.	020	Accessibility			
Material Risk					
Identification	Inaccessible (Presumed)	Condition	n/a		
Extent		Asbestos Type	n/a		
Location/ position	No access to electrics				
Surface treatment	n/a				
Product type	n/a				
Material risk		Material risk score			
Action	Inspect Prior to Disturbance				


Assessment details				Comments	Photograph
Building	Block	Floor/ room	Basement 2 / B7		
Assessment no.	021	Accessibility	Usually inaccessible or unlikely to be disturbed		
Material Risk					
Identification	Presumed	Condition	Good Condition		
Extent	<12no.	Asbestos Type	Chrysotile		
Location/ position	Gaskets Pipe flanges				
Surface treatment	Surface Sealed				
Product type	Gaskets				
Material risk	Very low	Material risk score	4		
Action	Remove				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					


Assessment details				Comments	Photograph
Building	Block	Floor/ room	4th Floor / 4.1		
Assessment no.	022	Accessibility			
Material Risk					
Identification	Identified	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Ropes lining between windows and walls.				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				


Assessment details				Comments	Photograph
Building	Block	Floor/ room	5th Floor / 5.1		
Assessment no.	023	Accessibility			
Material Risk					
Identification	Identified	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Ropes lining between windows and walls.				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				


Assessment details				Comments	Photograph
Building	Block	Floor/ room	6th Floor / 6.1		
Assessment no.	024	Accessibility			
Material Risk					
Identification	Identified	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Ropes lining between windows and walls.				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Block	Floor/ room	External / External	Only sampled from roof only as the only external windows accessible	
Assessment no.	025	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Good Condition		
Extent	<2000lm	Asbestos Type	Chrysotile		
Location/ position	Mastic windows				
Surface treatment	Completely Sealed				
Product type	Well Bound Material				
Material risk	Very low	Material risk score	2		
Action	Remove				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					


Assessment details				Comments	Photograph
Building	Block	Floor/ room	External / External to rear of building		
Assessment no.	026	Accessibility			
Material Risk					
Identification	Identified	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Bitumen felt timber roof				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				


Assessment details				Comments	Photograph
Building	Block	Floor/ room	External / External to rear of building		
Assessment no.	027	Accessibility			
Material Risk					
Identification	Identified	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Bitumen floor				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				


Assessment details				Comments	
Building	Block	Floor/ room	External / External to rear of building		
Assessment no.	028	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Good Condition		
Extent	<10lm	Asbestos Type	Chrysotile		
Location/ position	Bitumen membrane adjacent timber stairs				
Surface treatment	Completely Sealed				
Product type	Bitumen				
Material risk	Very low	Material risk score	2		
Action	Remove				



Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	
Building	Block	Floor/ room	External / External to rear of building		
Assessment no.	029	Accessibility			
Material Risk					
Identification	Identified	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Bitumen felt lining membrane to adjacent building				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Block	Floor/ room	External / External	No access to panels to windows - high level access required	
Assessment no.	030	Accessibility			
Material Risk					
Identification	Inaccessible (Presumed)	Condition	n/a		
Extent		Asbestos Type	n/a		
Location/ position	No access to panels to windows				
Surface treatment	n/a				
Product type	n/a				
Material risk		Material risk score			
Action	Inspect Prior to Disturbance				

Assessment details				Comments	
Building	Block	Floor/ room	External / External		
Assessment no.	031	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Presumed	Condition	Good Condition		
Extent	<5no.	Asbestos Type	Chrysotile		
Location/ position	Gaskets Flue to external of building				
Surface treatment	Surface Sealed				
Product type	Gaskets				
Material risk	Very low	Material risk score	4		
Action	Remove				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Block	Floor/ room	Basement 1 / B6	No access - entrance sealed with expanding foam	No Photographic Evidence Available
Assessment no.	032	Accessibility			
Material Risk					
Identification	Inaccessible (Presumed)	Condition	n/a		
Extent		Asbestos Type	n/a		
Location/ position	No access				
Surface treatment	n/a				
Product type	n/a				
Material risk		Material risk score			
Action	Inspect Prior to Disturbance				

APPENDIX C - CERTIFICATES OF BULK SAMPLE ANALYSIS



Analysis Report

Report Number: **J021918**

Issue Date: 11/06/2018

Private & Confidential:
1923 Mortimer Investments Ltd
5th Floor
37 Esplanade
St Helier
Jersey
JE1 2TR

Premises of Sample Origin:
40-50 Tottenham Street
London
W1T 4RN

Analyst: Amie Sowerby, Zoe Alderson

Sampled by: Richard Holdsworth

Date of Sample Receipt: 08/06/2018

Date of Analysis: 08/06/2018

Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
1	BJ000531	Ropes lining between windows and walls.	NAD
2	BJ000532	Insulating board wall (high level)	NAD
3	BJ000533	Bitumen ceiling membrane	NAD
4	BJ000534	Mastic pipe penetration to floor	NAD

Notes:

Method Statement: Testing was performed in accordance with the Quality Control Manual in-house method of Eton Environmental Group Ltd, based on the published method HSG248. These results only apply to the sample analysed. Eton Environmental Group Ltd cannot accept responsibility for any discrepancy or inaccuracy arising from collection, labelling or description of samples by a third party.

NAD = No Asbestos Detected In Sample

Authorised Signatory:
Andrew Graham
Quality Manager

A handwritten signature in black ink, appearing to read "Andrew Graham".

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Laboratory, Eton Environmental Group Ltd, Unit 1, Trinity Court, Faverdale, Darlington, DL3 0PH
Tel: 01325 366886 Fax: 01325 366914 Website www.etongroup.co.uk
Registered No. 5145774 Registered Office: 135 Slough Road, Datchet, SL3 9AE

Certificate of Analysis	Issue No: 7	Form 103	Issue Date: 20/02/17	Issue by: Quality Manager
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Analysis Report

Report Number: **J021918**

Issue Date: 11/06/2018

Private & Confidential:
1923 Mortimer Investments Ltd
5th Floor
37 Esplanade
St Hellier
Jersey
JE1 2TR

Premises of Sample Origin:
40-50 Tottenham Street
London
W1T 4RN

Analyst: Amie Sowerby, Zoe Alderson

Sampled by: Richard Holdsworth

Date of Sample Receipt: 08/06/2018

Date of Analysis: 08/06/2018

Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
5	BJ000535	Ropes windows to front elevation	NAD
6	BJ000536	Insulating board door header to riser	NAD
7	BJ000537	Plastic stair nosing	NAD
8	BJ000538	Textured coating walls	NAD

Notes:

Method Statement: Testing was performed in accordance with the Quality Control Manual in-house method of Eton Environmental Group Ltd, based on the published method HSG248. These results only apply to the sample analysed. Eton Environmental Group Ltd cannot accept responsibility for any discrepancy or inaccuracy arising from collection, labelling or description of samples by a third party.

