



**CLEARWATER**  
ENVIRONMENTAL LIMITED

## **Asbestos Survey Report**

**Flat B, 474 Romford Road**

**London  
E7 8AP**

**There are no asbestos risks present in this survey**

**Report edition: 1**

**Report reference: CE-106747-0625-1**

**Survey report created and printed using:**

**INSITE asbestos management software version 2.0.11**

# Clearwater Environmental

MEARS LTD (FAMILY MOSAIC DWELLINGS 2012 - 2013)

**Flat B, 474 Romford Road  
12484**



**Building Code:** 12484  
**Survey Type:** Management  
**Survey Company:** Clearwater Environmental Limited  
**Survey date(s):** 19/09/2012  
**Report Print Date:** 22/11/2012  
**Surveyor:**

\_\_\_\_\_  
Ross Catmull

**Report Authorised By:**

Paul Warwick - Consultant



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**INSITE - 2.0.11**  
**CE-106747-0625-1**

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**INSPECTION BODY:**  
**Clearwater Environmental**  
**T: 01279 423 370**

# **Flat B, 474 Romford Road**

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## **Report edition history**

<b>Type of report</b>	<b>Edition number</b>	<b>Date(s)</b>
Survey	Edition 1	19/09/2012 to 19/09/2012

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Included	
A Asbestos Sample Records	N/A
B Certificates	N/A
C Drawings	1 INC.

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## 1.0 Contact Information

### Site Address

<b>Flat B, 474 Romford Road</b>	<b>Contact:</b> Mrs J Meehan
London	<b>Tel:</b> 0207 5019793
E7 8AP	<b>Mob:</b> 07966 675 909
	<b>Fax:</b> n/a
	<b>Email:</b> n/a

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### Client (Instructing Party)

<b>Mears Ltd - Family Mosaic</b>	<b>Contact:</b> n/a
Albion House	<b>Tel:</b> n/a
20 Queen Elizabeth Street	<b>Mob:</b> n/a
London	<b>Fax:</b> n/a
SE1 2RJ	<b>Email:</b> n/a

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### Inspection body

<b>Clearwater Environmental Limited</b>	<b>Contact:</b> Eddy Lane -Quality Manager
Park House	<b>Tel:</b> 01279-423370
Cambridge Road	<b>Mob:</b> 07891 632591
Harlow	<b>Fax:</b> 01279-423401
Essex	<b>Email:</b> eddy.lane@clearwater-environmen...
CM20 2EU	

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## 2.0 Survey Brief

To undertake a **Management Survey: Standard sampling, identification and assessment survey.**

The purpose of this survey was to locate, as far as reasonably practicable, the presence and extent of any suspect asbestos containing materials in the building and assess their condition. Representative samples were collected and analysed for the presence of asbestos. Samples from each type of suspect asbestos containing materials identified, were collected and analysed to confirm asbestos type and content. Where the materials sampled were found to contain asbestos, other similar homogeneous materials used in the same way have been presumed to contain asbestos.

In addition, Clearwater Environmental Limited have:

Attempted to investigate all areas agreed with the duty holder, although not all may have been fully accessed, such as voids of solid construction or where decorative or functional finishes would be impaired. (For specific reservations see Section 6).

Recorded the present condition of the asbestos containing materials identified.

Provided a Materials assessment for each individual sample / inspection.

Produced a report to identify areas of known or suspected / presumed asbestos materials.

Provided the basis for an asbestos register for the site.

Provided the basic information from which an effective asbestos management plan can be instigated.

Highlighted the requirement for urgent action to reduce the risk of exposure to asbestos fibres.

Created an awareness that other presumed asbestos materials may be present but not found and which should be added to the register when identified, moreover, have created an awareness that other asbestos materials may be present but not found and which may require removal prior to refurbishment or demolition works.

Referenced any fibrous materials which were considered to be non-asbestos and may be mistaken for suspected asbestos containing materials by other personnel.

