ARISIEN

'Managing Your Environment'

'ASBESTOS REFURBISHMENT/DEMOLITION SURVEY'

Premises:	**1-3 FERDINAND PLACE** Chalk Farm London NW1 8EE
On Behalf of: FIRMITAS	**FIRMITAS** **ANCHOR HOUSE** Station Road Shalford Guidlford GU4 8BY

ARISIEN

ARISIEN LTD

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SURVEY TYPE	**ASBESTOS REFURBISHMENT/DEMOLITION SURVEY**
SITE ADDRESS	**1-3 FERDINAND PLACE** Chalk Farm, London NW1 8EE
CLIENT DETAILS	**FIRMITAS**

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1.0 Contract Instructions/Protocol

Survey Reference Number	**AR/20188**

Survey Type	Refurbishment/Demolition Survey - **(See Section 2.0)**

Date of Inspection Works	22/12/2020

Premises:

	1-3 FERDINAND PLACE Chalk Farm London NW1 8EE *'The client requested R&D inspections to the '**Premises/Areas'** stated above as far as was reasonably practicable prior to future (scheduled) major internal/external refurbishment works. Live and operational services (electrical & non-electrical) remained present within the premises/selected areas.*

Client	**Client Address**
FIRMITAS	**1-3 FERDINAND PLACE** Chalk Farm London NW1 8EE

For the Attention of	**MR ANDY AUGE-DE-RANCOURT (Operations Director)**

Authorising Surveyor	Simon Meeks **BA (Hons)**

Nominated (UKAS) Laboratory	**SCOPES ASBESTOS ANALYSIS SERVICES LTD**
Date of Sample Analysis	22/12/2020

Approved By	Arzu Aydin **NEBOSH, IOSH, BA (Hons)**
Position	**Technical Manager**
Authorising Date	22/12/2020

Report Issue Date	22/12/2020

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2.0 Objectives of Survey, Contract Scope & Survey Types

'Refurbishment/Demolition' Survey *(This survey was instructed to be carried out by the client as a pre-cursor to major internal/external refurbishment works, scheduled to be undertaken within the above stated premises. This survey was as intrusive as far as was reasonably practicable given live service connections and Presence of Retained Fittings & Fixtures.*	***Areas of Inspection: Comprising;*** - ***Internal & External parts of the premises fabric as far as was reasonably practicable. All areas subject to inspections are represented within the boundaries of the included plan drawings (See Appendix 4)***

ARISIEN LTD were appointed by the client **'FIRMITAS',** to commence a 'Refurbishment/Demolition survey inspection to the above stated premises – as specified above as a pre-cursor to major internal/external refurbishment/demolition works scheduled to take place.

ARISIEN LTD was requested to undertake the survey with the purpose of identifying and determining the location and extent of any asbestos based materials existing within the premises fabric, surveyed as far as is reasonably practicable. The survey was conducted in accordance with **HSG 264 (Asbestos: The Survey Guide)**

The purpose and requirements of this survey are as follows:

This type of survey aims to find potential asbestos behind surfaces/structures which will be affected in any-way during repairs, maintenance, alterations or demolition. Typically, the survey criteria involves intrusive, investigative and destructive means. The premise behind this type of survey is that the structure is either being demolished or is being significantly refurbished.
The Refurbishment/Demolition survey is based on both visual inspection of suspected materials on site, investigated and reinforced by intrusive means confirmed by bulk sampling and analysis of materials obtained. The purpose of the survey is to locate, as far as reasonably practical, ACMs at/within the Premises, with the view primarily for removal.
The extent of the premises surveyed within the scope of this inspection and any specific access requirements or limitations were agreed between **ARISIEN LTD** and **''FIRMITAS',** prior to the survey being undertaken. Such requirements were agreed in our contract quotation and outlined within the boundaries of any site plans included.
Information on the results of these inspections is detailed in this report, appendices and annotated drawings, as appropriate and directed. The report and asbestos register must be maintained as one document, as both sections record information on the surveyor's opinions, findings and limitations

Whilst every effort has been made to detect all sources of asbestos, without extensive intrusive inspections and or refurbishment/ demolition work, ARISIEN LTD cannot be held liable for any omissions to this report. It is understood and agreed that no survey can guarantee that all the asbestos present in a survey site has been identified. There may remain the possibility that asbestos may remain concealed within the structural fabric of the (said) premises which may only become apparent and exposed during major refurbishment and/or demolition works. The client must be made aware of this and act accordingly should additional materials be identified (See Recommendations).

****Note – The Premises had Live Service Connections (Both Electrical & Non-Electrical) evident and present. As a result 'Fully Intrusive Inspections' were limited in some instances as far as Safe Access would Allow – See Main Recommendations****

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Refurbishment and Demolition Surveys

A refurbishment and demolition survey is needed before any refurbishment or demolition work is carried out. This type of survey is used to locate and describe, as far as reasonably practicable, all ACMs in the area where the refurbishment work will take place or in the whole building if demolition is planned. The survey will be fully intrusive and involve destructive inspection, as necessary, to gain access to all areas, including those that may be difficult to reach. A refurbishment and demolition survey may also be required in other circumstances, e.g. when more intrusive maintenance and repair work will be carried out or for plant removal or dismantling.

There is a specific requirement in CAR 2012 (regulation 7) for all ACMs to be removed as far as reasonably practicable before major refurbishment or final demolition. Removing ACMs is also appropriate in other smaller refurbishment situations which involve structural or layout changes to buildings (e.g. removal of partitions, walls, units etc). Under CDM, the survey information should be used to help in the tendering process for removal of ACMs from the building before work starts. The survey report should be supplied by the client to designers and contractors who may be bidding for the work, so that the asbestos risks can be addressed. In this type of survey, where the asbestos is identified so that it can be removed (rather than to 'manage' it), the survey does not normally assess the condition of the asbestos, other than to indicate areas of damage or where additional asbestos debris may be present.

'ARISIEN LTD SURVEYS' will effectively highlight the requirement for both management and/or urgent remediation/action to reduce the risk of exposure to asbestos fibres.

This survey must be read in conjunction with any information provided previously for the premises with respect to asbestos surveying, testing, location and management. The client is advised (strongly) to ensure that provision of this report is made available to all contractors who will work on the site, on, or near any positively identified/suspected ACM's and ensure procedure is in place for contractors to acknowledge receipt of this document (and additional documents issued). ARISIEN LTD cannot be held liable for distribution, misinterpretation of this documentation, once issued to the client.

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3.0 Survey Procedures

This survey was carried out in accordance with **HSG 264 (Asbestos: The survey guide).**

The aim of this inspection is to produce a Pre-Refurbishment/Pre-Demolition Destructive Survey Portfolio of the Premises (as stated).

All efforts were made during the survey to identify and establish the presence or absence, and the location of, Asbestos Containing Materials (ACM's) in accordance with HSG264. It must be stressed however that asbestos is frequently concealed within the structural integrity of buildings and as such, are deemed inaccessible within the context of normal survey procedures. Therefore no survey should be considered definitive and all care must be taken during future works to the premises fabric and works must cease with further inspection and/or sampling should suspect materials be identified.

Each room / area was inspected for materials suspected to contain asbestos and samples taken for confirmation (where applicable/required). Every reasonable effort was made to investigate all aspects of the building fabric. Minor destructive techniques were used for access, due to the occupied nature and live service status of the premises.

All materials where deemed suspect were sampled and duly reported on within the confines of this report.

Photographs were taken at all sample / inspection locations (unless otherwise stated).

All collected samples are analysed by an independent **UKAS accredited laboratory.**

All samples collected during the site survey are submitted for analysis in accordance with **HSG 248** & UKAS testing and incorporate the use of Polarised Light Microscopy & Dispersion Staining Techniques to determine asbestos type – Blue (Crocidolite), Brown (Amosite) or White (Chrysotile). (**The comments, opinions and recommendations in this report do not fall within the scope of UKAS Accreditation).**

Due consideration should be given by the Duty Holder (under the Control of Asbestos Regulations 2012) to the priority assessment of the material to generate the risk assessment. Recommendations should be reviewed for suitability for each circumstance, However, statutory authorities or other bodies, could require amendments based on local knowledge, change in legislation, change in use or other specific criteria.

Material Assessment in Accordance with HSG264

Materials are assessed to provide an evaluation rating index used to form the basis of controls to be implemented into the Asbestos Register.

Asbestos Type – **AMOSITE, CHRYSOTILE & CROCIDOLITE**

Material Type – Plastic, Cement, Board, Insulation and/or Decoration

Material Condition – Good, Low Damage, Medium Damage, Poor.

Treatment – Plastic, Sealed, Unsealed, Friable.

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4.0 Background of Site & Description/Character

SITE DESCRIPTION

1-3 FERDINAND PLACE, is a currently (Vacated) but operational Commercially Operated Facility, existing over Ground & 1st Floors, composed within its entirety of a Brick & Masonry Construction.

Ground & 1st Floors are subdivided in part and accessible via different access points.

