

**PRE-REFURBISHMENT
ASBESTOS SURVEY REPORT**
for
Lakehouse
at
Scheme 38, 1-24 Lorton house



Job number	K0531	Reviewed by	K.Pearce
Date	14 th February 2011	Signature	
Issue number	01	Authorised by	Craig Eighteen
Prepared by	J. Clark	Signature	
Signature			

This report is subject to confidentiality between Forest Environmental Ltd and the client. Its contents may only be divulged to other parties by the client or with the explicit consent from the client. The report is not to be separated and must be maintained as a complete document in order to be valid. This report forms a basis upon which the client can make informed judgements regarding their duties to manage asbestos.

No Asbestos Detected within the above site

CONTENTS

EXECUTIVE SUMMARY	3
1. PRELIMINARY INFORMATION.....	4
2. ANALYTICAL RESULTS	5
3. INSPECTION REPORT SHEETS.....	6
APPENDIX 1 LEGISLATION	10

EXECUTIVE SUMMARY

Forest Environmental Ltd (FEL) was requested and authorised by Lakehouse in association with Avonline, to undertake a Pre-refurbishment Asbestos Survey ('Full access sampling and identification survey') at the Scheme 38, 1-24 Lorton House. The survey was carried out on the 09.02.2011 by Paul Riding.

Purpose of the survey

The purpose of the survey was to provide information on the presence of asbestos-containing materials (ACMs) at the site, as requested FEL have been instructed by Lakehouse to carry out an intrusive survey through the internal to external wall by way of drilling a hole through the entire wall using specialist equipment. As instructed a 16mm hole has been drilled through the entire wall with all debris and dust being caught and sent away for independent analysis. Our site observations and findings are intended to assist Lakehouse manage and minimise the health & safety risks associated with the subsequent IRS Installation works to various dwellings within the Camden Borough. The survey has been undertaken to comply with the Control of Asbestos Regulations (CAR) 2006 with appropriate reference to Health & Safety Executive (HSE) publication HSG264 entitled 'Asbestos: The Survey Guide' (2010) and is intended to underpin a strategy for compliance with the CAR.

The main body of this report details the findings of our site observations, sample analysis results and our recommendations for future actions with respect to the identified materials from the Pre-refurbishment Asbestos Survey. Sample analysis techniques were UKAS accredited in accordance with HSG248 - 'Asbestos: The analysts' guide for sampling, analysis and clearance procedures'. An independent UKAS accredited laboratory has analysed all bulk samples for asbestos content by polarised light microscopy using the dispersion staining technique as recommended in the HSE guidance document HSG248.

Summary of findings

A total of 6 samples were analysed following the survey, none of which were identified as containing asbestos. All samples taken are listed on the 'Inspection Report Sheets', which are presented in section 7 along with accompanying photographs. As no suspected ACMs were identified, strongly presumed, presumed or referred to at the site; therefore, no management actions are required by the duty holder at this time.

Recommendations

It is recommended that a competent person is retained by the client to supervise any refurbishment works and to manage any further inspections or confirmatory identification sampling which might be required upon opening-up or discovery of any hidden areas, ducts or voids. In addition, any party involved in the demolition works should be advised to remain vigilant as a matter of course. If any suspect ACMs are discovered, work should be stopped immediately and advice sought from the competent person.

Forest Environmental Ltd

1. PRELIMINARY INFORMATION

1.1 Client and site details

Client: Lakehouse

Address: Lakehouse Camden Office, 211 Arlington Road, London, NW1 7HD

Contact: David Young

Tel No: 07870 384 522

E. Mail: david.young@lakehouse.uk.com

1.2 General caveat

This report is based upon a fully intrusive inspection of a site within the scope of works as agreed with the client. Its aim is to establish beyond reasonable doubt, and as far as reasonably practical, the presence and quantitative extent of all asbestos-containing materials (ACMs) within the building.

It must always remain a possibility that further ACMs may be found during other activities. For reasons set out in this report, the report cannot give an assurance that all asbestos materials have been found and must not be thought to do so.

1.3 Specific relevant information to this dwelling

No specific access restrictions were encountered during the survey.

