

ASBESTOS SAFETY

Tetra Consulting Ltd

Asbestos Refurbishment Survey

Areas as defined by Fire Compartmentation Survey

Emanuel House

18 Rochester Row

London

SW1P 1BS

27143

Completed by

Pieter Tredoux

On behalf of

FirstPort

Report No: **L-389460 (Issue 1)**

Issue Date: **7 December 2023**

Date of assessment: **15 November 2023**

Recommended review date: **15 November 2024**

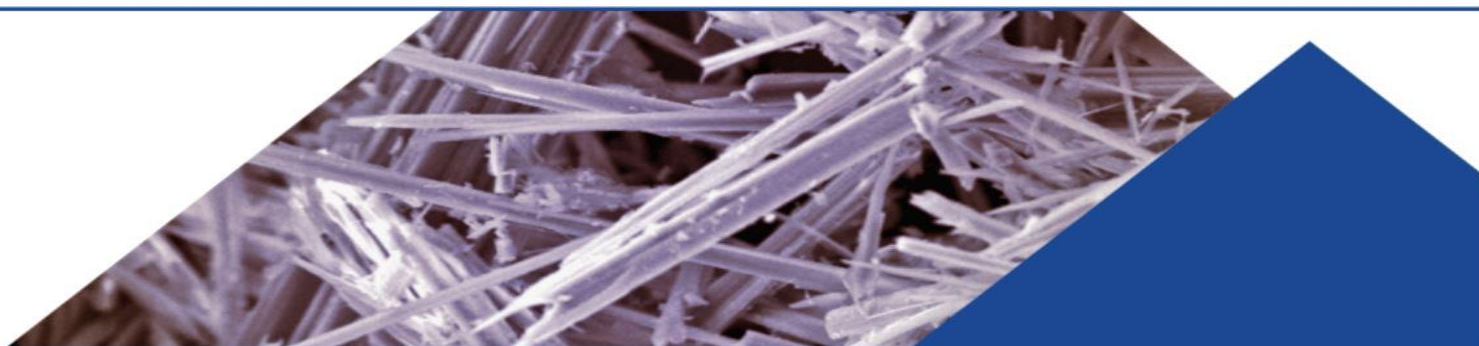


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1.0 Executive Summary

1.1 Survey Summary

An Asbestos Refurbishment Survey was undertaken on 15 November 2023 within the defined areas of the site.

Within the scope and limitations of this survey, asbestos containing materials were identified within the areas of the site surveyed and inspected. A summary of the incidence of sampled and visually identified asbestos containing materials and associated recommended actions is provided below:

Total positive asbestos locations:	4
Total recommendations for:	
Manage	4

Full details of the survey findings can be found in section 3.0 Survey Register. The site plans included in Section 6.0 show the scope of the survey undertaken.



1.2 Recommendations Summary

The above recommended actions should be undertaken as soon as practicable in order to eliminate or assist in the reduction of risk of exposure to asbestos. Further details on the findings and recommended actions are in Section 3 – Survey Register & Action Plan.

Where asbestos containing materials are to remain in situ and will not be disturbed as a result of the refurbishment works, a suitable Asbestos Management Plan must be compiled and implemented in order to help prevent future damage or disturbance to the asbestos.

The plan should include for assessing the risk during both normal occupancy and in advance of any planned works, including routine or emergency maintenance, in order to prevent exposure to asbestos.

All asbestos containing materials must be removed prior to any works or activities which are likely to cause disturbance to the material or managed in such a way so as to prevent or reduce exposure.

This report should not be used as a specification for removals. If required Tetra can provide a specification writing service please send an email projects@tetraconsulting.co.uk.

No asbestos materials were identified that required access to be restricted until removal can be undertaken.

No asbestos materials requiring removal (without restricted access) were identified.

No asbestos materials requiring encapsulation or repairs were identified.

Manage and Re-inspect					
Inspection Ref	Building Floor	Area & Description	Product Type & Description	Sample Number	Material Assessment
S612628	Emanuel House 4th Floor	04.004 Flat 47 - Entrance Lobby	Ceiling Textured Coating - covering to plasterboard ceiling throughout.	L-389460/S007	4 - Very Low
S612654	Emanuel House 7th Floor	07.001 Lift Motor Room	Boxing Insulating Board - durasteel boxing to wall.	L-389460/S001	6 - Low
SP612607	Emanuel House 7th Floor	07.001 Lift Motor Room	Wall Woven Product - presumed asbestos rope flash guards to electrical switch unit.		6 - Low
SP612577	Emanuel House 7th Floor	07.003 Tank Room	Wall Cement Product - flue pipe in corner.		3 - Very Low

1.3 Further Investigation

Any areas of the site which were not accessed or not covered by this, or other survey reports must be presumed to contain asbestos until further investigation proves otherwise. Similarly, any elements and items which were not accessed and are not covered within this report should also be presumed to contain asbestos.

Refurbishment and demolition surveys should only be carried out in unoccupied areas that ideally should not be in service. This not being the case will limit the findings of the survey and further surveying may be required once vacated, which could delay programmed works. There remains the possibility that asbestos containing materials are well concealed within the fabric of the building, which may only come to light once the site has been vacated and is not operational. At this point whole sections can be opened up without the constraints of having to make good in order to accommodate the continuous operation of the site. An operational site will, therefore, restrict the level of intrusion and surveying. It is, therefore, recommended that a contingency is allowed for in terms of costs and time for additional surveying and potential asbestos removal costs.

1.4 Locations of Identified Asbestos – Asbestos Register

LOCATIONS OF IDENTIFIED ASBESTOS – ASBESTOS REGISTER											
Inspection Ref	Building Floor	Area & Description	Product Type & Description	Extent	Condition	Accessibility	Surface Treatment	Sample Number	Asbestos Type	Material Assessment	Recommendation
S612628	Emanuel House 4th Floor	04.004. Flat 47 - Entrance Lobby	Textured Coating Ceiling - covering to plasterboard ceiling throughout.	3m ²	Fair	Medium	Textured Coating	L-389460/S007	Chrysotile	4 - Very Low	Manage
S612654	Emanuel House 7th Floor	07.001. Lift Motor Room	Insulating Board Boxing - durasteel boxing to wall.	2m ²	Fair	Easy	Unsealed Board	L-389460/S001	Chrysotile	6 - Low	Manage
SP612607	Emanuel House 7th Floor	07.001. Lift Motor Room	Woven Product Wall - presumed asbestos rope flash guards to electrical switch unit.	1no	Fair	Easy	Woven Product		Chrysotile	6 - Low	Manage
SP612577	Emanuel House 7th Floor	07.003. Tank Room	Cement Product Wall - flue pipe in corner.	3lin m	Good	Easy	Sealed Cement Product		Chrysotile	3 - Very Low	Manage

Please note: Refer to table in Section 3.0 Survey Register and Action Plan for recommendation comments.

1.5 No Access Areas

Building / Floor	Area & Description	Reason for No Access or Inaccessible areas within location
Emanuel House Basement	B.002 Store Cupboard	No access as key broke.
Emanuel House Riser	R.011 Riser	Riser used by tenant on 5th floor.
Emanuel House Riser	R.012 Riser	Riser used by tenant on 5th floor.
Emanuel House Riser	R.022 Riser	Riser used by tenant on 3rd floor.
Emanuel House Riser	R.040 Riser	Riser in use by tenant on 1st floor.

2.0 Overview & Scope of Survey



0175

2.1 Scope of Survey

Type of Survey: Asbestos Refurbishment Survey in accordance with HSG264.

Scope Summary: Areas as defined by Fire Compartmentation Survey

Site Address: Emanuel House
18 Rochester Row, London
SW1P 1BS

Survey Comments: Tetra Consulting Ltd has been instructed to carry out an Asbestos Refurbishment Survey alongside a Fire Compartmentation Survey at Emanuel House, 18 Rochester Row, London, SW1P 1BS.

Only the areas as requested by the HSF Consultant has been included in this survey. This survey does not cover all the areas of the site. This survey can only be used in the event of any fire remediation on site.

Reason for Reissue:

Date(s) of Survey: 15 November 2023

Surveyor(s) Names: Pieter Tredoux

The survey was undertaken within the confines of the scope of works as provided by the Client and his representative. Should future work be undertaken by the Client on this site that varies from the original scope of works then additional intrusive surveying may be required to ensure adequate cover relating to the work to be undertaken. Once the demolition contractor has control of the site and starts opening up, further surveying may be required.

2.2 Site Description

Site Use: Residential Flats

General Description: Brick Block & Plasterboard Construction

Age: Circa 1960's

2.3 Client Information

FirstPort
Marlborough House,
Wigmore Place,
Wigmore Lane,
Luton,
LU2 9EX

Site contact: Jennie Roos
Project Contact Name: Jennie Roos
Project Contact Number:

2.4 Site - Interested Parties

The Lord Mayor & Citizens of the City of Westminster
c/o FirstPort
Marlborough House,
Wigmore Place,
Wigmore Lane,
Luton,
LU2 9EX

2.5 Surveying Company Information

Head Office:

Tetra Consulting Limited
8 Bloomsbury Street
London
WC1B 3SR

Tel: 020 8875 0700
Fax: 020 8875 0300
Email: info@tetraconsulting.co.uk
Web: www.tetraconsulting.co.uk

2.6 Report Information

Report Compiled By:



Pieter Tredoux - Lead Surveyor

Report Authorised By:



Penelope Brady - Technical Checker

3.0 Survey Register & Action Plan

The following table(s) detail the identified or presumed asbestos-containing materials located during the survey together with assessment scores and recommendations. Quantities shown are estimations and should not be used for measuring or contractual purposes.

Although Material Assessment Scores are not required for Demolition Surveys undergoing works within 3 months of the inspection, they have been included within this report to assist in the on-going, or potential longer term, interim management of asbestos at the site.

The recommended action relating to a refurbishment survey has been confined to removal.

Note: Regarding demolition works, where asbestos materials could be disturbed, there is a specific requirement in CAR 2012 (Regulation 7) for all Asbestos Containing Materials (ACMs) to be removed as far as reasonably practicable. However, there may be circumstances where the nature of the refurbishment works will not involve the disturbance of specific ACMs and in these situations the recommendation may change.

