AC&MS LTD
Asbestos Consultancy & Management Services

Refurbishment Survey for

JG Construction London Ltd

at

Flat 1
27 Maresfield Gardens
London
NW3 5SD

0369

The contents of this report has been examined for accuracy and is authorised by:

Print Name: Mike Dillon

Signature:

Date: 1 Oct 2021

Project Number: J017620

AC&MS Ltd (Asbestos Consultancy & Management Services)

Names and Addresses

Client Name:

JG Construction London Ltd

400 Finchley Road
London

NW2 2HR

Contact: Jan Galik

Phone: 07846735485 Email:

Instructing Party:

JG Construction London Ltd

400 Finchley Road
London

NW2 2HR

Contact: Jan Galik

Phone: 07846735485 Email:

Site Full Name:

Flat 1
27 Maresfield Gardens
London
NW3 5SD

Contact:

Phone: Email: N/A

Report Author:

AC&MS Ltd (Asbestos Consultancy & Management Services)

AC&MS Ltd
Unit 13, International Business Park,
Charfleets Road, Canvey Island,
Essex,
SS8 0SG

Surveyor (s)

Jamie Colton

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SECTION ONE

EXECUTIVE SUMMARY

AC&MS Ltd (Asbestos Consultancy & Management Services)

Executive Summary

General Information:

AC&MS Ltd (Asbestos Consultancy & Management Services) were instructed by Jan Galik of JG Construction London Ltd to undertake a Asbestos Refurbishment Survey to identify asbestos containing materials at the following site: Flat 1, 27 Maresfield Gardens, London. This survey was carried out by Jamie Colton on the 30 Sep 2021.
See below for full list of areas inspected

Asbestos Key:-	Licenced Asbestos Material	Non-Licenced Asbestos	No Asbestos

Area	Accessed	Comments	Asbestos	Risk
Basement Flat - External				
External	Yes	No Asbestos Detected in this room/area.	No	N/A
Basement Flat - Ground Floor				
Bathroom	Yes	No Asbestos Detected in this room/area.	No	N/A
Bedroom 1	Yes	No Asbestos Detected in this room/area.	No	N/A
Hall	Yes	No Asbestos Detected in this room/area.	No	N/A
En-suite	Yes	No Asbestos Detected in this room/area.	No	N/A
Bedroom 2	Yes	No Asbestos Detected in this room/area.	No	N/A
Bedroom 3	Yes	No Asbestos Detected in this room/area.	No	N/A
Lounge	Yes	No Asbestos Detected in this room/area.	No	N/A
Kitchen/Diner	Yes	No Asbestos Detected in this room/area.	No	N/A
Loft	Yes	No Asbestos Detected in this room/area.	No	N/A

SECTION TWO

SURVEY TECHNIQUE

AC&MS Ltd (Asbestos Consultancy & Management Services)

Survey Technique

1 All rooms and areas were surveyed for suspected asbestos containing materials. Where necessary, representative samples were taken to confirm or refute the surveyor's judgement.

If ceiling tiles were present, these were sporadically removed where possible. Thus allowing access above to investigate the presence of asbestos containing materials.

If any access points and hatches were present, they were opened to investigate the presence of asbestos containing materials.

If any service ducts or risers were present, they were accessed where possible to investigate the presence of asbestos containing materials.

If any floor coverings were present, such as carpets, they were lifted where possible to investigate the presence of asbestos containing materials.

If any lofts, roof voids, etc were present, they were accessed where possible to investigate the presence of asbestos containing materials.

If any lift shafts were present, they were accessed where possible to investigate the presence of asbestos containing materials.

If any undercrofts were present, they were accessed where possible to investigate the presence of asbestos containing materials.

If any equipment and machinery were present, they were accessed where possible to investigate the presence of asbestos containing materials.

Where necessary, representative samples were collected from each type of suspected asbestos containing material. Each sample was submitted to our in house UKAS accredited laboratory and analysed for the presence of asbestos content to confirm or refute the surveyor's judgement.

Similar homogeneous materials that were used in the same way in the building were either sampled or strongly presumed to contain asbestos content. Less homogeneous materials required a greater number of samples.

The number of samples taken during the survey was sufficient for the surveyor to make an assessment of whether asbestos is or is not present.

Any materials of a similar type would have been representatively sampled. It was assumed that surfaces, which were identical to a sampled location, were of a similar composition.

Colour photographs were taken of all sampled or visually inspected locations which were suspected to contain asbestos, unless otherwise instructed by the client.

This survey was undertaken in accordance with the guidelines which are set out in the HSE publication HSG 264 (The Survey Guide) and our in house documented methods.