2. ANALYTICAL RESULTS

6 samples of suspect ACMs were taken at the site during the Pre-refurbishment Asbestos Survey. The attached Certificate of Analysis has shown that none of the samples contain asbestos.

The results of the analyses are summarised and presented on the 'Inspection Report Sheets' presented in section 7.



CERTIFICATE FOR IDENTIFICATION OF ASBESTOS FIBRES

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

Client:	FOREST ENVIRONMENTAL LTD
Address:	UNITS 10-13 URBAN HIVE THEYDON ROAD UPPER CLAPTON LONDON, E5 9BQ
Attention:	CRAIG EIGHTEEN
Site Address:	1-24 LORTON HOUSE IRS S.38
Date sample taken:	09/02/11
Date sample received:	15/02/11
Date of Analysis:	15/02/11

Analysis Report No.	SCO/11/930
Report Date.	15/02/11
Site Ref No.	K0531
Page No:	1 Of 1
No. of Samples:	6
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	CLIENT SAMPLE No.	Sample Location	Fibre Type Detected
1	PR001-K0531	FLAT 1- WALL CORE SAMPLE- CEMENT	NADIS
2	PR002-K0531	FLAT 2- WALL CORE SAMPLE- CEMENT	NADIS
3	PR003-K0531	FLAT 3- WALL CORE SAMPLE- CEMENT	NADIS
4	PR004-K0531	FLAT 4- WALL CORE SAMPLE- CEMENT	NADIS
5	PR005-K0531	FLAT 5- WALL CORE SAMPLE- CEMENT	NADIS
6	PR006-K0531	FLAT 6- WALL CORE SAMPLE- CEMENT	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:	B HOPSON	Authorised signatory:	
		Print name:	C.BOLTON – ADMINISTRATION & SALES MANAGER

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


3. INSPECTION REPORT SHEETS

Key to the attached sheets:


Items which were not found to contain asbestos:

MATERIAL ASSESSMENT


Pre-Refurbishment Asbestos Survey Report
Various Sites in the Camden Borough

Inspection No:	1	Name of surveyors:	P.Riding		Date:	09.02.2011
Site/address:	Scheme 38, 1-24 Lorton House, Camden, London					
Asbestos detected:	No	Extent	Representative of cavity wall <1m ²	Sample No:	PR001-K0531	
Floor/level:	Ground		Element:	Core sample		
Area/room:	External		Location:	Wall cavity		
Inspection type:	Sampled					
MATERIAL ASSESSMENT						
Product type		1 = Composites, A/C etc.	2 = AIB, boards, ropes, gaskets, paper etc	3 = Lagging, sprayed coatings & loose asbestos		
Extent of damage	0 = Good condition	1 = Slight damage, marks & scratches	2 = Moderate damage	3 = Extensive damage, visible debris		
Surface treatment	0 = Composite materials, plastics, resins, tiles	1 = Enclosed sprays & laggings, sealed AIB, cement etc	2 = Unsealed AIB or sealed lagging & sprays	3 = Unsealed laggings & sprays		
Asbestos type		1 = Chrysotile	2 = Amphibole excluding Crocidolite	3 = Crocidolite		
Total Material Assessment Score:						0
Material assessment algorithm totals:		10-12 High risk	7-9 Medium risk	Outline risk category:	Not applicable	
		5-6 Low risk	<4 Very low risk			
Product type 2 or 3 materials will normally require notification to the appropriate body prior to removal under Fully Controlled Conditions.			Removal conditions relevant to this item:	N/A		
However these materials may be removed under Controlled Conditions if less than 1 m2 and/or less than 1 man hour work.						
Pre-Works Hazard Statement						
Is there a significant risk of exposure to respirable asbestos fibres for people entering this area in the period prior to pre-demolition asbestos removal works?						
Surveyor's Opinion:	No	Details:				
Is Immediate Action required?	No	Details:				
Concluding Information						
Comments: Non-asbestos containing core sample from wall and wall cavity.						
Recommendations: No further action required.						