It is recommended that all asbestos removal or remediation works are undertaken by a HSE licensed asbestos contractor in accordance with all current and relevant legislation, guidance and industry standards.

Non-licensed works may be undertaken by other suitable contractors providing they are appropriately trained, experienced and similarly follow all legislation and guidance.

When air monitoring is required, the testing must be undertaken by a UKAS accredited laboratory in accordance with HSE Document HSG248 'Asbestos: the analysts' guide for sampling, analysis and clearance procedures.'

Details are recorded for each room or area including access restrictions and any samples or visual presumptions of asbestos and non-asbestos materials found together with recommendations and additional comments.

Areas which were not accessed are noted with the reason for inaccessibility. Details of inaccessible elements within accessed rooms and areas are also recorded. Such areas and elements must be presumed to contain asbestos until future investigation proves otherwise.

The absence of information relating to asbestos within a room or area does not presuppose the absence of asbestos within it. Please refer to the general and specific limitations of this survey.

SURVEY REGISTER AND ACTION PLAN										
Inspection Ref	Building / Floor	Area & Description	Location Accessed	Accessibility	Reason for No Access or Inaccessible areas or General Room Comments	Material Type & Description	Sample Number	Asbestos Result	Recommendation	Recommendation Comments
612566	Emanuel House Basement	B.001 Lift Lobby	Yes		Walls: Brick & Concrete Ceiling: Concrete Floor: Terrazzo Tiles					
612655	Emanuel House Basement	B.002 Store Cupboard	No		No access as key broke.					
612592	Emanuel House Basement	B.003 Bike Store	Yes		Walls: Brick & Concrete Ceiling: Concrete Floor: Concrete					
613715	Emanuel House Ground	G.001 Entrance Lobby	Yes		Walls: Plaster Render Ceiling: Suspended Tiles & Concrete Floor: Terrazzo Tiles					
612633	Emanuel House Ground	G.002 Lift Lobby	Yes		Walls: Plaster Render Ceiling: Plasterboard Floor: Terrazzo Tiles					
612630	Emanuel House Ground	G.003 Riser Cupboard	Yes		Walls: Plaster Render & Brick Ceiling: Concrete Floor: Concrete (Steel pipework present throughout. Modern electrical switch & consumer units present).					
612643	Emanuel House 1st Floor	01.001 Stairs & Landing	Yes		Walls: Plaster Render Ceiling: Plasterboard Floor: Terrazzo Tiles					
612621	Emanuel House 1st Floor	01.002 Cleaners Cupboard	Yes		Walls: Plaster Render & Ceramic Tiles Ceiling: Concrete Floor: Terrazzo Tiles (MMMF insulation to pipework in corner).					

SURVEY REGISTER AND ACTION PLAN										
Inspection Ref	Building / Floor	Area & Description	Location Accessed	Accessibility	Reason for No Access or Inaccessible areas or General Room Comments	Material Type & Description	Sample Number	Asbestos Result	Recommendation	Recommendation Comments
612631	Emanuel House 1st Floor	01.003 Corridor	Yes		Walls: Plaster Render & Plasterboard Ceiling: Suspended Tiles & Concrete Floor: Fitted Carpet & Concrete (Modern metal ductwork & MMMF insulation to pipework present throughout).					
612644	Emanuel House 1st Floor	01.004 Corridor	Yes		Walls: Plaster Render & Plasterboard Ceiling: Suspended Tiles & Concrete Floor: Fitted Carpet & Concrete (Modern metal ductwork & MMMF insulation to pipework present throughout).					
612617	Emanuel House 1st Floor	01.005 Corridor	Yes		Walls: Plaster Render & Plasterboard Ceiling: Suspended Tiles & Concrete Floor: Fitted Carpet & Concrete (Modern metal ductwork & MMMF insulation to pipework present throughout).					
612635	Emanuel House 1st Floor	01.006 Corridor	Yes		Walls: Plaster Render & Plasterboard Ceiling: Suspended Tiles & Concrete Floor: Fitted Carpet & Concrete (Modern metal ductwork & MMMF insulation to pipework present throughout).					
612620	Emanuel House 2nd Floor	02.001 Stairs & Landing	Yes		Walls: Plaster Render Ceiling: Plasterboard Floor: Terrazzo Tiles					
612568	Emanuel House 2nd Floor	02.002 Cleaners Cupboard	Yes		Walls: Plaster Render & Ceramic Tiles Ceiling: Concrete Floor: Terrazzo Tiles (MMMF insulation to pipework in corner).					
612574	Emanuel House 2nd Floor	02.003 Corridor	Yes		Walls: Plaster Render & Plasterboard Ceiling: Suspended Tiles & Concrete Floor: Fitted Carpet & Concrete (Modern metal ductwork & MMMF insulation to pipework present throughout).					

SURVEY REGISTER AND ACTION PLAN										
Inspection Ref	Building / Floor	Area & Description	Location Accessed	Accessibility	Reason for No Access or Inaccessible areas or General Room Comments	Material Type & Description	Sample Number	Asbestos Result	Recommendation	Recommendation Comments
612587	Emanuel House 2nd Floor	02.004 Corridor	Yes		Walls: Plaster Render & Plasterboard Ceiling: Suspended Tiles & Concrete Floor: Fitted Carpet & Concrete (Modern metal ductwork & MMMF insulation to pipework present throughout).					
612608	Emanuel House 2nd Floor	02.005 Corridor	Yes		Walls: Plaster Render & Plasterboard Ceiling: Suspended Tiles & Concrete Floor: Fitted Carpet & Concrete (Modern metal ductwork & MMMF insulation to pipework present throughout).					
612638	Emanuel House 2nd Floor	02.006 Corridor	Yes		Walls: Plaster Render & Plasterboard Ceiling: Suspended Tiles & Concrete Floor: Fitted Carpet & Concrete (Modern metal ductwork & MMMF insulation to pipework present throughout).					
612615	Emanuel House 3rd Floor	03.001 Stairs & Landing	Yes		Walls: Plaster Render Ceiling: Plasterboard Floor: Terrazzo Tiles					
612571	Emanuel House 3rd Floor	03.002 Cleaners Cupboard	Yes		Walls: Plaster Render & Ceramic Tiles Ceiling: Concrete Floor: Terrazzo Tiles (MMMF insulation to pipework in corner).					
612567	Emanuel House 3rd Floor	03.003 Corridor	Yes		Walls: Plaster Render & Plasterboard Ceiling: Suspended Tiles & Concrete Floor: Fitted Carpet & Concrete (Modern metal ductwork & MMMF insulation to pipework present throughout).					
612606	Emanuel House 3rd Floor	03.004 Corridor	Yes		Walls: Plaster Render & Plasterboard Ceiling: Suspended Tiles & Concrete Floor: Fitted Carpet & Concrete (Modern metal ductwork & MMMF insulation to pipework present throughout).					

SURVEY REGISTER AND ACTION PLAN										
Inspection Ref	Building / Floor	Area & Description	Location Accessed	Accessibility	Reason for No Access or Inaccessible areas or General Room Comments	Material Type & Description	Sample Number	Asbestos Result	Recommendation	Recommendation Comments
612629	Emanuel House 3rd Floor	03.005 Corridor	Yes		Walls: Plaster Render & Plasterboard Ceiling: Suspended Tiles & Concrete Floor: Fitted Carpet & Concrete (Modern metal ductwork & MMMF insulation to pipework present throughout).					
612625	Emanuel House 3rd Floor	03.006 Corridor	Yes		Walls: Plaster Render & Plasterboard Ceiling: Suspended Tiles & Concrete Floor: Fitted Carpet & Concrete (Modern metal ductwork & MMMF insulation to pipework present throughout).					
612599	Emanuel House 4th Floor	04.001 Stairs & Landing	Yes		Walls: Plaster Render Ceiling: Plasterboard Floor: Terrazzo Tiles					
612632	Emanuel House 4th Floor	04.002 Cleaners Cupboard	Yes		Walls: Plaster Render & Ceramic Tiles Ceiling: Concrete Floor: Terrazzo Tiles (MMMF insulation to pipework in corner).					
612649	Emanuel House 4th Floor	04.003 Corridor	Yes		Walls: Plaster Render & Plasterboard Ceiling: Suspended Tiles & Concrete Floor: Fitted Carpet & Concrete (Modern metal ductwork & MMMF insulation to pipework present throughout).					
S612628	Emanuel House 4th Floor	04.004 Flat 47 - Entrance Lobby	Yes	Medium	Walls: Plaster Render & Plasterboard Ceiling: Plasterboard Floor: Concrete (This material is present to ceiling throughout Flat 47).	Ceiling Textured Coating - covering to plasterboard ceiling throughout.	L-389460/S007	Chrysotile	Manage	Where remaining in situ the material should be suitably maintained and periodically re-inspected.
612582	Emanuel House 4th Floor	04.005 Corridor	Yes		Walls: Plaster Render & Plasterboard Ceiling: Suspended Tiles & Concrete Floor: Fitted Carpet & Concrete (Modern metal ductwork & MMMF insulation to pipework present throughout).					

