

S AND K ENVIRONMENTAL

Asbestos Surveying Services

On behalf of:

Fairview Homes

**Refurbishment/Demolition Survey
Of
The Queensbury Public House
110 Walm Lane
Willesden Green
London
NW2**



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- *Asbestos Building Surveys* –
- *Asbestos Registers* –
- *Asbestos Seminars & Training* –
- *Bulk Sample Collection & Analysis Services* –
- *Asbestos Air Monitoring Services* –
- *Environmental Health & Safety Services* –
- *Asbestos Project Management Services* –
- *Asbestos Removal & Remedial Services* -

Working on behalf of:

Fairview Homes
50 Lancaster Road
Enfield
Middlesex
EN2 0BY

Tel: Contact: 0208 3661271

Mr Karl Macrowan

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Report Production

Report prepared by: Mr Simon Batchelor
Senior Surveyor

Date: 7th October 2015

Report Produced by: Mr Malcolm Hagger

Date: 14th October 2015

Report proof-read by: Mr Simon Batchelor
Senior Surveyor

Date: 14th October 2015

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2). Survey Objectives

Further to a request from Mr Karl Macrowan of Fairview Homes, S & K Environmental were requested to carry out a Refurbishment / Demolition Survey to the site known as:

The Queensbury Public House
110 Walm Lane
Willesden Green
London
NW2

The instructions received were for the undertaking of a Refurbishment/Demolition Survey and Report.

The survey commenced on the 7th October 2015 and was completed on the same day.

The survey was undertaken and completed by one of S & K Environmentals Asbestos Survey Teams. Namely: Mr Simon Batchelor (*Senior Surveyor*) and Mr Malcolm Hagger.

The bulk analysis of suspect materials was safely transported to Scopes Asbestos Analysis Services Ltd, 2 Nobel Square, Courtauld Road, Basildon Essex. SS13 1LS.

Scopes, are UKAS accredited for asbestos testing (2707), and all samples were analysed in accordance with Scopes 'in – house method', based on HSG 248, using stereomicroscopy, polarised light microscopy and dispersion staining.

During the survey the building remained unoccupied.

Samples were taken of suspect materials and where possible digital photographs of the samples taken.

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3). Premises Description and Location.

The Queensbury Public House
110 Walm Lane
Willesden Green
London
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4) Purpose, Aim & Objective of the Survey.

The survey was requested by Mr Karl Macrowan of Fairview Homes to ensure that any previously unidentified accessible asbestos bearing materials were located to prevent accidental exposure of employees, maintenance staff and the general public alike, during planned refurbishment/demolition works.

The appropriate level of survey was agreed as a Refurbishment/Demolition Survey with samples taken of the materials and finishings encountered as either asbestos bearing or definitely not asbestos bearing.

The purpose of the survey report is to enable the client to comply with the Control Of Asbestos at Regulations 2012, the Health & Safety at Work Act 1974, the Management of Health & Safety at Work Regulations 1999, The Construction (Design and Management) Regulations 2015 and HSG 264 The Survey Guide during the proposed refurbishment/demolition works.

The objective of this survey report is to enable the client (in addition to the aforementioned) to confirm the location, type and extent of asbestos containing materials within the property surveyed in compliance with the scope of the clients instructions received.

Budget costs and an asbestos management programme of asbestos materials identified can be supplied at the client's request.

The client is responsible for all future removal works due to be undertaken.

The survey report will enable the client to manage or instruct a Consultant to manage safely, the removal of any asbestos materials identified within this survey report, therefore minimising their duty of care under the Health & Safety at Work Act – 1974 etc.

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5) Survey Methodology.

5.1) The objective of the survey is to locate and quantify asbestos containing elements and those asbestos cement products which are specified within the Control of Asbestos Regulations 2012 and HSG 264 The Survey Guide etc.

5.2) The standard areas for inspection (access depending) are:

Internal Partitions	Roof & Floor Linings
Boiler Flues	Ceiling Tiles
Beam Encasing	Ceiling Return Panels
Soffits	Fire Breaks
Thermal Insulation	Sprayed Coatings
Riser Shafts	Heater Units
Riser Access Panels	Ventilation Linings
False Ceilings	Bulkheads
Door Panels	Seals and Gaskets
External Roofs and Gutters	Drain Pipes

This list is not exhaustive.

All samples were taken in accordance with S & K Environmental's standard procedure methods.

NB Specific area surveys are conducted in areas at the clients' request.

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5.3) Disclaimer

It must be taken into account that the way in which asbestos containing materials have been used in the course of construction of buildings, certain installations may only be detected in the course of subsequent demolition or by means of a specific thorough survey.

