



**Mitre House  
124 Kings Road  
London  
SW3 4TP**

**REFURBISHMENT  
OF THE COMMON PARTS**

**FOR**

**Strangford Residence Management**

**APPENDIX C**

**ASBESTOS SURVEY REPORT**

Date: March 2020

Ref: 2020/614/JMc



# Asbestos Management Survey

Mitre House  
124 King's Road  
Chelsea  
London  
SW3 4TR



## PL Consulting

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Date of survey: 25 July 2017

Next inspection due: 25 July 2018

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## 1.0 Executive summary:



Asbestos containing materials have been identified during the Management Survey and the specific areas are categorized below in order according to the initial Material Risk Assessment made by PL Consulting.

### HIGH RISK MATERIALS - SCORES 10+

The table below lists all areas where Asbestos Containing Materials have been identified as being in a poor condition, vulnerable to further damage, or asbestos debris/contamination. It is recommended that risk assessment(s) are undertaken which may include a requirement for air monitoring 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 No.	Item Description	Material	Risk assessment Score	Recommendations
There were no results found.							

### MEDIUM RISK MATERIALS - SCORES 7-9

The table below lists all areas where Asbestos Containing Materials have been identified which are unsealed or damaged. Remedial work may be required to seal/repair or remove these materials as a priority and in some instances air monitoring may be recommended in order to assess airborne fibre levels:

Building	Floor	Room	Item No.	Item Description	Material	Risk assessment Score	Recommendations
Mitre House	Basement1	B1.01	3	Insulation material - presumed to be present behind tape over redundant pipe hole in wall.	Lagging	MEDIUM (7)	Label and continue to manage
Mitre House	Basement1	B1.01	5	Asbestos material may be consealed - behind tape and expanding foam around redundant metal flue pipe to wall.	Lagging	MEDIUM (7)	Label and continue to manage

## 1.0 Executive summary:



### LOW RISK MATERIALS - SCORES 1-6

The table below lists all areas where Asbestos Containing Materials have been identified which are in a good or satisfactory condition. A management policy and plan need to be implemented to manage these materials safely. Where appropriate and if not already done so, the materials require labelling and the condition of these materials re-inspected at a minimum of 12 monthly intervals:

Building	Floor	Room	Item No.	Item Description	Material	Risk assessment Score	Recommendations
Mitre House	1st Floor	01.01	6	Presumed ACMs within old electrical equipment - on wall.	Asbestos Textiles/Paper	VERY LOW (4)	Label and continue to manage
Mitre House	2nd Floor	02.01	7	Presumed ACMs within old electrical equipment - on wall.	Asbestos Textiles/Paper	VERY LOW (4)	Label and continue to manage
Mitre House	3rd Floor	03.01	8	Presumed ACMs within old electrical equipment - on wall.	Asbestos Textiles/Paper	VERY LOW (4)	Label and continue to manage
Mitre House	4th Floor	04.01	9	Lift brake shoes - may contain asbestos.	Friction Product	VERY LOW (2)	Label and continue to manage

# 1.0 Executive summary:





## NO ACCESS AREAS PRESUMED TO CONTAIN ASBESTOS

Asbestos Containing Materials have been presumed as being present to the following areas where access could not be gained at the time of the survey. A management policy and plan needs to identify that these areas require inspection once access can be provided. These areas require re-inspection for accessibility at 12 monthly intervals or as soon as access can be made available:

Building	Floor	Room/Area	Recommendation
There were no results found.			

