



Refurbishment Survey

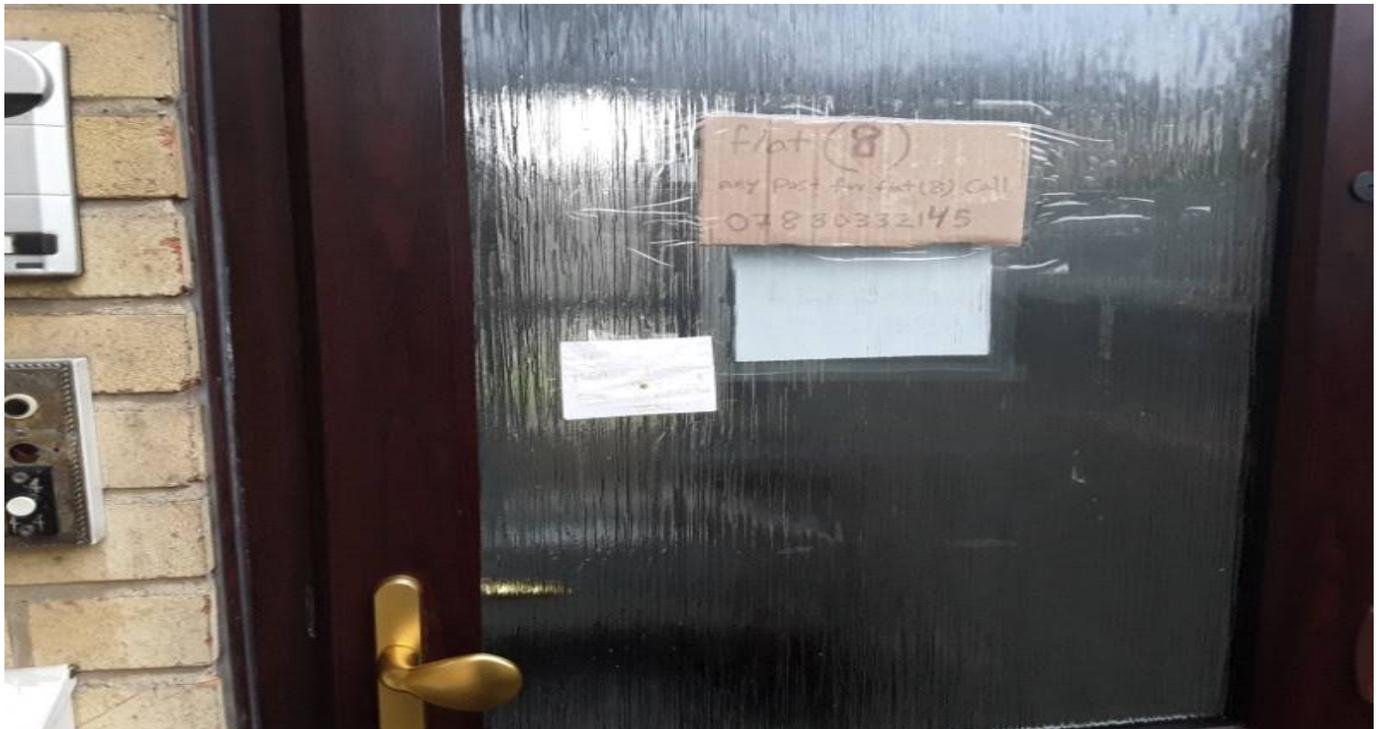
Flat 6
14 Somerset Road
London
W13 9PB
UPRN: 0301460SOM

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9661

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1.0 Executive summary:



Any asbestos containing materials that have been identified during the pre-refurbishment survey and the specific areas are categorized below in order according to the initial Material Risk Assessment made by Evolution Environmental Ltd.

HIGH RISK MATERIALS - SCORES 10+

Asbestos in poor condition, or asbestos debris/contamination has been identified within the following areas listed in the table below. It is recommended that risk assessment (s) are undertaken to ensure that Regulation 4, Regulation 10, Regulation 11, and Regulation 16 of the Control of Asbestos Regulations 2012 are complied with.