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Certificate of Analysis	Issue No: 7	Form 103	Issue Date: 20/02/17	Issue by: Quality Manager
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Analysis Report

Report Number: **J021918**

Issue Date: 11/06/2018

Private & Confidential:
1923 Mortimer Investments Ltd
5th Floor
37 Esplanade
St Helier
Jersey
JE1 2TR

Premises of Sample Origin:
40-50 Tottenham Street
London
W1T 4RN

Analyst: Amie Sowerby, Zoe Alderson

Sampled by: Richard Holdsworth

Date of Sample Receipt: 08/06/2018

Date of Analysis: 08/06/2018

Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
9	BJ000539	Ropes lining between windows and walls.	NAD
10	BJ000540	Bitumen behind columns to windows	NAD
11	BJ000541	Fibreboard window sill laminate	NAD
16	BJ000542	Gasket pipe	Chrysotile

Notes:

Method Statement: Testing was performed in accordance with the Quality Control Manual in-house method of Eton Environmental Group Ltd, based on the published method HSG248. These results only apply to the sample analysed. Eton Environmental Group Ltd cannot accept responsibility for any discrepancy or inaccuracy arising from collection, labelling or description of samples by a third party.

NAD = No Asbestos Detected In Sample

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Andrew Graham
Quality Manager

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Certificate of Analysis	Issue No: 7	Form 103	Issue Date: 20/02/17	Issue by: Quality Manager
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Analysis Report

Report Number: **J021918**

Issue Date: 11/06/2018

Private & Confidential:
1923 Mortimer Investments Ltd
5th Floor
37 Esplanade
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JE1 2TR

Premises of Sample Origin:
40-50 Tottenham Street
London
W1T 4RN

Analyst: Amie Sowerby, Zoe Alderson

Sampled by: Richard Holdsworth

Date of Sample Receipt: 08/06/2018

Date of Analysis: 08/06/2018

Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
19	BJ000543	Gaskets pipe flanges	NAD
22	BJ000544	Ropes lining between windows and walls.	NAD
23	BJ000545	Ropes lining between windows and walls.	NAD
24	BJ000546	Ropes lining between windows and walls.	NAD

Notes:

Method Statement: Testing was performed in accordance with the Quality Control Manual in-house method of Eton Environmental Group Ltd, based on the published method HSG248. These results only apply to the sample analysed. Eton Environmental Group Ltd cannot accept responsibility for any discrepancy or inaccuracy arising from collection, labelling or description of samples by a third party.

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Certificate of Analysis	Issue No: 7	Form 103	Issue Date: 20/02/17	Issue by: Quality Manager
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Analysis Report

Report Number: **J021918**

Issue Date: 11/06/2018

Private & Confidential:
1923 Mortimer Investments Ltd
5th Floor
37 Esplanade
St Helier
Jersey
JE1 2TR

Premises of Sample Origin:
40-50 Tottenham Street
London
W1T 4RN

Analyst: Amie Sowerby, Zoe Alderson

Sampled by: Richard Holdsworth

Date of Sample Receipt: 08/06/2018

Date of Analysis: 08/06/2018

Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
25	BJ000547	Mastic windows	Chrysotile
26	BJ000548	Bitumen felt timber roof	NAD
27	BJ000549	Bitumen floor	NAD
28	BJ000550	Bitumen membrane adjacent timber stairs	Chrysotile

Notes:

Method Statement: Testing was performed in accordance with the Quality Control Manual in-house method of Eton Environmental Group Ltd, based on the published method HSG248. These results only apply to the sample analysed. Eton Environmental Group Ltd cannot accept responsibility for any discrepancy or inaccuracy arising from collection, labelling or description of samples by a third party.

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Certificate of Analysis	Issue No: 7	Form 103	Issue Date: 20/02/17	Issue by: Quality Manager
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Analysis Report

Report Number: **J021918**

Issue Date: 11/06/2018

Private & Confidential:
1923 Mortimer Investments Ltd
5th Floor
37 Esplanade
St Helier
Jersey
JE1 2TR

Premises of Sample Origin:
40-50 Tottenham Street
London
W1T 4RN

Analyst: Amie Sowerby, Zoe Alderson

Sampled by: Richard Holdsworth

Date of Sample Receipt: 08/06/2018

Date of Analysis: 08/06/2018

Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
29	BJ000551	Bitumen felt lining membrane to adjacent building	NAD

Notes:

Method Statement: Testing was performed in accordance with the Quality Control Manual in-house method of Eton Environmental Group Ltd, based on the published method HSG248. These results only apply to the sample analysed. Eton Environmental Group Ltd cannot accept responsibility for any discrepancy or inaccuracy arising from collection, labelling or description of samples by a third party.

NAD = No Asbestos Detected In Sample

Authorised Signatory:
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Quality Manager

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Certificate of Analysis	Issue No: 7	Form 103	Issue Date: 20/02/17	Issue by: Quality Manager
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APPENDIX D - GENERAL OBSERVATIONS

Building	Room no.	Description	Comments
Block	external	External – External	Brick and concrete construction with metal framed windows
Block	External to rear of building	External – External to rear of building	Brick and concrete build. Concrete slab.
Block	B7	Basement 2 – B7	Concrete and clay tile ceiling. Solid brick walls with concrete window sills. Concrete floor with ceramic tiles. Concrete stairwell. Some minor services remaining. Metal framed windows. Solid columns.
Block	B1	Basement 1 – B1	Concrete and clay tile ceiling. Solid brick walls with concrete window sills. Concrete floor. Concrete stairwell. Some minor services remaining. Metal framed windows. Solid columns.
Block	B2	Basement 1 – B2	Concrete and clay tile ceiling. Solid brick walls with concrete window sills. Concrete floor with ceramic tiles. Concrete stairwell. Some minor services remaining. Metal framed windows. Solid columns.
Block	B3	Basement 1 – B3	Concrete and clay tile ceiling. Solid brick walls with concrete window sills. Concrete floor with ceramic tiles. Concrete stairwell. Some minor services remaining.
Block	B4	Basement 1 – B4	Concrete and clay tile ceiling. Solid brick walls. Concrete floor with ceramic tiles. Concrete stairwell. Some minor services remaining.
Block	B5	Basement 1 – B5	No access - locked, no key available at time of survey
Block	B6	Basement 1 – B6	No access - entrance sealed with expanding foam
Block	Lightwell	Basement 1 – Lightwell	concrete walls, concrete floor
Block	G1	Ground Floor – G1	Concrete and clay tile ceiling. Solid brick walls with concrete window sills. Concrete floor with modern lino and carpeted to sections. Concrete stairwell. Some minor services remaining. Metal framed windows. Solid columns.
Block	1.1	1st Floor – 1.1	Concrete and clay tile ceiling. Solid brick walls with concrete window sills. Concrete floor with modern lino and carpeted to sections. Concrete stairwell. Some minor services remaining. Metal framed windows. Solid columns. Modern fireboard header to dry riser.
			Concrete and clay tile ceiling. Solid brick walls with concrete window sills. Concrete