For example:

During the course of a survey the Senior Surveyor in attendance cannot disturb suspect asbestos bearing products in any way, to establish other materials, behind, beyond or in close vicinity to these materials as this would possibly produce a risk of airborne asbestiform inhalation by S & K Environmental staff, employees of the client, workmen, maintenance staff and the general public alike.

Sampling can only be undertaken in areas of good access and that cause no health risk to persons undertaking the survey.

When producing costing implications for the management of asbestos in buildings, it is recommended that 'over budgeting' is taken into consideration, as the way in which asbestos was used in concealed and composite structures, some items may only be detected in further specific area surveys or during the course of subsequent refurbishment or demolition works.

Particular care must be exercised when lifting the main slab of any building, as we are unable to access this area. Pipework laid through or under the slab is often lagged with Asbestos.

Proceed with caution during any subsequent maintenance liable to disturb the fabric of the building or that may uncover previously unidentified asbestos bearing materials.

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6) Legal Requirements.

6.1) All work with asbestos containing materials is controlled under the Control of Asbestos Regulations 2012. The object of these regulations, which are made under the Health and Safety at Work etc Act 1974; is to minimise workers' exposure to asbestos fibres within the work place.

6.2) An Approved Codes of Practice and a number of technical Guidance Notes have been produced by the Health and Safety Commission and the Health and Safety Executive respectively, designed so that building managers, employers, employees and contractors can achieve compliance with the requirements of the regulations.

6.3) All projects, which involve work with asbestos insulating board, asbestos spray coating and thermal insulation, require the contractor to be licensed under the Control of Asbestos Regulations 2012. Work with these materials requires a fourteen day notification to the H.S.E., work must be conducted in accordance with the Approved Code of Practice HSG 248.

6.4) If, during the refurbishment/demolition of the premises following the Asbestos Survey, it becomes necessary for asbestos materials to be worked upon or disturbed in any way, there is a requirement under CAR 2012 for both a risk assessment and a written " plan of work" to be prepared before work commences or is resumed after the discovery of previously unknown asbestos materials. S & K Environmental can undertake this as and when necessary in the form of a works specification document which, upon approval by the client, is issued to contractors for them to submit quotes to undertake the works. This system aids in the maintenance of the building register and gives the client more control over works undertaken on their behalf. (Client's duty of supervision).

6.6) The purpose of both the risk assessment and the plan of work are to minimise workers' exposure to asbestos fibres and should be undertaken by the employer engaged in work with the asbestos.

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7) Asbestos Inspection and Sample Records

Overview

Specific inspections

Ground Floor

Room 1 – Bar Entrance

1. Lath and plaster ceiling.
2. Solid walls.
3. Timber and glass porch entrance.
4. Timber arch in entrance.
5. Timber sash windows.
6. Timber flooring.

Room 2 – Bar Area

1. Lath and plaster ceiling with timber decorative details.
2. High level plasterboard boxing housing heat ducting.
3. Timber clad beams.
4. Solid walls.
5. Plasterboard covering two old door openings.
6. Timber window frames with timber sills.
7. Marble and plaster surround to brick chimney.
8. Concrete hearth to fireplace.
9. Timber flooring.

Room 3 – Bar Area

1. Lath and plaster ceiling with timber decorative details.
2. High level plasterboard boxing housing heat ducting.
3. Solid wall and lath and plaster wall.
4. Timber bar and work surfaces.
5. Metal sink with copper and plastic pipework.
6. Modern electrics and alarm system.
7. Stone gritted timber flooring.

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Room 4 – Bar Area

1. Plasterboard ceiling.
2. Plasterboard clad beams.
3. Solid walls.
4. Timber window frames with timber sills.
5. High level metal windows.
6. Metal double doors in timber frame.
7. Timber and glass internal doors
8. Rubber flooring.

Room 5 – Bar Area

1. Plastered plasterboard ceiling.
2. Solid walls.
3. Mdf panel covering old doorway.
4. Rubber flooring.

Room 6 – Corridor

1. Plasterboard ceiling.
2. Solid walls and plasterboard walls.
3. Timber and timber and glass doors in timber frames.
4. Putty to glass viewing panels in doors (Inspection Point 02).
5. Rubber flooring.

Room 7 – Female W/C Foyer

1. Plasterboard ceiling.
2. Solid walls and plasterboard walls.
3. Timber window frames with timber shutters and sills.
4. Plasterboard boxing.
5. Timber doors in timber frames.
6. Putty to glass viewing panels in doors (Inspection Point 02).
7. Ceramic floortiles.
8. Bitumen under ceramic floortiles (Inspection Point 01).