Building	Floor	Room	Item	Material	Risk assessment Score	Recommendations
There were no results found.						

MEDIUM RISK MATERIALS - SCORES 7-9

Asbestos containing materials, which are unsealed or damaged, have been identified within the following areas listed in the table below. It is recommended that remedial work to seal or remove these materials is undertaken as a priority and that air monitoring is carried out within adjacent areas in order to assess airborne fibre levels.

Building	Floor	Room	Item	Material	Risk assessment Score	Recommendations
There were no results found.						

LOW RISK MATERIALS - SCORES 1-6

Asbestos Containing Materials have been identified which are in good condition, A management policy and plan need to be implemented to manage these materials safely, the materials should be re-inspected periodically if not removed as part of the refurbishment process.

Building	Floor	Room	Item	Material	Risk assessment Score	Recommendations
14 Somerset Road - Flat 6	Ground Floor	Kitchen G01	Textured Coating	Textured Coating	VERY LOW (4)	A - Remove

1.0 Executive summary:



SCOPE OF WORKS:

Pre-refurbishment survey to kitchen & bathroom/wc only. The survey does not cover any other areas or external areas and no access has been made into any cavities within walls, ceilings floors or behind any window reveals or frames.

PRESUMED ASBESTOS/NO ACCESS AREA

Asbestos Containing Materials have been presumed as being present to the following areas where access could not be gained. A management policy and plan needs to identify that these areas require inspection once access can be provided.

Building	Floor	Room/Area	Recommendation
14 Somerset Road - Flat 6	Ground Floor	Bathroom/WC G02 No Access within Boxing as it will cause excessive damage	E - Inspect Prior to Disturbance
14 Somerset Road - Flat 6	Ground Floor	Bathroom/WC G02 Limited access within Cupboard due to storage	E - Inspect Prior to Disturbance
14 Somerset Road - Flat 6	Ground Floor	Kitchen G01 No Access within Boxing as it will cause excessive damage	E - Inspect Prior to Disturbance

Building Notes:

Internal notes: N/A
External notes: N/A

2.0 Contract Review:



Name and address of site:	Flat 6, 14 Somerset Road, London		
Name and address of client:	Quinn London Ltd, Unit 16, Metro Centre, Springfield Road, Hayes		
Client contact:	[REDACTED]		
Type of survey:	Refurbishment Survey (with MA only)		
Date of survey:	14 Dec 2021		
Report Revision Number:	1		
TEAMS internal job number:	J035036		
Lead surveyor[s]:	[REDACTED]	Signature:	[REDACTED]
Technically reviewed by:	[REDACTED]	Signature:	[REDACTED]
Report issue date:	17 Dec 2021		

3.0 Introduction/Objectives:



Evolution Environmental received an order of confirmation to undertake a Refurbishment Survey from Quinn London Ltd. This order has been accepted on the basis of the original quotation and our terms and conditions of business.

The order relates to a Refurbishment survey of:

Flat 6
14 Somerset Road
London
W13 9PB

1900s
Traditional brick
Flat

The survey was carried out by [REDACTED].

The type of survey selected / requested by the client was a refurbishment survey.

The reason for selecting this survey is to enable the client to identify asbestos in his premises so that it can be removed prior to refurbishment works.

This survey was carried out in accordance with documented in house procedures, which are based on the HSE guidance document HSG 264.

3.1 Purpose of Survey

The purpose of this refurbishment survey is to help the duty holder identify asbestos in these premises, prior to refurbishment. It provides sufficient information to help the tendering process for removal works prior to any work starting. However it is strongly recommended that any asbestos removal should be undertaken against a detailed specification. We further recommend the appointed removal contractor should attend the site to confirm for themselves the quantities and location of asbestos to be removed, prior to costing.