Block	2.1	2nd Floor – 2.1	floor tiled to sections. Concrete stairwell. Some minor services remaining. Metal framed windows. Solid columns.
Block	3.1	3rd Floor – 3.1	Concrete and clay tile ceiling. Solid brick walls with concrete window sills. Concrete floor with modern lino and carpeted to sections. Concrete stairwell. Some minor services remaining. Metal framed windows. Solid columns. Modern fireboard header to dry riser and internal panel to electric cupboard door.
Block	4.1	4th Floor – 4.1	Concrete and clay tile ceiling. Solid brick walls with concrete window sills. Concrete floor with modern lino and carpeted to sections. Concrete stairwell. Some minor services remaining. Metal framed windows. Solid columns. Modern fireboard header to dry riser and internal panel to electric cupboard door.
Block	5.1	5th Floor – 5.1	Concrete and clay tile ceiling. Solid brick walls with concrete window sills. Concrete floor. Concrete stairwell. Some minor services remaining. Metal framed windows. Solid columns.
Block	6.1	6th Floor – 6.1	Concrete and clay tile ceiling. Solid brick walls with concrete window sills. Concrete floor with modern lino and carpeted to sections. Concrete stairwell. Some minor services remaining. Metal framed windows. Solid columns.
Block	7.1	7th Floor – 7.1	Concrete and clay tile ceiling. Solid brick walls with concrete window sills. Concrete floor with modern lino and carpeted to sections. Concrete stairwell. Some minor services remaining. Metal framed windows. Solid columns.

Legend:

**Asbestos positive
assessment**

Asbestos negative assessment

No access assessment

Area contains asbestos

Area not accessed

Area out of survey scope

Reference points shown on plan
indicate point of assessment,
observation or no access only.
For full extents see register/
assessment tables within this report.

Drawing not to scale

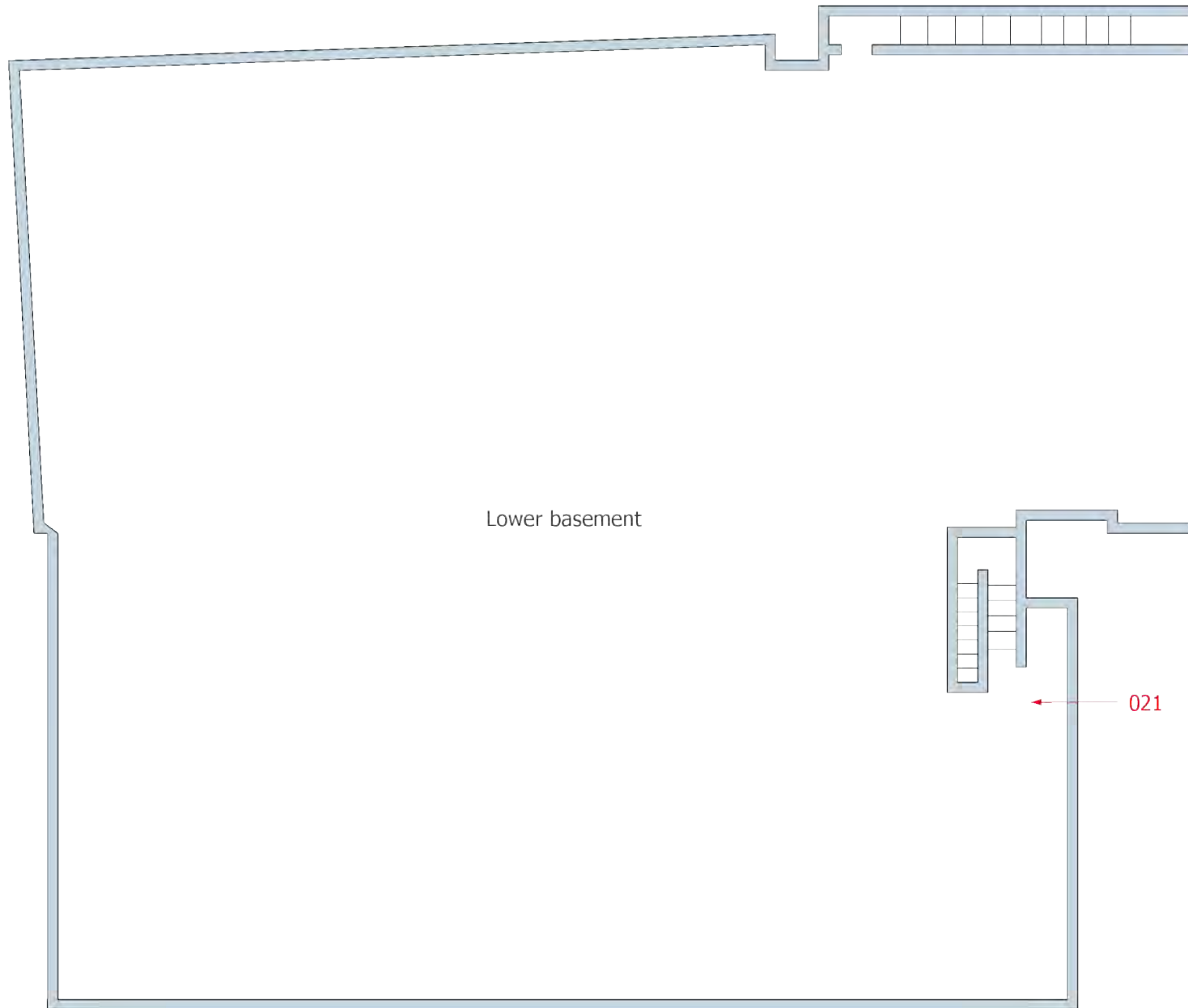
Survey reference:
J21918

Survey date:
June 2018

Building:
Main

Floor:
Lower basement

Site address:
40-50 Tottenham Street,
London,
W1T 4RN



Legend:

**Asbestos positive
assessment**

Asbestos negative assessment

No access assessment

Area contains asbestos

Area not accessed

Area out of survey scope

Reference points shown on plan
indicate point of assessment,
observation or no access only.
For full extents see register/
assessment tables within this report.