Pre-Refurbishment Asbestos Survey Report
Various Sites in the Camden Borough

Inspection No:	2	Name of surveyors:	P.Riding		Date:	09.02.2011
Site/address:	Scheme 38, 1-24 Lorton House, Camden, London					
Asbestos detected:	No	Extent	Representative of cavity wall <math><1\text{m}^2</math>	Sample No:	PR002-K0531	
Floor/level:	Ground	Element:	Core sample			
Area/room:	External	Location:	Wall cavity			
Inspection type:	Sampled					
MATERIAL ASSESSMENT						
Product type		1 = Composites, A/C etc.	2 = AIB, boards, ropes, gaskets, paper etc	3 = Lagging, sprayed coatings & loose asbestos		
Extent of damage	0 = Good condition	1 = Slight damage, marks & scratches	2 = Moderate damage	3 = Extensive damage, visible debris		
Surface treatment	0 = Composite materials, plastics, resins, tiles	1 = Enclosed sprays & laggings, sealed AIB, cement etc	2 = Unsealed AIB or sealed lagging & sprays	3 = Unsealed laggings & sprays		
Asbestos type		1 = Chrysotile	2 = Amphibole excluding Crocidolite	3 = Crocidolite		
Total Material Assessment Score:						0
Material assessment algorithm totals:		10-12 High risk	7-9 Medium risk	Outline risk category:	Not applicable	
		5-6 Low risk	<4 Very low risk			
Product type 2 or 3 materials will normally require notification to the appropriate body prior to removal under Fully Controlled Conditions. However these materials may be removed under Controlled Conditions if less than 1 m ² and/or less than 1 man hour work.			Removal conditions relevant to this item:	N/A		
Pre-Works Hazard Statement						
Is there a significant risk of exposure to respirable asbestos fibres for people entering this area in the period prior to pre-demolition asbestos removal works?						
Surveyor's Opinion:	No	Details:				
Is Immediate Action required?	No	Details:				
Concluding Information						
Comments: Non-asbestos containing core sample from wall and wall cavity.						
Recommendations: No further action required.						


Pre-Refurbishment Asbestos Survey Report
Various Sites in the Camden Borough

Inspection No:	3	Name of surveyors:	P.Riding		Date:	09.02.2011
Site/address:	Scheme 38, 1-24 Lorton House, Camden, London					
Asbestos detected:	No	Extent	Representative of cavity wall <1m ²	Sample No:	PR003-K0531	
Floor/level:	Ground		Element:	Core sample		
Area/room:	External		Location:	Wall cavity		
Inspection type:	Sampled					
MATERIAL ASSESSMENT						
Product type		1 = Composites, A/C etc.	2 = AIB, boards, ropes, gaskets, paper etc	3 = Lagging, sprayed coatings & loose asbestos		
Extent of damage	0 = Good condition	1 = Slight damage, marks & scratches	2 = Moderate damage	3 = Extensive damage, visible debris		
Surface treatment	0 = Composite materials, plastics, resins, tiles	1 = Enclosed sprays & laggings, sealed AIB, cement etc	2 = Unsealed AIB or sealed lagging & sprays	3 = Unsealed laggings & sprays		
Asbestos type		1 = Chrysotile	2 = Amphibole excluding Crocidolite	3 = Crocidolite		
Total Material Assessment Score:						0
Material assessment algorithm totals:		10-12 High risk	7-9 Medium risk	Outline risk category:	Not applicable	
		5-6 Low risk	<4 Very low risk			
Product type 2 or 3 materials will normally require notification to the appropriate body prior to removal under Fully Controlled Conditions.			Removal conditions relevant to this item:	N/A		
However these materials may be removed under Controlled Conditions if less than 1 m2 and/or less than 1 man hour work.						
Pre-Works Hazard Statement						
Is there a significant risk of exposure to respirable asbestos fibres for people entering this area in the period prior to pre-demolition asbestos removal works?						
Surveyor's Opinion:	No	Details:				
Is Immediate Action required?	No	Details:				
Concluding Information						
Comments: Non-asbestos containing core sample from wall and wall cavity.						
Recommendations: No further action required.						