3.2 Aim of Survey

The aim of the survey was to;

1. Locate and record the location, extent, and product type as far as reasonably practicable of known or presumed ACM's.
2. Inspect and record information on the accessibility, condition and surface treatment of know or presumed ACM's
3. Determine and record the asbestos type based on sampling or by making a presumption based on product type and appearance
4. Locate as far as reasonably practicable all ACM's within the fabric of the building prior to refurbishment.

3.0 Introduction/Objectives(Cont): - Type of Survey



3.3 Type of Survey – Refurbishment Survey

The purpose of this refurbishment survey is to identify ACM's to be removed prior to any refurbishment work being carried out. This type of survey is used to locate and describe as far as is reasonably practicable all ACM's in the whole building if refurbishment is planned.

Refurbishment surveys are intended to locate as far as reasonably practicable all asbestos within the building. It is a disruptive, fully intrusive survey that involves destructive inspection techniques that penetrate the building structure extensively. This involves breaking into floors, through walls, into wall voids, ceilings, cladding, boxing, as necessary to gain access to all areas, including the inner fabric of the building as per scope of works provided prior to survey works. A full sampling programme is undertaken to identify possible ACM's and estimate their quantities.

The survey is designed to be used to help the tendering process, and should be used to start generating a specification for tendering the removal of ACM's from the building prior to major refurbishment.

Whilst all asbestos materials have been identified as far as is reasonably practicable, some asbestos materials may remain unidentified buried within the fabric of the building during the survey. Asbestos shuttering buried within concrete slabs, asbestos hidden by structural supports, asbestos hidden behind other asbestos products, and building structures which are unsafe to fully access are potential locations.

It must be presumed that asbestos may remain unidentified to these type of areas and if suspect materials are uncovered during major refurbishment then samples should be taken for analysis.

4.0 Desk Top Review and Survey Planning:



Details of information requested from the Duty Holder by Evolution Environmental in order to carry out a desk top review and plan the survey in accordance with HSG 264 were recorded on our pre-survey questionnaire (QR-17), along with details of all the information that were provided by John Daggett on behalf of the client.

The Information provided was assessed during the desktop review and a survey plan, and risk assessment was produced for the survey of:

Flat 6
14 Somerset Road
London
W13 9PB

The survey was carried out to Flat 6, 14 Somerset Road, London, W13 9PB.

Where information was provided regarding the presence of known or presumed asbestos materials then this has been validated during the course of the survey, and recorded within this report.

A decontamination unit was not needed onsite during the survey.

Utilities and services were still live at the time of the survey.

The survey did not involve confined space working.

The client did not inform Evolution Environmental of any chemical/biological hazards.

5.0 Survey Method



5.1 This survey has been undertaken in accordance with HSG264 and Evolution Environmental in house procedures.

5.2 Clients of Evolution Environmental that have instructed works and received our terms and conditions are deemed to have agreed, and accepted, our surveying approach, our sampling strategy, and our standard planning, surveying and reporting format unless they have made specific requests to the contrary.

5.3 The information provided by the client or their representative are recorded in the planning document and has been used to define the scope of the survey.

5.4 Photographs of suspected ACM's will be taken at the time of the survey unless the client expressly requests otherwise. Sampling points and suspected ACM's will not be identified with labels unless the client expressly requests otherwise.

5.5 All fibrous materials and item will be included in the survey unless, in the surveyors professional opinion, these items can be excluded (eg. Wood, wallpaper, man-made mineral fibre). Samples of all thermoplastic floor coverings will be taken unless, in the surveyors professional opinion, such items can be excluded.

5.6 Areas that could not be accessed were presumed to have ACM's present until proven otherwise. Each area requiring further inspection is documented within the Executive summary (Inaccessible areas). Inaccessible areas are also shown on the plan drawings (Appendix 5)

5.7 Materials that could not be accessed and in the surveyors opinion can be dismissed will be presumed to be ACM unless proven otherwise. Materials that are not sampled but, in the surveyors opinion, have a similar appearance, location and function as a previously sampled material will be strongly presumed to be similar to the sampled material.