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## 3.0 Survey Techniques

The area (s) agreed with the client or duty holder and set out within the survey brief underwent Management inspection for suspect asbestos containing materials (s) (ACM).

Each specified room/area was inspected for materials suspected to contain asbestos and representative samples taken for confirmation. Where present, and where possible, individual ceiling tiles were removed, existing access hatches or demountable panels were used to gain access to any service ducts or other hidden areas. Access panels or false coverings were only de-mounted where practical and safe to do so. Areas such as voids of solid construction, or where decorative or functional finishes would be impaired, were not investigated. Materials of a similar type were representatively sampled. It was assumed that surfaces identical to a sampled location were of a similar composition.

**There were no deviations from the standard methods used.**

Digital photographs were taken at all of the inspection locations (unless otherwise stated).

This survey/inspection was carried out in accordance with the Clearwater Environmental Limited documented 'in-house' procedure PRO 01 'Inspection/Survey and Sampling Procedures' based on HSG264 'Asbestos: The survey Guide'

The asbestos survey/inspection records state information recorded at the time of the survey only, based on visual assessment and the following inspection criteria:

COMPONENT (product type)  
CONDITION of material.  
SURFACE TREATMENT of the material.  
The ASBESTOS TYPE

A risk evaluation has been provided for the identified asbestos incidences based on an algorithm derived by applying numerical values to the above criteria.

The final risk terms (**None**, **Minor**, **Low**, **Medium**, **High**) have been based on interpretation of current legislation and guidance; the evaluation (s) and associated terms shall require review when other considerations, such as; future legislation or building use, come into effect.

These risk terms should be considered as a guide to the overall probability of the asbestos containing materials to release asbestos fibre. Changes to any of the above criteria shall necessitate the need for reassessment of the risk value.

Descriptions for locations were obtained from site signs or site users; where no descriptions were available, suitable terms have been used for this report and accompanying drawings

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### **4.0 Sample Analysis and Referencing**

No suspected asbestos containing materials were located during this survey.

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## 5.0 Reservations

This report is based upon a non-destructive inspection of an unfamiliar site to specified location(s), as set out by the client or duty holder.

During the course of the survey all reasonable efforts were made to identify the physical presence of materials containing asbestos within the areas of the building, where practical and safe to do so. Areas such as voids of solid construction, or where decorative or functional finishes would be impaired, were not investigated.

It is known that asbestos materials are frequently concealed within the fabric of buildings or within sealed building voids so therefore it is not possible to regard the findings of any survey as being definitive. There shall always remain a possibility that further asbestos containing materials may be found. For reasons set out in this report, Clearwater Environmental Limited cannot give an assurance that all asbestos materials have been found.

Asbestos may be concealed beneath or hidden from view by other materials which have been used for over-cladding.

In-filling, alteration and refurbishment work which, has taken place in the past, may also hide asbestos containing materials.

Installations that are suspected to contain asbestos but have not been inspected internally for reasons of safety (e.g. live electrical switchgear), or because it would entail destructive testing procedures (e.g. fire doors or voids of solid construction) have been documented and a generic material assessment applied.

Equipment, machinery, ducting etc were not moved, opened up or examined for the purpose of this investigation except where inspection hatches were present and safe to do so. However, a reference has been made in this report to such items if they were suspected to contain asbestos.

Access may not have been gained to several areas of the site, for example:- Sealed or inaccessible loft spaces or inaccessible lift shafts and escalators.

It is the client or duty holders responsibility to provide access and to rearrange a convenient time to resurvey these areas.

Where asbestos containing materials have been presumed / detected, it is possible that past degradation (or future deterioration) may contaminate localised areas. The presence or extent of any such contamination cannot be visually identified or assessed without the use of airborne fibre monitoring and swab sampling techniques etc being employed, unless visible debris was present at the time of undertaking the survey. This exercise would require a separate instruction / visit by the client or duty holder and would be the subject to further charges.