If any samples were taken, they were delivered to our in house UKAS accredited laboratory where analysis was carried out using stereo-microscopy, polarised light microscopy and dispersion staining which are set out in the HSE publication HSG 248 (The Analyst Guide)

AC&MS Ltd are accredited in accordance with the recognised International Standard ISO/IEC 17025 (Current Version) by UKAS to undertake identification of Asbestos in bulk materials. Our testing and accreditation number is 2742.(certificate supplied upon request)

SECTION THREE

SURVEY OBJECTIVES

Survey Objectives

1 The objective of our site visit was to undertake a refurbishment and/or demolition survey at this property, at the clients request.

This survey was carried out to ascertain the presence of Asbestos Containing Materials.

The rooms and areas which fell within the scope of the survey are detailed in the executive summary (section 1) and the schedule of non asbestos building materials (section 12)

All suspected asbestos containing materials were inspected and a material assessment record produced, if necessary (section 13).

The purpose of the survey was to locate, as far as reasonably practicable, the presence and extent of any suspected asbestos containing materials.

All rooms and areas which fell within the scope of the survey were accessed and inspected as far as was reasonably practicable. e.g. under floor coverings, above false ceilings, ceiling voids, lofts, inside service risers, inside service ducts, lift shafts, basements, cellars, underground rooms and undercrofts, etc, this list is not exhaustive.

This survey report provides the basic information from which an effective asbestos management plan can be instigated.

AC&MS Ltd are accredited in accordance with the recognised International Standard ISO/IEC 17020 (Current Version) by UKAS to undertake building surveys for asbestos. Our inspection and accreditation Number is 0369.(certificate supplied upon request)

SECTION FOUR

SURVEY RECOMMENDATIONS

Survey Recommendations

1 This survey was carried out to locate, as far as reasonably practicable, the presence and extent of any suspected asbestos containing materials.

During this survey the extent of intrusion would have been limited to what was reasonably practicable, i.e. it was dependant on factors such as the type of building, room, area, accessibility, occupancy and the nature of construction, etc.

This survey includes an assessment of the condition of the various asbestos containing materials identified or suspected, if any, and their ability to release asbestos fibres into the air if they are disturbed in some way. The 'material assessment' (section 13) contained in this report will give a good initial guide to the priority for managing asbestos containing materials, as it identifies the materials which will most readily release airborne asbestos fibres if they are disturbed.

This survey may have been completed using a combination of sampling asbestos containing materials to confirm or refute the surveyor's judgement or indeed, just presuming asbestos containing materials to be present.

Any materials identified or presumed to contain asbestos would have had their condition assessed (i.e. a material assessment) (section 13). In addition a priority assessment may have been carried out using the parameters best suited to each room type. However it is you the duty holder under CAR 2012, who is required to make the risk assessment using your detailed knowledge of the activities carried out in the premises.

Please see the Assessment Matrix section of this report (section 5) which follows for further information.

SECTION FIVE

ASSESSMENT MATRIX

AC&MS Ltd (Asbestos Consultancy & Management Services)

Material and Priority Assessment Matrix

General:

For each sample / inspection, risk assessments have been undertaken which are based on the recommendations of current Guidance and Legislation.

Risk Assessment calculations are based on the Material assessment and (If applicable) Priority assessment data which is gathered at the time of the survey.

The material assessment is calculated and recorded as part of the survey irrespective of whether the survey is an Asbestos Management Survey or a Refurbishment and Demolition Survey.

For all Asbestos Management Surveys that we carry out, a priority risk assessment is also Instigated. AC&MS Ltd are not accredited for priority assessment when undertaking management surveys, however the priority assessment is generated based on a generic room type assessment. For example this is based on Occupant Activity, Likelihood of Disturbance, Human Exposure and Maintenance activity in a room type (please see below for detailed explanation) Although the generic room type assessment works in most cases, it is recommended that you the duty holder / premises manager, under CAR 2012 to review the priority assessment using your detailed knowledge of the activities carried out in the premises.

For all Asbestos Refurbishment and Demolition Surveys that we carry out, it is only the material assessment which is undertaken and the risk is calculated using the material assessment scores only.

See explanations below with regards to Material Assessments and Priority Assessments.

Material Assessment.

There are four main parameters / areas of the Material Assessment, each of which can attain a score ranging up to 3, they are as follows.

1. *The Product / Material type.*
2. *The Extent of Damage to the Product / Material.*
3. *The Surface Treatment of the Product / Material.*
4. *The Type of Asbestos in the Product / Material.*

The four scores from each of the above material assessments are added together to give a total score of up to 12.

- *A score of 4 or less, in general is a product / material with a very low potential of asbestos fibre release if disturbed.*
- *A score of 5 to 6, in general is a product / material with a low potential of asbestos fibre release if disturbed.*
- *A score of 7 to 9, in general is a product / material with a medium potential of asbestos fibre release if disturbed.*
- *A score of 10 to 12, in general is a product / material with a high potential of asbestos fibre release if disturbed.*

Material and Priority Assessment Matrix

Priority Assessment.