5.8 The quantity of samples taken may have been minimised by using 'strongly presumed' as defined above. Materials that are 'strongly presumed' to be similar to a material that has already been sampled will be recorded in the comments section of the survey and referenced against the original sampled material.

5.9 Our surveyor has made every attempt to avoid causing excessive damage during the pre-refurbishment survey whilst attempting to identify possible ACM's. Minor repairs will be made and any areas accessed will be left in a safe condition.

5.10 Intrusive damage that is required to gain access to an area/location that is within the scope of the survey has been agreed with the client or the clients representative. Any remedial action will be put in place before such action is attempted. If remedial action cannot be arranged, no attempt to access the area will be made and the reasons recorded. The area/location will be presumed to have ACM's present until proven otherwise.

5.11 Non fibrous materials and item known not to contain asbestos (eg Breeze block, plaster, plasterboard plastics and non textured paints) will be excluded from the survey unless the surveyor suspects that these materials have been contaminated with asbestos from other sources or specifically requested by the client.

5.12 Older electrical equipment, which cannot be shown to contain ACM's, has been presumed to have ACM's present unless, in the surveyors professional opinion, such items can be excluded.

6.0 Exclusions and Caveats:



6.1 For safety reasons it is not possible to inspect internal areas of plant and machinery.

Where areas have been designated as 'no access' or 'restricted access', unless further inspection/sampling proves otherwise, the presumption has been made that these structures/areas contain asbestos materials.

During the course of the survey it may not have been possible to access all areas of the site. Details of areas requiring further access are identified within the Data Sheets of this report. In accordance with HSG 264, asbestos is presumed to be present within these areas and should be treated accordingly until further inspection and analysis of building fabric and services proves otherwise.

Textured Coatings such as "Artex" may contain a trace quantity of Chrysotile asbestos. Due to this low asbestos content, applications of this product may be non-homogenous and may elicit both positive and negative samples. Where both positive and negative samples are obtained the client should presume that the textured coating contains Chrysotile throughout even though a non-detected result has been obtained.

This report does not include investigations into land contamination associated with asbestos or any other contaminant.

6.2 Specific caveats

It was agreed with the client that access above or behind known ACM's was not required within the survey.

It was agreed with the client that core boring into the concrete slabs was not required within the survey.

The client was advised that destructive inspection will involve that removal of a number of windows, which will be required making secure during/after the survey. The client has requested a less intrusive survey into these areas and for the window frames to remain in situ. Due to occupancy and scope of works limited intrusion only.

Underground services were not included in the survey.

It has been agreed with the client that there were no unsafe structures on site, if found during site visit these areas will be excluded from the survey and listed in the inaccessible areas section of report.

7.0 Sampling and Analysis:



7.1 The object of bulk sampling is to identify the nature and extent of any visible ACM.

7.2 Bulk sampling is undertaken inline with the recognised safe procedures in order to cause minimal possible nuisance and potential risk to health of the building occupants and visitors. Bulk samples are taken in accordance with documented in house procedures, following guidelines detailed in HSG264 'The Survey Guide' and HSG248 'The Analyst Guide'. The quantity of samples taken will be minimised by using 'strongly presumed'. Materials that are 'strongly presumed' to be similar to a material that has already been sampled will be recorded in the comments section of the survey record and referenced against the original sampled material.

7.3 Bulk samples are returned to the appointed bulk analysis laboratory with the appropriate sample / report reference number.

7.4 Bulk sample analysis is carried out in accordance with HSE document HSG 248 'The Analysts Guide' and the chosen approved laboratory documented in-house methods. Samples are examined under a low magnification stereomicroscope and the fibres teased apart. The fibres are then mounted in liquids of known refractive indices and examined under high magnification using polarised light and dispersion staining in accordance with HSG 248 'The Analysts Guide'.