Drawing not to scale

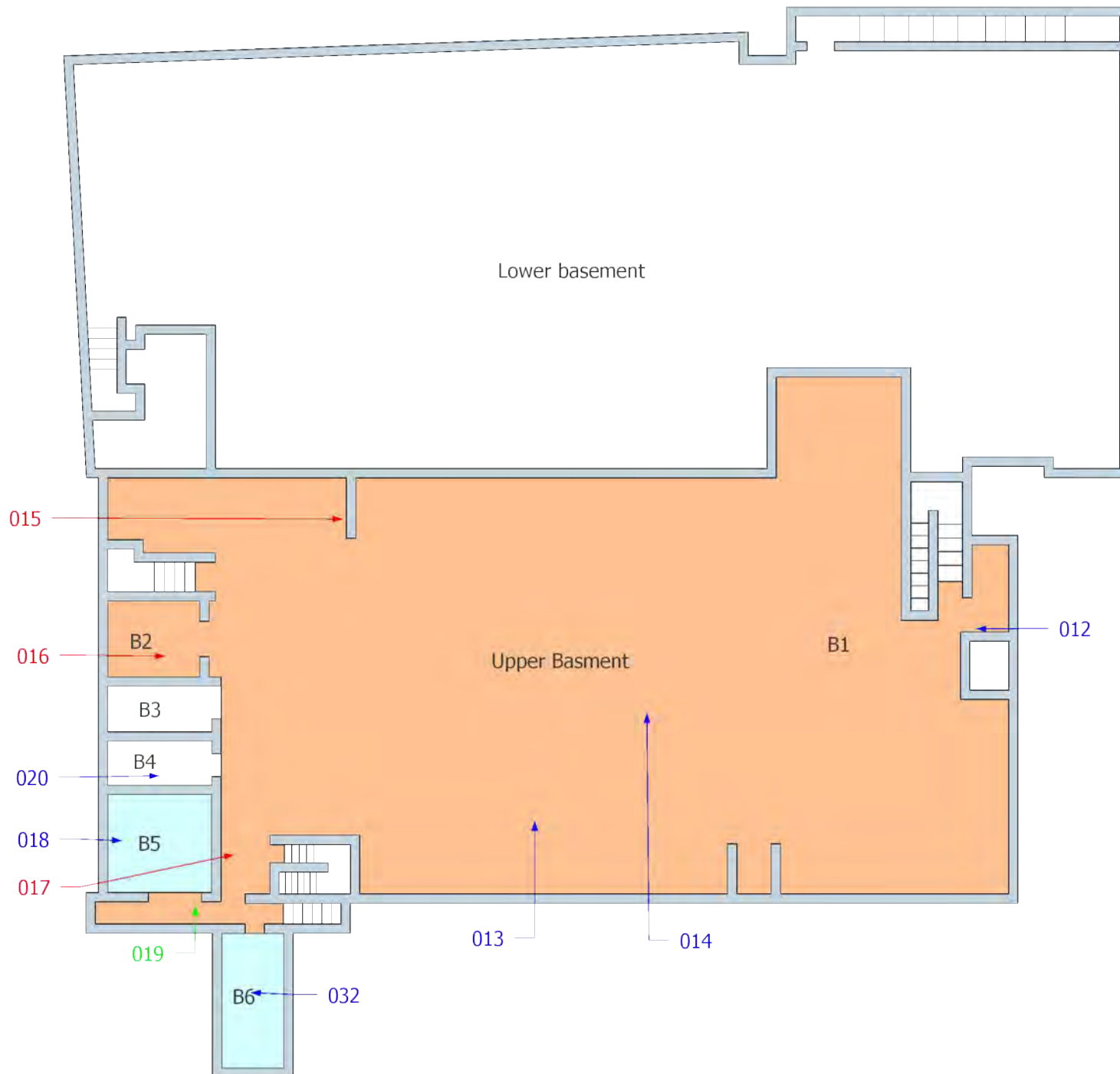
Survey reference:
J21918

Survey date:
June 2018

Building:
Main

Floor:
Basement

Site address:
40-50 Tottenham Street,
London,
W1T 4RN





Asbestos positive assessment

No access assessment

Area not accessed

Reference points shown on plan indicate point of assessment, observation or no access only. For full extents see register/assessment tables within this report.

Survey reference:
J21918

Building:
Main

Site address:
40-50 Tottenham Street,
London,
W1T 4RN

Legend:

**Asbestos positive
assessment**

Asbestos negative assessment

No access assessment

Area contains asbestos

Area not accessed

Area out of survey scope

Reference points shown on plan
indicate point of assessment,
observation or no access only.
For full extents see register/
assessment tables within this report.