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Room 8 – Female W/C

1. Plasterboard ceiling.
2. Solid walls and plasterboard walls.
3. Timber window frames and sills.
4. Modern timber cubicles.
5. Modern ceramic suite.
6. Ceramic tiled timber boxing housing ceramic cisterns.
7. Copper and plastic pipework.
8. Timber doors in timber frames.
9. Ceramic floortiles
10. Bitumen under ceramic floortiles (Inspection Point 01).

Room 9 - Disabled W/C

1. Plasterboard ceiling.
2. Plasterboard walls.
3. Modern ceramic suite.
4. Timber door in timber frame.
5. Ceramic floortiles

Room 10 – Male W/C Foyer

1. Plasterboard ceiling.
2. Solid walls and plasterboard walls.
3. Timber window frames with timber shutters and sills.
4. Timber doors in timber frames.
5. Putty to glass viewing panels in door (Inspection Point 02).
6. Ceramic floortiles.
7. Bitumen under ceramic floortiles (Inspection Point 01).

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Room 11 – Male W/C

1. Plasterboard ceiling.
2. Solid walls and plasterboard walls.
3. Timber window frame and sill.
4. Metal urinals.
5. Modern ceramic suite.
6. Ceramic tiled timber boxing housing ceramic cisterns.
7. Copper and plastic pipework.
8. Timber doors in timber frames.
9. Ceramic floortiles
10. Bitumen under ceramic floortiles (Inspection Point 01)

Room 12 – Kitchen

1. **Not surveyed** as built in 2002.

Room 13 – Dance Floor

1. Ceiling tiles in suspended ceiling (Inspection Point 03).
2. Plasterboard upstands to sky-light in roof.
3. Timber panel housing fan in sky-light.
4. Plasterboard clad beams.
5. Solid walls and plasterboard walls.
6. Modern electrics housed in timber cupboard on wall.
7. Carpet on concrete floor.
8. Vinyl flooring under carpet on concrete floor (Inspection Point 05).
9. Timber dance floor on concrete.

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Room 14 – Lounge Area

1. Plasterboard ceiling.
2. Timber upstands to metal sky-light.
3. Solid walls.
4. Floortile and bitumen adhesive under carpet on concrete floor.
(Inspection Point 04).

Room 15 – Lounge Area

1. Plasterboard ceiling.
2. Solid walls.
3. Timber upstands to metal sky-light.
4. Timber boxing housing plastic and metal soil pipes.
5. Metal window frames with solid reveals and timber sills.
6. Modern metal double entrance door.
7. Timber internal doors in timber frames.
8. Carpet on concrete floor.

Room 16 – Bar Area

1. Ceiling tiles in suspended ceiling (Inspection Point 06).
2. Ceiling tiles above existing ceiling tiles in suspended ceiling (Inspection Point 07).
3. Lath and plaster ceiling on timber joists above tiled ceilings.
4. Plastered lath and plaster boxing housing a beam supported on solid columns.
5. Solid walls.
6. Vinyl flooring and carpet.
7. Linoleum flooring under carpet (Inspection Point 08).
8. Bitumen adhesive under linoleum flooring under carpet (Inspection Point 09).
9. Concrete floor under floor coverings.

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Room 17 - Bar Area

1. Lath and plaster ceiling on timber joists.
2. Solid walls.
3. Timber window frame.
4. Timber panel under window.
5. Tiled fireplace surround to brick chimney.
6. Linoleum flooring and bitumen adhesive under carpet (Inspection Point 10).
7. Concrete floor under floor coverings.

Room 18– Bar Area

1. Fibreboard ceiling tiles in suspended ceiling.
2. Lath and plaster ceiling above suspended ceiling.
3. Plastered lath and plaster boxing housing a beam supported on solid columns.
4. Solid walls.
5. Metal grill on wall to rear of bar covering metal ducting.
6. Timber bar and shelving.
7. Vermiculite coating to timber work surface behind bar (Inspection Point 11).
8. Vermiculite coating to shelving under bar (Inspection Point 12).
9. Linoleum flooring and bitumen adhesive on concrete floor (Inspection Point 13).

Room 19 – Cupboard

1. Timber stairs overhead.
2. Solid walls.
3. Timber door in timber frame.
4. Concrete floor.

Room 20 – W/C Foyer

1. Plasterboard ceiling with timber above.
2. Solid walls.
3. Timber window frame and ceramic tiled sill.
4. Timber doors in timber frames.
5. Linoleum flooring and bitumen adhesive on concrete floor (Inspection Point 14).

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Room 21 – W/C

1. Plasterboard ceiling with timber above.
2. Solid walls.
3. Ceramic suite.
4. Ceramic cisterns.
5. Plastic and copper pipework.
6. Plastic waste pipe into cement pipe.
7. Timber window frame and ceramic tiled sill.
8. Timber door in timber frame.
9. Linoleum flooring and bitumen adhesive on concrete floor (**Inspection Point 14**).