7.5 The bulk sample description and analysis results can be found in Appendix 4 of this report – The analysis certificate.

Key to Analysis Results:

Chrysotile - White Asbestos

Amosite - Brown Asbestos

Crocidolite - Blue Asbestos

Tremolite - Rare Asbestos

Actinolite - Rare Asbestos

Anthophyllite - Rare Asbestos

8.0 Survey Results - Interpretation:



Survey Results

8.1 The results of the survey inspections and sampling undertaken are recorded on the enclosed Survey Data Sheets (appendix 2), Asbestos Register (appendix 1) and Non-Asbestos Material Register (appendix 3). Where asbestos containing material have been identified or presumed to be present then a Material Assessment Algorithm has been calculated as detailed in HSG 264 and reproduced in the table below:

8.2 Within the survey data sheets the individual scores in brackets, for each sample variable, are added together to form the final material risk assessment algorithm score.

8.0 Survey Results - Interpretation (cont):



Material Risk Assessment Algorithm

Product type [or debris from product]

Score	Examples of scores
1	Asbestos reinforced composites [plastics, resins, mastics, roofing felts, vinyl floor tiles, semi- rigid paint, decorative finishes and asbestos cement etc]
2	Asbestos insulating board, mill boards, other low-density boards, textiles, gaskets, ropes and woven materials and asbestos paper.
3	Thermal insulation [e.g. pipe and boiler lagging], sprayed asbestos, loose asbestos, asbestos mattresses and packing.

Extent of damage/deterioration

Score	Examples of scores
0	Good condition: no visible damage
1	Low damage: a few scratches or surface marks, broken edges on boards or tiles, etc.
2	Moderate damage: significant breakage of materials or several small areas where material has been damaged exposing fibrous edges.
3	High damage or deterioration of materials, sprays and thermal insulation. Visible asbestos contamination by debris or residues.

Surface treatment

Score	Examples of scores
0	Composite materials containing asbestos, reinforced plastics, resins, vinyl tiles
1	Enclosed sprays or insulation, AIB [with exposed face encapsulated], cement sheets, etc.
2	Unsealed AIB, encapsulated insulation and sprays.
3	Unsealed insulation and sprays.

Asbestos Type

Score	Examples of scores
1	Chrysotile
2	Amphibole asbestos (excluding Crocidolite)
3	Crocidolite

Material Risk Assessment Score



Risk Category	Risk	Score Range	Fibre release potential
A	HIGH	10 and above	High risk with a high potential to release fibres if disturbed
B	MEDIUM	Between 7 and 9	Medium risk with a medium potential to release fibres if disturbed
C	LOW	Between 5 and 6	Low risk with and having low potential to release fibres if disturbed
D	VERY LOW	4 and below	Very low risk with and having very low potential to release fibres if disturbed

9.0 Recommendations:



9.1 To comply with and ensure that the requirements of section 2 & 3 of the Health and Safety at Work Act (as amended) 1974, the Management of Health and Safety at Work Regulations 1999, the Control of Asbestos Regulations 2012 and the Control of Substances Hazardous to Health 2002 are met, the following recommendations should be implemented:

9.2 Undertake suitable and sufficient Risk Assessments of identified asbestos containing materials against normal occupation and maintenance operations, in compliance with Regulations 3 of the Management of Health & Safety at Work Regulations 1999 and Regulation 6 of the Control of Asbestos Regulations 2012.

9.3 The findings of the survey be brought to the attention of those persons who are likely to come in contact with asbestos, in compliance with Section 2 and 3 of the Health and Safety at Work Act (as amended) 1974 and Regulation 10 of the Control of Asbestos Regulations 2012.

9.4 Implement an Asbestos Management Policy, Plan and review process in compliance Regulation 4 of the Control of Asbestos Regulations 2012.