SURVEY REGISTER AND ACTION PLAN										
Inspection Ref	Building / Floor	Area & Description	Location Accessed	Accessibility	Reason for No Access or Inaccessible areas or General Room Comments	Material Type & Description	Sample Number	Asbestos Result	Recommendation	Recommendation Comments
612596	Emanuel House 4th Floor	04.006 Corridor	Yes		Walls: Plaster Render & Plasterboard Ceiling: Suspended Tiles & Concrete Floor: Fitted Carpet & Concrete (Modern metal ductwork & MMMF insulation to pipework present throughout).					
615077	Emanuel House 4th Floor	04.007 Corridor	Yes		Walls: Plaster Render & Plasterboard Ceiling: Suspended Tiles & Concrete Floor: Fitted Carpet & Concrete (Modern metal ductwork & MMMF insulation to pipework present throughout).					
612626	Emanuel House 5th Floor	05.001 Stairs & Landing	Yes		Walls: Plaster Render Ceiling: Plasterboard Floor: Terrazzo Tiles					
612642	Emanuel House 5th Floor	05.002 Cleaners Cupboard	Yes		Walls: Plaster Render & Ceramic Tiles Ceiling: Concrete Floor: Terrazzo Tiles (MMMF insulation to pipework in corner).					
612624	Emanuel House 5th Floor	05.003 Corridor	Yes		Walls: Plaster Render Ceiling: Suspended Tiles & Concrete Floor: Fitted Carpet & Concrete (Modern metal ductwork & MMMF insulation to pipework present throughout).					
612645	Emanuel House 5th Floor	05.004 Corridor	Yes		Walls: Plaster Render Ceiling: Suspended Tiles & Concrete Floor: Fitted Carpet & Concrete (Modern metal ductwork & MMMF insulation to pipework present throughout).					
612586	Emanuel House 5th Floor	05.005 Corridor	Yes		Walls: Plaster Render Ceiling: Suspended Tiles & Concrete Floor: Fitted Carpet & Concrete (Modern metal ductwork & MMMF insulation to pipework present throughout).					

SURVEY REGISTER AND ACTION PLAN										
Inspection Ref	Building / Floor	Area & Description	Location Accessed	Accessibility	Reason for No Access or Inaccessible areas or General Room Comments	Material Type & Description	Sample Number	Asbestos Result	Recommendation	Recommendation Comments
612595	Emanuel House 6th Floor	06.001 Stairs & Landing	Yes		Walls: Plaster Render & Plasterboard Ceiling: Plasterboard Floor: Terrazzo Tiles					
612590	Emanuel House 6th Floor	06.002 Cleaners Cupboard	Yes		Walls: Plaster Render & Ceramic Tiles Ceiling: Concrete Floor: Terrazzo Tiles (MMMMF insulation to pipework in corner).					
612569	Emanuel House 6th Floor	06.003 Corridor	Yes		Walls: Plaster Render Ceiling: Suspended Tiles & Concrete Floor: Fitted Carpet & Concrete (Modern metal ductwork & MMMF insulation to pipework present throughout).					
612601	Emanuel House 6th Floor	06.004 Corridor	Yes		Walls: Plaster Render Ceiling: Suspended Tiles & Concrete Floor: Fitted Carpet & Concrete (Modern metal ductwork & MMMF insulation to pipework present throughout).					
612578	Emanuel House 6th Floor	06.005 Corridor	Yes		Walls: Plaster Render Ceiling: Suspended Tiles & Concrete Floor: Fitted Carpet & Concrete (Modern metal ductwork & MMMF insulation to pipework present throughout).					
612646	Emanuel House 6th Floor	06.006 Corridor	Yes		Walls: Plaster Render Ceiling: Suspended Tiles & Concrete Floor: Fitted Carpet & Concrete (Modern metal ductwork & MMMF insulation to pipework present throughout).					
SP612607	Emanuel House 7th Floor	07.001 Lift Motor Room	Yes	Easy	Walls: Brick & Block Ceiling: Concrete Floor: Concrete (Modern lift Machinery present).	Wall Woven Product - presumed asbestos rope flash guards to electrical switch unit.		Chrysotile	Manage	Where remaining in situ the material should be suitably maintained and periodically re-inspected. Label where appropriate.

SURVEY REGISTER AND ACTION PLAN										
Inspection Ref	Building / Floor	Area & Description	Location Accessed	Accessibility	Reason for No Access or Inaccessible areas or General Room Comments	Material Type & Description	Sample Number	Asbestos Result	Recommendation	Recommendation Comments
S612654	Emanuel House 7th Floor	07.001 Lift Motor Room	Yes	Easy	Walls: Brick & Block Ceiling: Concrete Floor: Concrete (Modern Lift Machinery present).	Boxing Insulating Board - durasteel boxing to wall.	L-389460/S001	Chrysotile	Manage	Where remaining in situ the material should be suitably maintained and periodically re-inspected. Label where appropriate.
612591	Emanuel House 7th Floor	07.002 Stairs & Landing	Yes		Walls: Plaster Render & Plasterboard Ceiling: Concrete Floor: Terrazzo Tiles					
SP612577	Emanuel House 7th Floor	07.003 Tank Room	Yes	Easy	Walls: Brick & Block Ceiling: Concrete Floor: Concrete (MMMF insulation to pipework throughout).	Wall Cement Product - flue pipe in corner.		Chrysotile	Manage	Where remaining in situ the material should be suitably maintained and periodically re-inspected.
S612616	Emanuel House 7th Floor	07.003 Tank Room	Yes		Walls: Brick & Block Ceiling: Concrete Floor: Concrete (MMMF insulation to pipework throughout).	Water Tank Putty - seals to joints in tank.	L-389460/S002	NADIS	No recommendation required	
S612622	Emanuel House 7th Floor	07.003 Tank Room	Yes		Walls: Brick & Block Ceiling: Concrete Floor: Concrete (MMMF insulation to pipework throughout).	Water Tank Bituminous Product - felt remains to brick plinths.	L-389460/S003	NADIS	No recommendation required	
612602	Emanuel House Riser	R.001 Riser	Yes		Walls: Plasterboard Ceiling: MMMF Fire-Stopping Material Floor: Concrete & MMMF Fire-Stopping Material					
612609	Emanuel House Riser	R.002 Riser	Yes		Walls: Block & Concrete Ceiling: Concrete Floor: Concrete					
S612572	Emanuel House Riser	R.003 Electrical Riser	Yes		Walls: Insulating Board Ceiling: Insulating Board Floor: Insulating Board & MMMF Fire-Stopping Material (Modern electrical switch & consumer units present).	Walls, Ceiling & Floor Insulating Board - supalux panels present throughout.	L-389460/S004	NADIS	No recommendation required	

SURVEY REGISTER AND ACTION PLAN										
Inspection Ref	Building / Floor	Area & Description	Location Accessed	Accessibility	Reason for No Access or Inaccessible areas or General Room Comments	Material Type & Description	Sample Number	Asbestos Result	Recommendation	Recommendation Comments
612570	Emanuel House Riser	R.004 Riser	Yes		Walls: Plasterboard Ceiling: Concrete Floor: Concrete					
612581	Emanuel House Riser	R.005 Riser	Yes		Walls: Timber & Plasterboard Ceiling: Concrete Floor: Concrete & MMMF Fire- Stopping Material (Metal ductwork present).					
X612653	Emanuel House Riser	R.006 Electrical Riser	Yes		Walls: Insulating Board Ceiling: Insulating Board Floor: Insulating Board & MMMF Fire- Stopping Material (Modern electrical switch & consumer units present).	Walls Insulating Board - supalux panels present throughout.	L- 389460/X004/1	NADIS	No recommendation required	
612593	Emanuel House Riser	R.007 Riser	Yes		Walls: Timber & Plasterboard Ceiling: Concrete Floor: Concrete & MMMF Fire- Stopping Material (Metal gas pipe present).					
612639	Emanuel House Riser	R.008 Riser	Yes		Walls: Plasterboard & Timber Ceiling: Timber, Concrete & MMMF Fire-Stopping Material Floor: Concrete & MMMF Fire- Stopping Material					
612605	Emanuel House Riser	R.009 Riser	Yes		Walls: Block & Concrete Ceiling: Concrete Floor: Concrete					
S612584	Emanuel House Riser	R.010 Electrical Riser	Yes		Walls: Insulating Board, Plasterboard & Concrete Ceiling: Insulating Board Floor: Insulating Board & MMMF Fire- Stopping Material (Modern electrical switch & consumer units present).	Walls Insulating Board - supalux panels present throughout.	L-389460/S005	NADIS	No recommendation required	

SURVEY REGISTER AND ACTION PLAN										
Inspection Ref	Building / Floor	Area & Description	Location Accessed	Accessibility	Reason for No Access or Inaccessible areas or General Room Comments	Material Type & Description	Sample Number	Asbestos Result	Recommendation	Recommendation Comments
612598	Emanuel House Riser	R.011 Riser	No		Riser used by tenant on 5th floor.					
612600	Emanuel House Riser	R.012 Riser	No		Riser used by tenant on 5th floor.					
X612636	Emanuel House Riser	R.013 Electrical Riser	Yes		Walls: Insulating Board, Plasterboard & Concrete Ceiling: Insulating Board Floor: Insulating Board & MMMF Fire-Stopping Material (Modern electrical switch & consumer units present).	Walls Insulating Board - supalux panels present throughout.	L-389460/X005/1	NADIS	No recommendation required	
612589	Emanuel House Riser	R.014 Riser	Yes		Walls: Plasterboard Ceiling: Plasterboard Floor: Concrete (Metal gas pipe present).					
612585	Emanuel House Riser	R.015 Riser	Yes		Walls: Plasterboard & Timber Ceiling: Timber Floor: Concrete					
612618	Emanuel House Riser	R.016 Riser	Yes		Walls: Block & Concrete Ceiling: Concrete Floor: Concrete					
S612614	Emanuel House Riser	R.017 Electrical Riser	Yes		Walls: Insulating Board, Plasterboard & Concrete Ceiling: Insulating Board Floor: Insulating Board & MMMF Fire-Stopping Material (Modern electrical switch & consumer units present).	Walls Insulating Board - supalux panels present throughout.	L-389460/S006	NADIS	No recommendation required	