Room 22

1. **No access** as locked at time of survey.

Room 23 – Larder

1. Lath and plaster ceiling.
2. Solid walls.
3. Timber shelving.
4. Metal panel to back of timber door in timber frame.
5. Modern vinyl flooring on concrete.

Room 24 – Kitchen

1. Lath and plaster and plasterboard ceiling.
2. Part ceramic tiled solid walls.
3. Timber Window frame.
4. Timber entrance door in timber frame with glass panel above.
5. Bitumen acoustic pads under sink unit (**Inspection Point 15**).
6. Coating to panel on wall (**Inspection Point 16**).
7. Modern Boiler.
8. Panel above boiler covering chimney (**Inspection Point 17**).
9. Presumed cement flue within chimney (**Inspection Point 20**).
10. Modern vinyl flooring on concrete.

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Room 25 – Store

1. Plasterboard ceiling.
2. Solid walls.
3. Modern fuse-boxes on wall.
4. Timber doors in timber frames.
5. Modern vinyl flooring on concrete.

Room 26 – Garage

1. Cement board to ceiling (**Inspection Point 18**).
2. Solid walls.
3. Modern heater on wall.
4. Cement board to wall (**Inspection Point 19**).
5. Timber doors in timber frames.
6. Concrete floor.


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Sample Reference:	Inspection Point 01 Sample 1	Asbestos Type:	No Asbestos Detected In Sample (NADIS)
Sample Location:	Room 8 – Female W/C Ground Floor	Product type:	N/A
Sample Description:	Bitumen adhesive under ceramic floortiles	Accessibility	N/A
		Extent	N/A
Extent of Damage	N/A	Material Risk Assessment Total	0
Surface Treatment	N/A	Potential for Fibre Release	N/A
Recommended Action:	<p>No asbestos was detected in sample. No further action required.</p>		

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Sample Reference:	Inspection Point 02 Sample 2	Asbestos Type:	No Asbestos Detected In Sample (NADIS)
Sample Location:	Room 7 –W/C Foyer Ground Floor	Product type:	N/A
Sample Description:	Putty to glass viewing panel in door	Accessibility	N/A
		Extent	N/A
Extent of Damage	N/A	Material Risk Assessment Total	0
Surface Treatment	N/A	Potential for Fibre Release	N/A
Recommended Action:	<p>No asbestos was detected in sample. No further action required.</p>		


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Sample Reference:	Inspection Point 03 Sample 3	Asbestos Type:	No Asbestos Detected In Sample (NADIS)
Sample Location:	Room 13 – Dance Floor Ground Floor	Product type:	N/A
Sample Description:	Ceiling tiles in suspended ceiling	Accessibility	N/A
		Extent	N/A
Extent of Damage	N/A	Material Risk Assessment Total	0
Surface Treatment	N/A	Potential for Fibre Release	N/A
Recommended Action:	<p>No asbestos was detected in sample. No further action required.</p>		


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Sample Reference:	Inspection Point 04 Sample 4	Asbestos Type:	Chrysotile to Bitumen backing
Sample Location:	Room 14 Ground Floor	Product type:	Bitumen
Sample Description:	Floortiles and bitumen adhesive under carpet	Accessibility	Easily Accessed
		Extent	6 m ²
Extent of Damage	Good Condition	Material Risk Assessment Total	2
Surface Treatment	Sealed	Potential for Fibre Release	Very Low
Recommended Action:	Label and manage or remove using a competent contractor in accordance with the Control of Asbestos Regulations 2012.		


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Sample Reference:	Inspection Point 05 Sample 5	Asbestos Type:	No Asbestos Detected In Sample (NADIS)
Sample Location:	Room 13 – Dance Floor Ground Floor	Product type:	N/A
Sample Description:	Vinyl flooring under carpet	Accessibility	N/A
		Extent	N/A
Extent of Damage	N/A	Material Risk Assessment Total	0
Surface Treatment	N/A	Potential for Fibre Release	N/A
Recommended Action:	<p>No asbestos was detected in sample. No further action required.</p>		


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Sample Reference:	Inspection Point 06 As per Sample 3	Asbestos Type:	No Asbestos Detected In Sample (NADIS)
Sample Location:	Room 16 – Bar Area Ground Floor	Product type:	N/A
Sample Description:	Ceiling tiles in suspended ceiling	Accessibility	N/A
		Extent	N/A
Extent of Damage	N/A	Material Risk Assessment Total	0
Surface Treatment	N/A	Potential for Fibre Release	N/A
Recommended Action:	<p>No asbestos was detected in sample. No further action required.</p>		