There are four main parameters / areas considered when undertaking a Priority Assessment for a product containing asbestos and are dependent on the type of room and its use. Each of these parameters / areas can attain a score ranging from 0 to 3:-

1. Normal Occupant Activity.

- *The main type of activity in the room / area where the product / material is.*
- *The secondary type of activity in the room / area where the product / material is.*

This is given an average score of both above parameters between 0 and 3.

2. The likelihood of disturbance.

- *The location of the material / product.*
- *The accessibility of the material / product.*
- *The extent / amount of the material / product.*

This is given an average score of the above parameters between 0 and 3.

3. The Human exposure potential.

- *The number of occupants in the room / area where exposure is possible to the material / product.*
- *The frequency of use for the room / area where exposure is possible to the material / product.*
- *The average time the room / area is in use where exposure is possible to the material / product.*

This is given an average score of both above parameters between 0 and 3.

4. The maintenance activity to the material / product.

- *The type of maintenance activity carried out to the material / product.*
- *The frequency of maintenance activity carried out to the material / product.*

This is given an average score of both above parameters between 0 and 3.

The priority scores from all of the above priority assessment scores are added together to give a total average score of between 0 and 12.

For both survey types the calculated material assessment scores will generate a risk rating for the product / material, ranging from Very Low Risk to High Risk, these risks fall into the following action categories.

- ***Action Category 1 is considered to be a HIGH RISK. = 10 to 12 points.***
- ***Action Category 2 is considered to be a MEDIUM RISK. = 7 to 9 points.***
- ***Action Category 3 is considered to be a LOW RISK. = 5 to 6 points.***
- ***Action Category 4 is considered to be a VERY LOW RISK = 1 to 4 points.***

The above action categories are generated from a Material Assessment only.

The action categories for a Material Assessment, plus an averaged combined Priority Assessment will generate a risk rating ranging from Very Low Risk to High Risk, these risks fall into the following action categories.

AC&MS Ltd (Asbestos Consultancy & Management Services)

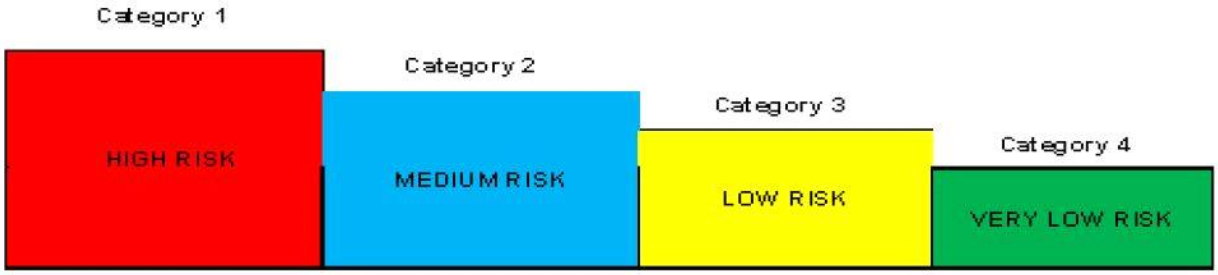
Material and Priority Assessment Matrix

- ***Action Category 1 is considered to be a HIGH RISK. = 19 to 24 points.***
- ***Action Category 2 is considered to be a MEDIUM RISK. = 13 to 18 points.***
- ***Action Category 3 is considered to be a LOW RISK. = 9 to 12 points.***
- ***Action Category 4 is considered to be a VERY LOW RISK = 0 to 8 points.***

The above action categories are generated from a Material Assessment and a priority assessment, the priority assessment is only carried out for management surveys only.

See table and information below for further advice on what you should do with each category.

Management Plan & Risk Categories



Action Categories

Action categories are as follows, however at the time of this survey the surveyor(s) undertaking the survey would have viewed each material and would have recommended and action based on their own professional opinion, after considering the material type, its condition, its treatment, its asbestos type and its location. Therefore you may find that our recommended action differs from that in category 1, 2, 3 or 4.

High Risk – Category 1 = If you have a high risk then generally, **Urgent Action Is Required.** The area or room should be restricted from access and warning signs should be displayed to warn others. If the material can be repaired then this must be instigated immediately, if the material cannot be repaired then it must be removed and disposed of correctly by a licensed asbestos removal contractor, or fully trained qualified operatives with all suitable RPE (Respiratory Protective Equipment) and PPE (Personal Protective Equipment) and all necessary plant and machinery to work safely with Asbestos Containing Materials. The room or area may also require an environmental clean and clean air test before it can be re-occupied. There may also be a need to inform the HSE (Health & Safety Executive) and request a waiver to the legally required 14 day notification to the HSE prior to the commencement of any works.