Floor tiles (or similar material) may include a bitumastic adhesive. It is known that some proprietary brands of bitumen have an asbestos content and this will be included as an integral part of the bulk sample or presumptive analysis unless otherwise stated.

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### 5.0 Reservations (Cont'd...)

We recommend that samples be taken of all suspect materials, which may be uncovered within any areas, which were not included in this survey. No air monitoring was carried out whilst the survey was undertaken. However, appropriate control measures as specified within Clearwater Procedure 01 and HSG 264 were employed whilst sampling. Care was taken not to cause disturbance of fibres or contamination of clean surfaces. Use may have been made of both asbestos and non-asbestos materials in close proximity to one another. Caution must therefore be adopted when disturbing areas of mixed materials and all should be treated as asbestos.

Any diagrams produced as part of the final report are not to scale and are illustrative only to indicate approximate locations of suspect ACM. Areas not accessed or of limited / excluded access

should be presumed to contain asbestos until proven otherwise. The descriptions used are for location identification purposes only.

All of the recommendations described in this report are standardised and based upon material assessments for each individual inspection. The assessments take into account the asbestos type, component, surface treatment and condition to generate the associated risk evaluation.

Recommendations should still be reviewed for suitability for each circumstance, however, statutory authorities or

others bodies, may require amendments based upon local knowledge, change in legislation, change in use or other criteria.

Future refurbishment or demolition works may disturb or damage asbestos containing materials.

Such Appropriate investigation works should be carried out prior to the commencement of such work. Suspect ACM should be suitably treated and some may require removal by a Licensed Asbestos Removal Contractor. The report may be used as an initial asbestos register to which any later discoveries should be added. Its findings will instigate programming of the asbestos management plan. This document should **not** be used as a detailed scope or specification for remediation projects

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### **6.0 Specific Reservations**

The following reservations specific to the site were identified ...

**General Note - No access beneath fitted flooring in the following rooms;-**

Hall, Bedroom 01, Bedroom 02, Landing, Bathroom, Kitchen and Living Room

Loft space - limited access due to no safe means of access, viewed from access hatch only

Landing - No access within live electrics.

Bathroom - No access behind fully sealed timber bath panel.

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### 6.0 Specific Reservations (Cont'd...)

<b>Kitchen</b>	<b>Present</b>	<b>Material, if not sampled</b>	<b>Intrusively inspec.</b>
Boxing	No		
Riser Panels	No		
Cupboard Door Linings	No		
Floor Coverings	Yes	Vinyl floor tiles	No
Boiler	No		
Sink Pads	Yes	Modern	No
Flues / Soil Pipes	No		
Other	No		

<b>Bathroom</b>	<b>Present</b>	<b>Material, if not sampled</b>	<b>Intrusively inspec.</b>
Boxing	No		
Bath Panels	Yes	Timber	No
Riser Panels	No		
Cupboard Door Linings	No		
Floor Coverings	Yes	Vinyl floor tiles	No
Toilet Cistern	Yes	Ceramic	No
Flues / Soil Pipes	No		
Other	No		

<b>Toilet / WC</b>	<b>Present</b>	<b>Material, if not sampled</b>	<b>Intrusively inspec.</b>
Boxing	No		

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### 6.0 Specific Reservations (Cont'd...)

Toilet / WC	Present	Material, if not sampled	Intrusively inspec.
Toilet Cisterns	No		
Flue / Soil Pipes	No		
Other	No		

Heating / Airing Cupboard	Present	Material, if not sampled	Intrusively inspec.
Boxing	No		
Riser Panels	No		
Cupboard Door Lining	No		
Floor Coverings	No		
Boilers	Yes	Worcester	No
Shelving	Yes	Timber	No
Flue / Soil Pipes	No		
Other	No		

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## 7.0 Recommendations for Management Actions

### GENERAL

Once ACM has been identified, it is essential that appropriate management and remedial measures are introduced by the client or duty holder. Generally ACM which is in good condition should not be disturbed. The location of ACM should be recorded and their existence made known to staff, contractors and others who may be affected. Labelling of the material may be appropriate. Periodic condition inspections by a competent person appointed by the duty holder shall be a prerequisite of any successful asbestos management plan.