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Sample Reference:	Inspection Point 07 Sample 6	Asbestos Type:	No Asbestos Detected In Sample (NADIS)
Sample Location:	Room 16 – Bar Area Ground Floor	Product type:	N/A
Sample Description:	Ceiling tiles above existing ceiling tiles in suspended ceiling	Accessibility	N/A
		Extent	N/A
Extent of Damage	N/A	Material Risk Assessment Total	0
Surface Treatment	N/A	Potential for Fibre Release	N/A
Recommended Action:	<p>No asbestos was detected in sample. No further action required.</p>		


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Sample Reference:	Inspection Point 08 Sample 7	Asbestos Type:	No Asbestos Detected In Sample (NADIS)
Sample Location:	Room 16 – Bar Area Ground Floor	Product type:	N/A
Sample Description:	Linoleum flooring under carpet	Accessibility	N/A
		Extent	N/A
Extent of Damage	N/A	Material Risk Assessment Total	0
Surface Treatment	N/A	Potential for Fibre Release	N/A
Recommended Action:	<p>No asbestos was detected in sample. No further action required.</p>		

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Sample Reference:	Inspection Point 09 Sample 8	Asbestos Type:	No Asbestos Detected In Sample (NADIS)
Sample Location:	Room 16 – Bar Area Ground Floor	Product type:	N/A
Sample Description:	Bitumen adhesive under linoleum flooring under carpet	Accessibility	N/A
		Extent	N/A
Extent of Damage	N/A	Material Risk Assessment Total	0
Surface Treatment	N/A	Potential for Fibre Release	N/A
Recommended Action:	<p>No asbestos was detected in sample. No further action required.</p>		


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Sample Reference:	Inspection Point 10 Sample 9	Asbestos Type:	No Asbestos Detected In Sample (NADIS)
Sample Location:	Room 17 – Bar Area Ground Floor	Product type:	N/A
Sample Description:	Linoleum flooring and bitumen adhesive under carpet	Accessibility	N/A
		Extent	N/A
Extent of Damage	N/A	Material Risk Assessment Total	0
Surface Treatment	N/A	Potential for Fibre Release	N/A
Recommended Action:	<p>No asbestos was detected in sample. No further action required.</p>		


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Sample Reference:	Inspection Point 11 Sample 10	Asbestos Type:	No Asbestos Detected In Sample (NADIS)
Sample Location:	Room 18 – Bar Ground Floor	Product type:	N/A
Sample Description:	Vermiculite coating to work surface behind bar	Accessibility	N/A
		Extent	N/A
Extent of Damage	N/A	Material Risk Assessment Total	0
Surface Treatment	N/A	Potential for Fibre Release	N/A
Recommended Action:	<p>No asbestos was detected in sample. No further action required.</p>		

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Sample Reference:	Inspection Point 12 Sample 11	Asbestos Type:	No Asbestos Detected In Sample (NADIS)
Sample Location:	Room 18 – Bar Ground Floor	Product type:	N/A
Sample Description:	Vermiculite coating to shelving under bar	Accessibility	N/A
		Extent	N/A
Extent of Damage	N/A	Material Risk Assessment Total	0
Surface Treatment	N/A	Potential for Fibre Release	N/A
Recommended Action:	<p>No asbestos was detected in sample. No further action required.</p>		


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Sample Reference:	<p>Inspection Point 13 As per Sample 9</p>	Asbestos Type:	No Asbestos Detected In Sample (NADIS)
Sample Location:	<p>Room 18 – Bar Ground Floor</p>	Product type:	N/A
Sample Description:	<p>Linoleum flooring and bitumen adhesive</p>	Accessibility	N/A
		Extent	N/A
Extent of Damage	N/A	Material Risk Assessment Total	0
Surface Treatment	N/A	Potential for Fibre Release	N/A
Recommended Action:	<p>No asbestos was detected in sample. No further action required.</p>		


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Sample Reference:	Inspection Point 14 Sample 12	Asbestos Type:	Chrysotile to Bitumen backing
Sample Location:	Rooms 20 and 21 Ground Floor	Product type:	Bitumen
Sample Description:	Linoleum flooring and bitumen adhesive on concrete floor	Accessibility	Easily Accessed
		Extent	12 m ²
Extent of Damage	Good Condition	Material Risk Assessment Total	2
Surface Treatment	Sealed	Potential for Fibre Release	Very Low
Recommended Action:	Label and manage or remove using a competent contractor in accordance with the Control of Asbestos Regulations 2012.		