SURVEY REGISTER AND ACTION PLAN										
Inspection Ref	Building / Floor	Area & Description	Location Accessed	Accessibility	Reason for No Access or Inaccessible areas or General Room Comments	Material Type & Description	Sample Number	Asbestos Result	Recommendation	Recommendation Comments
612619	Emanuel House Riser	R.018 Riser	Yes		Walls: Plasterboard Ceiling: Timber Floor: Concrete (Metal gas pipe present).					
612613	Emanuel House Riser	R.019 Riser	Yes		Walls: Plasterboard & Timber Ceiling: MMMF Fire-Stopping Material Floor: Concrete & MMMF Fire - Stopping Material					
X612575	Emanuel House Riser	R.020 Electrical Riser	Yes		Walls: Insulating Board, Plasterboard & Concrete Ceiling: Insulating Board Floor: Insulating Board & MMMF Fire- Stopping Material (Modern electrical switch & consumer units present).	Walls Insulating Board - supalux panels present throughout.	L-389460/X006/1	NADIS	No recommendation required	
612623	Emanuel House Riser	R.021 Riser	Yes		Walls: Plasterboard Ceiling: Timber Floor: Concrete (Metal gas pipe present).					
612640	Emanuel House Riser	R.022 Riser	No		Riser used by tenant on 3rd floor.					
612651	Emanuel House Riser	R.023 Riser	Yes		Walls: Block & Concrete Ceiling: Concrete Floor: Concrete					
X612603	Emanuel House Riser	R.024 Electrical Riser	Yes		Walls: Insulating Board, Plasterboard & Concrete Ceiling: Insulating Board Floor: Insulating Board & MMMF Fire- Stopping Material (Modern electrical switch & consumer units present).	Walls Insulating Board - supalux panels present throughout.	L-389460/X006/2	NADIS	No recommendation required	

SURVEY REGISTER AND ACTION PLAN										
Inspection Ref	Building / Floor	Area & Description	Location Accessed	Accessibility	Reason for No Access or Inaccessible areas or General Room Comments	Material Type & Description	Sample Number	Asbestos Result	Recommendation	Recommendation Comments
612583	Emanuel House Riser	R.025 Riser	Yes		Walls: Plasterboard Ceiling: Plasterboard Floor: Concrete (Metal gas pipe present).					
612597	Emanuel House Riser	R.026 Riser	Yes		Walls: Plasterboard & Timber Ceiling: MMMF Fire-Stopping Material Floor: Concrete & MMMF Fire-Stopping Material					
X612573	Emanuel House Riser	R.027 Electrical Riser	Yes		Walls: Insulating Board, Plasterboard & Concrete Ceiling: Insulating Board Floor: Insulating Board & MMMF Fire-Stopping Material (Modern electrical switch & consumer units present).	Walls Insulating Board - supalux panels present behind light switch.	L-389460/X006/3	NADIS	No recommendation required	
612611	Emanuel House Riser	R.028 Riser	Yes		Walls: Plasterboard Ceiling: Timber Floor: Concrete (Metal gas pipe present).					
612588	Emanuel House Riser	R.029 Riser	Yes		Walls: Timber Ceiling: MMMF Fire-Stopping Material Floor: Concrete & Non Asbestos Insulating Board					
612637	Emanuel House Riser	R.030 Riser	Yes		Walls: Block & Concrete Ceiling: Concrete Floor: Concrete					
S612641	Emanuel House Riser	R.031 Electrical Riser	Yes		Walls: Insulating Board, Plasterboard & Concrete Ceiling: Insulating Board Floor: Insulating Board & MMMF Fire-Stopping Material (Modern electrical switch & consumer units present).	Walls Insulating Board - supalux panels present throughout.	L-389460/S008	NADIS	No recommendation required	

SURVEY REGISTER AND ACTION PLAN										
Inspection Ref	Building / Floor	Area & Description	Location Accessed	Accessibility	Reason for No Access or Inaccessible areas or General Room Comments	Material Type & Description	Sample Number	Asbestos Result	Recommendation	Recommendation Comments
612652	Emanuel House Riser	R.032 Riser	Yes		Walls: Plasterboard Ceiling: Timber Floor: Concrete (Metal gas pipe present).					
612604	Emanuel House Riser	R.033 Riser	Yes		Walls: Plasterboard & Timber Ceiling: MMMF Fire-Stopping Material Floor: Concrete & MMMF Fire-Stopping Material (Non asbestos insulating board boxing at low level).					
X612612	Emanuel House Riser	R.034 Electrical Riser	Yes		Walls: Insulating Board, Plasterboard & Concrete Ceiling: Insulating Board Floor: Insulating Board & MMMF Fire-Stopping Material (Modern electrical switch & consumer units present).	Walls Insulating Board - supalux panels present throughout.	L-389460/X008/1	NADIS	No recommendation required	
612656	Emanuel House Riser	R.035 Riser	Yes		Walls: Plasterboard & Timber Ceiling: Timber Floor: Concrete (Metal gas pipe present).					
612647	Emanuel House Riser	R.036 Riser	Yes		Walls: Plasterboard & Timber Ceiling: Timber Floor: Concrete					
612650	Emanuel House Riser	R.037 Riser	Yes		Walls: Block & Concrete Ceiling: Concrete Floor: Concrete					
S612594	Emanuel House Riser	R.038 Electrical Riser	Yes		Walls: Insulating Board Ceiling: Insulating Board Floor: Insulating Board & MMMF Fire-Stopping Material (Modern electrical switch & consumer units present).	Walls Insulating Board - supalux panels present behind light & light switch.	L-389460/S009	NADIS	No recommendation required	

SURVEY REGISTER AND ACTION PLAN										
Inspection Ref	Building / Floor	Area & Description	Location Accessed	Accessibility	Reason for No Access or Inaccessible areas or General Room Comments	Material Type & Description	Sample Number	Asbestos Result	Recommendation	Recommendation Comments
612648	Emanuel House Riser	R.039 Riser	Yes		Walls: Plasterboard & Timber Ceiling: Timber Floor: Concrete (Metal gas pipe present).					
612610	Emanuel House Riser	R.040 Riser	No		Riser in use by tenant on 1st floor.					
612579	Emanuel House Riser	R.041 Electrical Riser	Yes		Walls: Modern Non Asbestos Insulating Board Ceiling: Insulating Board Floor: Insulating Board & MMMF Fire-Stopping Material					
612580	Emanuel House Riser	R.042 Riser	Yes		Walls: Plasterboard Ceiling: Timber Floor: Concrete (Metal gas pipe present).					

Notes: Areas not accessed or inaccessible areas should be presumed to contain asbestos until further investigation proves otherwise.

4.0 Assessment Scoring Table

The following table(s) provide the scores used to calculate the Material Assessment Score.

The criteria and associated scores for making the assessments are provided in Appendix 4 of this report.

ASSESSMENT SCORING TABLE - Material Assessment										
Insp. Ref	Building / Floor	Location	Material Type	Sample Number	Material Type	Condition	Surface Treatment	Asbestos Result	Material Assessment (Score - Rating)	
S612628	Emanuel House 4th Floor	04.004 Flat 47 - Entrance Lobby	Textured Coating	L-389460/S007	1	1	1	1	4	Very Low
S612654	Emanuel House 7th Floor	07.001 Lift Motor Room	Insulating Board	L-389460/S001	2	1	2	1	6	Low
SP612607	Emanuel House 7th Floor	07.001 Lift Motor Room	Woven Product		2	1	2	1	6	Low
SP612577	Emanuel House 7th Floor	07.003 Tank Room	Cement Product		1	0	1	1	3	Very Low

5.0 Sample & Inspection Photographs



Inspection Ref:	S612628
Sample No.:	007
Building:	Emanuel House
Floor:	4th Floor
Area Ref:	04.004
Area Description:	Flat 47 - Entrance Lobby
Material Description:	Ceiling Textured Coating - covering to plasterboard ceiling throughout.
Quantity:	3m ²
Asbestos Result:	Chrysotile
Recommendation:	Manage



Inspection Ref:	S612654
Sample No.:	001
Building:	Emanuel House
Floor:	7th Floor
Area Ref:	07.001
Area Description:	Lift Motor Room
Material Description:	Boxing Insulating Board - durasteel boxing to wall.
Quantity:	2m ²
Asbestos Result:	Chrysotile
Recommendation:	Manage



Inspection Ref:	SP612607
Sample No.:	
Building:	Emanuel House
Floor:	7th Floor
Area Ref:	07.001
Area Description:	Lift Motor Room
Material Description:	Wall Woven Product - presumed asbestos rope flash guards to electrical switch unit.
Quantity:	1no
Asbestos Result:	Chrysotile
Recommendation:	Manage



Inspection Ref:	S612622
Sample No.:	003
Building:	Emanuel House
Floor:	7th Floor
Area Ref:	07.003
Area Description:	Tank Room
Material Description:	Water Tank Bituminous Product - felt remains to brick plinths.
Quantity:	9lin m
Asbestos Result:	NADIS
Recommendation:	No recommendation required



Inspection Ref:	SP612577
Sample No.:	
Building:	Emanuel House
Floor:	7th Floor
Area Ref:	07.003
Area Description:	Tank Room
Material Description:	Wall Cement Product - flue pipe in corner.
Quantity:	3lin m
Asbestos Result:	Chrysotile
Recommendation:	Manage



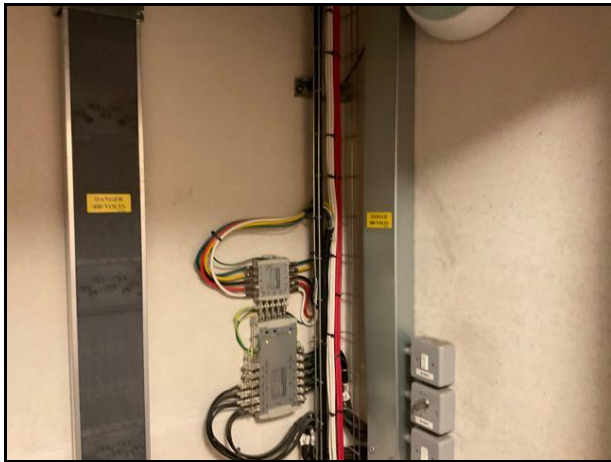
Inspection Ref:	S612616
Sample No.:	002
Building:	Emanuel House
Floor:	7th Floor
Area Ref:	07.003
Area Description:	Tank Room
Material Description:	Water Tank Putty - seals to joints in tank.
Quantity:	20lin m
Asbestos Result:	NADIS
Recommendation:	No recommendation required