The 1st floor of the premises and part Ground Floor (Accessible by the Main Front Door) was given over formerly into Office/Administration Space. The Currently operational part of the Ground Floor (Accessed via the Garage Doors) is used for Storage.

INTERNAL DECORATION/HISTORICAL CHANGES

The majority of internal cladding within the areas inspected were a combination of Lath/Plaster, Plaster, masonry, wood boarding(s) and various. Ceilings were Lath/Plaster & Plaster Combinations, with Solid (Masonry) and Plaster Walls & Wooden/Solid Slab Floors (with Various Asbestos & Non-Asbestos Coverings).

Various internal refurbishment works were visually evident, to have occurred over the years, throughout the premises.

Various electrical & non-electrical services remain connected and functional.

See Room/Area Descriptions (Section 11.0) for Specific Material Descriptions.

OCCUPANCY

The premises inspected was un-occupied during the survey inspection, but still Commercially Operational.

ADDITIONAL SITE-SPECIFIC INFORMATION

Drawings/Site plans were made available to **ARISIEN LTD** surveying staff prior to the asbestos survey inspection. **Drawings were modified on site to identify sample location points, asbestos materials location & extent (where applicable) and are indicative of the premises layout as far as was reasonably practicable, as identified during the survey inspection.**

ASBESTOS BASED MATERIALS WERE VISUALLY AND POSITIVELY IDENTIFIED TO THE INTERNALS OF THE PREMISES DURING THE SURVEY INSPECTION

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5.0 Areas specifically excluded from the Inspection

During survey works, **ARISIEN LTD** surveying staff were made aware that the following areas/buildings (as stated below) existing within the confines of the site/premises were not to be included within the scope of the inspection either due to

a) DIFFERENTIAL OWNERSHIP/OCCUPATION
b) NOT REQUESTED TO BE INSPECTED BY THE CLIENT – DOES NOT FALL WITHIN CLIENTS REMIT OF COMPLIANCE/WORKS
c) PHYSICAL/ACCESS RESTRICTIONS (ALSO IN PART DUE TO OCCUPANCY AND LIVE SERVICES)

WITH REFERENCE TO – **1-3 FERDINAND PLACE, CHALK FARM, LONDON, NW1 8EE** the following is applicable;

All areas/rooms within and associated with the premises were inspected as far as was reasonably practicable given safe working practises.	*See Recommendations regarding areas/materials of limited access due to structural Restrictions & Storage of Goods.*

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6.0 Areas on Site/Within Premises of 'No Access'

During survey works, **ARISIEN LTD** survey personnel made every effort to gain access to all areas within the limits/boundaries of the premises as instructed and agreed during the contract quotation stage.

However, the occurred instances whereby, due to various restrictions, access was not gained to certain areas and/or materials as a consequence.

The areas of no/restricted access with reference to the site being surveyed are stated below with the designated reason for such restriction.

WITH REFERENCE TO – **1-3 FERDINAND PLACE, CHALK FARM, LONDON, NW1 8EE** the following is applicable;

AREA(S) & MATERIAL(S)

- ***Ground Floor (Former Staff WC – Electrical Cupboard)*** *– No Access within Older Wall Mounted Electrical Unit(s)*
- ***Ground Floor (Former Staff WC – Electrical Cupboard)*** *– No Sampling Access to Electrical Cable Armouring*

REASON(S)	 (Indicated)
Fully Occupied Status	
Restricted Access (Structural Restrictions)	
Asbestos Hazard – No Safe (Sampling) Access/Restricted Access	
Environmental Hazard	
Biological Hazard	
Chemical Hazard	
Fixed Structures	
Live Service Connections (Electrical Hazard)	

As a result, ARISIEN LTD, recommends

Care must be taken during future works – Any suspect materials identified must be followed by an immediate cessation of works followed by inspection/sampling by a competent surveyor to determine the true nature of materials present.

The client must **REFER,** to the main recommendations section to determine both the surveyor's judgements and the correct compliance procedures.

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7.0 Inspection Caveats/Limitations

This report is based upon an inspection of an unfamiliar site utilising minor/major destructive techniques for access and inspection purposes. Major destructive techniques were limited within this inspection.

THE CLIENT MUST NOTE THE FOLLOWING

During the course of the survey all reasonable efforts were made to identify the physical presence of materials containing asbestos and presumed to contain asbestos within the areas of the building. The level of intrusion adopted for this survey is restricted by safe working practices. It must always remain a possibility that further asbestos containing materials may be found as a result of partial or full demolition procedures. This report cannot give an assurance that all asbestos materials have been found and must not be thought to do so. Limitations exist as a result of physical restrictions, occupation, live electrical/other services and restrictions due to scope. Care must always be taken during future works and measures adopted and correct procedures followed should any asbestos/suspect materials be identified.

Samples taken as part of this survey were analysed by an independent UKAS accredited laboratory (A copy of their findings can be found contained within this report). ARISIEN LTD, cannot be held responsible for any inaccuracy / errors or omissions contained within their findings and report.

The procedure is that samples are submitted for analysis in accordance with HSG264 & UKAS testing and incorporate the use of polarised light microscopy & dispersion staining techniques to determine asbestos type – Blue (Crocidolite), Brown (Amosite) or White (Chrysotile). The comments, opinions and recommendations in this report do not fall within the scope of UKAS Accreditation and must not be used in reference as such.

ARISIEN LTD cannot accept any liability for loss, injury, damage or penalty due to errors or omissions within this report, nor can they be held responsible for any damage caused due to sampling procedures utilised during the course of the survey. Due to the nature and necessity of sampling for asbestos during Refurbishment/Demolition Surveys, some residual risk is unavoidable, but will be limited to that necessary for the collection of the sample(s), and any risk will be contained and minimised due to the controlled conditions adopted.

Where site plans are unavailable, **ARISIEN LTD** (the Company) shall not be responsible for inspecting areas that are not readily visible or accessible. It is the clients' responsibility to provide current building plans where available. Unless specifically noted, the following areas cannot be surveyed without significant risk to the health & safety of the surveyors:

Although every effort is made to access all areas of the premises it is possible that concealed cavities, floor voids etc. will only be accessible during demolition and, therefore, contingencies must be made to include these potential risks.

All sampling is undertaken so as to cause the minimum possible nuisance, disruption or risk to health. These factors may limit the sampling strategy, within specific areas and to specific materials.
Samples from each suspected material inspected are collected to confirm or refute the surveyor's judgment. No reference is made with respect to references of like samples/materials in the course of a refurbishment/demolition survey inspection.

The surveyor shall take all reasonable steps in order to conclude that ACMs are not present. Opinions on asbestos content, or presumed lack of, will be noted in the report.

The destructive element of inspection surveyors will normally be completed by two surveyors in full RPE and PPE unless a site-specific risk assessment deems otherwise.

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Materials are described as strongly presumed where the material appears to contain asbestos but analysis has not been undertaken, and presumed where there is insufficient evidence to suggest it does not contain asbestos.

Each room or designated area is inspected individually noting any building materials which may contain asbestos. All heating, ventilation, services, riser, voids etc., will be accessed where possible and safe to do so.

Where materials are suspected to contain asbestos fibres, but not sampled due to restrictions, they will be reported as presumed where there is no evidence to the contrary, or strongly presumed where sampling and analysis have not been undertaken but various factors indicate the material is likely to asbestos bearing (i.e. fibrous appearance of the material, knowledge of the material's manufacture, fire retardant purpose, etc.). These materials should be treated as asbestos materials until otherwise identified. The surveyor's justifications for these presumptions are noted accordingly within the report.

Areas of the premises or materials not readily identifiable as non-asbestos are left undisturbed until material content can be ascertained, i.e. inaccessible voids, sealed rooms, etc.

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LIMITATIONS, NON-ACCESSIBLE AREAS AND INSURER'S CAVEAT – CONT….

Limitations

Electrical Switchgear:	Limited internal access is made to electrical plant where 'live'. Assumptions as to typical asbestos in electrical plant is made in the report.
Accessibility:	Access limitations and requirements is pre-determined in accordance with client requirements.
Plant Machinery:	No internal access is made to plant machinery unless it has been proven to be isolated/disused and escape of hazardous fluids has been discounted. Assumptions as to typical asbestos in plant machinery is made in the report.
Fire Doors:	Doors are only destructively inspected where doing so will not adversely affect the security or safety of the premises.
Plans:	If plans of the premises to be inspected are not made available, it cannot be ascertained if all areas have been identified or accessed. Complex premises will not be hand sketched in order to avoid misrepresentation.

Insurer's Caveat

Every effort is made to identify all ACMs so far as reasonably practical to do so within the scope of the survey and report. Methods used to carry out the survey are agreed with the client prior to any works being commenced.

Survey techniques used involve trained and experienced surveyors using the combined approach with regard to visual examination and necessary bulk sampling. It is always possible after a survey that ACMs of one type or another may remain within the area covered by the survey, this could be due to various reasons:

- ACMs existing within areas not specifically covered by the report are therefore outside the scope of the survey.
- Materials may be hidden or obscured by other items or cover finishes, i.e. paint, over-boarding, disguising, etc. Where this is the case, then detection will be impaired. Consequently asbestos materials concealed behind asbestos materials as possible.
- ACMs may well be hidden as part of the structure to a building and not visible until the structure is dismantled at a later date.
- Debris from previous asbestos removal projects may well be present in some areas (general asbestos debris does not form part of the survey, however all good intentions are made for its discovery).