## 2.0 Contract Review:



Name and address of site:	Mitre House, 124 King's Road, Chelsea, London, SW3 4TR		
Building/site description:	A purpose built 5 storey block of 9 residential flats above ground floor retail premises. There is one main communal entrance providing access to all flats via one internal stairwell and passenger lift		
Age of construction:	1920s		
Name and address of client:	Michael Maunder Taylor FTT Appointed Manager c/o Maunder Taylor (Potters Bar), Brosnan House, 175 Darkes Lane, Potters Bar, Hertfordshire, EN6 1BW		
Client contact:	Chris Hollis-Browne		
Type of survey:	Management Survey (with MA only)		
Date of survey:	25 Jul 2017		
Report Revision Number:	1		
PLC internal job number:	J000595		
Lead surveyor[s]:	Peter Lee (CoCA)	Signature:	
Technically reviewed by:	Peter Lee (CoCA)	Signature:	
Report issue date:	28 Jul 2017		





## 3.0 Introduction/Objectives:



PL Consulting received an order of confirmation to undertake a Management Survey from Michael Maunder Taylor FTT Appointed Manager c/o Maunder Taylor (Potters Bar). This order has been accepted on the basis of the original quotation and our terms and conditions of business.

The order relates to a management survey of:

Mitre House  
124 King's Road  
Chelsea  
London  
SW3 4TR

The survey was carried out by Peter Lee (CoCA) of PL Consulting.

The Type of survey selected / requested by the client was a management survey.

The reason for selecting this survey is to enable the client to manage the risks from retained asbestos in their premises.

This survey was carried out in accordance with the HSE Guidance document "HSG 264 Asbestos: The Surveyors Guide".

### **3.1 Purpose of Survey**

The purpose of this Management Survey is to help the duty holder manage asbestos in these premises. It provides sufficient information for an asbestos register to be generated in accordance with HSG 264 so that the duty holder can carry out a risk assessment and prepare a suitable management plan in accordance with regulation 4 of the Control of Asbestos Regulations 2012 (CAR 2012).

### **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 known 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

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



### 3.3 Type of Survey – Management Survey

This management survey is required for the normal occupation and use of the building to ensure continued management of any ACM's in situ, and is the standard survey type.

Its purpose is to locate as far as is reasonably practicable, the presence and extent of any suspect ACM's in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation and to assess their condition.

All areas have been accessed as far as is reasonably practicable. Any areas, that were not possible to access at the time of the survey, have been presumed to contain asbestos and documented within this report. This survey involved sampling and analysis to confirm the presence or absence of asbestos containing materials, however presumptions may have also been used within this report to presume or strongly presume the presence of ACM's.

Management surveys may involve minor intrusive work and some disturbance. The extent of the intrusion will vary between premises and depend on what is reasonably practicable for individual properties eg type of building, nature of construction, etc.

The survey report can be used as a basis to start developing a management plan and prioritise actions, but in itself does not constitute a management plan as required under CAR 2012.

In order for the building manager/occupier to comply, under regulation 4 of CAR 2012 they must implement a management policy and plan for confirmed or presumed asbestos containing materials.

This management survey includes a material assessment of the identified or presumed ACM's which relates to their condition and their potential to release fibres. This material assessment will provide the duty holder with an initial guide to the priority for managing ACM's as it will identify those ACM's which will most readily release fibres if they are disturbed.

## 4.0 Desk Top Review and Survey Planning:



Details of information requested from the Duty Holder by PL Consulting 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, along with details of all the information that were provided by or 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:

Mitre House  
124 King's Road  
Chelsea  
London  
SW3 4TR

**Scope of Works:** The survey was carried out to all safe and reasonably accessible parts of the non-domestic (communal) parts of the premises only.

**Exclusions:** There were no areas excluded from the 'Asbestos Management Survey' within the communal parts of the premises.

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.

Detailed drawings were not provided by the client at the time of the survey.

The client did not inform PL Consulting of any specific site hazards.

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

An appropriate exchange of information has taken place between the client and PL Consulting to enable survey planning in accordance with 'HSG264 Asbestos: The Survey Guide'.

## 5.0 Survey Method



**5.1** This survey has been undertaken in accordance with HSG264 and PL Consulting in house procedures.

**5.2** Clients of PL Consulting that have signed 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 items 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. All textured coatings and novel bituminous will be sampled.

**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 damage during the management surveys 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 items 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.

Access to internal wall linings and general cavities was restricted to avoid excessive damage to surface finishes.