Medium Risk – Category 2 = If you have a medium risk then generally, some action is required **when practicable**, this may be some repairs or encapsulation to asbestos, which will then need to be labelled and managed annually, as a minimum. The asbestos may need to be removed when practicable. Either way in general it means that some action is required to reduce the risk of the asbestos material.

Low Risk – Category 3 = If you have a low risk then generally the asbestos is in a good / fair condition, it may require some encapsulation and then labelled and managed annually, as a minimum. There may be a need to remove the asbestos when practicable.

Very Low Risk – Category 4 = If you have a very low risk then generally the asbestos is in a good condition with no significant health risk if left undisturbed. it may require some encapsulation and then labelled and managed annually, as a minimum. There may be a need to remove the asbestos when practicable.

Action Categories are based on the above but it must be noted that the actions in this report are considered as indicative only and in all cases they must be reviewed and assessed regularly by a competent person. See HSG 227 for guidance.

SECTION SIX

SURVEY CAVEAT

AC&MS Ltd (Asbestos Consultancy & Management Services)

Survey Caveat

1 This survey report has been produced as a result of a refurbishment and/or demolition survey at this property at the clients request.

The refurbishment and/or demolition survey was based upon destructive and intrusive inspections of all areas within the scope of the refurbishment and/or demolition survey.

Although the refurbishment and/or demolition survey was carried out for the purpose of the proposed works, the level of destructive and intrusive inspection would have been dependant on a number of factors such as 1 and 2 below.

1. The building was still in occupation / use and therefore there were limitations to the extent of destructive and intrusive inspection.

2. The building needed to be returned to the dutyholder in a safe and fit state for further use.

Throughout the refurbishment and/or demolition survey all reasonable efforts were made to identify the presence of all asbestos containing materials within the scope of this survey.

Please be aware that it is known that asbestos containing materials are frequently concealed within the fabric of buildings, within sealed voids, ducts and cavities. For this reason AC&MS Ltd cannot give complete assurance that all asbestos containing materials have been found during the refurbishment and/or demolition survey. It is recognised that even with complete access refurbishment and/or demolition surveys, all asbestos containing materials may not have been identified or located. This often only becomes apparent during any demolition works. It is also known, in some cases, there may be asbestos containing materials under the building structure itself, in the form of shuttering which may have been used when the concrete base or footings were poured. Or as a contaminant within the hardcore beneath the concrete base or footings when they were poured. This often once again, only becomes apparent during any demolition works.

Therefore AC&MS Ltd cannot give complete assurance that all asbestos containing materials have been identified and may need to re-visit site during the demolition process. This will require an additional instruction.

If asbestos containing materials have been identified or presumed, it is possible that future deterioration of materials may cause contamination to localised areas. The presence or extent of any such contamination cannot always be visually identified or assessed without the use of airborne fibre monitoring, swab or dust sampling techniques etc. This type of exercise requires a separate instruction and site visit.

Any visible dust and debris which was suspected to contain asbestos fibres at the time the survey was undertaken would have been sampled and recorded.

We recommend that any suspected asbestos containing materials which are uncovered or found during further intrusive works or activities, which are not recorded in this survey report, or found within the areas outside the scope of this survey are sampled and analysed by a specialist UKAS accredited laboratory. Work must not continue until a result is obtained, and appropriate action is taken.

Any materials of a similar type would have been representatively sampled. It was assumed that surfaces, which were identical to a sampled location, were of a similar composition.

Any persons who undertakes works within the building(s) must be informed of the presence of identified or suspected asbestos containing materials. This briefing also needs to apply to any person associated with this site, including staff, sub-contractors and others.

Survey Caveat

If any asbestos containing materials were identified during this survey, we recommend that they are labelled with approved asbestos warning labels (A labels) to prevent accidental damage. Labelling must be sufficient for the extent of the asbestos containing materials identified or suspected.

If any future refurbishment or demolition works are planned, which may disturb or damage any identified or suspected asbestos containing materials identified in this survey report. These should be either suitably treated or removed.

Under no circumstances must any work with asbestos containing materials be undertaken without an adequate assessment and a full understanding of the Control of Asbestos Regulations 2012.

This survey report has been written with reference to the various Guidance Notes etc, which were current on the date when this survey was produced.

This survey report can be used as a management tool for any identified or suspected asbestos containing materials. Any later discoveries of asbestos containing materials should be added to this report, assisting in the continued suitability of your asbestos management plan.

If any samples have been taken from floor coverings, they may include an adhesive as part of the sample. It is known that some proprietary brands of adhesive often have an asbestos content and this will be included as an integral part of the bulk sample submitted for analysis.