Drawing not to scale

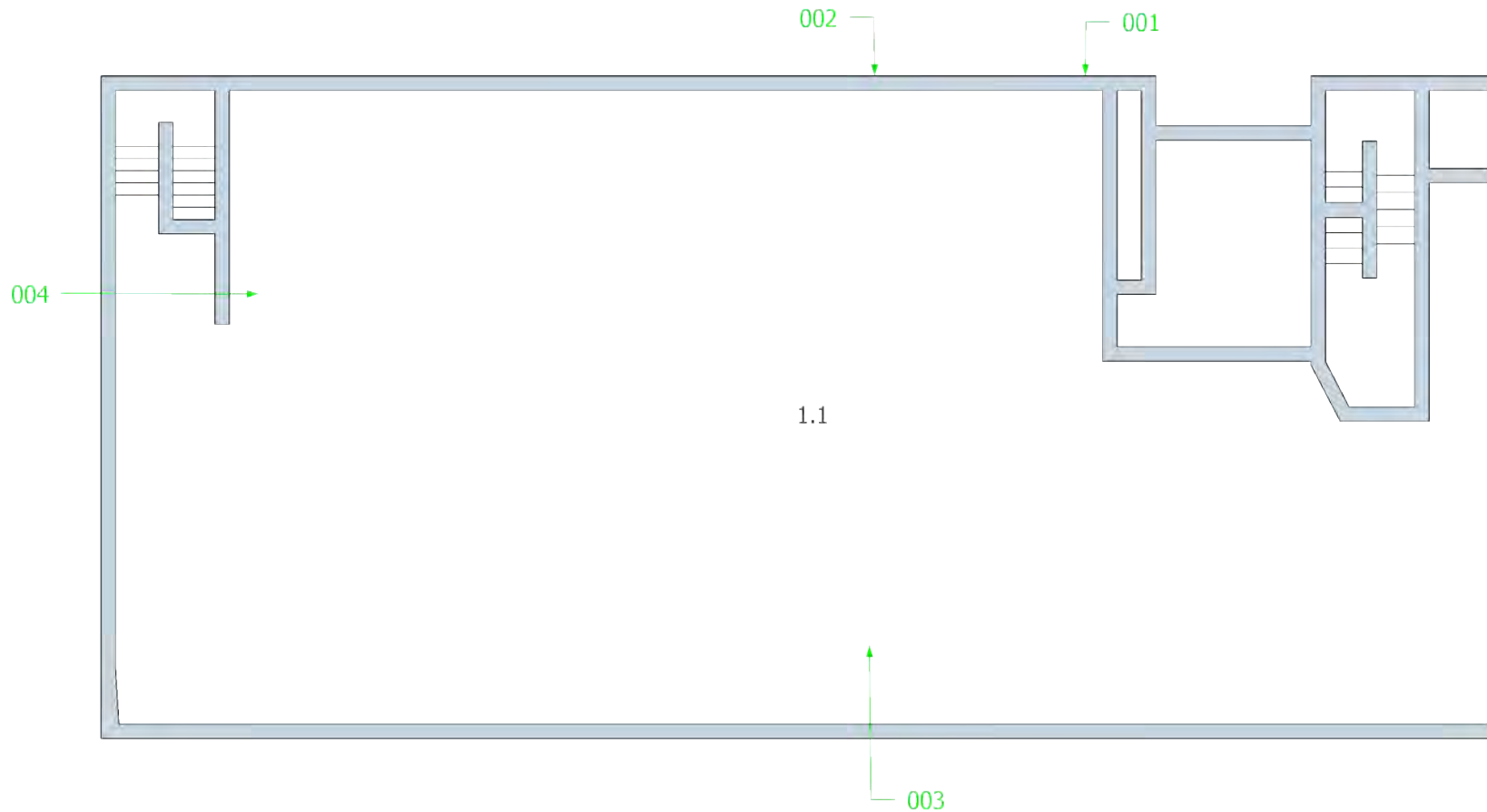
Survey reference:
J21918

Survey date:
June 2018

Building:
Main

Floor:
First

Site address:
40-50 Tottenham Street,
London,
W1T 4RN



Eton Environmental Group Ltd
1 Trinity Court
Faverdale
Darlington
DL3 0PH
Tel: 01325 366886

Legend:

**Asbestos positive
assessment**

Asbestos negative assessment

No access assessment

Area contains asbestos

Area not accessed

Area out of survey scope

Reference points shown on plan
indicate point of assessment,
observation or no access only.
For full extents see register/
assessment tables within this report.

Drawing not to scale

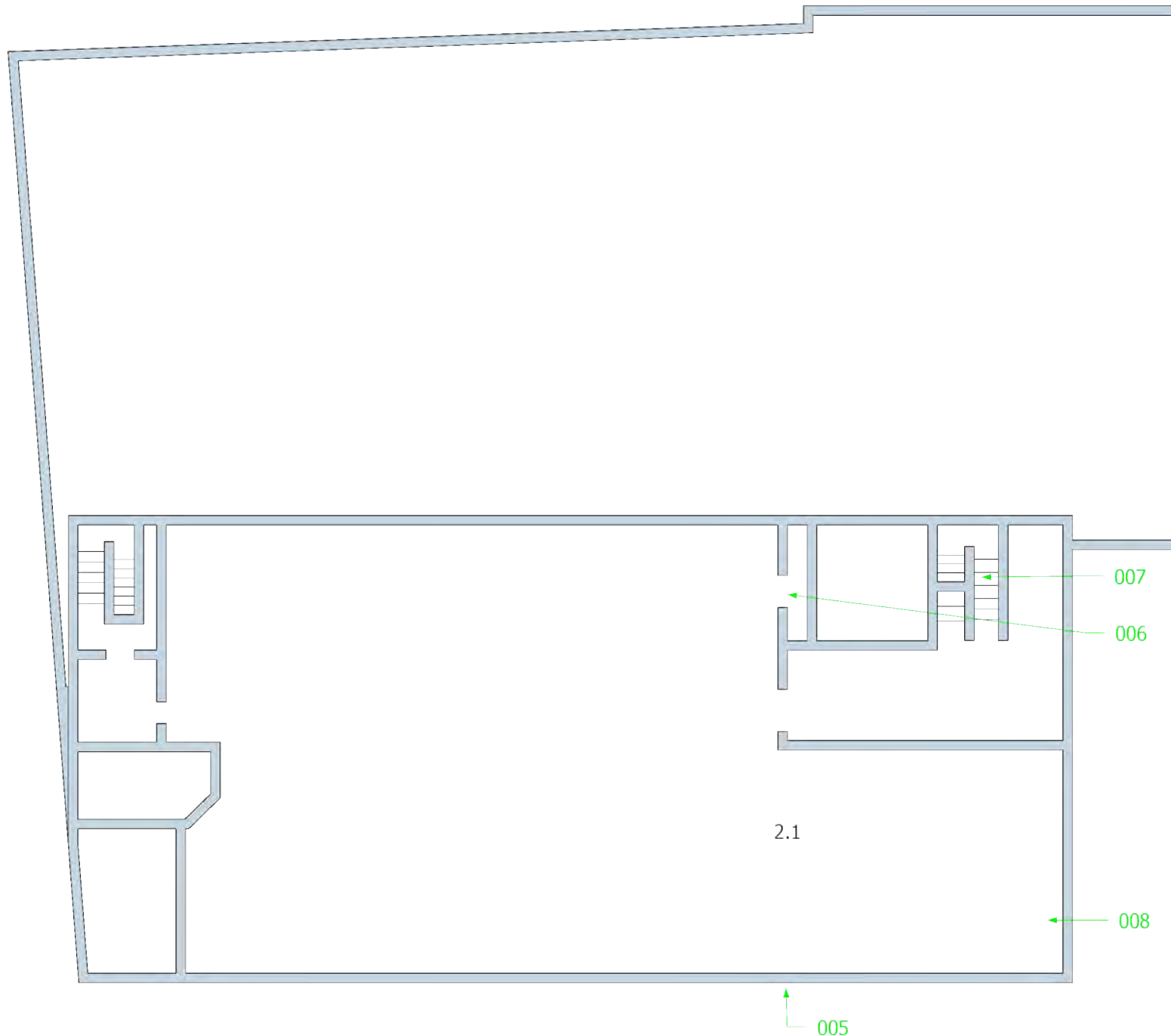
Survey reference:
J21918

Survey date:
June 2018

Building:
Main

Floor:
Second

Site address:
40-50 Tottenham Street,
London,
W1T 4RN



Eton Environmental Group Ltd
1 Trinity Court
Faverdale
Darlington
DL3 0PH
Tel: 01325 366886

Legend:

**Asbestos positive
assessment**

Asbestos negative assessment

No access assessment

Area contains asbestos

Area not accessed

Area out of survey scope

Reference points shown on plan
indicate point of assessment,
observation or no access only.
For full extents see register/
assessment tables within this report.