Pre-Refurbishment Asbestos Survey Report
Various Sites in the Camden Borough

Inspection No:	4	Name of surveyors:	P.Riding		Date:	09.02.2011
Site/address:	Scheme 38, 1-24 Lorton House, Camden, London					
Asbestos detected:	No	Extent	Representative of cavity wall <1m ²	Sample No:	PR004-K0531	
Floor/level:	Ground	Element:	Core sample			
Area/room:	External	Location:	Wall cavity			
Inspection type:	Sampled					
MATERIAL ASSESSMENT						
Product type		1 = Composites, A/C etc.	2 = AIB, boards, ropes, gaskets, paper etc	3 = Lagging, sprayed coatings & loose asbestos		
Extent of damage	0 = Good condition	1 = Slight damage, marks & scratches	2 = Moderate damage	3 = Extensive damage, visible debris		
Surface treatment	0 = Composite materials, plastics, resins, tiles	1 = Enclosed sprays & laggings, sealed AIB, cement etc	2 = Unsealed AIB or sealed lagging & sprays	3 = Unsealed laggings & sprays		
Asbestos type		1 = Chrysotile	2 = Amphibole excluding Crocidolite	3 = Crocidolite		
Total Material Assessment Score:						0
Material assessment algorithm totals:		10-12 High risk	7-9 Medium risk	Outline risk category:	Not applicable	
		5-6 Low risk	<4 Very low risk			
<p>Product type 2 or 3 materials will normally require notification to the appropriate body prior to removal under Fully Controlled Conditions.</p> <p>However these materials may be removed under Controlled Conditions if less than 1 m2 and/or less than 1 man hour work.</p>			Removal conditions relevant to this item:	N/A		
Pre-Works Hazard Statement						
Is there a significant risk of exposure to respirable asbestos fibres for people entering this area in the period prior to pre-demolition asbestos removal works?						
Surveyor's Opinion:	No	Details:				
Is Immediate Action required?	No	Details:				
Concluding Information						
<p>Comments: Non-asbestos containing core sample from wall and wall cavity.</p>						
<p>Recommendations: No further action required.</p>						

Pre-Refurbishment Asbestos Survey Report
Various Sites in the Camden Borough

Inspection No:	5	Name of surveyors:	P.Riding		Date:	09.02.2011
Site/address:	Scheme 38, 1-24 Lorton House, Camden, London					
Asbestos detected:	No	Extent	Representative of cavity wall <1m ²	Sample No:	PR005-K0531	
Floor/level:	Ground	Element:	Core sample			
Area/room:	External	Location:	Wall cavity			
Inspection type:	Sampled					
MATERIAL ASSESSMENT						
Product type		1 = Composites, A/C etc.	2 = AIB, boards, ropes, gaskets, paper etc	3 = Lagging, sprayed coatings & loose asbestos		
Extent of damage	0 = Good condition	1 = Slight damage, marks & scratches	2 = Moderate damage	3 = Extensive damage, visible debris		
Surface treatment	0 = Composite materials, plastics, resins, tiles	1 = Enclosed sprays & laggings, sealed AIB, cement etc	2 = Unsealed AIB or sealed lagging & sprays	3 = Unsealed laggings & sprays		
Asbestos type		1 = Chrysotile	2 = Amphibole excluding Crocidolite	3 = Crocidolite		
Total Material Assessment Score:						0
Material assessment algorithm totals:		10-12 High risk	7-9 Medium risk	Outline risk category:	Not applicable	
		5-6 Low risk	<4 Very low risk			
Product type 2 or 3 materials will normally require notification to the appropriate body prior to removal under Fully Controlled Conditions. However these materials may be removed under Controlled Conditions if less than 1 m2 and/or less than 1 man hour work.			Removal conditions relevant to this item:	N/A		
Pre-Works Hazard Statement						
Is there a significant risk of exposure to respirable asbestos fibres for people entering this area in the period prior to pre-demolition asbestos removal works?						
Surveyor's Opinion:	No	Details:				
Is Immediate Action required?	No	Details:				
Concluding Information						
Comments: Non-asbestos containing core sample from wall and wall cavity.						
Recommendations: No further action required.						