If any samples have been taken from any bitumen based products, they may include an adhesive as part of the sample. It is known that some proprietary brands of adhesive often have an asbestos content and this will be included as an integral part of the bulk sample submitted for analysis.

No air monitoring was undertaken throughout the duration of the survey, unless specified by the client. Therefore care was taken not to cause disturbance of any asbestos containing materials.

If use has been made of both asbestos and non-asbestos materials in close proximity of one another, caution must always be adopted when disturbing areas of mixed materials, and all should be treated as asbestos containing materials.
If any rooms or areas within the scope of this survey were inaccessible, these would have been recorded in the Excluded / No Access Areas section of this report. (section 8)

Loft spaces, if present, were only surveyed from the access hatch, unless crawl boards were in situ. It must therefore be assumed that asbestos containing materials could be located beneath any loft insulation or hidden from view; until such times that full access has been achieved.

If any live electrical equipment and installations were present, they would not have been inspected. Only electrical equipment and installations that were isolated at the time of the survey would have been inspected.

If any fire doors were present, they were not inspected internally for reasons of safety, as this would have entailed testing procedures which would damage and weaken the integrity of the fire doors. It is known that some fire doors contain a sandwiched layer of asbestos boarding in their structure.

If this building contained any lifts, and the property was still occupied or in use, these would not have been sampled for reasons of safety, sampling would have entailed testing procedures which would damage and weaken the integrity of the brake shoes. It is known that some lift motor brake shoes may contain asbestos fibres in their structure,

If this building contained any escalators or moving walkways, and the property was still occupied or in use, inspection panels could not be removed without engineering attendance. It is often common with this type of equipment, that the inspection panels are lined with asbestos boarding. Until such times that these can be investigated further, you must presume the equipment to contain asbestos containing materials.

Survey Caveat

Refurbishment and / or demolition surveys should ideally only be carried out in unoccupied rooms and areas. This allows for full access to all areas and installations that may have irreparable damage caused during this survey.

The drawings/site plans within this survey report are not to scale and are illustrative only to indicate approximate locations of any identified or suspected asbestos containing materials.

All the recommendations described in this survey report are standardised and based upon material assessment algorithms for each individual sample or inspection. The assessments take into account the product, location, condition and asbestos type; this is used to generate the associated risk. Recommendations should still be reviewed for suitability for each circumstance, however, statuary authorities or other bodies, could require amendments based on local knowledge, legislation changes or changes in use of an area or other criteria.

SECTION SEVEN

SURVEY NOTES

Survey Notes

1 There are site specific notes relating to this survey as follows:

Scope of work: To carry out a refurbishment survey

Internal notes: This is an asbestos refurbishment survey to Flat 1 (Basement flat) only as instructed by the client.

I was met on site by Jan (site contact) who informed me that the proposed works are to build a rear extension. Jan requested that no intrusive investigations were carried out within this property as it is currently occupied.

Whilst every effort will have been made to identify the true nature and extent of the asbestos material present in the building to be surveyed, no responsibility will be accepted for the presence of asbestos in materials other than those sampled at the requisite representative ensity. This especially applies to non uniformed materials, such as textured coatings, bitumen adhesive and in certain circumstances pipework insulation residue where all sampling indicates the material as being non asbestos yet further subsequent sampling at a later date has indicated the material to contain asbestos

Due to the non uniform matrix and minor content of asbestos fibres in textured coatings and bitumen adhesive, where some textured coatings and bitumen adhesive have proved to be asbestos containing and other samples have given negative results, we would urge the client to treat all textured coatings and bitumen adhesive as asbestos containing if it appears to have been installed at the same time and implement the relevant management of such materials.

SECTION EIGHT

EXCLUDED / NO ACCESS AREAS

Excluded / No Access Areas

The Following rooms / areas could not be accessed during the survey. Asbestos Containing Materials (ACMs) should be deemed as being present in these areas until proven otherwise.

1 There were no excluded areas when this survey was undertaken

The Following rooms / areas were outside of the scope of the survey. Asbestos Containing Materials (ACMs) should be deemed as being present in these areas until proven otherwise.

None.

SECTION NINE

ASBESTOS REGISTER

Asbestos Register

Site Name: Flat 1, 27 Maresfield Gardens, London

Project Number: J017620

Item no	Sample Ref	Location	Product type and name	Extent	Accessibility	Condition	Surface treatment	Asbestos Type	Sample	Material Risk Score	Action Category

No Asbestos Detected.

MATERIAL SCORES ABOVE 10 HAVE HIGH POTENTIAL TO RELEASE FIBRES

SECTION TEN

DRAWING INFORMATION

AC&MS Ltd (Asbestos Consultancy & Management Services)

Drawing Information

The following information gives an explanation of how to interpret the drawings/site plans which follow.