Drawing not to scale

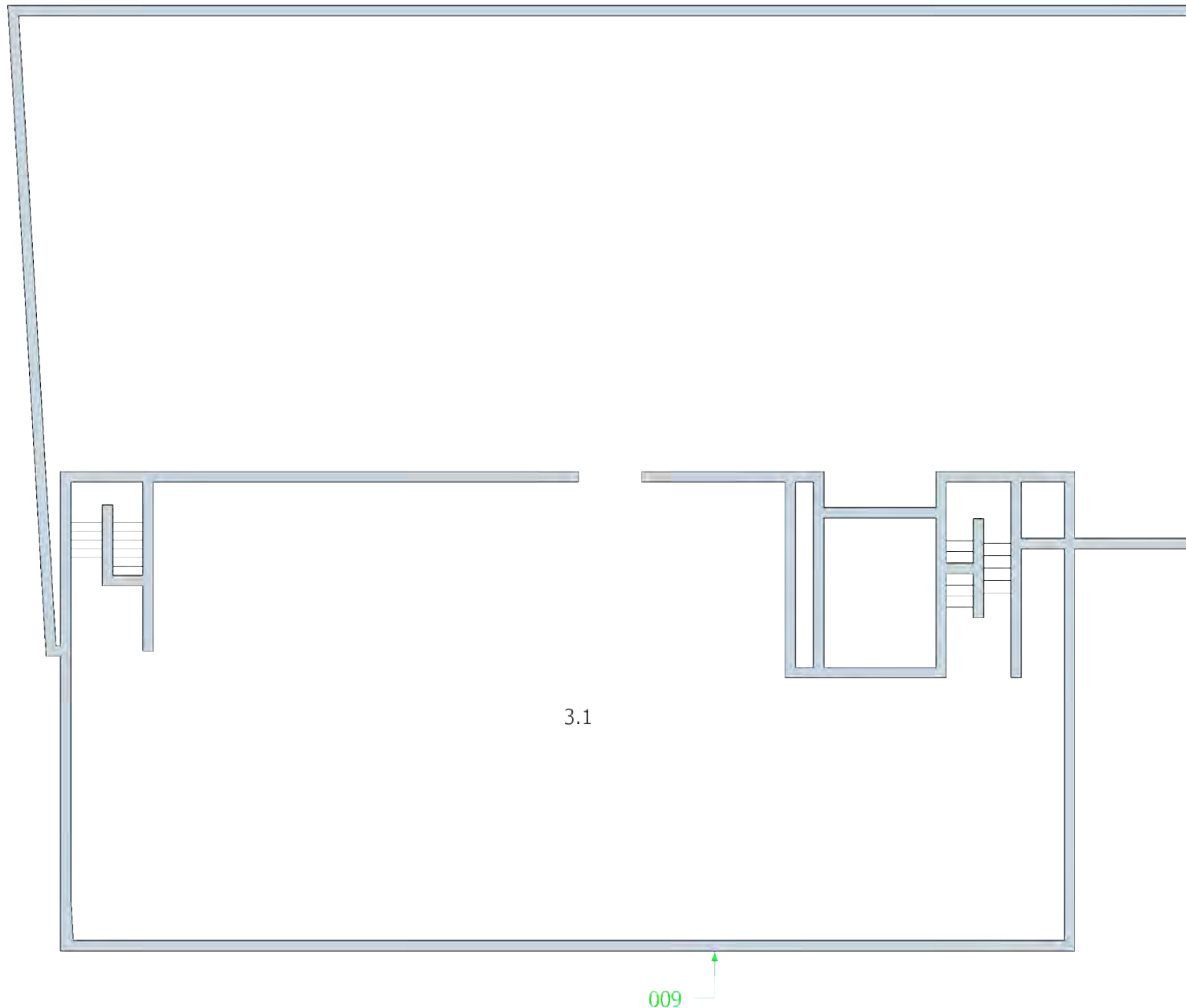
Survey reference:
J21918

Survey date:
June 2018

Building:
Main

Floor:
Third

Site address:
40-50 Tottenham Street,
London,
W1T 4RN



Legend:

**Asbestos positive
assessment**

Asbestos negative assessment

No access assessment

Area contains asbestos

Area not accessed

Area out of survey scope

Reference points shown on plan
indicate point of assessment,
observation or no access only.
For full extents see register/
assessment tables within this report.

Drawing not to scale

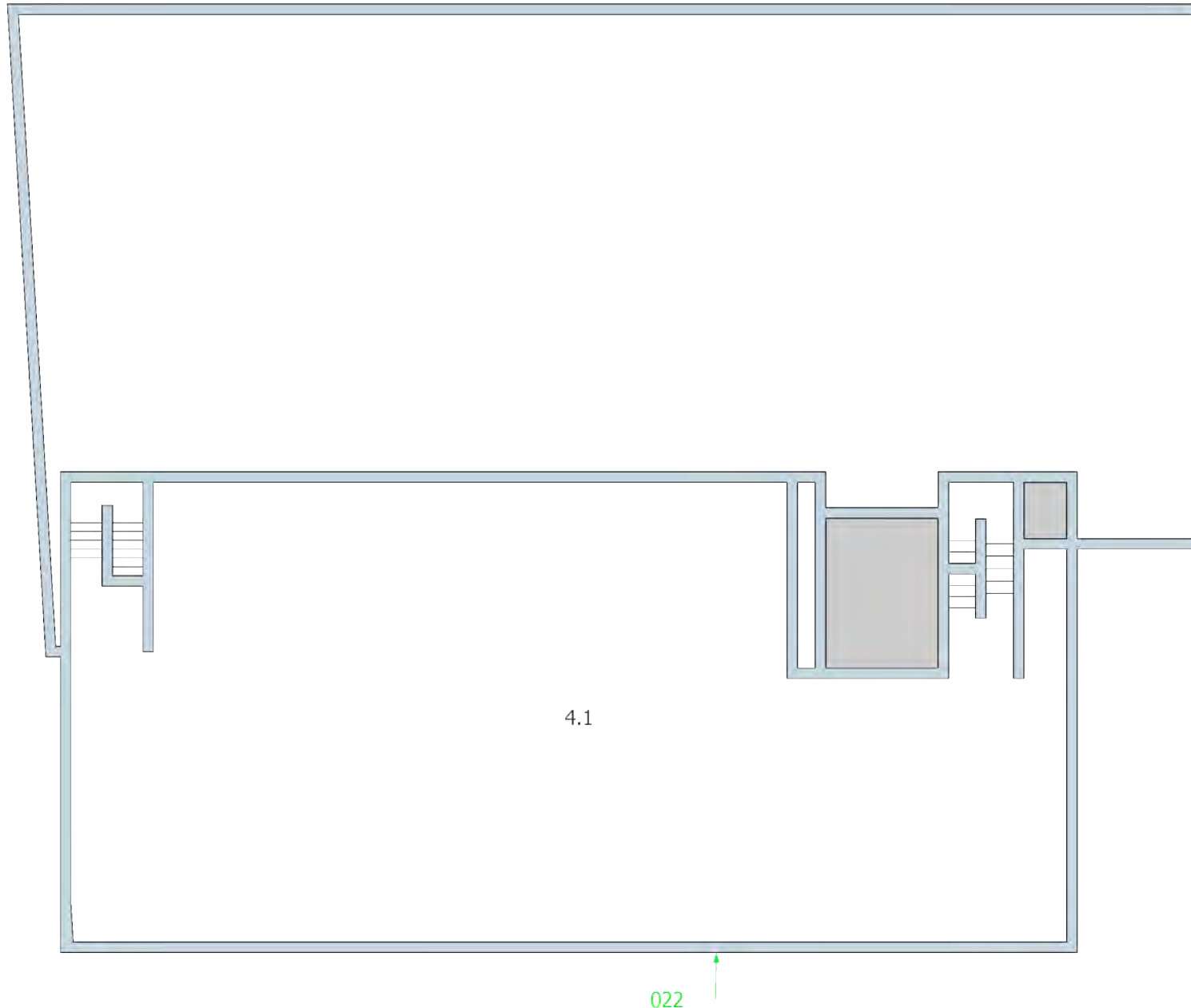
Survey reference:
J21918

Survey date:
June 2018

Building:
Main

Floor:
Fourth

Site address:
40-50 Tottenham Street,
London,
W1T 4RN



Legend:

**Asbestos positive
assessment**

Asbestos negative assessment

No access assessment

Area contains asbestos

Area not accessed

Area out of survey scope

Reference points shown on plan
indicate point of assessment,
observation or no access only.
For full extents see register/
assessment tables within this report.