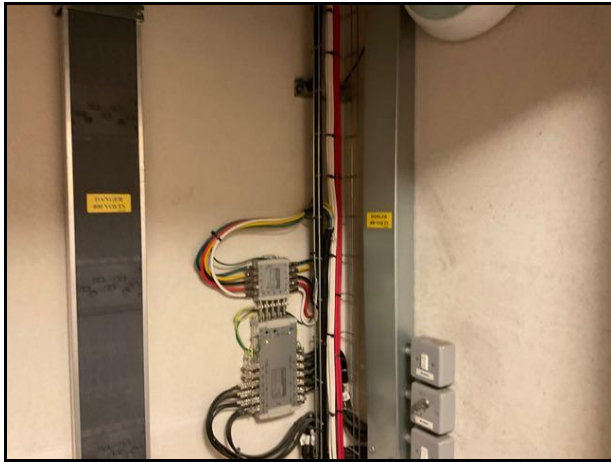
Inspection Ref:	S612572
Sample No.:	004
Building:	Emanuel House
Floor:	Riser
Area Ref:	R.003
Area Description:	Electrical Riser
Material Description:	Walls, Ceiling & Floor Insulating Board - supalux panels present throughout.
Quantity:	4m ²
Asbestos Result:	NADIS
Recommendation:	No recommendation required



Inspection Ref:	X612653
Sample No.:	004/1
Building:	Emanuel House
Floor:	Riser
Area Ref:	R.006
Area Description:	Electrical Riser
Material Description:	Walls Insulating Board - supalux panels present throughout.
Quantity:	3m ²
Asbestos Result:	NADIS
Recommendation:	No recommendation required



Inspection Ref:	S612584
Sample No.:	005
Building:	Emanuel House
Floor:	Riser
Area Ref:	R.010
Area Description:	Electrical Riser
Material Description:	Walls Insulating Board - supalux panels present throughout.
Quantity:	2m ²
Asbestos Result:	NADIS
Recommendation:	No recommendation required



Inspection Ref:	X612636
Sample No.:	005/1
Building:	Emanuel House
Floor:	Riser
Area Ref:	R.013
Area Description:	Electrical Riser
Material Description:	Walls Insulating Board - supalux panels present throughout.
Quantity:	2m ²
Asbestos Result:	NADIS
Recommendation:	No recommendation required



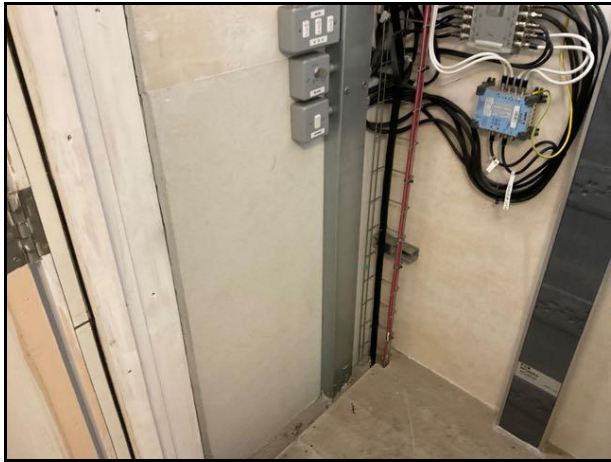
Inspection Ref:	S612614
Sample No.:	006
Building:	Emanuel House
Floor:	Riser
Area Ref:	R.017
Area Description:	Electrical Riser
Material Description:	Walls Insulating Board - supalux panels present throughout.
Quantity:	2m ²
Asbestos Result:	NADIS
Recommendation:	No recommendation required



Inspection Ref:	X612575
Sample No.:	006/1
Building:	Emanuel House
Floor:	Riser
Area Ref:	R.020
Area Description:	Electrical Riser
Material Description:	Walls Insulating Board - supalux panels present throughout.
Quantity:	2m ²
Asbestos Result:	NADIS
Recommendation:	No recommendation required



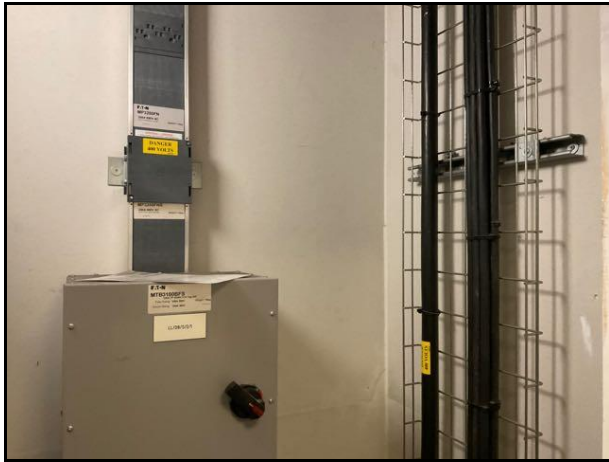
Inspection Ref:	X612603
Sample No.:	006/2
Building:	Emanuel House
Floor:	Riser
Area Ref:	R.024
Area Description:	Electrical Riser
Material Description:	Walls Insulating Board - supalux panels present throughout.
Quantity:	2m ²
Asbestos Result:	NADIS
Recommendation:	No recommendation required



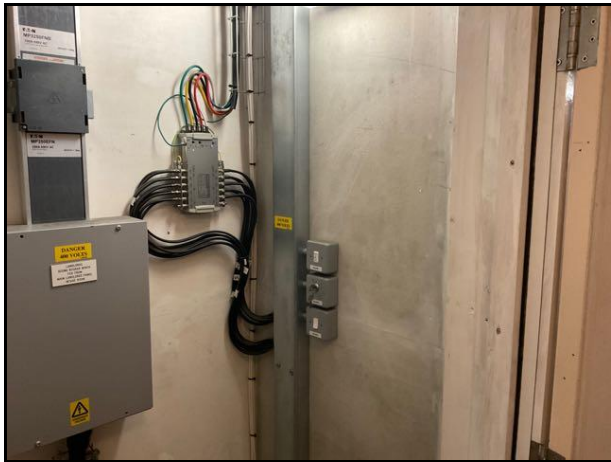
Inspection Ref:	X612573
Sample No.:	006/3
Building:	Emanuel House
Floor:	Riser
Area Ref:	R.027
Area Description:	Electrical Riser
Material Description:	Walls Insulating Board - supalux panels present behind light switch.
Quantity:	1m ²
Asbestos Result:	NADIS
Recommendation:	No recommendation required



Inspection Ref:	S612641
Sample No.:	008
Building:	Emanuel House
Floor:	Riser
Area Ref:	R.031
Area Description:	Electrical Riser
Material Description:	Walls Insulating Board - supalux panels present throughout.
Quantity:	3m ²
Asbestos Result:	NADIS
Recommendation:	No recommendation required



Inspection Ref:	X612612
Sample No.:	008/1
Building:	Emanuel House
Floor:	Riser
Area Ref:	R.034
Area Description:	Electrical Riser
Material Description:	Walls Insulating Board - supalux panels present throughout.
Quantity:	9m ²
Asbestos Result:	NADIS
Recommendation:	No recommendation required



Inspection Ref:	S612594
Sample No.:	009
Building:	Emanuel House
Floor:	Riser
Area Ref:	R.038
Area Description:	Electrical Riser
Material Description:	Walls Insulating Board - supalux panels present behind light & light switch.
Quantity:	3m ²
Asbestos Result:	NADIS
Recommendation:	No recommendation required

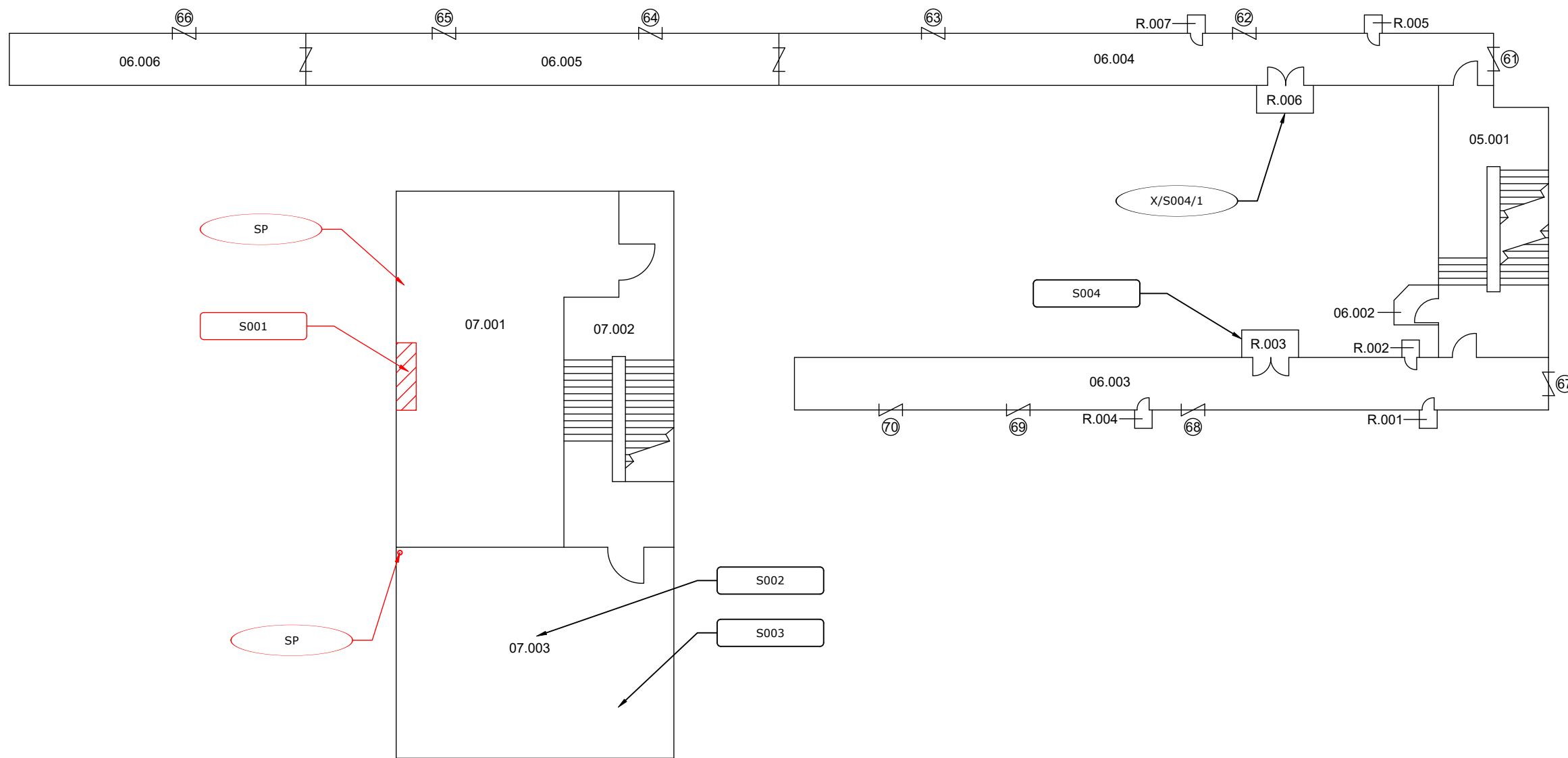
6.0 Site Plans



8 Bloomsbury Street
London
WC1B 3SR

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F 020 8875 0300

E info@tetraconsulting.co.uk



KEY :