Sample or inspection locations are shown using YELLOW solid circles, which include the sample or inspection number within. This therefore enables you quick and easy access to pinpoint where all asbestos installations are located.

Referrals to a sampled or inspected location are shown on the drawing with a BLUE circle containing the number in which it refers to; this blue circle will also have a capital R beside the circle.

When asbestos or suspected asbestos containing materials have been identified, they are shown in either solid RED or RED crosses on the site drawings/site plans.

Any areas that were inaccessible when the survey was undertaken are presumed to contain asbestos and are shown with RED crosses and GREEN hatching at angled degrees on the site drawings/site plans.

Any areas that were not within the scope of the survey are shown with BLUE Hexagons on the site drawings/site plans.

NB
All site drawings/site plans are colour coded; therefore these should only be reproduced in colour. However if you reproduce the drawings in black and white you should refer to the symbols.

For positive identification of asbestos containing materials please refer to the individual material assessment page relating to the inspection number or referral number on the drawings/site plans.

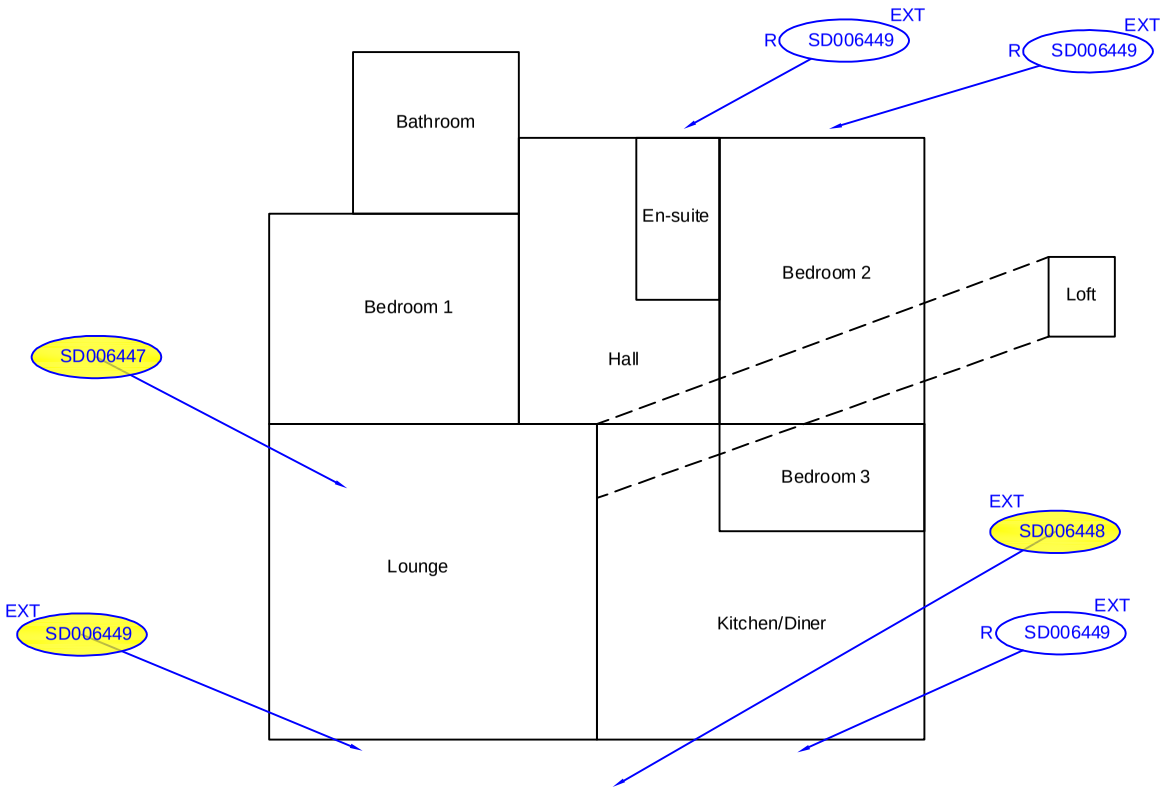
If any changes to the drawings/site plans have been made, for example additional samples taken, alteration to building layout, or removed ACM's. There will be an amendment date shown on the drawing(s) contained in this report.

The drawings/site plans within this report are not to scale and are illustrative only to indicate approximate locations of identified or suspected ACM's.