Drawing not to scale

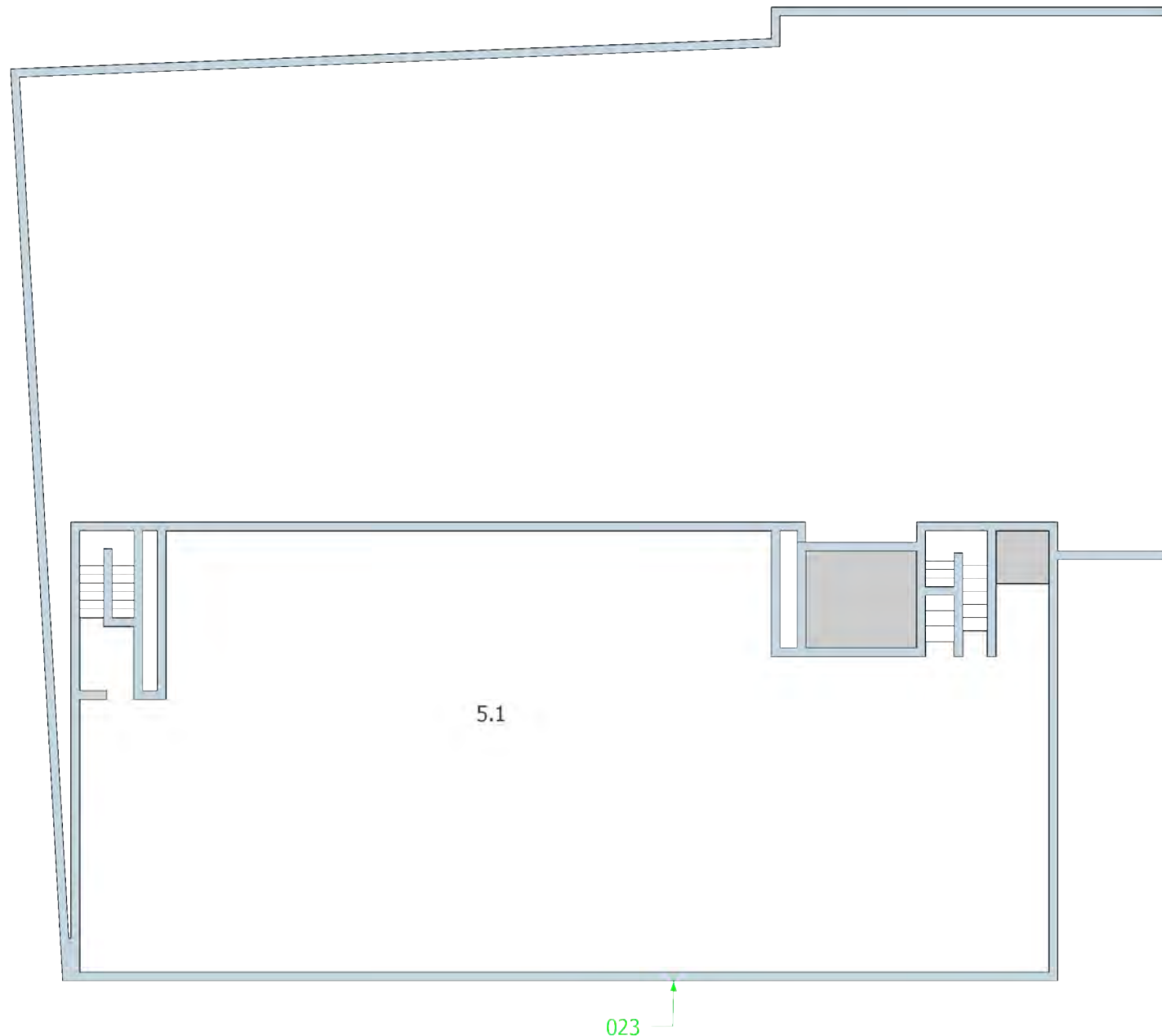
Survey reference:
J21918

Survey date:
June 2018

Building:
Main

Floor:
Fifth

Site address:
40-50 Tottenham Street,
London,
W1T 4RN



Eton Environmental Group Ltd
1 Trinity Court
Faverdale
Darlington
DL3 0PH
Tel: 01325 366886

Legend:

**Asbestos positive
assessment**

Asbestos negative assessment

No access assessment

Area contains asbestos

Area not accessed

Area out of survey scope

Reference points shown on plan
indicate point of assessment,
observation or no access only.
For full extents see register/
assessment tables within this report.