Pre-Refurbishment Asbestos Survey Report
Various Sites in the Camden Borough

Inspection No:	6	Name of surveyors:	P.Riding		Date:	09.02.2011
Site/address:	Scheme 38, 1-24 Lorton House, Camden, London					
Asbestos detected:	No	Extent	Representative of cavity wall <1m ²	Sample No:	PR006-K0531	
Floor/level:	Ground	Element:	Core sample			
Area/room:	External	Location:	Wall cavity			
Inspection type:	Sampled					
MATERIAL ASSESSMENT						
Product type		1 = Composites, A/C etc.	2 = AIB, boards, ropes, gaskets, paper etc	3 = Lagging, sprayed coatings & loose asbestos		
Extent of damage	0 = Good condition	1 = Slight damage, marks & scratches	2 = Moderate damage	3 = Extensive damage, visible debris		
Surface treatment	0 = Composite materials, plastics, resins, tiles	1 = Enclosed sprays & laggings, sealed AIB, cement etc	2 = Unsealed AIB or sealed lagging & sprays	3 = Unsealed laggings & sprays		
Asbestos type		1 = Chrysotile	2 = Amphibole excluding Crocidolite	3 = Crocidolite		
Total Material Assessment Score:						0
Material assessment algorithm totals:		10-12 High risk	7-9 Medium risk	Outline risk category:	Not applicable	
		5-6 Low risk	<4 Very low risk			
<p>Product type 2 or 3 materials will normally require notification to the appropriate body prior to removal under Fully Controlled Conditions.</p> <p>However these materials may be removed under Controlled Conditions if less than 1 m2 and/or less than 1 man hour work.</p>			Removal conditions relevant to this item:	N/A		
Pre-Works Hazard Statement						
Is there a significant risk of exposure to respirable asbestos fibres for people entering this area in the period prior to pre-demolition asbestos removal works?						
Surveyor's Opinion:	No	Details:				
Is Immediate Action required?	No	Details:				
Concluding Information						
<p>Comments: Non-asbestos containing core sample from wall and wall cavity.</p>						
<p>Recommendations: No further action required.</p>						

APPENDIX 1 LEGISLATION

Work involving asbestos will be carried out in accordance with the following Statutes, Regulations, Approved Codes of Practice, guidance and recommendations contained in the following publications as they apply:

<i>Asbestos Specific Legislation</i>
<p>a) The Control of Asbestos Regulations (2006) (Incorporating the Control of Asbestos at Work Regulations (2002), the Asbestos (Licensing) Regulations (1983) as amended 1999 and the Asbestos Prohibitions Regulations (1999))</p>
<i>Approved Codes of Practice and Guidance Documents</i>
<p>a) L127 'The management of asbestos in non-domestic premises (2006) b) L143 'Work with materials containing asbestos' (2006) c) HSG53 'The selection, use and maintenance of respiratory protective equipment' (1998) d) HSG 189/2 'Working with asbestos cement' (1999) e) HSG210 'Asbestos essentials task manual' (2001) f) HSG213 'Introduction to asbestos essentials' (2001) g) HSG227 'A comprehensive guide to managing asbestos in premises (2002) h) HSG247 'Asbestos: The licensed contractors' guide (2006) i) HSG248 'Asbestos: The analysts' guide for sampling, analysis and clearance procedures (2005) j) HSG264 'Asbestos: The Survey Guide' (2010) k) MS 13 'Asbestos: Medical guidance notes (1999) l) 'Asbestos and Man-Made Mineral Fibres in Buildings: Practical Guidance' DETR (1999)</p>
<i>General Statutory Requirements</i>
<p>a) The Health and Safety at Work etc. Act (1974) b) The Management of Health and Safety at Work Regulations (1999) c) The Hazardous Waste (England and Wales) Regulations and List of Wastes (England) Regulations (2005) d) The Carriage of Dangerous Goods (classification, packaging and labelling) and use of Transportable Pressure Equipment Regulations (2004) e) The Personal Protective Equipment at Work Regulations (1992) as amended 2002 f) The Workplace (Health, Safety and Welfare) Regulations (1992), the Health and Safety (Miscellaneous Amendment) Regulations 2002, and the Work at Height Regulations 2005 g) Construction (Design and Management) Regulations (2007) (CDM2007) h) Environmental Protection Act Part 1 (1990), (Duty of Care) i) Control of Substances Hazardous to Health (COSHH) (2002) as amended 2004 j) Confined Spaces Regulations 2005</p>