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.

It is recommended that further intrusive inspection and sampling be carried out where site refurbishment, maintenance, or similar may disturb Asbestos Containing Materials that have remained inaccessible during this survey, this should be a refurbishment/demolition survey as described in HSG 264.

Residual asbestos material may be present beneath re-lagged services and cannot be detected unless the re-lagging is systematically removed. Caution should therefore be taken when working on such materials for the potential presence of asbestos residue.

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.

## 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 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. Sample location labels are not used on site unless specifically requested by the client.

**7.4** Bulk sample analysis is carried out in accordance with HSE document HSG 248 'The Analysts Guide' and the appointed bulk analysis laboratory's 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

Is defined as any work, which is undertaken on a friable asbestos product or which is likely to exceed the control limit of 0.1f/cm<sup>3</sup>. A licensed asbestos removal contractor must undertake this work and a 14-day notice must be given to the HSE prior to the commencement of the work.

### Notifiable Non Licensed Works

If work on an ACM causes the deterioration of the matrix material in which the asbestos fibres are firmly linked, then these works are Notifiable Non Licensed Work (NNLW). Work of this type does not require an asbestos removal licence, but the company undertaking the work must have the following:

- Notification of the work to the relevant enforcing authority prior to the work commencing.
- Medical examinations to assess each worker's state of health to be carried out, before any possible – exposure to asbestos. Then re-examinations every three years.
- Insurance for working with asbestos containing materials.
- A register of work to be kept by the employer for each employee exposed to asbestos.

### Non Notifiable Non Licensed work

-Non-Licensed Works Is defined as any work, which involves short, non-continuous maintenance activities, during which only nonfriable materials are removed. It can also involve the removal of non-friable materials for refurbishment purposes. However, work of this type is only applicable where the matrix material in which the asbestos fibres are firmly linked remains intact.

- If a non-licensed contractor is appointed to undertake the removal works on the above materials, the following points must be adhered to:
- All operatives undertaking work on the material must have asbestos awareness training and practical asbestos training.

**9.13** It is recommended that further intrusive investigations and sampling be carried out in accordance with HSG.264, where any major refurbishment, maintenance, installation or similar activity may expose asbestos materials that have remained inaccessible during the survey. This should be as a refurbishment/demolition survey as documented in HSG264.

**9.14** 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	Item description/location	S,P,SP,AS Sample No	Product Type	Condition	Surface Treatment	Asbestos Type	Quantity	Accessibility	Material Score	Recommendation	Additional Comments
Mitre House	Basement 1	Electric intake / store room B1.01, Insulation material presumed to be present behind tape over redundant pipe hole in wall.	P Visual - Item 3	Lagging	Good Condition	Surface Sealed	Crocidolite (or unknown)	Small amounts	Usually inaccessible or unlikely to be disturbed	7 (Medium Risk)	Label and continue to manage	N/A
Mitre House	Basement 1	Electric intake / store room B1.01, Asbestos material may be consealed behind tape and expanding foam around redundant metal flue pipe to wall.	P Visual - Item 5	Lagging	Good Condition	Surface Sealed	Crocidolite (or unknown)	Small amounts	Usually inaccessible or unlikely to be disturbed	7 (Medium Risk)	Label and continue to manage	N/A
Mitre House	1st Floor	Lobby to flats 1-3 01.01, Presumed ACMs within old electrical equipment on wall.	P Visual - Item 6	Asbestos Textiles/Paper	Good Condition	Surface Sealed	Chrysotile	1no.	Usually inaccessible or unlikely to be disturbed	4 (Low Risk)	Label and continue to manage	N/A
Mitre House	2nd Floor	Lobby to flats 4-6 02.01, Presumed ACMs within old electrical equipment on wall.	P Visual - Item 7	Asbestos Textiles/Paper	Good Condition	Surface Sealed	Chrysotile	1no.	Usually inaccessible or unlikely to be disturbed	4 (Low Risk)	Label and continue to manage	N/A
Mitre House	3rd Floor	Lobby to flats 7-9 03.01, Presumed ACMs within old electrical equipment on wall.	P Visual - Item 8	Asbestos Textiles/Paper	Good Condition	Surface Sealed	Chrysotile	1no.	Usually inaccessible or unlikely to be disturbed	4 (Low Risk)	Label and continue to manage	N/A
Mitre House	4th Floor	Lift motor/water tank room 04.01, Lift brake shoes may contain asbestos.	P Visual - Item 9	Friction Product	Good Condition	Completely Sealed	Chrysotile	1no.	Usually inaccessible or unlikely to be disturbed	2 (Low Risk)	Label and continue to manage	N/A