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- Where an area has been previously stripped of asbestos, ie plant rooms, ducts, etc., and new coverings added, it should be noted that asbestos removal techniques have improved steadily over the years since its introduction. Most notably would be the Control of Asbestos Regulations (2012) laying down certain enforceable guidelines. Asbestos removal prior to this regulation would not be of today's standard and therefore debris may be present below new coverings.

- The survey will detail all areas accessed and all samples taken, where an area is not covered by the survey it will be due to 'no access' for one reason or other, i.e. working operatives, sensitive location, or just simply no access. It may be necessary for the limits of the surveyor's authority to be confirmed prior to survey.

- Access for the survey may be restricted for many reasons beyond our control, such as height, inconvenience to others, immovable obstacles or confined space. Where electrical equipment is present and presumed in the way of the survey no access will be attempted until proof of its safe state is provided. Operatives have a duty of care under the Health & Safety at Work Act (1974) to themselves and others.

- Where asbestos has been located and it is clear that not all areas have been investigated, any material that is found to be suspicious and not detailed as part of the survey will be treated with caution and sampled accordingly.

- Certain materials contain asbestos to varying degrees and some may be less densely contaminated at certain locations (e.g. Artex/Textured Coatings). Where this is the case the sample taken may not be representative of the whole product throughout.

- Where a survey is carried out under the guidance of the owner of the premises, or his representative, then the survey will be as per the owner's instructions and guidance at that time.

- **ARISIEN LTD** cannot accept any liability for loss, injury, damage or penalty issues due to errors or omissions within the report. **ARISIEN LTD,** cannot be held responsible for any damage caused as part of the survey. Due to the nature and necessity of sampling for ACMs some/damage is unavoidable and will be limited to that necessary for the taking of the sample/inspecting intrusively where required.

ARISIEN LTD has through the contract quotation with 'FIRMITAS' ensured and carried out the following;

a) Inspections were carried out within the confines of the areas requested to be inspected as detailed during our contract quotation and subsequent communications, by the client.

b) The client was aware of and consented to any necessary minor/major destructive techniques in performance of the survey inspection and was made aware of the possibility of limited intrusive inspections within various units/associated areas due to live electrical and non-electrical service connections remaining.

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8.0 Risk Assessment Methodology

Material Assessment and Algorithm

The material assessment is an assessment of the condition of the ACM, or the presumed ACM, and the likelihood of it releasing fibres in the event of it being disturbed in some way. This material assessment will give a good initial guide to the priority for management, as it will identify the materials, which will most readily release airborne fibres if disturbed. However, there are other factors to take into account when prioritising action. **HSG 264** recommends the use of an algorithm to carry out the material assessment and contains an example. The algorithm is a numerical way of taking into account several influencing factors, giving each factor considered a score. These scores can then be totalled to give a material assessment score. The use of algorithms is not infallible, but the assessment process is clear for all to see, so if discrepancies arise, it should be possible to track back through the assessment process to find the root of the error. The algorithm shown in **HSG 264** considers four parameters that determine the risk from ACM: that is the ability to release fibres if disturbed. These four parameters are:

Product type;
Extent of damage;
Surface treatment;
Asbestos type

Each of the parameters is scored and added to give a total score between 2 and 12:

Materials with scores of 10 or more should be regarded as high risk with a significant potential to release fibres if disturbed;

Those with a score between 7 and 9 are regarded as medium risk;

Materials with a score between 5 and 6 are low risk; and

Scores of 4 or less are very low risk.

Priority Assessment and Algorithm

The material assessment identifies the high-risk materials, that is, those which will most readily release airborne fibres if disturbed. It does not automatically follow that those materials assigned the highest score in the material assessment will be the materials that should be given priority for remedial action. Management priority must be determined by carrying out a risk assessment which will also take into account factors such as:

Maintenance activity;
Occupant activity;
Likelihood of disturbance;
Human exposure potential.

THE RISK ASSESSMENT INCLUDES A MATERIAL ASSESSMENT AND A PRIORITY ASSESSMENT. THE MATERIAL ASSESSMENT LOOKS AT THE TYPE AND CONDITION OF THE ACM AND THE EASE WITH WHICH IT WILL RELEASE FIBRES IF DISTURBED.

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THE PRIORITY ASSESSMENT LOOKS AT THE LIKELIHOOD OF SOMEONE DISTURBING THE ACM.

The risk assessment can only be carried out with detailed knowledge of all the above. Although a surveyor may have some of the information which will contribute to the risk assessment and may be part of an assessment team, you, as the duty holder under CAW, are required to make the risk assessment, using the information given in the survey report and your detailed knowledge of the activities carried out within your premises. The risk assessment will form the basis of the management plan, so it is important that it is accurate.

MAINTENANCE ACTIVITY

The first and most important factor which must be taken into consideration is the level of maintenance activity likely to be taking place in an area. Maintenance trades such as plumbers and electricians are the group who the duty to manage is primarily trying to protect. There are two types of maintenance activity, planned and unplanned. Planned work can be assessed and carried out using procedures and controls to reduce exposure to asbestos. Unplanned work requires the situation to be dealt with as found and the controls that can be applied may be more limited. The frequency of maintenance activities also need to be taken into account in deciding what management action is appropriate.

OCCUPANT ACTIVITY

The activities carried out in an area will have an impact on the risk assessment. When carrying out a risk assessment the main type of use of an area and the activities taking place within it should be taken into account. For example a little used storeroom or an attic will rarely be accessed and so any asbestos is unlikely to be disturbed. At the other end of the scale, in a warehouse lined with asbestos insulating board panels, with frequent vehicular movements, the potential for disturbance of ACMs is reasonably high and this would be a significant factor in the risk assessment. As well as the normal everyday activities taking place in an area, any secondary activities will need to be taken into account.

LIKELIHOOD OF DISTURBANCE

The two factors that will determine the likelihood of disturbance are the extent or amount of the ACM and its accessibility/vulnerability. For example, asbestos soffits outdoors are generally inaccessible without the use of ladders or scaffolding, are unlikely to be disturbed. The asbestos cement roof of a hospital ward is also unlikely to be disturbed, but its extent would need to be taken into account in any risk assessment. However if the same ward had asbestos panels on the walls they would be much more likely to be disturbed by trolley/bed movements.

HUMAN EXPOSURE POTENTIAL

The human exposure potential depends on three factors: the number of occupants of an area, the frequency of use of the area, and the average time each area is in use. For example, a school boiler room is likely to be unoccupied, but may be visited daily for a few minutes. The potential for exposure is much less than say in a classroom lined with asbestos insulating board panelling, which is occupied daily for six hours by 30 pupils and a teacher.

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PRIORITY ASSESSMENT ALGORITHMS

Taking all these factors into account in a logical, consistent manner is difficult. Using an algorithm will help you to produce priority assessments that have taken the factors into account in a consistent way. The number of factors relevant at any one site needs to be carefully considered, as the more factors included in an algorithm, the lower the influence of the most important risk factors becomes, and this may produce anomalies. For this reason it is recommended that the number of factors that are scored is limited to four, the same as the number of factors in the material assessment. There is no single set of factors that can be recommended that will apply equally to all types of premises. Therefore four general headings have been used and one or more factors can be taken into account and averaged under each heading to suit the circumstances. If you choose to use more than one factor under a general heading, then average the scores under that heading, rounding up where necessary.

MATERIAL ASSESSEMENT

The material assessment looks at the type and condition of the asbestos containing material and the ease with which it will release fibres if disturbed.

The material assessment is produced by the application of the following algorithm.

Product Type (or debris from product)

1 Point - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement
2 Points - Asbestos insulating board, millboard, other low-density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos felt paper
3 Points - Thermal insulation (eg: pipe and boiler lagging) sprayed asbestos, loose asbestos, asbestos mattresses and packing

Extent of Damage / Deterioration

0 Points - Good condition: no visible damage
1 Point - Low damage; a few scratches or surface marks; broken edges on boards, tiles etc
2 Points - Medium damage: significant breakage or materials or several small areas where asbestos has been damaged revealing loose asbestos fibres
3 Points - High damage or demolition of materials, sprays and thermal insulation. Visible asbestos debris

Surface Treatment

0 Points - Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles
1 Point - Enclosed sprays and lagging, asbestos insulating board (with exposed face painted or encapsulated), asbestos cement sheets etc
2 Points - Unsealed asbestos insulating board, or encapsulated laggings and sprays
3 Points - Unsealed lagging and sprays

Asbestos Type

1 Point - Chrysotile
2 Points - Amphibole asbestos excluding Crocidolite
3 Points - Crocidolite

SURVEY TYPE	**ASBESTOS REFURBISHMENT/DEMOLITION SURVEY**
SITE ADDRESS	**1-3 FERDINAND PLACE** Chalk Farm, London NW1 8EE
CLIENT DETAILS	**FIRMITAS**

PRIORITY ASSESSMENT

The priority assessment looks at the likelihood of someone disturbing the asbestos containing material. The responsibility of this assessment rests with the client, being the duty holder under the Control of Asbestos at Work Regulations 2012.