Any person undertaking work within the premises should be briefed on the location and presence of asbestos. This briefing also applies to any other person associated with the site, including staff, sub-contractors and any visitors who may come into contact with ACM on the premises as part of their duties.

Under no circumstances must any work with asbestos be undertaken without an assessment of work as detailed in Regulation 5 of the Control of Asbestos Regulations 2012 being undertaken. All works must be conducted in accordance with the Control of Asbestos Regulations 2012.

If any suspicious materials thought to contain asbestos are found, and are not included in this report, they should be sampled and analysed by an accredited specialist laboratory. Work must not commence or continue until analysis of the material is obtained and appropriate action taken.

For ACM in poor condition remedial works including encapsulation or removal may be required, this should be carried out by a licensed removal contractor. Access to areas containing asbestos in poor condition may need to be restricted until remedial measures have been completed.

The key legislative documents relating to works with asbestos materials within premises are:

- The Health and Safety at Work Act (1974)
- The Control of Asbestos Regulations (2012 )
- The Management of Health and Safety at Work Regulations (2006)
- The Construction Design and Management regulations (2007)

Recommendations for action have been made based on the risk evaluation indicated in the appropriate survey record. In general the following will be applicable; exceptions will be made where specific circumstances apply.

### MATERIAL ASSESSMENTS

This material assessment in this report includes an assessment of the condition of various ACMs, where applicable, and their ability to release fibres into the air if they are disturbed in some way. This "material assessment" will give a good initial guide to the priority for managing ACMs as it will identify the materials which will most readily release airborne fibres if they are disturbed.

The material assessment process, the main factors influencing fibre release are given a score

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### 7.0 Recommendations for Management Actions (Cont'd...)

which can then be added together to obtain a material assessment rating. The four main parameters which determine the amount of fibre released from an ACM when subject to disturbance are:

- Component (Product Type)
- Condition (Extent of damage / deterioration)
- Surface Treatment
- Asbestos Type

Each parameter is scored between 1 and 3 and is derived from the following HSG 264 table below:

<u>Sample Variable</u>	<u>Score</u>	<u>Example of Scores</u>
Project type (Or debris from project)	1	Asbestos-reinforced composites (Plastics, resins, mastic, roofing, felts, vinyl Floor tiles, semi rigid paints or decorative Finishes, asbestos cement etc)
boards,	2	AIB, millboards, other low-density insulation
textiles	3	Asbestos textiles, gasket, ropes and woven Asbestos paper and felt Thermal insulation (eg pipe and boiler lagging) Sprayed asbestos, loose asbestos, Asbestos mattresses and packing
Extent of damage /	0	Good conditions, no visible damage
Deterioration marks,	1	Low damage: a few scratches or surface Broken edges on boards, tiles etc
materials	2	Medium damage: significant breakage of Or several small areas where materials has been Damaged revealing loose asbestos fibres
	3	High damage or delamination or materials, Spray and thermal insulation. Viable asbestos debris
Surface treatment	0	Composite materials containing asbestos:

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## 7.0 Recommendations for Management Actions (Cont'd...)

		Reinforced plastic, resins, vinyl tiles
	1	Enclosed spray and lagging, AIB (with exposed face painted or encapsulated) Asbestos cement sheet etc
sprays	2	Unsealed AIB, or encapsulated lagging and
	3	Unsealed lagging and sprays
Asbestos type	1	Chrysotile
	2	Amphibole asbestos excluding crocidolite
	3	Crocidolite

Score	Potential to release asbestos fibres
10 or more	High
7-9	Medium
5-6	Low
4 or less	Very low

For "product types" Clearwater has mapped and validated all components recorded to match the above scores. The product type is recorded as a component for ease of referencing materials.