## KEY:

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


# Appendix 2 – Survey Data Sheets




<b>Survey Type</b>	<b>Management Survey</b>		
<b>Report Revision Number</b>	<b>1</b>	<b>Surveyors</b>	<b>Peter Lee (CoCA)</b>
<b>PLC Job Number</b>	<b>J000595</b>	<b>Survey Date</b>	<b>25 Jul 2017</b>
<b>Site Address:</b>	<b>Mitre House 124 King's Road Chelsea London SW3 4TR</b>	<b>Bulk Analysis Laboratory</b>	<b>Environtec</b>
		<b>Sample Analysis Date</b>	<b>28 Jul 2017</b>

Survey Data Sheets



	<b>Survey Date:</b>	<b>Lead Surveyor</b>	<b>Survey Type</b>	<b>Floor</b>	<b>Analysis</b>
	25 Jul 2017	Peter Lee (CoCA)	Management Survey	Basement1	
	<b>Building</b>	<b>Room</b>	<b>Item Description</b>	<b>Quantity</b>	
	Mitre House	Electric intake / store room B1.01	Insulation residue to wall.	Small amounts	
	<b>Sample No (S,SP,P,As)</b>	<b>Product Type</b>	<b>Surface Treatment</b>	<b>Condition</b>	<b>Accessibility</b>
	PL000619 (S) - Item 1	N/A	N/A	N/A	N/A
	<b>Material Risk Score</b>	<b>Surveyor comments</b>			
	N/A				
<b>Recommended action</b>	<b>No further action required</b>				

	<b>Survey Date:</b>	<b>Lead Surveyor</b>	<b>Survey Type</b>	<b>Floor</b>	<b>Analysis</b>
	25 Jul 2017	Peter Lee (CoCA)	Management Survey	Basement1	
	<b>Building</b>	<b>Room</b>	<b>Item Description</b>	<b>Quantity</b>	
	Mitre House	Electric intake / store room B1.01	Insulation residue around old pipe bracket on wall.	Small amounts	
	<b>Sample No (S,SP,P,As)</b>	<b>Product Type</b>	<b>Surface Treatment</b>	<b>Condition</b>	<b>Accessibility</b>
	PL000620 (S) - Item 2	N/A	N/A	N/A	N/A
	<b>Material Risk Score</b>	<b>Surveyor comments</b>			
	N/A				
<b>Recommended action</b>	<b>No further action required</b>				

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

Survey Data Sheets (cont)




	<b>Survey Date:</b>	<b>Lead Surveyor</b>	<b>Survey Type</b>	<b>Floor</b>	<b>Analysis</b>
	25 Jul 2017	Peter Lee (CoCA)	Management Survey	Basement1	Crocidolite (or unknown) (3)
	<b>Building</b>	<b>Room</b>	<b>Item Description</b>	<b>Quantity</b>	
	Mitre House	Electric intake / store room B1.01	Insulation material presumed to be present behind tape over redundant pipe hole in wall.	Small amounts	
	<b>Sample No (S,SP,P,As)</b>	<b>Product Type</b>	<b>Surface Treatment</b>	<b>Condition</b>	<b>Accessibility</b>
	Visual (P) - Item 3	Lagging (3)	Surface Sealed (1)	Good Condition (0)	Usually inaccessible or unlikely to be disturbed
	<b>Material Risk Score</b>	<b>Surveyor comments</b>			
7 (Medium Risk)					
<b>Recommended action</b>	Label and continue to manage				