- ASBESTOS CONTAINING MATERIALS MARKED RED
- SCOPE OF REFURBISHMENT/DEMOLITION SURVEY (IF APPLICABLE)
- OUTSIDE SCOPE OF SURVEY
- NO ACCESS
- PRESUMPTION
- STRONG PRESUMPTION
- VISUAL REF. AND LOCATION (RED OR BLACK)
- SAMPLE No. AND LOCATION (RED OR BLACK)
- INDICATES ASBESTOS REMOVED.
- PREVIOUSLY SAMPLED (RE-INSPECTION ONLY)

LANDLORD:
SEGRO ADMINISTRATION LTD

PROJECT No. L-389460

SITE:
EMANUEL HOUSE
LONDON
SW1P 1BS

TITLE:
SIXTH & SEVENTH FLOORS
ASBESTOS SURVEY

DRG. No. DW/L-389460/01 **DATE DRAWN:** 24.11.23

REPORT ISSUE No	DRAWN BY	REVISION No	DATE REVISED
1	PT	.	.

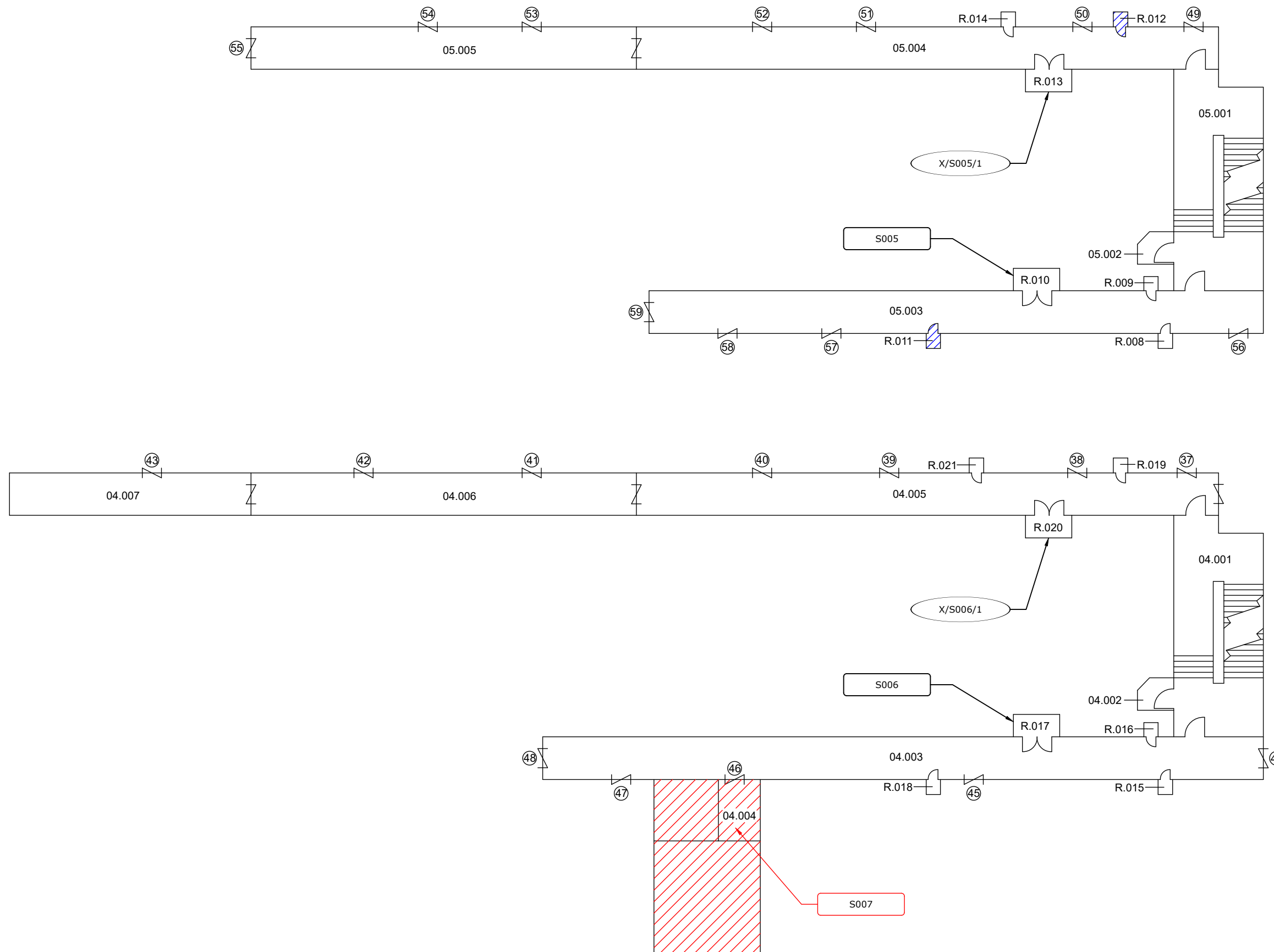
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- SCOPE OF REFURBISHMENT/DEMOLITION SURVEY (IF APPLICABLE)
- OUTSIDE SCOPE OF SURVEY
- NO ACCESS
- PRESUMPTION
- STRONG PRESUMPTION
- VISUAL REF. AND LOCATION (RED OR BLACK)
- SAMPLE No. AND LOCATION (RED OR BLACK)
- INDICATES ASBESTOS REMOVED.
- PREVIOUSLY SAMPLED (RE-INSPECTION ONLY)

LANDLORD:
SEGRO ADMINISTRATION LTD

PROJECT No. L-389460

SITE:
EMANUEL HOUSE
LONDON
SW1P 1BS

TITLE:
FOURTH & FIFTH FLOORS
ASBESTOS SURVEY

DRG. No. DW/L-389460/02	DATE DRAWN: 24.11.23
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REPORT ISSUE No 1	DRAWN BY PT	REVISION No .	DATE REVISED .
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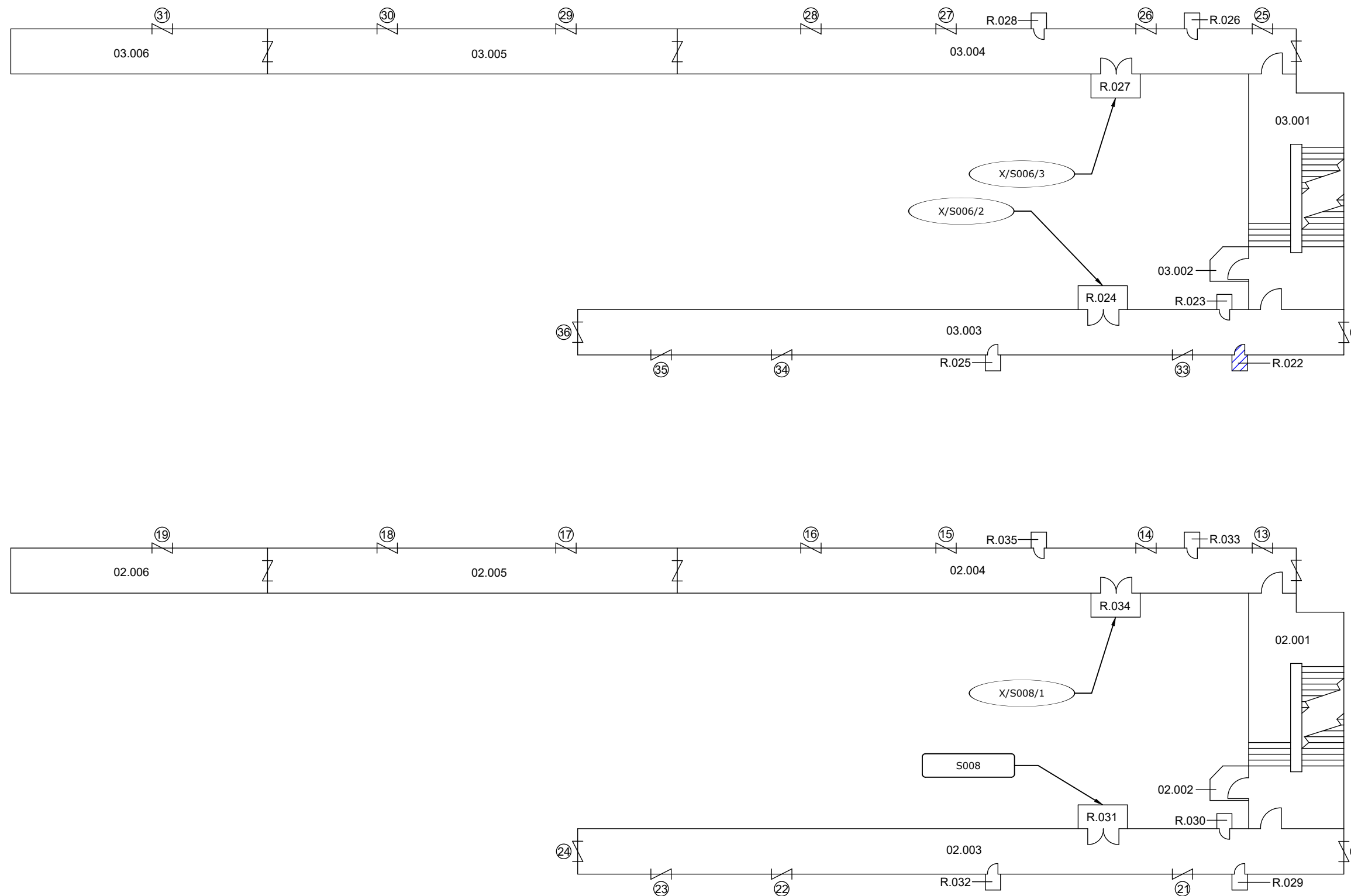
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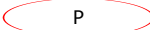