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Sample Reference:	<p>Inspection Point 15 Sample 13</p>	Asbestos Type:	Chrysotile
Sample Location:	<p>Room 24 - Kitchen Ground Floor</p>	Product type:	Bitumen
Sample Description:	<p>Bitumen acoustic pads under sink unit</p>	Accessibility	Easily Accessed
		Extent	< 1 m ²
Extent of Damage	Good Condition	Material Risk Assessment Total	2
Surface Treatment	Sealed	Potential for Fibre Release	Very Low
Recommended Action:	<p style="text-align: center;">Label and manage or remove using a competent contractor in accordance with the Control of Asbestos Regulations 2012.</p>		


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Sample Reference:	Inspection Point 16 Sample 14	Asbestos Type:	No Asbestos Detected In Sample (NADIS)
Sample Location:	Room 24 - Kitchen Ground Floor	Product type:	N/A
Sample Description:	Coating to panel on wall	Accessibility	N/A
		Extent	N/A
Extent of Damage	N/A	Material Risk Assessment Total	0
Surface Treatment	N/A	Potential for Fibre Release	N/A
Recommended Action:	<p>No asbestos was detected in sample. No further action required.</p>		

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Sample Reference:	Inspection Point 17 Sample 15	Asbestos Type:	Amosite/Chrysotile
Sample Location:	Room 24 - Kitchen Ground Floor	Product type:	Asbestos Insulating Board
Sample Description:	Panel above boiler covering chimney	Accessibility	Easily Accessed
		Extent	1 m ²
Extent of Damage	Medium Damage	Material Risk Assessment Total	8
Surface Treatment	Not Sealed	Potential for Fibre Release	Medium
Recommended Action:	<p>Encapsulate and environmentally clean localised area, then label and manage or remove using a licensed contractor in accordance with the Control of Asbestos Regulations 2012.</p>		

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Sample Reference:	Inspection Point 18 Sample 16	Asbestos Type:	Chrysotile
Sample Location:	Room 26 - Garage Ground Floor	Product type:	Cement
Sample Description:	Cement board to ceiling	Accessibility	Easily Accessed
		Extent	38 m ²
Extent of Damage	Good Condition	Material Risk Assessment Total	3
Surface Treatment	Sealed	Potential for Fibre Release	Very Low
Recommended Action:	Label and manage or remove using a competent contractor in accordance with the Control of Asbestos Regulations 2012.		

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Sample Reference:	Inspection Point 19 Sample 17	Asbestos Type:	Chrysotile
Sample Location:	Room 26 - Garage Ground Floor	Product type:	Cement
Sample Description:	Cement board to wall	Accessibility	Easily Accessed
		Extent	2 m ²
Extent of Damage	Good Condition	Material Risk Assessment Total	3
Surface Treatment	Sealed	Potential for Fibre Release	Very Low
Recommended Action:	Label and manage or remove using a competent contractor in accordance with the Control of Asbestos Regulations 2012.		

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Sample Reference:	Inspection Point 20 Presumed	Asbestos Type:	Crocidolite
Sample Location:	Room 24 - Kitchen Ground Floor	Product type:	Cement
Sample Description:	Presumed Cement flue running up through chimney	Accessibility	Not Easily Accessed
		Extent	8 Lm
Extent of Damage	Good Condition	Material Risk Assessment Total	5
Surface Treatment	Sealed	Potential for Fibre Release	Low
Recommended Action:	Label and manage or remove using a competent contractor in accordance with the Control of Asbestos Regulations 2012.		

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8) Conclusions and Recommendations

- 1) Out of the twenty inspections either taken for analysis or that had a strong visual assumption made; seven were identified as containing asbestos.

Asbestos Insulating Board (AIB)

- 2) Inspection Point 17 was identified as containing Amosite and Chrysotile. We recommend this incidence be encapsulated and the area environmentally cleaned or removed by a Licensed contractor in accordance with the Control of Asbestos Regulations 2012.

A two week notification to the Health and Safety Executive is required prior to work with this product.

Asbestos Cement

- 3) Inspection Points 18, 19 and 20 were identified as containing Chrysotile. We recommend these incidences be labelled and managed or removed by a competent contractor in accordance with the Control of Asbestos Regulations 2012.

Asbestos Bitumen

- 4) Inspection Points 4, 14 and 15 were identified as containing Chrysotile. We recommend these incidences be labelled and managed or removed using a Competent Contractor under controlled conditions in accordance with the Control of Asbestos Regulations 2012.

No Access

- 5) No access was gained to electric and fuse-boxes as live at time of survey. No access was gained to Room 22 as locked at time of survey. Limited access was gained in Rooms 16 and 17 as full of items in storage. Only a visual survey was performed in Rooms 1 to 11 as these areas were a working environment.

Further investigation would be required to confirm or refute the presence of asbestos in these areas.

Non Asbestos

- 6) Inspection Points 01, 02, 03, 05, 06, 07, 08, 09, 10, 11, 12, 13 and 16 were identified as containing no asbestos. No further action is required for these items.