For the material assessment, the components identified on site are mapped to the product types in the HSG 264 material assessment algorithm.

Surface Treatment has also been recorded in a simplified manner to allow ease of site referencing. The scores have been mapped and validated to be HSG 264 compliant.

Each parameter is scored between 1 and 3. A score of 1 is equivalent to a low potential of fibre release, 2 = medium and 3 = high. Two parameters can also be given a nil score (equivalent to a very low potential for fibre release). The value assigned to each of the four parameters is added together to give a total score of between 2 and 12. Presumed or strongly presumed ACMs are scored as crocidolite (i.e. score = 3) unless there is strong evidence to show otherwise.

Materials with assessment scores of 10 or more are rated as having a high potential to release fibres, if disturbed. Scores of between 7 and 9 are regarded as having a medium potential, and between 5 and 6 a low potential. Scores of 4 or less have a very low potential to release fibres. Non asbestos materials are not scored.

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### **7.0 Recommendations for Management Actions (Cont'd...)**

The material assessment in this report identifies, where applicable, those asbestos materials which will most readily release airborne fibres if disturbed. It does not automatically follow that those materials assigned the highest score in the material assessment will be the priority elements for remedial action or management planning.

Priority must be determined by carrying out a risk assessment (i.e. a priority assessment) which will take into account factors such as:

- The location of the material;
- The extent of the material;
- The use to which the location is put;
- The occupancy of the area;
- The activities carried out in the area; and
- The likelihood/frequency with which maintenance activities are likely to take place.

It is the duty holder, under CAR 2012, who is required to make the risk assessment using their detailed knowledge of the activities carried out in the premises. This report has not recorded any elements of a priority assessment.

Although recommendations for actions which are issued will vary according to each individual situation, it is desirable that some standardisation of action is achieved to allow the 'duty holder' to identify areas that require immediate attention, and to instigate planned preventive maintenance and effective management of asbestos containing materials. The duty holder will note that this survey report does not constitute a priority risk assessment or combination of any other assessment.

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## 8.0 Site Description

### General Information

· Type of property ; Flat

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· Approx age ; Early 1900's

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· Number of floors ; 2 Storeys

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· Use ; Domestic Flat

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The following pages provide a definitive list of all areas examined during the course of the inspection. Both accessed and non-accessed areas are recorded. Further information regarding non-access reasons and implications of non access can be found in Section 6 of this report.

In addition reference has been made to fibrous materials which, based on their expertise and experience, the surveyor/survey team perceives to be non-asbestos that may be mistaken for suspected asbestos containing materials by third parties.

During the inspection those items examined which do not represent a suspected ACM but which may be fibrous or may be called into question following the survey, will be reported as 'Assumed non-asbestos fibrous materials present'.

The details of any such items will be recorded as 'Possible Fibrous Materials Present but Presumed to Be Non-Asbestos' on the SUR/SD001 document, which is part of Clearwater Ltd's internal documentation.