	<b>Survey Date:</b>	<b>Lead Surveyor</b>	<b>Survey Type</b>	<b>Floor</b>	<b>Analysis</b>
	25 Jul 2017	Peter Lee (CoCA)	Management Survey	Basement1	No Asbestos Detected
	<b>Building</b>	<b>Room</b>	<b>Item Description</b>	<b>Quantity</b>	
	Mitre House	Electric intake / store room B1.01	Insulation debris around redundant cut off pipes in wall by entrance door.	Small amounts	
	<b>Sample No (S,SP,P,As)</b>	<b>Product Type</b>	<b>Surface Treatment</b>	<b>Condition</b>	<b>Accessibility</b>
	PL000621 (S) - Item 4	N/A	N/A	N/A	N/A
	<b>Material Risk Score</b>	<b>Surveyor comments</b>			
N/A	Sign on door 'Danger asbestos lagging in walls'				
<b>Recommended action</b>	No further action required				

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

## Survey Data Sheets (cont)



	<b>Survey Date:</b>	<b>Lead Surveyor</b>	<b>Survey Type</b>	<b>Floor</b>	<b>Analysis</b>
	25 Jul 2017	Peter Lee (CoCA)	Management Survey	Basement1	Crocidolite (or unknown) (3)
	<b>Building</b>	<b>Room</b>	<b>Item Description</b>	<b>Quantity</b>	
	Mitre House	Electric intake / store room B1.01	Asbestos material may be consealed behind tape and expanding foam around redundant metal flue pipe to wall.	Small amounts	
	<b>Sample No (S,SP,P,As)</b>	<b>Product Type</b>	<b>Surface Treatment</b>	<b>Condition</b>	<b>Accessibility</b>
	Visual (P) - Item 5	Lagging (3)	Surface Sealed (1)	Good Condition (0)	Usually inaccessible or unlikely to be disturbed
	<b>Material Risk Score</b>	<b>Surveyor comments</b>			
7 (Medium Risk)					
<b>Recommended action</b>	Label and continue to manage				


	<b>Survey Date:</b>	<b>Lead Surveyor</b>	<b>Survey Type</b>	<b>Floor</b>	<b>Analysis</b>
	25 Jul 2017	Peter Lee (CoCA)	Management Survey	1st Floor	Chrysotile (1)
	<b>Building</b>	<b>Room</b>	<b>Item Description</b>	<b>Quantity</b>	
	Mitre House	Lobby to flats 1-3 01.01	Presumed ACMs within old electrical equipment on wall.	1no.	
	<b>Sample No (S,SP,P,As)</b>	<b>Product Type</b>	<b>Surface Treatment</b>	<b>Condition</b>	<b>Accessibility</b>
	Visual (P) - Item 6	Asbestos Textiles/Paper (2)	Surface Sealed (1)	Good Condition (0)	Usually inaccessible or unlikely to be disturbed
	<b>Material Risk Score</b>	<b>Surveyor comments</b>			
4 (Low Risk)					
<b>Recommended action</b>	Label and continue to manage				


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



Survey Data Sheets (cont)




	<b>Survey Date:</b>	<b>Lead Surveyor</b>	<b>Survey Type</b>	<b>Floor</b>	<b>Analysis</b>
	25 Jul 2017	Peter Lee (CoCA)	Management Survey	2nd Floor	Chrysotile (1)
	<b>Building</b>	<b>Room</b>	<b>Item Description</b>	<b>Quantity</b>	
	Mitre House	Lobby to flats 4-6 02.01	Presumed ACMs within old electrical equipment on wall.	1no.	
	<b>Sample No (S,SP,P,As)</b>	<b>Product Type</b>	<b>Surface Treatment</b>	<b>Condition</b>	<b>Accessibility</b>
	Visual (P) - Item 7	Asbestos Textiles/Paper (2)	Surface Sealed (1)	Good Condition (0)	Usually inaccessible or unlikely to be disturbed
	<b>Material Risk Score</b>	<b>Surveyor comments</b>			
4 (Low Risk)					
<b>Recommended action</b>	Label and continue to manage				