The priority assessment is produced by the application of the following algorithm.

Normal Occupant Activity (main type of activity in area)

0 Points - Rare disturbance activity (e.g. little used store room)
1 Point - Low disturbance activities (e.g. office type activity
2 Points - Periodic disturbance (e.g. industrial or vehicular activity which may contact asbestos containing material)
3 Points - High levels of disturbance (e.g. fire door with asbestos insulating board sheet in constant use)

Secondary activities for area - As above

Likelihood of Disturbance
Location
0 Points - Outdoors
1 Point - Large rooms or well-ventilated areas
2 Points - Rooms up to 100m2
3 Points - Confined spaces

Accessibility
0 Points - Usually inaccessible or unlikely to be disturbed
1 Point - Occasionally likely to be disturbed
2 Points - Easily disturbed
3 Points - Routinely disturbed

Extent/amount
0 Points - Small amount or items (e.g. strings, gaskets)
1 Point - Less of equal to 10m2 or less or equal to 10m pipe run
2 Points - Greater than 10m2 or less or equal to 50m2 or Greater than 10m to less of equal to 50m pipe run
3 Points - Greater than 50m2 or Greater than 50m pipe run

Human Exposure Potential (number of occupants)
0 Points - None
1 Point - 1 to 3
2 Points - 4 to 10
3 Points - Greater than 10

Frequency of use or area
0 Points - Infrequent
1 Point - Monthly
2 Points - Weekly
3 Points - Daily

SURVEY TYPE	**ASBESTOS REFURBISHMENT/DEMOLITION SURVEY**
SITE ADDRESS	**1-3 FERDINAND PLACE** Chalk Farm, London NW1 8EE
CLIENT DETAILS	**FIRMITAS**

Average time area is in use
0 Points - Less than 1 hour
1 Point - Greater than 1 hour and less than 3
2 Points - Greater than 3 and less than 6
3 Points - Greater than 6

Maintenance Activity
Type of maintenance activity
0 Points - Minor disturbance (e.g. possibility of contact when gaining access
1 Point - Low disturbance (e.g. changing light bulbs in asbestos insulating board ceiling
2 Points - Medium disturbance (e.g. lift one of two asbestos insulating board ceiling tiles to access a valve)
3 Points - High levels of disturbance (e.g. removing a number of asbestos insulating board ceiling tiles to replace a valve or for re-cabling)

Frequency of maintenance activity
0 Points - asbestos containing material unlikely to be disturbed for maintenance
1 Point - Less or equal to 1 per year
2 Points - Greater than 1 per year
3 Points - Less than 1 per month

The scores from the material assessment (i.e. the condition of the ACM or presumed ACM) are added to the scores of the priority assessment (the likelihood of disturbance), to give the overall risk assessment. Risk assessment scores for different ACMs can then be compared to develop your action plan. In many circumstances the scores will be similar, making decisions more difficult. For example a boiler house with asbestos pipe work insulation in poor condition may get the same or similar risk assessment score to an office with asbestos insulating board in reasonably good condition. This is simply because the ACM in the boiler house received a higher score than the ACM in the office because the ACM in the boiler house was in poor condition. However, the priority assessment for the office will get a higher score than the boiler house since the office is occupied more often. Add the scores together for the material and priority assessments, and you get similar scores. If this is the case then you may decide that the office needs doing first because it is used daily. On the other hand you may decide that the poor condition of the ACM in the boiler house means that it should be done first. If the office was a classroom, the young age of the occupants may be a deciding factor. Algorithms are provided to help you, but they are best guesses and will often require you to make your own additional judgements.

The recommendations shown in this report are based solely on the Material Assessment for each individual Asbestos Containing Material. **ARISIEN LTD** have made a judgement on your behalf for the Priority Assessment, this should be audited and checked by the Duty Holder for validity. Should the duty holder require further consultation or assistance with the validation of the priority assessment, this would be subject to an additional visit / cost.

SURVEY TYPE	**ASBESTOS REFURBISHMENT/DEMOLITION SURVEY**
SITE ADDRESS	**1-3 FERDINAND PLACE** Chalk Farm, London NW1 8EE
CLIENT DETAILS	**FIRMITAS**

9.0 ASBESTOS MATERIALS PRESENT WITHIN PREMISES

ASBESTOS BASED MATERIALS WERE VISUALLY AND POSITIVELY IDENTIFIED TO THE INTERNALS OF THE PREMISES DURING THE SURVEY INSPECTION

ASBESTOS PRODUCT	 (Indicated)	
Loose Insulation:		***NONE DETECTED***
Asbestos Coating(s):		***NONE DETECTED***
Asbestos Insulation:		***NONE DETECTED***
Asbestos Insulating Board & Millboard:		***Asbestos was Positively Identified in the Form of;*** - ***Ground Floor (Under-Stairs Cupboard)*** *– Asbestos Insulating Board Liner Panel(s)*
Asbestos Textured Coatings:		***NONE DETECTED***
Asbestos Rope, Gaskets & Paper Products		***NONE DETECTED***
Asbestos Floor Tiles & Floor Vinyl		***Asbestos was Positively Identified in the Form of;*** - ***Ground Floor (Garage Section)*** *– Asbestos Thermoplastic Floor Tiles with Asbestos Adhesive Backing(s)* - ***Ground Floor (Staff Area, Cupboard & Former WC Area*** *– Asbestos Thermoplastic Floor Tiles with Asbestos Adhesive Backing(s)*
Asbestos Cement & other Bonded Asbestos Products		***NONE DETECTED***
Asbestos Bitumen Products		***SEE ABOVE***
Suspect Materials/Areas (requiring further inspection/sampling)		***SEE RECOMMENDATIONS REGARDING;*** - ***Ground Floor (Former Staff WC – Electrical Cupboard)*** *– No Access within Older Wall Mounted Electrical Unit(s)* - ***Ground Floor (Former Staff WC – Electrical Cupboard)*** *– No Sampling Access to Electrical Cable Armouring*

Fibreglass (Man Made Mineral Fibre) Products – Non-Asbestos

During the site inspection MMMF (Fibreglass) & various other non-asbestos man-made mineral fibre products were identified – See recommendations for MMMF (Fibreglass) insulation materials. Control limits apply to such products which form part of the carcinogenic group of materials.

SURVEY TYPE	**ASBESTOS REFURBISHMENT/DEMOLITION SURVEY**
SITE ADDRESS	**1-3 FERDINAND PLACE** Chalk Farm, London NW1 8EE
CLIENT DETAILS	**FIRMITAS**

10.0 Non-Asbestos Materials (Sampled or Visually Assessed) and found to contain no asbestos

Floor	Location & Product	Method of Determination	Sample No
1ST	*Landing Area (Ceiling & High-Level Wall Area(s) – Textured Coatings*	*BULK SAMPLE*	*S-02*

No further action is required with respect to the materials/products indicated in the table above – This is the action for all identical materials in other rooms/areas referenced by these samples.

**** See enclosed Laboratory Bulk Sample Report for Clarification** (If Applicable)**

SURVEY TYPE	**ASBESTOS REFURBISHMENT/DEMOLITION SURVEY**
SITE ADDRESS	**1-3 FERDINAND PLACE** Chalk Farm, London NW1 8EE
CLIENT DETAILS	**FIRMITAS**

11.0 Room & Area Overview (Construction & Material Descriptions)

INTERNAL & EXTERNAL OBSERVATION(S)

ROOM/AREA	**EXTERNALS – GENERAL OBSERVATIONS (INCLUDING BALCONY/VOID & ENTRANCE LOBBY/CUPBOARD**
Roof Area(s)	*Flat & Pitched (Modern Profiles & Natural Slate Linings)*
Wall(s)	*Solid (Masonry)*
Floor(s)	*Solid (with Masonry & Ceramic Tiles in Places)*

Materials & Fixtures (Descriptions)

Modern roof slates (Masonry), Non-Asbestos bitumen felt lining(s) to flat roof areas, Modern skylight section(s), Wooden window sections & sills, Masonry features, Wooden soffit & fascia boards, Wooden fascia panels, Plastic gutter & rainwater goods.

Wooden doors & frames, Modern Surfaces, Fittings & Fixtures.

SUMMARY – *No Asbestos Based Materials Visually or Positively Identified*

ROOM/AREA	**1ST FLOOR – OFFICE & ADMIN AREAS THROUGHOUT (INCLUDING LOFT VOIDS)**
Ceiling(s)	*Lath/Plaster*
Wall(s)	*Solid (Masonry) & Plaster*
Floor(s)	*Wooden Boards & Modern Covering(s)*

Materials & Fixtures (Descriptions)

The Ceiling & High-Level Textured Coating(s) located within the Landing Area were Sampled (Sample S-02) and found to be Non-Asbestos Containing – No Further Action Required.