SECTION ELEVEN

SURVEY DRAWINGS

Basement Flat



Client Name	JG Construction London Ltd
Site Address	Flat 1, 27 Maresfield Gardens, London, NW3 5SD
AC&MS Survey Reference Number	J017620
Date of Survey/Inspection	30th September 2021
Surveyors Name(s)	Jamie Colton
UPRN Number	N/A

Drawing Created by AC&MS Ltd, Unit 13, International Business Park, Charfleets Road, Canvey Island, Essex, SS8 0SG. Tel: 01268 680136

Page 1 of 1 **This drawing MUST only be reproduced in COLOUR.** Not to Scale

Inspection Reference Location	SG00000
Referral to a Sampled or Inspected Location	R SG00000
Presumed Sample	Presumed
Asbestos Present (Red)	
Inaccessible Areas (Red/Green)	
Not Within Scope of Survey (Blue)	

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SECTION TWELVE

SCHEDULE OF GENERAL BUILDING MATERIALS (Non-asbestos)

AC&MS Ltd (Asbestos Consultancy & Management Services)

Schedule of General Building Materials (Non-asbestos)

This schedule was compiled by the surveyor during the inspection and is provided to assist the client with identification of non–asbestos materials only. All information contained in this schedule is outside the scope of our UKAS accreditation.

Floor Level:	External		
Room	**Element**	**Materials**	**Description**
External	Wall	Solid	
External	Other	Solid canopy	
External	Other	Metal & plastic rainwater goods, plastic stenchpipe	

Floor Level:	Ground Floor		
Room	**Element**	**Materials**	**Description**
Bathroom	Ceiling	Plasterboard	
Bathroom	Wall	Solid, part tiled	
Bathroom	Floor	Ceramic tiles	
Bathroom	Other	Ceramic cistern, MDF boxing	
Bedroom 1	Ceiling	Plasterboard	
Bedroom 1	Wall	Solid	
Bedroom 1	Floor	Timber flooring	
Bedroom 1	Other	Timber boxing housing bare copper pipework	
Hall	Ceiling	Plasterboard, lathe and plaster	
Hall	Wall	Solid, lathe and plaster	
Hall	Floor	Timber flooring	
Hall	Other	Timber boxing, modern electrics	
En-suite	Ceiling	Plasterboard	
En-suite	Wall	Solid, part tiled	
En-suite	Floor	Ceramic tiles	
En-suite	Other	Ceramic cistern, ceramic tiled boxing	
Bedroom 2	Ceiling	Lathe and plaster	

AC&MS Ltd (Asbestos Consultancy & Management Services)

Floor Level:	Ground Floor		
Room	**Element**	**Materials**	**Description**
Bedroom 2	Wall	Solid	
Bedroom 2	Floor	Timber flooring	
Bedroom 2	Other	Plasterboard boxing	
Bedroom 3	Ceiling	Lathe and plaster	
Bedroom 3	Wall	Solid	
Bedroom 3	Floor	Parquet flooring	
Lounge	Ceiling	Lathe and plaster, plasterboard panels	
Lounge	Wall	Solid	
Lounge	Floor	Timber flooring	
Lounge	Other	Solid chimney breast, metal fireplace	
Kitchen/Diner	Ceiling	Lathe and plaster, plasterboard panel	
Kitchen/Diner	Wall	Solid	
Kitchen/Diner	Floor	Timber flooring	
Kitchen/Diner	Other	Modern sink pad	
Loft	Ceiling	Plasterboard	
Loft	Wall	Solid	
Loft	Floor	Timber, plasterboard	

SECTION THIRTEEN

MATERIAL ASSESSMENT (PHOTO)

AC&MS Ltd (Asbestos Consultancy & Management Services)

Material Assessment Record

Site Address:	Flat 1, 27 Maresfield Gardens, London, NW3 5SD	Client Name:	JG Construction London Ltd
		Project Number:	J017620

Item Ref:	8	Survey Type:	Refurbishment (MA only)
Sample Ref:	SD006447	Product:	Textured Coating
Area:	Ceiling	Product Type:	N/A
Floor:	Ground Floor	Asbestos Type:	No Asbestos Detected
Room:	Lounge	Damage:	N/A
Surveyor Name:	Jamie Colton,	Treatment:	N/A
Identification:	Identified	Quantity:	N/A
Asbestos ?	No		
Next Inspection:	N/A		

Material Risk Score:	**N/A**	**No Action Required**
Material Risk Band:	N/A	

Action: No further action required

Material Comments: Non Asbestos Textured Coating to ceiling

AC&MS Ltd (Asbestos Consultancy & Management Services)

Material Assessment Record

Site Address:	Flat 1, 27 Maresfield Gardens, London, NW3 5SD	Client Name:	JG Construction London Ltd
		Project Number:	J017620

Item Ref:	11	Survey Type:	Refurbishment (MA only)
Sample Ref:	SD006448	Product:	Well Bound Material
Area:	Canopy	Product Type:	N/A
Floor:	External	Asbestos Type:	No Asbestos Detected
Room:	External	Damage:	N/A
Surveyor Name:	Jamie Colton,	Treatment:	N/A
Identification:	Identified	Quantity:	N/A
Asbestos ?	No		
Next Inspection:	N/A		