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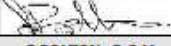
- 7) As asbestos was found in the areas surveyed, care needs to be exercised in the normal way during refurbishment in case a form of asbestos has been incorporated in the fabric of the building or under sub-structures. Any suspected materials discovered, not noted in the survey should be checked for asbestos.

- 8) Any asbestos removed should be treated as hazardous waste under the control of hazardous waste regulations 2009, and taken to a licensed asbestos waste site, by a licensed hazardous waste carrier.

Appendices

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9) Bulk Sample

			
CERTIFICATE FOR IDENTIFICATION OF ASBESTOS FIBRES		STANDARD <input type="checkbox"/> PREMIUM <input type="checkbox"/> EMERGENCY <input type="checkbox"/>	
Client: Address: Attention: Site Address: Date sample taken: Date sample received: Date of Analysis:	S&K ENVIRONMENTAL SOLUTIONS LTD UNIT 11 WEST POINT PLACE KINGS ROAD CHARFLEET CANVEY ISLAND SS8 0SE SIMON BATCHELOR THE QUEENSBURY PUB 110 WALM LANE WILLESDEN GREEN LONDON NW2 07/10/15 07/10/15 07/10/15	Analysis Report No. SCO/15/29836 Report Date. 07/10/15 Site Ref No. N/A Page No: 1 Of 2 No. of Samples: 17 Obtained: DELIVERED	
Samples of material, referenced below, have been examined to determine the presence of asbestos fibres, using Scopes Asbestos Analysis "in house" method of transmitted/polarised light microscopy and centre stop dispersion staining, based on HSE's HSG248. If samples have been DELIVERED the site address and actual sample location is as given by the client at the time of delivery. Scopes Asbestos Analysis Services Limited are not responsible for the accuracy or competence of the sampling by third parties. Under these circumstances Scopes Asbestos Analysis Services Limited cannot be held responsible for the interpretation of the results shown.			
SCOPES SAMPLE No.	CLIENT SAMPLE No.	Sample Location	Fibre Type Detected
1	IP/01	ROOM 8- FEMALE W/C- BITUMEN UNDER CERAMIC FLOOR TILES	NADIS
2	IP/02	ROOM 7- FEMALE W/C FOYER- PUTTY TO GLASS VIEWING PANEL IN DOOR	NADIS
3	IP/03	ROOM 13- DANCE FLOOR- CEILING TILES IN SUSPENDED CEILING	NADIS
4	IP/04	ROOM 14- FLOOR TILES AND BITUMEN	CHRYSTOTILE TO BITUMEN BACKING ONLY
5	IP/05	ROOM 13- DANCE FLOOR- VINYL FLOORING UNDER CARPET	NADIS
6	IP/07	ROOM 16- BAR AREA- CEILING TILES ABOVE EXISTING CEILING TILES	NADIS
7	IP/08	ROOM 16- BAR AREA- LINO UNDER CARPET	NADIS
8	IP/09	ROOM 16- BAR AREA- BITUMEN UNDER LINO AND CARPET	NADIS
9	IP/10	ROOM 17- BAR AREA- LINO AND BITUMEN UNDER CARPET	NADIS
10	IP/11	ROOM 18- BAR- VERMICULITE COATING TO WORK SURFACE BEHIND BAR	NADIS
KEY: NADIS - No Asbestos Detected in Sample Note: All samples will be retained for a minimum of six months. Note: This Certificate for Identification of Asbestos Fibres shall not be reproduced except in full without the written approval of the Laboratory.			
Analysed by: M ZHOU	Authorised signatory:  Print name: S BOLTON- Q.C.M		
BULK 001-VER 5 12-AUGUST-09-QCM			
2 Nobel Square, Courtauld Road, Burnt Mills Industrial Estate, Basildon, Essex SS13 1LS Tel: 01268 724785 Fax: 01268 724796 Mob: 07765 685132 E-Mail: enquiries@scopesaasl.co.uk Company Reg No: 5191390 Reg Address: As above			

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CERTIFICATE FOR IDENTIFICATION OF ASBESTOS FIBRES

STANDARD	<input type="checkbox"/>
PREMIUM	<input type="checkbox"/>
EMERGENCY	<input type="checkbox"/>

Client:	S&K ENVIRONMENTAL SOLUTIONS LTD	Analysis Report No.	SCO/15/29836		
Address:	UNIT 11 WEST POINT PLACE KINGS ROAD CHARFLEET CANVEY ISLAND SS8 0SE		Report Date.	07/10/15	
Attention:	SIMON BATCHELOR	Site Ref No.	N/A		
Site Address:	THE QUEENSBURY PUB 110 WALM LANE WILLESDEN GREEN LONDON NW2		Page No:	2	Of
Date sample taken:	07/10/15	No. of Samples:	17		
Date sample received:	07/10/15	Obtained:	DELIVERED		
Date of Analysis:	07/10/15				