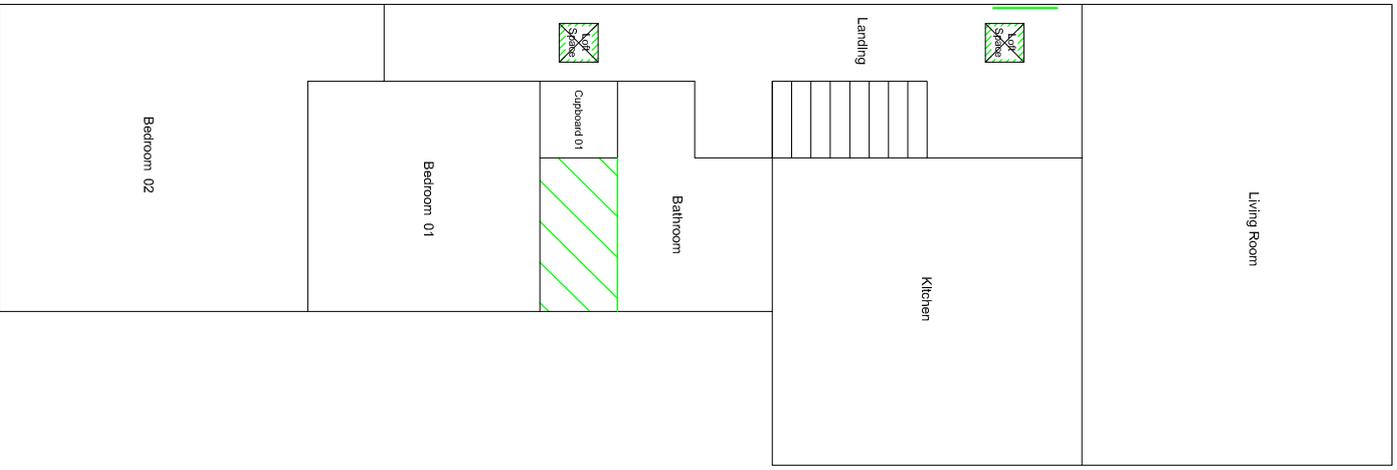
This information will not be added to the final reports but will be held on file by Clearwater Ltd for future reference. Items such as vinyl flooring, ceiling tiles, MMMF pipe work insulation and calcium silicate board will be recorded for each area inspected. The surveyor will use his discretion as to whether the condition and position of the materials may lead to confusion in the future as to the asbestos content of a non-asbestos product. In such cases a sample of the material will be taken to prove beyond reasonable doubt that the material is non asbestos.

## Flat B, 474 Romford Road

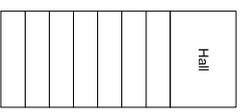
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### 8.0 Site Description (Cont'd...)

No.	Building	Floor	Room / area	Acc.	Comments	Inspection type
1	Main	Ground floor	Hall	Yes	No suspect asbestos, no other fibrous materials present.	Management
2	Main	1st floor	Bedroom 01	Yes	No suspect asbestos, no other fibrous materials present.	Management
3	Main	1st floor	Bedroom 02	Yes	No suspect asbestos, no other fibrous materials present.	Management
4	Main	1st floor	Cupboard 01	Yes	No suspect asbestos, no other fibrous materials present.	Management
5	Main	1st floor	Bathroom	Yes	Fibrous materials believed to be non asbestos present.	Management
6	Main	1st floor	Kitchen	Yes	Fibrous materials believed to be non asbestos present.	Management
7	Main	1st floor	Living Room	Yes	No suspect asbestos, no other fibrous materials present.	Management
8	Main	1st floor	Loft Space 01	Yes	Limited access (see specific reservations).	Management
9	Main	1st floor	Loft Space 02	Yes	Limited access (see specific reservations).	Management
10	Main	1st floor	Landing	Yes	Fibrous materials believed to be non asbestos present.	Management



First Floor Plan



Ground Floor Plan

Client:-	Mears Limited - Family Mosaic
Project No:-	18324
Site:-	Field B 474 Romford Road
Title:-	
Drawing: 1 of 1	
Building: Main	
Floor: Ground & First	
Date: 19th September 2012	
Revisions:-	
Notes:-	<p>=DENOTES AREA OF LIMITED/NO ACCESS OR AREA EXCLUDED FROM SURVEY BRIEF</p> <p>=DENOTES EXTENT OF KNOWN OR PRESUMED ASBESTOS CONTAINING MATERIAL(S)</p> <p><b>01a</b> =DENOTES SAMPLES PRESUMED OR TESTED POSITIVE FOR ASBESTOS CONTENT</p> <p><b>01a</b> =DENOTES SAMPLES PRESUMED OR TESTED NEGATIVE FOR ASBESTOS CONTENT</p>
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Scale:- NTS	
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