Wooden doors & frames, Wooden skirting sections, Wooden window frames & sills, Wooden banister rails, Ceramic Goods.

***Loft Void(s) –** Modern fibreglass insulation linings, Wooden loft hatches & frames, Metal water tanks, Wooden joists.*

Modern Surfaces, Fittings & Fixtures.

SUMMARY – *No Asbestos Based Materials Visually or Positively Identified*

SURVEY TYPE	**ASBESTOS REFURBISHMENT/DEMOLITION SURVEY**
SITE ADDRESS	**1-3 FERDINAND PLACE** Chalk Farm, London NW1 8EE
CLIENT DETAILS	**FIRMITAS**

ROOM/AREA	**GROUND FLOOR – ADMIN, UTILITY & STORAGE AREAS THROUGHOUT**
Ceiling(s)	*Lath/Plaster & Various Modern Profiles*
Wall(s)	*Solid (Masonry) & Plaster*
Floor(s)	*Solid Slab with **Asbestos** & Non-Asbestos Covering(s).*

Materials & Fixtures (Descriptions)

Grey Asbestos Thermoplastic Floor Tiles with Asbestos Adhesive Backing(s) were Sampled (Sample S-01) and Positively Identified to be Present within the Garage Area – See Recommendations.

Asbestos Insulating Board Liner Panels were Sampled (Sample S-03) and Positively Identified to be Present within the Under-Stairs Cupboard – See Recommendations.

Grey Asbestos Thermoplastic Floor Tiles with Asbestos Adhesive Backing(s) were Sampled (Sample S-04) and Positively Identified to be Present within the Staff Area, Cupboard & Staff Former WC – See Recommendations.

No Sampling Access was Gained within the Older Wall Mounted Electrical Units and/or Electrical Cable Armouring located within the Staff Former WC (Electrical Cupboard) – See Recommendations.

Wooden doors & frames, Ceramic Goods, Wooden skirting sections.

Modern Surfaces, Fittings & Fixtures.

SUMMARY – *Asbestos Based Materials Visually and Positively Identified*

SURVEY TYPE	**ASBESTOS REFURBISHMENT/DEMOLITION SURVEY**
SITE ADDRESS	**1-3 FERDINAND PLACE** Chalk Farm, London NW1 8EE
CLIENT DETAILS	**FIRMITAS**

12.0 External Overview (Construction & Material Descriptions)

EXTERNAL OBSERVATION(S)

ROOF AREA(S)	***Modern Profiles***
SOFFITS	***Wooden***
RAINWATER GOODS	***Plastic (Where Present)***
WINDOWS/FRAMES	***Wooden (Modern)***
BUILDING FASCIA(S)	***Modern Surface Materials***
MATERIALS/PRODUCTS REQUIRING FURTHER TESTING	***N/A***
OTHER EXTERNAL DESCRIPTIONS	***N/A***

ARISIEN LTD, *undertook both visual inspections and bulk sampling (where applicable and client requested) to external areas (as far as safe access would allow) to determine the nature of materials present. The client must be made aware that external areas will always be subject to limited access within their entirety under the scope of safe survey inspection works. Due care and diligence is advised when working on external facets of the premises inspected and appropriate action must be taken should any suspect materials be identified*

13.0 General Recommendations

WORK WITH ASBESTOS THAT DOES NOT NORMALLY REQUIRE A LICENCE (CAR2012 L27)

Work with asbestos cement, materials of bitumen, plastic, resin or rubber which contain asbestos, the thermal and acoustic properties of which are incidental to its main purpose and minor work with asbestos insulation, asbestos coatings and asbestos insulation board which, because of its limited duration, does not require a license (as defined in Asbestos Essentials: Task Manual HSG213) does not fall under the provision of Asbestos (Licensing) Regulation 1983, but is covered by the requirements of the Health & Safety at Work Act 1974 and the Control of Asbestos Regulations 2012.

As assessment of the proposed work should be undertaken to determine the level of risk presented and the precautions to take for preventing and controlling exposure whether for maintenance and repair or removal. In some cases the 4-stage clearance testing and certificate of reoccupation will be required following removal/treatment work. (CAR 2012, regulation 16.) For further clarification see ACoPs L27 and L28, also Asbestos Essentials Task Manual (HSG227) and Introduction to Asbestos Essentials (HSG213).

Attention should be paid to the following general principles:

- Notify HSE/Local Enforcing Authority
- Where work on AC cannot be avoided, keep the materials wet during work and avoid breakage.
- Avoid the use of pneumatic or abrasive power tools. Where their use is unavoidable, they should be used on their lowest setting with additional LEV such as cowls fitted to drill bits and shadow vacuuming with an H-type unit (BS5415).
- Carry out higher risk jobs (cutting, drilling) in a single location, where practicable, to make supervision and control more straightforward.
- Use cleaning methods which minimize dust disturbance/creation. Avoid methods such as sweeping which will make the dust airborne.
- Ensure persons working with the materials are suitably trained and informed in the correct working practices, control methods and risks.
- Area segregation – physical barriers where disturbance of AC is likely to be significant. The use of an enclosure and polythene to restrict the spread of asbestos dust.
- Warning notices preventing access to unauthorized persons. Denoted respirator zones where the control limit is likely to be exceeded and denoted asbestos area where the action level is likely to be exceeded.
- Avoid attachment to AC or routing through it.
- Wear suitable RPE/PPE.
- Keep the work area clean during work and thorough clean on completion.
- Dispose of waste and debris safely at the appropriate waste disposal sites.
- Items remaining in situ should be clearly identified by suitable warning signs and routinely inspected for damage.

SURVEY TYPE	**ASBESTOS REFURBISHMENT/DEMOLITION SURVEY**
SITE ADDRESS	**1-3 FERDINAND PLACE** Chalk Farm, London NW1 8EE
CLIENT DETAILS	**FIRMITAS**

WORK WITH ASBESTOS REQUIRING A LICENCE (CAR2012 L28): ASBESTOS INSULATION, ASBESTOS COATING, ASBESTOS INSULATION BOARD (AIB)

Where the risk of interference is unlikely the materials can be maintained on site. They should be maintained in a safe condition and should be clearly identified by suitable warning signs and routinely inspected for damage. They must not be drilled or abraded in any way. Asbestos materials should be removed prior to refurbishment, where damage is likely to be sustained, and where they are vulnerable to damage during the occupants' activities, where deterioration is likely.

A contractor licensed by the Health & Safety Executive must carry out any work on asbestos bearing materials as listed above. The current notification period to the Health & Safety Executive ('HSE') is 14 days and must be carried out in accordance with current legislation. Unless the work is of a minor nature, as covered by HSG213, the 4-stage clearance testing and certificate of reoccupation will be required following removal/treatment work, CAR 2012, regulation 16. For further clarification see ACoPs L27 and L28, also Asbestos Essentials Task Manual (HSG213) and Introduction to Asbestos Essentials (also HSG213).

Prior to the start of work an assessment of risk and plan of work should be made in writing and submitted to the HSE. This should include, as a minimum standard:

- A description of the work, type and duration.
- Type, quantity and location of asbestos.
- Steps taken to prevent and reduce exposure to the lowest level reasonably practicable and to control the release of asbestos into the environment.
- Reason/justification for work methods, i.e. where controlled/wet-stripping methods cannot be used.
- Expected exposure limits and likely people affected.
- Procedures for selection, use, provision and decontamination of RPE/PPE.
- Procedures for waste removal and disposal.
- Procedures for dealing with emergencies.
- Enclosure details, location, LEV, warning signs.
- Training of employees and their suitability to the work environment.

SURVEY TYPE	**ASBESTOS REFURBISHMENT/DEMOLITION SURVEY**
SITE ADDRESS	**1-3 FERDINAND PLACE** Chalk Farm, London NW1 8EE
CLIENT DETAILS	**FIRMITAS**

14.0 Site Specific Recommendations

Below is a summary of recommendations for management and/or removal of suspect and/or asbestos containing materials identified within the premises surveyed.