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

SCOPE SAMPLE No.	CLIENT SAMPLE No.	Sample Location	Fibre Type Detected
11	IP/12	ROOM 18- BAR- VERMICULITE COATING TO SHELVING UNDER BAR	NADIS
12	IP/14	ROOMS 20 AND 21- LINO ON CONCRETE FLOOR AND BITUMEN	CHRYSTOLE TO BITUMEN BACKING ONLY
13	IP/15	ROOM 24- KITCHEN- BITUMEN SINK PADS UNDER SINK UNIT	CHRYSTOLE
14	IP/16	ROOM 24- KITCHEN- COATING TO PANEL ON WALL	NADIS
15	IP/17	ROOM 24- KITCHEN- PANEL ABOVE BOILER COVERING CHIMNEY	AMOSITE/CHRYSTOLE
16	IP/18	ROOM 26- GARAGE- CEMENT BOARD TO CEILING	CHRYSTOLE
17	IP/19	ROOM 26- GARAGE- BOARD TO WALL	CHRYSTOLE

KEY: NADIS - No Asbestos Detected in Sample
 Note: All samples will be retained for a minimum of six months.
 Note: This Certificate for Identification of Asbestos Fibres shall not be reproduced except in full without the written approval of the Laboratory.

Analysed by:	W JEFFERIES	Authorised signatory:	
		Print name:	S BOLTON- Q.C.M

BULK 001-VER 5 12-AUGUST-09-QCM

2 Nobel Square, Courtauld Road, Burnt Mills Industrial Estate, Basildon, Essex SS13 1LS
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 Company Reg No: 5191390 Reg Address: As above

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10 Register of Asbestos

Inspection No.	Description	Location	Asbestos Type	Quantity	Recommended Action
Inspection Point 04 Sample 4	Floortiles and bitumen adhesive under carpet	Room 14 Ground Floor	Chrysotile to Bitumen Backing Only	6 m ²	Label and manage or remove using a Competent contractor in accordance with the Control of Asbestos Regulations 2012.
Inspection Point 14 Sample 12	Linoleum flooring and bitumen adhesive on concrete floor	Rooms 20 and 21 Ground Floor	Chrysotile to Bitumen Backing Only	12 m ²	Label and manage or remove using a Competent contractor in accordance with the Control of Asbestos Regulations 2012.
Inspection Point 15 Sample 13	Bitumen acoustic pads under sink unit	Room 24 - Kitchen Ground Floor	Chrysotile	< 1 m ²	Label and manage or remove using a Competent contractor in accordance with the Control of Asbestos Regulations 2012.
Inspection Point 17 Sample 15	Asbestos Insulating Board Panel above boiler covering chimney	Room 24 - Kitchen Ground Floor	Amosite and Chrysotile	1 m ²	Encapsulate and environmentally clean localised area, then label and manage or remove using a licensed contractor in accordance with the Control of Asbestos Regulations 2012.
Inspection Point 18 Sample 16	Cement board to ceiling	Room 26 - Garage Ground Floor	Chrysotile	38 m ²	Label and manage or remove using a Competent contractor in accordance with the Control of Asbestos Regulations 2012.

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Inspection No.	Description	Location	Asbestos Type	Quantity	Recommended Action
Inspection Point 19 Sample 17	Cement board to wall	Room 26 - Garage Ground Floor	Chrysotile	2 m ²	Label and manage or remove using a Competent contractor in accordance with the Control of Asbestos Regulations 2012.
Inspection Point 20 Presumed	Presumed Cement flue running up through chimney	Room 24 - Kitchen Ground Floor	Crocidolite	8 Lm	Label and manage or remove using a Competent contractor in accordance with the Control of Asbestos Regulations 2012.
No Access	No access was gained to electric and fuse-boxes as live at time of survey	Throughout Property	N/A	N/A	Further investigation would be required to confirm or refute the presence of asbestos in these areas.
No Access	No access was gained to Room 22 as locked at time of survey	Room 22 Ground Floor	N/A	N/A	Further investigation would be required to confirm or refute the presence of asbestos in this area.
Limited Access	Limited access was gained as full of items in storage.	Rooms 16 and 17 Ground Floor	N/A	N/A	Further investigation would be required to confirm or refute the presence of asbestos in these areas.
Visual Survey Only	Only a visual survey was performed in Rooms 1 to 11 as these areas were a working environment.	Rooms 1 to 11 Ground Floor	N/A	N/A	Further investigation would be required to confirm or refute the presence of asbestos in these areas.

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11] Site Plans