	<b>Survey Date:</b>	<b>Lead Surveyor</b>	<b>Survey Type</b>	<b>Floor</b>	<b>Analysis</b>
	25 Jul 2017	Peter Lee (CoCA)	Management Survey	3rd Floor	Chrysotile (1)
	<b>Building</b>	<b>Room</b>	<b>Item Description</b>	<b>Quantity</b>	
	Mitre House	Lobby to flats 7-9 03.01	Presumed ACMs within old electrical equipment on wall.	1no.	
	<b>Sample No (S,SP,P,As)</b>	<b>Product Type</b>	<b>Surface Treatment</b>	<b>Condition</b>	<b>Accessibility</b>
	Visual (P) - Item 8	Asbestos Textiles/Paper (2)	Surface Sealed (1)	Good Condition (0)	Usually inaccessible or unlikely to be disturbed
	<b>Material Risk Score</b>	<b>Surveyor comments</b>			
4 (Low Risk)					
<b>Recommended action</b>	Label and continue to manage				

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

## Survey Data Sheets (cont)



	<b>Survey Date:</b>	<b>Lead Surveyor</b>	<b>Survey Type</b>	<b>Floor</b>	<b>Analysis</b>
	25 Jul 2017	Peter Lee (CoCA)	Management Survey	4th Floor	Chrysotile (1)
	<b>Building</b>	<b>Room</b>	<b>Item Description</b>	<b>Quantity</b>	
	Mitre House	Lift motor/water tank room 04.01	Lift brake shoes may contain asbestos.	1no.	
	<b>Sample No (S,SP,P,As)</b>	<b>Product Type</b>	<b>Surface Treatment</b>	<b>Condition</b>	<b>Accessibility</b>
	Visual (P) - Item 9	Friction Product (1)	Completely Sealed (0)	Good Condition (0)	Usually inaccessible or unlikely to be disturbed
	<b>Material Risk Score</b>	<b>Surveyor comments</b>			
2 (Low Risk)					
<b>Recommended action</b>	<b>Label and continue to manage</b>				

**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	Survey Type
Mitre House	Basement1	B1.01	Electric intake / store room	Painted brick walls with concrete floor and solid ceiling. Main incoming electric cable does not appear to contain asbestos textile wrap.	Management
Mitre House	Basement1	B1.02	Store room	Painted brick walls with concrete floor and ceiling.	Management
Mitre House	Ground Floor	G.01	Entrance hsl/stairs	Solid plastered walls and ceiling with Terrazzo flooring throughout. Metal caged lift shaft.	Management
Mitre House	Ground Floor	G.02	Understair cleaner's cupboard	Solid plastered walls and ceiling with Terrazzo flooring.	Management
Mitre House	Ground Floor	G.03	Rear external yard	Brick walls with metal fire escape stairs. Cast iron down pipe.	Management
Mitre House	1st Floor	01.01	Lobby to flats 1-3	Solid plastered walls with wooden and glazed partitioning. Solid plastered ceiling and Terrazzo flooring throughout.	Management
Mitre House	1st Floor	01.02	Stairwell	Solid plastered walls with wooden and glazed partitioning. Solid plastered ceiling and Terrazzo flooring throughout.	Management
Mitre House	2nd Floor	02.01	Lobby to flats 4-6	Solid plastered walls with wooden and glazed partitioning. Solid plastered ceiling a Terrazzo flooring throughout.	Management
Mitre House	2nd Floor	02.02	Stairwell	Solid plastered walls with wooden and glazed partitioning. Solid plastered ceiling a Terrazzo flooring throughout.	Management
Mitre House	3rd Floor	03.01	Lobby to flats 7-9	Solid plastered walls with wooden and glazed partitioning. Solid plastered ceiling and Terrazzo flooring throughout.	Management
Mitre House	3rd Floor	03.02	Stairwell	Solid plastered walls with wooden and glazed partitioning. Solid plastered ceiling and Terrazzo flooring throughout.	Management
Mitre House	4th Floor	04.01	Lift motor/water tank room	Brick walls and ceiling with metal partition wall panels. Concrete floor. Foil-faced MMMF insulation to pipe work. Foam insulation to water tank.	Management
Mitre House	Lift Shaft	LIFT.01	Lift shaft	Caged metal lift shaft	Management