Drawing not to scale

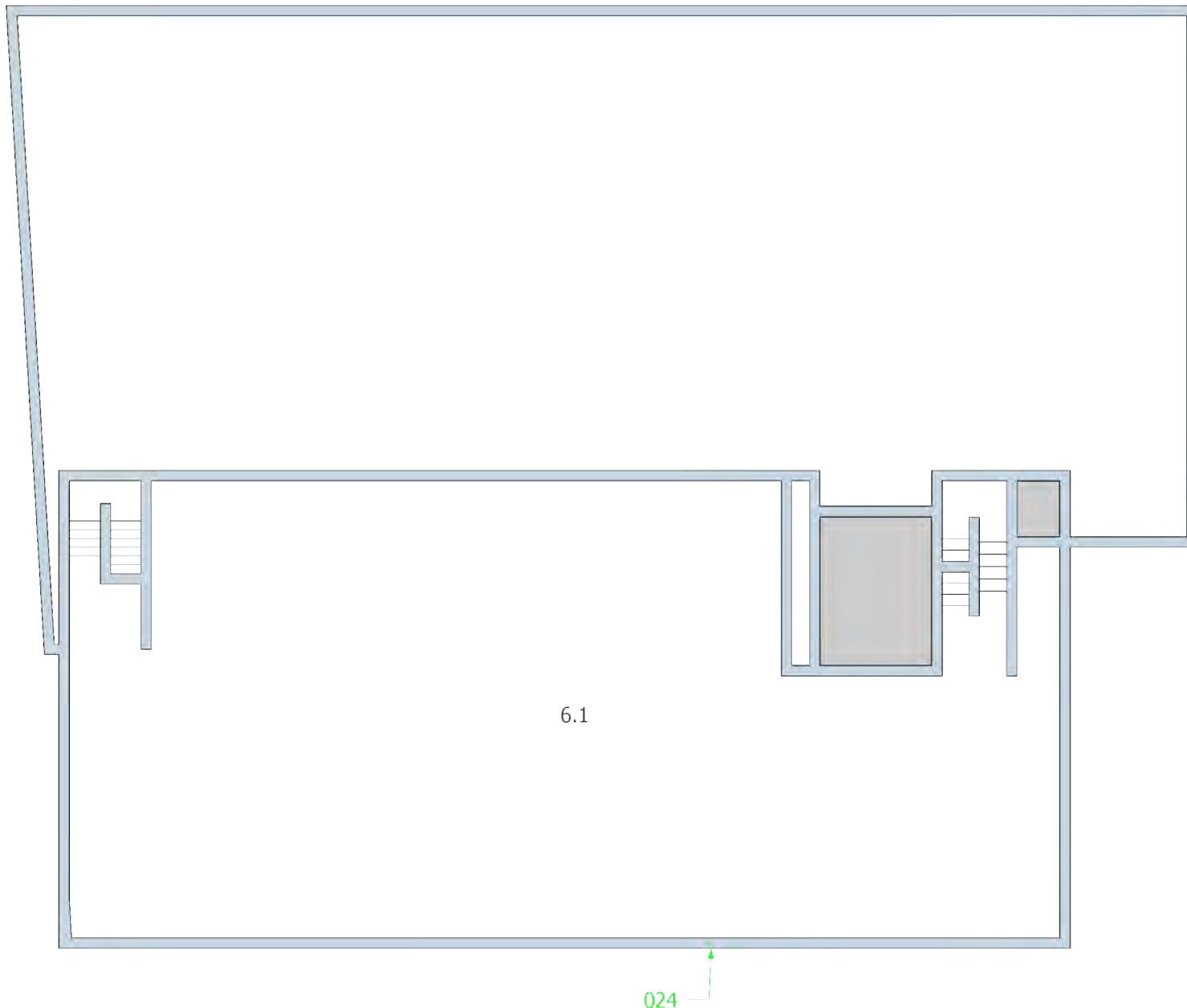
Survey reference:
J21918

Survey date:
June 2018

Building:
Main

Floor:
Sixth

Site address:
40-50 Tottenham Street,
London,
W1T 4RN



Legend:

**Asbestos positive
assessment**

Asbestos negative assessment

No access assessment

Area contains asbestos

Area not accessed

Area out of survey scope

Reference points shown on plan
indicate point of assessment,
observation or no access only.
For full extents see register/
assessment tables within this report.

Drawing not to scale

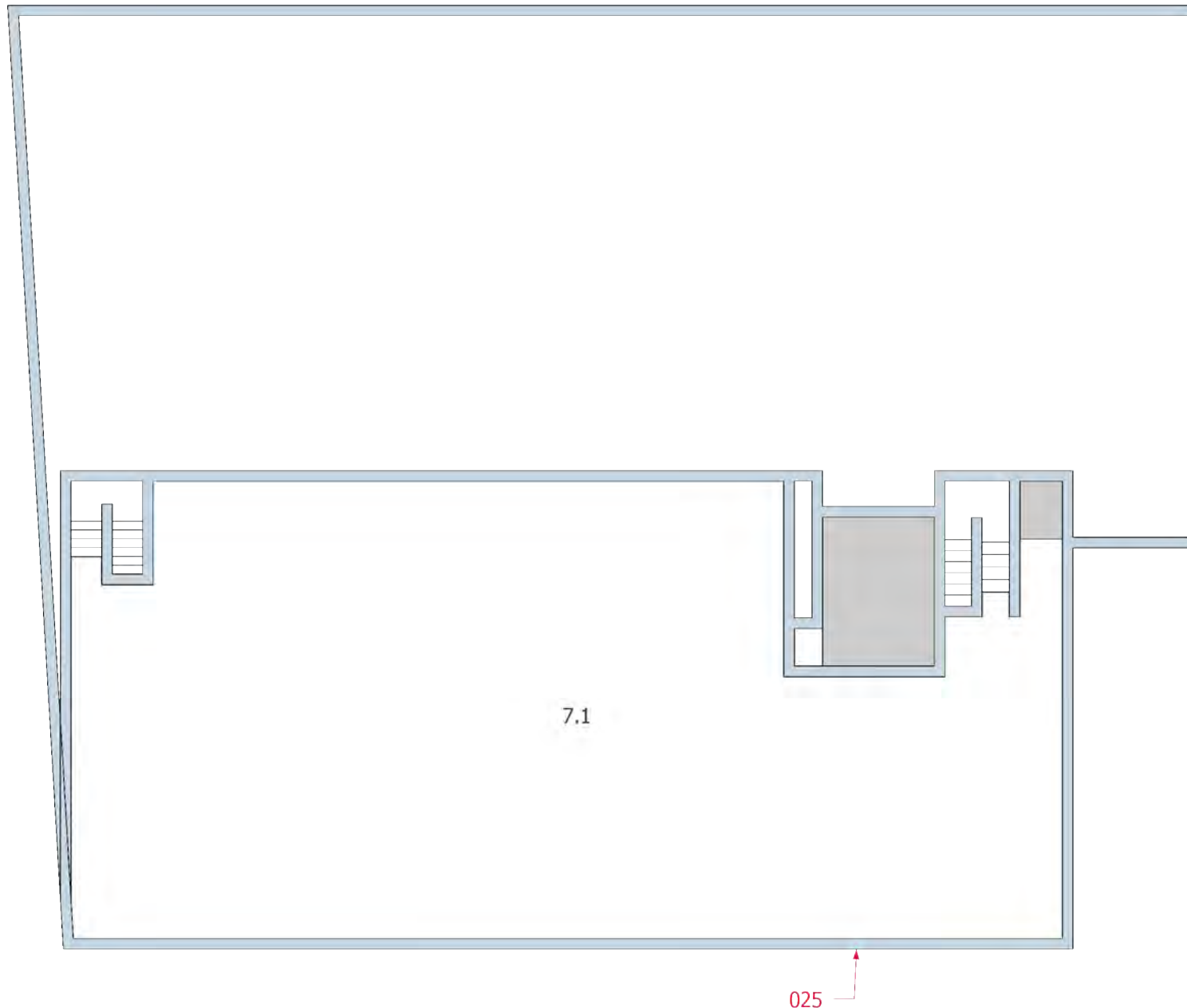
Survey reference:
J21918

Survey date:
June 2018

Building:
Main

Floor:
Seventh

Site address:
40-50 Tottenham Street,
London,
W1T 4RN



End of report