9.5 Instigate regular inspections, to record and update details of retained asbestos containing materials.

9.6 Review the arrangement under the management plan in accordance with regulation 4 of the CAR 2012.

9.7 During the course of the survey it may not have been possible to access all areas of the site. Details of areas requiring further access are identified within the Data Sheets of this report. In accordance with HSG 264, asbestos has been presumed to be present within these areas and should be treated accordingly until further inspection and analysis of building fabric and services proves otherwise.

9.8 Where asbestos debris or asbestos in poor condition has been found it is recommended that access is restricted and or controlled to these areas in accordance with Regulation 11 and Regulation 16 of the Control of Asbestos Regulations 2012.

9.9 If we have identified asbestos materials in poor condition, it is recommended that air monitoring is carried out within a number of areas where asbestos materials have been identified in order to assess airborne fibre levels within adjacent occupied areas in relation to the clearance indicator, as documented by HSG 248 the Analyst Guide.

9.10 All identified asbestos to be appropriately identified and subject to risk assessment, management, and re-inspection.

9.11 Site specific recommendations in respect to the location and condition of asbestos materials identified during the course of this inspection are detailed in the Survey Data Sheets and Asbestos register. In considering the management of asbestos materials identified to date, these recommendations should be taken into consideration.

9.12 In accordance with the Control of Asbestos Regulations 2012 the removal of ACM's fall into one of the three categories below:

Licensed Asbestos Removal

Notifiable Non Licensed Works.

Non Notifiable Non Licensed work

9.13 The findings of this report should not be solely relied upon in obtaining costs for proposed asbestos abatement work. Any proposed abatement/removal of the asbestos should be undertaken against a detailed specification.

Appendix 1 - Asbestos Register

Building	Floor	Location /Room	S,P,SP,AS Sample No	Product Type	Condition	Surface Treatment	Asbestos Type	Quantity	Accessibility	Material Score	Recommendation	Additional Comments
14 Somerset Road - Flat 6	Ground Floor	Kitchen G01, Textured Coating Ceiling	S AG006683	Textured Coating	Low Damage	Surface Sealed	Chrysotile	12m ²	Occasionally likely to be disturbed	4	A - Remove	N/A
14 Somerset Road - Flat 6	Ground Floor	Kitchen G01, No Access within Boxing as it will cause excessive damage	P Visual	N/A	N/A	N/A	N/A	N/A	N/A	N/A	E - Inspect Prior to Disturbance	N/A
14 Somerset Road - Flat 6	Ground Floor	Bathroom/WC G02, No Access within Boxing as it will cause excessive damage	P Visual	N/A	N/A	N/A	N/A	N/A	N/A	N/A	E - Inspect Prior to Disturbance	N/A
14 Somerset Road - Flat 6	Ground Floor	Bathroom/WC G02, Limited access within Cupboard due to storage	P Visual	N/A	N/A	N/A	N/A	N/A	N/A	N/A	E - Inspect Prior to Disturbance	N/A

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Appendix 2 – Survey Data Sheets



Service Type	Refurbishment Survey		
Report Revision Number	1	Surveyors	[REDACTED]
TEAMS Job Number	J035036	Survey Date	14 Dec 2021
Site Address:	Flat 6 14 Somerset Road London W13 9PB UPRN: 0301460SOM	Bulk Analysis Laboratory	N/A
		Sample Analysis Date	16 Dec 2021

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	14 Dec 2021	[REDACTED]	Refurbishment Survey	Ground Floor	Chrysotile (1)
	Building	Room	Item	Quantity	
	14 Somerset Road - Flat 6	Kitchen G01	Textured Coating Ceiling	12m ²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	AG006683 (S)	Textured Coating (1)	Surface Sealed (1)	Low Damage (1)	Occasionally likely to be disturbed
	Material Risk Score				
4					
Recommended action	A - Remove				
Surveyor comments	N/A				

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	14 Dec 2021	[REDACTED]	Refurbishment Survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	14 Somerset Road - Flat 6	Kitchen G01	No Access within Boxing as it will cause excessive damage	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual	N/A	N/A	N/A	N/A
	Material Risk Score				
N/A					
Recommended action	Inspection Required				
Surveyor comments	N/A				