Material Risk Score:	**N/A**	**No Action Required**
Material Risk Band:	N/A	

Action: No further action required

Material Comments: Non Asbestos Bitumen coating to upstand around canopy

AC&MS Ltd (Asbestos Consultancy & Management Services)

Material Assessment Record

Site Address:	Flat 1, 27 Maresfield Gardens, London, NW3 5SD	Client Name:	JG Construction London Ltd
		Project Number:	J017620

Item Ref:	12	Survey Type:	Refurbishment (MA only)
Sample Ref:	SD006449	Product:	Well Bound Material
Area:	Window/Door	Product Type:	N/A
Floor:	External	Asbestos Type:	No Asbestos Detected
Room:	External	Damage:	N/A
Surveyor Name:	Jamie Colton,	Treatment:	N/A
Identification:	Identified	Quantity:	N/A
Asbestos ?	No		
Next Inspection:	N/A		

Material Risk Score:	**N/A**	**No Action Required**
Material Risk Band:	N/A	

Action: No further action required

Material Comments: Non Asbestos Putty to windowss & door

SECTION FOURTEEN

BULK IDENTIFICATION REPORT

HEAD OFFICE & LABORATORY
Unit 13
International Business Park
Charfleets Road
Canvey Island
Essex
SS8 0SG

AC&MS LTD
Asbestos Consultancy & Management Services

Phone: 01268 680136 Email: info@acandms.co.uk Web: www.acandms.co.uk

CERTIFICATE FOR THE IDENTIFICATION OF ASBESTOS FIBRES

Client Name:	JG Construction London Ltd		
Client Address:	400 Finchley Road, London, NW2 2HR		
Site Address:	Flat 1, 27 Maresfield Gardens, London, NW3 5SD		
UPRN/Site Ref:	N/A	**Date of Analysis:**	1 Oct 2021
Attention of:	Jan Galik	**Analysis Report No:**	J017620
Surveyor:	Jamie Colton	**Report Date:**	1 Oct 2021
Date Samples Taken:	30 Sep 2021	**Analysed By:**	Harry Hicks
No. of Samples:	3		
Obtained:	Collected		
Date Samples Recd:	1 Oct 2021		

KEY

N.A.D.I.S = NO ASBESTOS DETECTED IN SAMPLE
CROCIDOLITE = Typically Known as Blue Asbestos (Amphibole Group)
AMOSITE = Typically Known as Brown Asbestos (Amphibole Group)
CHRYSOTILE= Typically Known as White Asbestos (Serpentine Group)
ANTHOPHYLLITE = Asbestos (Amphibole Group)
ACTINOLITE = Asbestos (Amphibole Group)
TREMOLITE= Asbestos (Amphibole Group)

METHOD

Samples of material thought to contain asbestos are examined in the analytical laboratory, they are examined by eye, followed by more detailed examination using a low powered stereo microscope (X 8 to X 40 magnification), one or more representative sub samples may be prepared mechanically and/or chemically for further examination. Fibres observed in the course of these examinations are categorised tentatively on the basis of morphology and certain physical properties. Each fibre type recognised is sampled by selecting a few fibres or bundles, these are mounted in a refractive index (RI) liquid chosen to match the most likely asbestos type. The fibres are then positively identified as one of the six regulated asbestos types on the basis of their detailed optical properties using polarised light microscopy (PLM) with X 80 upwards magnification, as appropriate to the type of sample.

Samples of material, referenced below, have been examined to determine the presence of asbestos fibres, using AC&MS Ltd "in house" method of transmitted/polarised light microscopy and centre stop dispersion staining, Procedure 05; based on HSE's HSG 248. The sample type described within this bulk certificate is only an opinion & interpretation of AC&MS Ltd, & is outside the scope of our UKAS testing accreditation. If samples have been delivered the site address and actual sample location or sample type is as given by the client at the time of delivery. AC&MS Ltd are not responsible for the accuracy or competence of the sampling by third parties. Under these circumstances AC&MS Ltd cannot be held responsible for the interpretation of the results shown. AC&MS Ltd only takes responsibility of information reported when a staff member of AC&MS Ltd takes the sample(s), using AC&MS Ltd "in house" method of bulk sampling, Procedure 02 based on HSE's HSG 264.

Sample Ref	Item Ref	Sample Location / Sample Type	Fibre Type Detected
SD006447	8	Ground Floor, Lounge – Textured Coating	N.A.D.I.S
SD006448	11	External, External – Bitumen	N.A.D.I.S
SD006449	12	External, External – Putty	N.A.D.I.S

All samples will be retained in the laboratory for a minimum of 6 Months.

This Certificate was typed by:	Harry Hicks		
Authorised Signatory:		**Print name:**	Harry Hicks

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