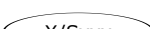
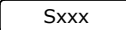
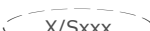
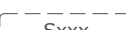
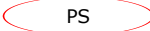


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-  ASBESTOS CONTAINING MATERIALS MARKED RED
-  SCOPE OF REFURBISHMENT/DEMOLITION SURVEY (IF APPLICABLE)
-  OUTSIDE SCOPE OF SURVEY
-  NO ACCESS
-  P PRESUMPTION
-  SP STRONG PRESUMPTION
-  X/Sxxx VISUAL REF. AND LOCATION (RED OR BLACK)
-  Sxxx SAMPLE No. AND LOCATION (RED OR BLACK)
-  X/Sxxx INDICATES ASBESTOS REMOVED.
-  Sxxx INDICATES ASBESTOS REMOVED.
-  PS PREVIOUSLY SAMPLED (RE-INSPECTION ONLY)

LANDLORD:
SEGRO ADMINISTRATION LTD

PROJECT No. L-389460

SITE:
EMANUEL HOUSE
LONDON
SW1P 1BS

TITLE:
SECOND & THIRD FLOORS
ASBESTOS SURVEY

DRG. No. DW/L-389460/03	DATE DRAWN: 24.11.23
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REPORT ISSUE No 1	DRAWN BY PT	REVISION No .	DATE REVISED .
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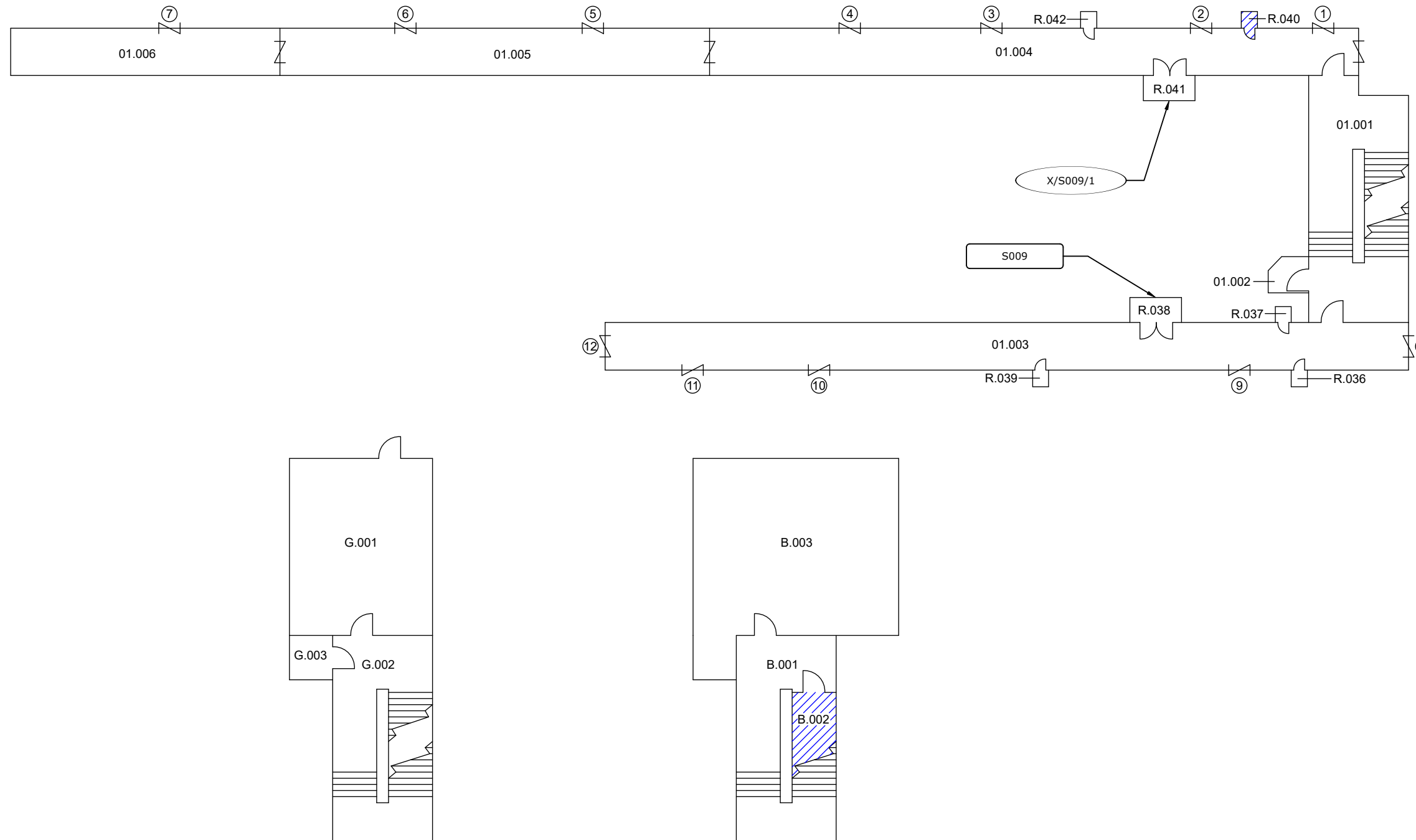
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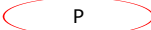
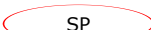
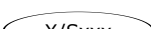
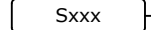


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KEY :

-  ASBESTOS CONTAINING MATERIALS MARKED RED
-  SCOPE OF REFRUBISHMENT/DEMOLITION SURVEY (IF APPLICABLE)
-  OUTSIDE SCOPE OF SURVEY
-  NO ACCESS
-  P PRESUMPTION
-  SP STRONG PRESUMPTION
-  X/Sxxx VISUAL REF. AND LOCATION (RED OR BLACK)
-  Sxxx SAMPLE No. AND LOCATION (RED OR BLACK)
-  X/Sxxx INDICATES ASBESTOS REMOVED.
-  PS PREVIOUSLY SAMPLED (RE-INSPECTION ONLY)

LANDLORD:
SEGRO ADMINISTRATION LTD

PROJECT No. L-389460

SITE:
EMANUEL HOUSE
LONDON
SW1P 1BS

TITLE:
BASEMENT TO FIRST FLOORS
ASBESTOS SURVEY

DRG. No.	DATE DRAWN:
DW/L-389460/04	24.11.23

REPORT ISSUE No	DRAWN BY	REVISION No	DATE REVISED
1	PT	.	.

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Appendix 1 - Sample Analysis Certificate



ENVIRONMENTAL SOLUTIONS LTD



ATHENA ENVIRONMENTAL SOLUTIONS LTD
 SUITE 3, SOPWITH HOUSE, HURRICANE WAY,
 WICKFORD, ESSEX, SS11 8YU
 Tel: 01268 761 171
 Email: info@athena-env.co.uk



COMPANY REG NUMBER: 07376951
 REGISTERED ADDRESS: AS ABOVE

4696

CERTIFICATE OF IDENTIFICATION OF ASBESTOS FIBRES

CERTIFICATE NUMBER: ATH/23/11/0204 DATE SAMPLED: 15/11/23 DATE RECEIVED: 21/11/23 DATE ANALYSED: 21/11/23 DATE ISSUED: 21/11/23 SAMPLES OBTAINED BY: DELIVERED NUMBER OF SAMPLES: 9	SITE ADDRESS: EMANUEL HOUSE SITE REFERENCE: L-389460		
	CLIENT: TETRA CONSULTING CLIENT ADDRESS: 8 BLOOMSBURY STREET, LONDON WC1B 3SR PHONE NUMBER: 0208 875 0700		
ANALYST NAME & SIGNATURE:	 Brett Hopson – Technical Manager	AUTHORISER NAME & SIGNATURE:	 Amy Sheekey - Quality Manager
COMMENTS:			

RESULTS

LAB SAMPLE NUMBER	CLIENT SAMPLE NUMBER	SAMPLE LOCATION	FIBRE TYPE DETECTED	COMMENTS
1	S001	INSULATING BOARD BOXING TO WALL	CHRYBOTILE	CEMENT
2	S002	PUTTY TO JOINTS IN TANK	NADIS	MASTIC
3	S003	BITUMEN FELT REMNANTS TO BRICK PLINTHS	NADIS	BITUMEN
4	S004	INSULATING BOARD WALL, CEILING AND FLOOR PANELS	NADIS	INSULATION BOARD
5	S005	INSULATING BOARD WALL PANELS	NADIS	INSULATION BOARD
6	S006	INSULATING BOARD WALL PANELS	NADIS	INSULATION BOARD
7	S007	TEXTURED COATING TO PLASTERBOARD CEILING	CHRYBOTILE	TEXTURED COATING
8	S008	INSULATING BOARD WALL PANELS	NADIS	INSULATION BOARD
9	S009	INSULATING BOARD WALL PANELS	NADIS	INSULATION BOARD

KEY: CHRYBOTILE (WHITE ASBESTOS) - CROCIDOLITE (BLUE ASBESTOS) – AMOSITE (BROWN ASBESTOS)
NADIS (NO ASBESTOS DETECTED IN SAMPLE) - TREMOLITE, ANTHOPHYLLITE & ACTINOLITE (LESS COMMON ASBESTOS FIBRE TYPES)

- Note: When a trace of asbestos fibres are reported this represents only one or two fibres identified during PLM analysis.
- Note: The material type reported is an opinion of the analyst only and does not form part of the ATHENA UKAS accreditation.
- Note: Samples will be kept for a minimum of 6 months and all records and reports pertaining to the analysis archived for a minimum of 5 years.
- Note: This Certificate of Identification of Asbestos Fibres can only be reproduced in full unless written approval from Athena has been obtained.
- Note: If the sample condition or size is deemed unacceptable or unsatisfactory by the analyst, the client will be contacted.
- Note: The results relate only to the items tested.
- Note: All samples are analysed at the Athena Laboratory, Suite 3 Sopwith House, Sopwith Crescent, Wickford, Essex, SS11 8YU
- Note: The results apply to the sample as received.