ARISIEN LTD, recommend that any work undertaken with regard to the removal or treatment of suspect and/or asbestos materials/products should be carried out in conjunction with both the information & recommendations detailed within this survey report. ARISIEN LTD accept no responsibility for misuse or misinterpretation of the information and recommendations contained within this report

AREA/MATERIAL(S)	RECOMMENDATION(S)
Ground Floor (Under-Stairs Cupboard) – Asbestos Insulating Board Liner Panel(s)	*Removal prior to Future Works under Fully Controlled Conditions by a Licensed Asbestos Contractor – Works subject to 14 Days Notification (Form ASB5) to Local Enforcing Authority*
Ground Floor (Garage Section) – Asbestos Thermoplastic Floor Tiles with Asbestos Adhesive Backing(s)	*Removal Prior to Future Works under Controlled Conditions Preferably by a Licensed Asbestos Contractor*
Ground Floor (Staff Area, Cupboard & Former WC Area – Asbestos Thermoplastic Floor Tiles with Asbestos Adhesive Backing(s)	*Removal Prior to Future Works under Controlled Conditions Preferably by a Licensed Asbestos Contractor*
Ground Floor (Former Staff WC – Electrical Cupboard) – No Access within Older Wall Mounted Electrical Unit(s)	*Removal Prior to Future Works under Controlled Conditions Preferably by a Licensed Asbestos Contractor*
Ground Floor (Former Staff WC – Electrical Cupboard) – No Sampling Access to Electrical Cable Armouring	*Removal Prior to Future Works under Controlled Conditions Preferably by a Licensed Asbestos Contractor*

ARISIEN LTD recommend: ***As a result of the above (mentioned) restrictions (Live Service Connections), there could remain the possibility that asbestos based materials remain sealed within the fabric of the premises, which may only become apparent during major Refurbishment/demolition works. Should any suspect materials be identified during future works, then works must cease forthwith and sampling be carried out by a competent surveyor to determine the true nature of materials present.***

Additional Recommendations

During the site inspection, MMMF (Fibreglass) & various other non-asbestos man-made mineral fibre products were identified. It is recommended that site management include, as part of any specification for strip-out or demolition work, requirements on contractors to take all reasonable measures to limit the generation of air-borne fibre when removing fibreglass materials. The use of fibre suppression methods and personal protective equipment and RPE would be appropriate. There is a general lack of awareness that there are statutory Maximum Exposure Limits (MEL's) for fibreglass and other mineral fibres (See HSE Guidance Note EH 40). At present, the MEL for fibreglass is set at 2.0 Fibres/ml.

Any person undertaking work within the premises should be told of the presence of asbestos (if applicable). Such personnel must be presented with this register prior to works commencing. This briefing also applies to any other person associated with the site, including staff, sub-contractors and others.

APPENDIX 1

SUMMARY TABLE OF ASBESTOS/SUSPECT ASBESTOS CONTAINING MATERIALS

(IDENTIFIED ON SITE BY POSITIVE SAMPLING/VISUAL IDENTIFICATION)

ARISIEN

Premises:	**1-3 FERDINAND PLACE** Chalk Farm London NW1 8EE
Survey Reference Number	**AR/20188**

Summary of Asbestos Containing Materials (Positively Identified by Sampling and/or Visually Presumed)

Level	Area	Location	Extent	Condition	Sample No	Lab. Ref	Asbestos Type (Identification)
Ground Floor	*Garage Section*	*Asbestos Thermoplastic Floor Tiles with Asbestos Adhesive Backing(s)*	*25.8m2*	*Good (Bonded)*	*S-01*	*1*	*CHRYSOTILE*
Ground Floor	*Under-Stairs Cupboard*	*Asbestos Insulating Board Liner Panels*	*5m2*	*Unsealed (Raw)*	*S-03*	*3*	*AMOSITE & CHRYSOTILE*
Ground Floor	*Staff Area, Cupboard & Former WC Area*	*Asbestos Thermoplastic Floor Tiles with Asbestos Adhesive Backing(s)*	*22m2*	*Good (Bonded)*	*S-04*	*4*	*CHRYSOTILE*
Ground	*Former Staff WC – Electrical Cupboard*	*No Access within Older Wall Mounted Electrical Unit(s)*	*N/A*	*N/A*	*N/A*	*N/A*	*POSSIBLE ASBESTOS CONTENT*
Ground	*Former Staff WC – Electrical Cupboard*	*No Sampling Access to Electrical Cable Armouring*	*N/A*	*N/A*	*N/A*	*N/A*	*POSSIBLE ASBESTOS CONTENT*

ACTION SUMMARY **Actions (B) & (C) must be followed with relation to the materials identified above as a minimum precaution.**	**A) ASBESTOS MATERIALS FOUND TO BE IN GOOD/FAIR CONDITION CAN BE LEFT IN SITU AND MANAGED AND SUBJECT TO THE RECOMMENDED ADVICE/REQUIREMENTS AS INDICATED** **B) ASBESTOS MATERIALS POSITIVELY IDENTIFIED MUST BE SUBJECT TO REMOVAL PRIOR TO FUTURE WORKS** **C) SUSPECT ASBESTOS MATERIALS/UNITS MUST BE REMOVED PRIOR TO FUTURE WORKS**

APPENDIX 2

MATERIAL (RISK) ASSESSMENT FORMS

Sample Reference	**S-01**	**Material Composition**	**VINYL/ADHESIVE**
Product	**ASBESTOS TILES & ASBESTOS ADHESIVE(S)**	**Asbestos Type**	**CHRYSOTILE**
Area	Floor Area	**Method of Identification**	**BULK SAMPLE**
Location	**GARAGE SECTION**	**Quantity (m2/Lm)**	**25.8m2**
Floor	**GROUND**	**Accessibility**	High
ASBESTOS	**YES**		

Risk Score	**19**
Material Risk Score	**5**
Material Risk Band	**LOW**
Priority Risk Score	**14**

Next Inspection Date	**N/A**	**Inspection Type**	**N/A**

ACTION REQUIRED (FOLLOWING INSPECTION)

REMOVAL PRIOR TO FUTURE WORKS UNDER CONTROLLED CONDITIONS

Asbestos Thermoplastic Floor Tiles with Asbestos Adhesive Backing(s) – See Recommendations

Sample Reference	**S-02**	**Material Composition**	**COATINGS**
Product	**TEXTURED COATINGS**	**Asbestos Type**	**NON-ASBESTOS**
Area	Ceiling & High-Level Wall Area(s)	**Method of Identification**	**BULK SAMPLE**
Location	**LANDING**	**Quantity (m2/Lm)**	N/A
Floor	**1ST**	**Accessibility**	Low
ASBESTOS	**NO**		

Risk Score	**0**
Material Risk Score	**0**
Material Risk Band	**0**
Priority Risk Score	**0**

Next Inspection Date	**N/A**	**Inspection Type**	**N/A**

ACTION REQUIRED (FOLLOWING INSPECTION)

NO FURTHER ACTION REQUIRED WITH RESPECT TO THIS MATERIAL

Textured Ceiling & Wall Coatings - (Sample S-02) – No Asbestos Detected in Sample(s) Taken – No Further Action Required

Sample Reference	**S-03**	**Material Composition**	**BOARDS**
Product	**ASBESTOS INSULATING BOARDS**	**Asbestos Type**	**AMOSITE & CHRYSOTILE**
Area	Under-Stairs	**Method of Identification**	**BULK SAMPLE**
Location	**UNDER-STAIRS CUPBOARD**	**Quantity (m2/Lm)**	**5m2**
Floor	**GROUND**	**Accessibility**	Medium
ASBESTOS	**YES**		

Risk Score	**15**
Material Risk Score	**8**
Material Risk Band	**MEDIUM**
Priority Risk Score	**7**

Next Inspection Date	**N/A**	**Inspection Type**	**N/A**

ACTION REQUIRED (FOLLOWING INSPECTION)

REMOVAL PRIOR TO FUTURE WORKS UNDER FULLY CONTROLLED CONDITIONS

Asbestos Insulating Board(s) – See Recommendations

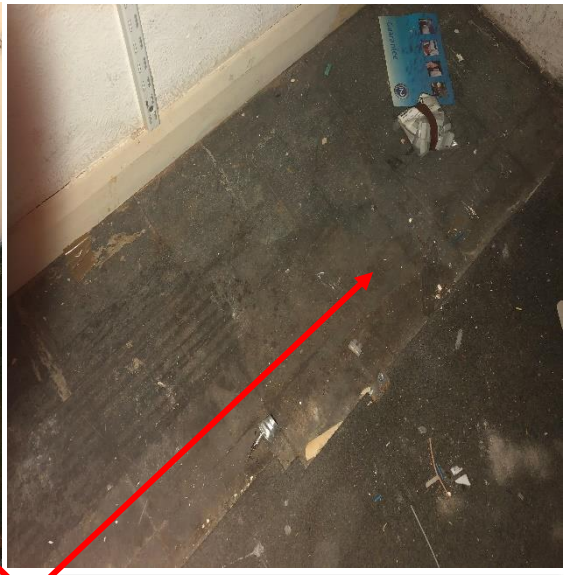
Sample Reference	**S-04**	**Material Composition**	**VINYL/ADHESIVE**
Product	**ASBESTOS TILES & ASBESTOS ADHESIVE(S)**	**Asbestos Type**	**CHRYSOTILE**
Area	Floor Area(s)	**Method of Identification**	**BULK SAMPLE**
Location	**STAFF AREA, CUPBOARD & WC**	**Quantity (m2/Lm)**	**22m2**
Floor	**GROUND**	**Accessibility**	High
ASBESTOS	**YES**		

Risk Score	**19**
Material Risk Score	**5**
Material Risk Band	**LOW**
Priority Risk Score	**14**

Next Inspection Date	**N/A**	**Inspection Type**	**N/A**

ACTION REQUIRED (FOLLOWING INSPECTION)

REMOVAL PRIOR TO FUTURE WORKS UNDER CONTROLLED CONDITIONS



Asbestos Thermoplastic Floor Tiles with Asbestos Adhesive Backing(s) – See Recommendations