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample



	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	14 Dec 2021	[REDACTED]	Refurbishment Survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	14 Somerset Road - Flat 6	Bathroom/WC G02	No Access within Boxing as it will cause excessive damage	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual	N/A	N/A	N/A	N/A
	Material Risk Score				
	N/A				
Recommended action	Inspection Required				
Surveyor comments	N/A				

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	14 Dec 2021	[REDACTED]	Refurbishment Survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	14 Somerset Road - Flat 6	Bathroom/WC G02	Limited access within Cupboard due to storage	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual	N/A	N/A	N/A	N/A
	Material Risk Score				
	N/A				
Recommended action	Inspection Required				
Surveyor comments	N/A				

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Appendix 3 - Areas Surveyed



Building	Floor	Room No:	Room Type	Item
14 Somerset Road - Flat 6	Ground Floor	G01	Kitchen	Ceiling - textured coating on plaster, Walls - plaster, Floor Covering - laminate, Floor - timber, Sink Unit - modern, Boxing - timber (no access within), Boiler - limited access.
14 Somerset Road - Flat 6	Ground Floor	G02	Bathroom/WC	Ceiling - plaster, Walls - plaster, Floor Covering - laminate, Floor - timber, Boxing - ceramics (no access within), Bath Panel - timber, Toilet Cistern - plastic.



Appendix 4 – Sample Certificates



Client:	Evolution Enviromental Ltd	Client Ref:	J35036
Address:	Barham Court Teston Maidstone Kent, ME18 5BZ	Our Ref:	J007834
Date(s) Samples Taken / Received:	14th December 2021	No. of Samples:	1
Date(s) of Analysis:	16th December 2021	Taken by:	Evolution Enviromental Ltd
Site Location:	Flat 6, 14 Somerset Road, London, W13 9PB		
Analysed by:	[REDACTED]		

Analysis No:	Sample No:	Location	Description	Analysis
BS019798	AG006683	Ceiling	Ground Floor, Kitchen, Textured Coating	Chrysotile
Key:	NADIS within the Analysis column = No Asbestos Detected in Sample			

Analysis was carried out in accordance with Core Surveys documented in-house procedures and HSG 248 by Stereo and Polarised Light Microscopy using Dispersion Staining Techniques with the results relating only to items tested, and is covered by our UKAS accreditation. Samples are retained for not less than 6 months from the date of analysis unless otherwise requested.

Where samples are taken by Core Surveys, sampling is carried out in accordance with our documented in-house methods and HSG 264 and is covered by our UKAS accreditation. Core Surveys are not responsible for the accuracy or competence of the sampling by third parties; including sample descriptions & locations. Where the sample has been received from the Client, the analytical and reporting details are given in good faith on the basis of the information and sample provided.

Opinions and interpretations, including the description of the sample (i.e. referring to Insulating Board or Cement) are based on their asbestos content and visual appearance alone, these opinions are outside of Core Surveys scope of UKAS accreditation for Bulk Analysis. Water absorption tests (density determination) have not been carried out as these are outside of Core Surveys scope of UKAS accreditation for Bulk Analysis.

This report should not be reproduced, except in full, without the written approval of the laboratory.

Signed on behalf of Core Surveys:

[REDACTED]

Name & Position:

[REDACTED], Lab Technician

Date of Issue:

16th December 2021



Registered Office: Rotherfield Woodyard
Mill Lane
Fletching Common
BN8 4JL

Company No: 5170789
VAT No: 844471223



Appendix 5 – Plans





Client: Quinn London Ltd
Site: 14 Somerset Road - Flat 6
Floor: Ground Floor
UPRN No: 0301460SOM

Plan Key:

- Red Text = Positive Item
- Blue Text = No Access Item
- Black Text = No Asbestos Detected Item



Positive or Strongly Presumed Asbestos in area / room



No Access within or to area / room