Samples have been analysed to determine the presence of asbestos fibres using Athena Environmental Solutions “in house” method of polarised light microscopy and central stop dispersion staining based on HSG 248. The site address and sample locations are given by the client and Athena are not responsible for the accuracy or competence of these details or of the sampling

Appendix 2 – Survey Brief, Aims, Extent & Limitations

A2.1 Survey Aims

- An intrusive survey required before any refurbishment work, used to locate and describe, as far as reasonably practicable, all asbestos-containing materials at the site or areas of the site where refurbishment is to take place.

A2.2 Survey Brief

- To inspect the defined areas of the site for the presence of suspect asbestos-containing materials and describe the findings within a written report detailing the locations of such materials, their prevailing condition and any recommendations for further action.
- To sample, where accessible, and/or presume materials suspected of containing asbestos and where samples are taken, to have them analysed for asbestos presence and type.
- To include within the report site plans indicating the locations of identified and/or presumed asbestos-containing materials found during the survey.
- To include within the report photographs of sampled and/or presumed asbestos-containing materials found during the survey.
- To inform the client that he has a duty to actively manage the asbestos risk at the site in accordance with The Control of Asbestos Regulations 2012.
- To inform the client he must make all relevant information relating to asbestos at the site available to anyone who may be exposed to it or disturb it whilst at work, either intentionally or by accident.

A2.3 Survey Extent

- Tetra Consulting Limited have undertaken the survey with all due care and diligence using staff with suitable and sufficient training and experienced within a documented and regularly audited quality management system.

A2.4 Survey Limitations

- Tetra Consulting will not intrusively inspect fire doors as it will damage their integrity and render them inoperable as a fire door. Tetra will only visually assess them during the inspection.
- Unless specifically allowed for and noted, items requiring specialist invasive techniques or equipment in excess of hand tools will not have been routinely inspected. This includes within physically sealed brick/block or concrete wall cavities and beneath solid floor screeds, unless advised otherwise we assume that we are not undertaking such intrusion.
- Tetra will not disturb any suspect or known asbestos containing materials (ACMs), unless agreed and pre-arranged with the client. Notification to the enforcing authorities may be required in order to access beyond suspect or known asbestos to investigate further.

- The possibility remains that additional ACMs could exist beyond identified asbestos in the survey. This may only be confirmed during abatement or removal work and therefore may require changes to the scope of remediation works and proposed recommendations.
- Areas and rooms which were locked, occupied or inaccessible at the time of survey will require further inspection to ensure they are covered by the scope of the survey requirements.
- **All areas and elements at the site which have not been accessed should be presumed to contain asbestos until further investigation and sampling proves otherwise.**

Appendix 3 – Survey Methodology

- The asbestos survey was undertaken in accordance with Tetra Consulting Limited documented in house procedures and HSE document HSG264 – ‘Asbestos: The survey guide.’
- A visual inspection of areas and elements within the defined premises was undertaken to identify the presence, location, extent and nature of suspect asbestos-containing materials. Where located, samples were taken or visual presumptions of asbestos presence were made.
- All samples taken were given a unique reference number comprising of the project number for the site, followed by a consecutive sample number prefixed by the letter ‘S’, for example L-01234/S001.
- Where the surveyor encountered a material which could not be sampled, was visibly consistent with a known asbestos material or similar to that of a material already sampled, then it was given a unique visual identification number (Inspection Ref) prefixed by the letters ‘P’ (Presumed), ‘SP’ (Strongly Presumed) or ‘X’ (Similar to another material already sampled). For example, if Presumed P000001, Strongly Presumed SP000001 or Cross referenced to another material already sampled L-01234/Vi001 and X000001.
- Reasons for not sampling a suspect material may include restricted access such as a high level cement sheet roof, or a hazardous environment such as within a live electrical box.
- The area numbers detailed in the Asbestos Register and Survey Register sections of this report correspond with the areas and rooms identified on the site sketch plans in Section 7.0. Consecutive, arbitrary references are allocated to all areas of the site as follows:

Sub-Basement -	SB	Stairwell -	ST	External Areas -	E
Basement -	B	Roofs	RF	First Floor -	01
Lower Ground Floor -	LG	Lifts -	LS	Second Floor -	02
Ground Floor -	G	Riser -	R	Etc.	
Mezzanine -	M	Void -	V		

- For example, the third room inspected on the second floor would be referred to as ‘**02.003**’.
- Stairwells, risers and lift shafts are considered to be ‘vertical rooms’ and are numbered with a single reference irrespective of floor level. For example, the second staircase encountered on a site would be **ST.002**. Area and room numbers will begin at **01** on each floor and be numbered consecutively throughout each floor.
- Tetra Consulting Limited is accredited to European Standard ISO17020 for undertaking asbestos surveys for which it holds UKAS accreditation, operating as a Type C inspection body. All operational surveying staff hold, as a minimum, the BOHS P402, S301 or CCP qualifications.
- Analysis of all samples was carried out by a third party UKAS accredited laboratory to a documented method in accordance with HSE Document HSG248 – ‘Asbestos: The analysts’ guide for sampling, analysis and clearance procedures.’

- To provide an understanding that asbestos-containing materials, which are not identified by this survey report, but are subsequently found is a possibility based on the limitations of any survey and that such findings should be included within a revised asbestos register and management plan.
- There remains, however, the possibility during any building survey of there being concealed asbestos-containing materials within the fabric of the building which were not located and identified and which will only become apparent during further opening up or demolition works. Tetra Consulting Limited therefore cannot fully guarantee that all asbestos based materials have been located and identified at the site. Reference should be made to the No Access Areas table in Section 1.5 of this report which describes the areas and elements which were not accessed.
- Such access included for representative intrusive and destructive inspection, as far as reasonably practicable using hand tools at the discretion of the surveyor(s) taking into consideration the construction and use of the premises.
- The possibility of contamination by trace amounts of asbestos debris/dust as a result of previous asbestos removal works may not have been detected by the surveyor.

Appendix 4 – Material & Risk Scoring

A4.1 Material Assessment Scoring

- The following Material Assessment Score and Rating is provided based on the criteria and algorithm detailed in HSE document HSG264 – ‘Asbestos: The survey guide’ and shown in the table below.

Sample Variable	Examples	Score
Product Type	Asbestos reinforced composites - Vinyl floor tiles, cement, plastics, resins, mastics, roofing felts, bitumen, friction material, compressed gaskets, semi-rigid paints or decorative / textured coating.	1
	Asbestos boards & textiles - Insulating board, millboard, low density boards, cloth, woven gaskets, ropes, paper & felt.	2
	Asbestos insulation & sprayed coating - Thermal insulation, e.g. boiler, pipe & tank lagging, sprayed asbestos coatings, mattresses & loose packing	3
Physical Condition	Good condition, no visible damage.	0
	Low damage, few scratches or marks, broken edges etc.	1
	Medium damage, significant breakage, loose fibres revealed.	2
	High damage or deterioration, visible debris.	3
Surface Treatment	Composite, reinforced or bonded materials.	0
	Enclosed lagging or spray, encapsulated board, unsealed cement	1
	Unsealed board or cloth, encapsulated lagging or spray coating.	2
	Unsealed lagging or spray coating.	3
Asbestos Content	Chrysotile alone.	1
	Amosite or Fibrous Anthophyllite, Actinolite or Tremolite.	2
	Crocidolite	3

- The scores for each item are added together to give a Material Assessment Score of between 2 and 12. The score is then given a rating as follows:

Material Assessment Score	Material Assessment Rating (Potential to release asbestos fibres)
2 - 4	Very Low
5 - 6	Low
7 - 9	Medium
10 - 12	High

- 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. It does not take into account occupancy or activities within the area, including periodic maintenance works.

Appendix 5 – Glossary of Terms & Abbreviations

- The following are a list of the six asbestos types:

Name	Description
Chrysotile	White Asbestos
Amosite	Brown Asbestos
Crocidolite	Blue Asbestos
Tremolite	Fibrous forms of these minerals may be found very occasionally during sample analysis and should be considered as hazardous as Amosite and Crocidolite.
Anthophyllite	
Actinolite	

- The following terms, abbreviations and acronyms may appear in the text of this report:

Abbreviation	Meaning
AIB	Asbestos Insulating Board
AC	Asbestos Cement
CAF	Compressed Asbestos Fibre, relating to gaskets
NAD	No Asbestos Detected
NADIS	No Asbestos Detected in Sample
MMMF	Man Made Mineral Fibre, relating to secondary ceiling tiles
UKAS	United Kingdom Accreditation Service
HSE	Health & Safety Executive
BOHS	British Occupational Hygiene Society
P 402	BOHS Module – Buildings surveys and bulk sampling for asbestos
S 301	BOHS Module – Asbestos and Other Fibres
CCP	Certified Competent Person

- The following documents may be referred to within this report:

Abbreviation	Full Title
CAR 2012	The Control of Asbestos Regulations 2012
AcoP (L143)	Approved Code of Practice
HSG 264	Asbestos: The survey guide
HSG 247	Asbestos: The licensed contractors' guide
HSG 248	Asbestos: The analysts' guide for sampling, analysis and clearance procedures
HSG 227	A comprehensive guide to managing asbestos in premises
ISO 17020	General criteria for the operation of various types of bodies performing inspection



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