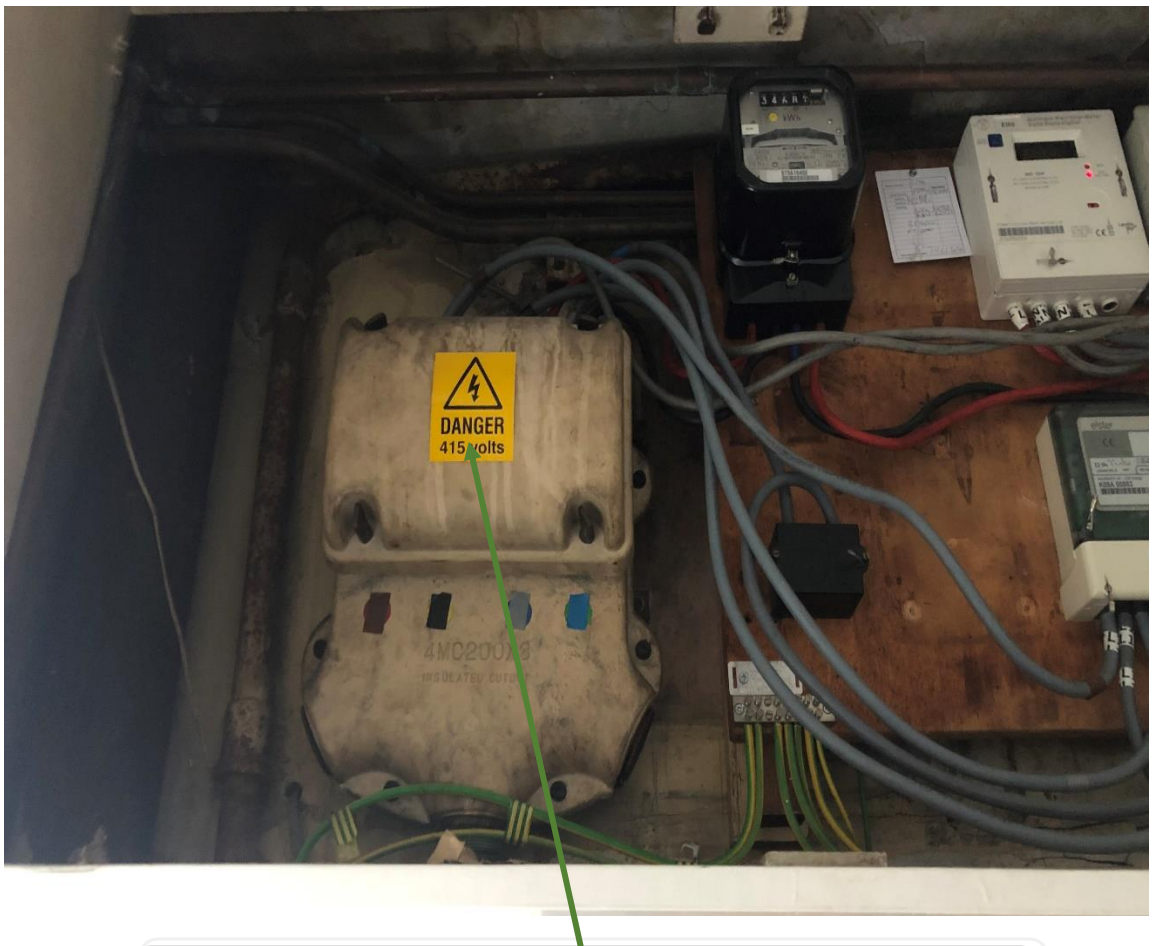
Sample Reference	**N/A**	**Material Composition**	**ROPE/BRAID**
Product	**OLDER ELECTRICAL UNITS**	**Asbestos Type**	**POSSIBLE CONTENT**
Area	Electrical Cupboard	**Method of Identification**	**STRONGLY PRESUMED (VISUALLY IDENTIFIED)**
Room	**FORMER STAFF WC**	**Quantity (m2/Lm)**	N/A
Floor	**GROUND**	**Accessibility**	Low
ASBESTOS	**PRESUMED**		

Risk Score	**N/A**
Material Risk Score	**N/A**
Material Risk Band	**N/A**
Priority Risk Score	**N/A**

Next Inspection Date	**Not Applicable**	**Inspection Type**	**Not Applicable**

ACTION REQUIRED (FOLLOWING INSPECTION)

REMOVAL PRIOR TO FUTURE WORKS



No Access within Older Wall Mounted Electrical Units (Presumed to be Asbestos Containing) – See Recommendations

Sample Reference	**N/A**	**Material Composition**	**ROPE/BRAID**
Product	**ELECTRICAL CABLE ARMOURING**	**Asbestos Type**	**POSSIBLE CONTENT**
Area	Electrical Cupboard	**Method of Identification**	**STRONGLY PRESUMED (VISUALLY IDENTIFIED)**
Room	**FORMER STAFF WC**	**Quantity (m2/Lm)**	N/A
Floor	**GROUND**	**Accessibility**	Low
ASBESTOS	**PRESUMED**		

Risk Score	**N/A**
Material Risk Score	**N/A**
Material Risk Band	**N/A**
Priority Risk Score	**N/A**

Next Inspection Date	**Not Applicable**	**Inspection Type**	**Not Applicable**

ACTION REQUIRED (FOLLOWING INSPECTION)

REMOVAL PRIOR TO FUTURE WORKS

No Sampling Access to Electrical Cable Armouring (Presumed to be Asbestos Containing) – See Recommendations

APPENDIX 3

LABORATORY (BULK SAMPLE) REPORTS

****Samples Analysed by an Independent UKAS Accredited Laboratory****

ARISIEN

UKAS TESTING 2707

SCOPES Asbestos Analysis Services Ltd.

CERTIFICATE FOR IDENTIFICATION OF ASBESTOS FIBRES

STANDARD ☐
PREMIUM ☐
EMERGENCY ☐

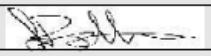
Client:	ARISIEN LTD		
Address:	78 HAYES CHASE WEST WICKHAM KENT BR4 0JA	Analysis Report No.	SCO/20/17801
Attention:	TECHNICAL MANAGER	Report Date.	22/12/20
Site Address:	1-3 FERDINAND PLACE LONDON NW1 8EE	Site Ref No.	N/A
Date sample taken:	21/12/20	Page No:	1 Of 1
Date sample received:	22/12/20	No. of Samples:	4
Date of Analysis:	22/12/20	Obtained:	DELIVERED

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

SCOPES SAMPLE No.	CLIENT SAMPLE No.	Sample Location	Fibre Type Detected
1	S01	GROUND FLOOR – GARAGE AREA – GREY FLOOR TILES AND ADHESIVE	CHRYSOTILE TO BOTH
2	S02	FIRST FLOOR – LANDING – CEILING AND HIGH-LEVEL WALL – TEXTURED COATING	NADIS
3	S03	GROUND FLOOR – UNDER-STAIRS CUPBOARD – INSULATION BOARD LINER PANELS	AMOSITE/CHRYSOTILE
4	S04	GROUND FLOOR – STAFF AREA CUPBOARD AND W.C. – GREY FLOOR TILES AND ADHESIVE BACKINGS	CHRYSOTILE TO BOTH

KEY: NADIS – No Asbestos Detected in Sample

Note: All samples will be retained for a minimum of six months.
Note: This Certificate for Identification of Asbestos Fibres shall not be reproduced except in full without the written approval of the Laboratory.
Note: All Analysis is performed in House on the registered premises (below).
Note: Where an 'A' appears at the end of the analysis report number this means an amendment has been made to the original report. Information that has been amended will be marked with an *

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

BULK 001-VER 7 10-June-20-QCM

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

APPENDIX 4

ANNOTATED SITE PLANS

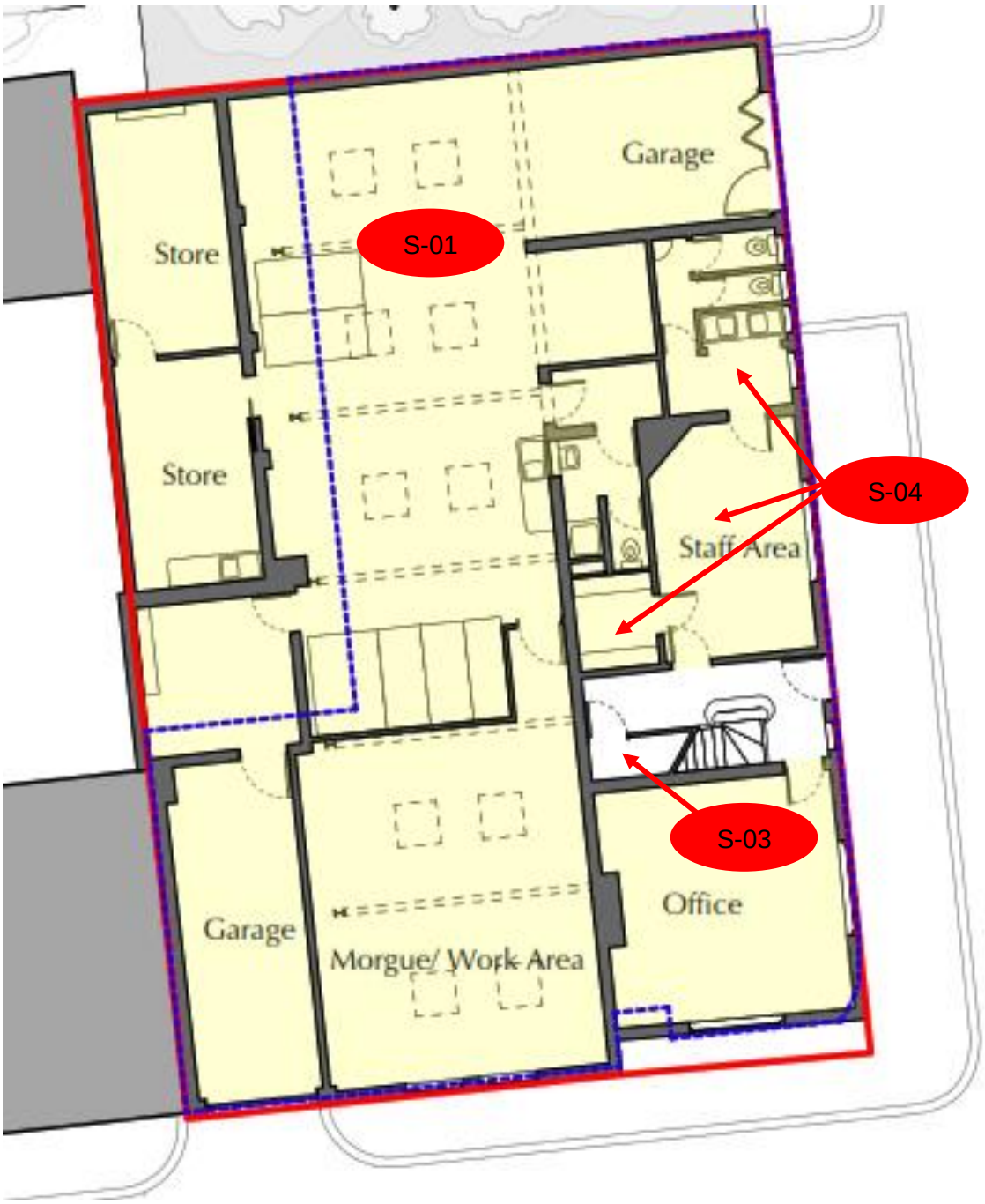
(The diagrams in the report are not to scale and are illustrative only to indicate approximate locations and extent where appropriate. The descriptions used are for location identification purposes).

ARISIEN

KEY

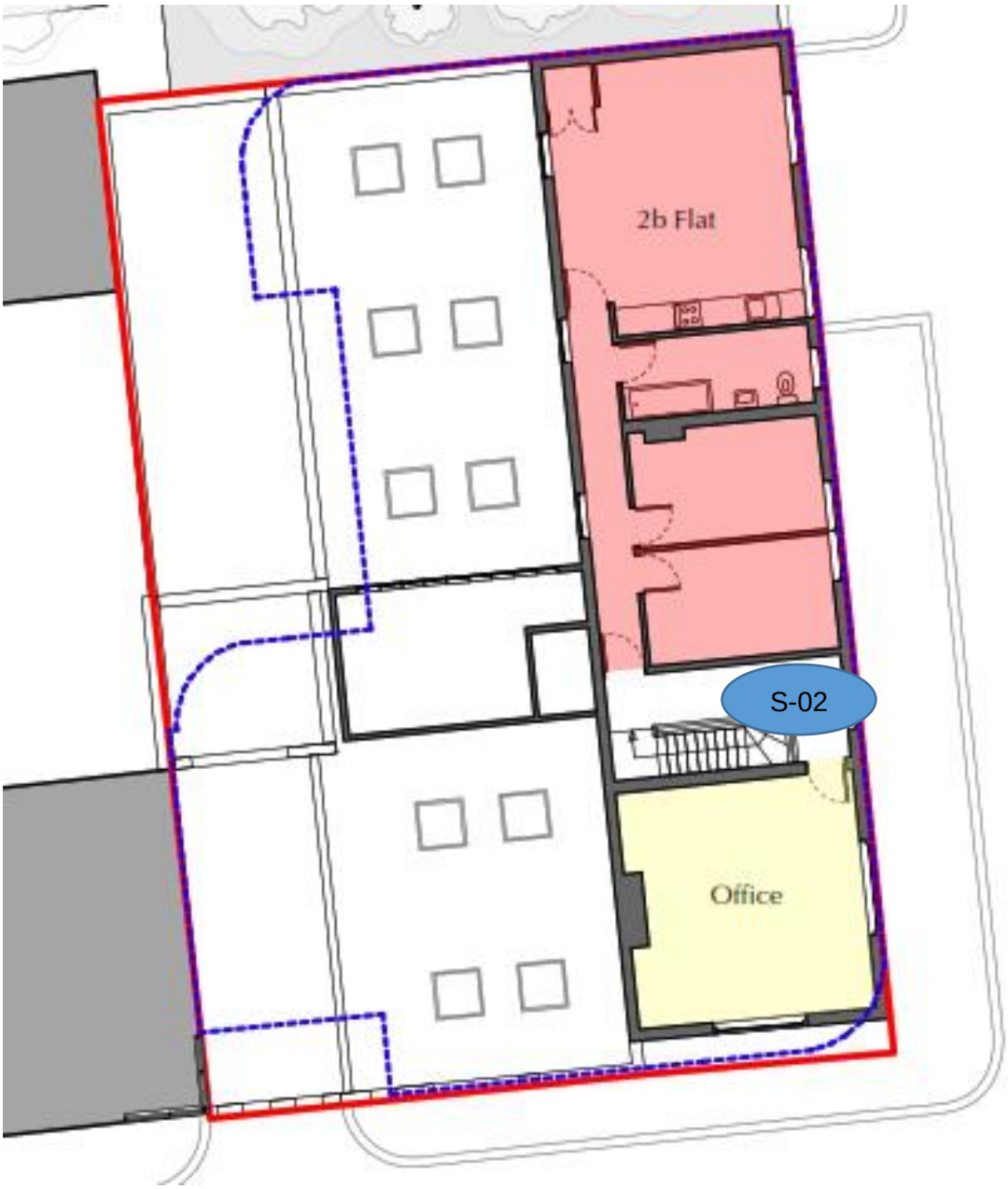
- ASBESTOS MATERIALS POSITIVELY IDENTIFIED (SAMPLED)
- NON ASBESTOS MATERIALS (SAMPLED)
- PRESUMED MATERIALS/AREAS TO CONTAIN ASBESTOS

GROUND FLOOR – PLAN DRAWING



ARISIEN

1ST FLOOR – PLAN DRAWING



15.0 ADDITIONAL LIMITATIONS OF SURVEY

During the scope of the survey inspection, every attempt was made by surveying staff to identify/establish, as far as was reasonably practicable, the presence/absence of asbestos containing materials and their location within the premises surveyed. However asbestos based materials are often located within both the structures and structural fabric of the building(s), to which during the time of the site inspection access was not reasonably practicable. Within this context access is deemed inaccessible during the scope of superficial survey works (which were carried out due to the occupied nature). This therefore applies to any suspect materials which are consequently exposed during any major refurbishment and/or demolition procedures.

No survey in its entirety can therefore be seen as definitive (i.e. no survey can guarantee the identification of all asbestos based materials within a building) and consequently further inspections/sampling are required should any suspect materials be exposed and/or identified during future refurbishment/demolition works. **ARISIEN LTD,** shall only be liable for financial loss if there is a negligent misstatement in respect of those specific areas outlined as having been investigated and/or tested.

Where during the site inspection potential ACM'S have been identified (visually identified as asbestos) but have not been sampled for accessibility or safety reasons, then they will be reported, photographed and risk assumed as containing asbestos. Some areas may require further sampling during demolition or major refurbishment as they become apparent. Full documentation of these areas of no access have been made within this report.

Fire doors and other doors identified on the premises may as part of their structure contain asbestos based materials sandwiched between metal and wooden framing – Internal and external doors of this type were not sampled during the survey inspection as sampling procedures would likely cause damage to the structural integrity /rating of such products. Doors within the premises which contain 'sandwiched' boarding/packing materials, should be classified as a priority 3 materials, unless it is specified otherwise within the survey report or confirmed that no asbestos containing materials are present.

All recommendations given (herein) by **ARISIEN LTD**, should be used for guidance purposes only. **ARISIEN LTD,** will not be held liable for any damage or contamination of asbestos based materials arising from the following of procedures of management/removal, not detailed or specified within the recommendations of this report. Recommendations are both site and time specific and ultimately the duty-holder using both detailed knowledge of the current usage(s) and activities of the premises has the responsibility to carry out priority risk assessments and to decide on the necessary action/management option required/undertaken.