# Appendix 4 – Analysis Certificates



## CERTIFICATE FOR THE IDENTIFICATION OF ASBESTOS FIBRES

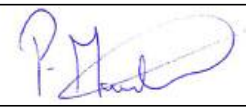
Client:	PL Consulting Ltd	Surveyor:	PL Consulting Ltd
Client Address:	27 The Orchard, Wrenthorpe, Wakefield, West Yorkshire, WF2 0LH	Analysis Report No:	J396224
Attention of:	Peter Lee	Report Date:	28th July 2017
Site Address:	Mitre House, 124 King's Road, Chelsea, London, SW3 4TR	Site Reference No:	N/A
Date Samples Taken:		No. of Samples:	3
Date Samples Received:	27th July 2017	Obtained:	3
Date of Analysis:	28th July 2017		
Analysed By:	Paul Moulder		

**Method Statement**  
 Samples of material, referenced below, have been examined to determine the presence of asbestos fibres, using Environtec 'In House' documented technical method of transmitted/polarised light microscopy and centre stop dispersion staining, in accordance with our UKAS Accreditation, based on the HSG 248 Asbestos: The Analyst Guide. Calibration of equipment and general quality control procedures are in accordance with our in house quality control document. Sampling methods are in accordance with documented in-house procedures and UKAS Accreditation.

**Disclaimer**  
 If samples have been DELIVERED the site address and actual sample location or sample type is given by the client at the time of delivery. Environtec are not responsible for the accuracy or competence of the sampling by third parties. Under these circumstances Environtec cannot be held responsible for the interpretation of the results shown. When the test certificate indicates that bulk samples were taken by the client, they are outside the scope of our UKAS Accreditation for sampling. Environtec takes responsibility of information reported, only when a staff member of Environtec takes the sample(s).

Sample Number	Client Ref	Sample Location / Sample Type	Fibre Type Detected
BS269810	PL000619	Z-Sub Level 1, Electric intake / store room, Insulation residue - Insulation	NADIS
BS269811	PL000620	Z-Sub Level 1, Electric intake / store room, Insulation residue - Insulation	NADIS
BS269812	PL000621	Z-Sub Level 1, Electric intake / store room, Insulation debris - Insulation	NADIS

Material type is a subjective opinion by the analyst based on asbestos content, appearance and experience. On rare occasions where there is an element of doubt for samples which are borderline or too insignificant to determine whether the material is asbestos insulation board or asbestos cement, you will be notified and offered a water absorption test. A water absorption test is a longer process undertaken to a supplement asbestos analysis and has a cost implication. We will advise you accordingly should this situation arise. Environtec Ltd cannot be held responsible for inaccuracies based on the material type opinion if a water absorption test has been offered and refused. Material type opinion falls outside the scope of our UKAS accreditation.	K	NADIS	= NO ASBESTOS DETECTED IN SAMPLE	
			CROCIDOLITE	= Typically Known as Blue Asbestos (Amphibole Group)
			AMOSITE	= Typically Known as Brown Asbestos (Amphibole Group)
	E		CHRYSTOLE	= Typically Known as White Asbestos (Serpentine Group)
			ANTHOPHYLLITE	= Asbestos (Amphibole Group)
	Y		ACTINOLITE	= Asbestos (Amphibole Group)
			TREMOLITE	= Asbestos (Amphibole Group)
All samples will be retained in the laboratory for a minimum of 6 Months.				

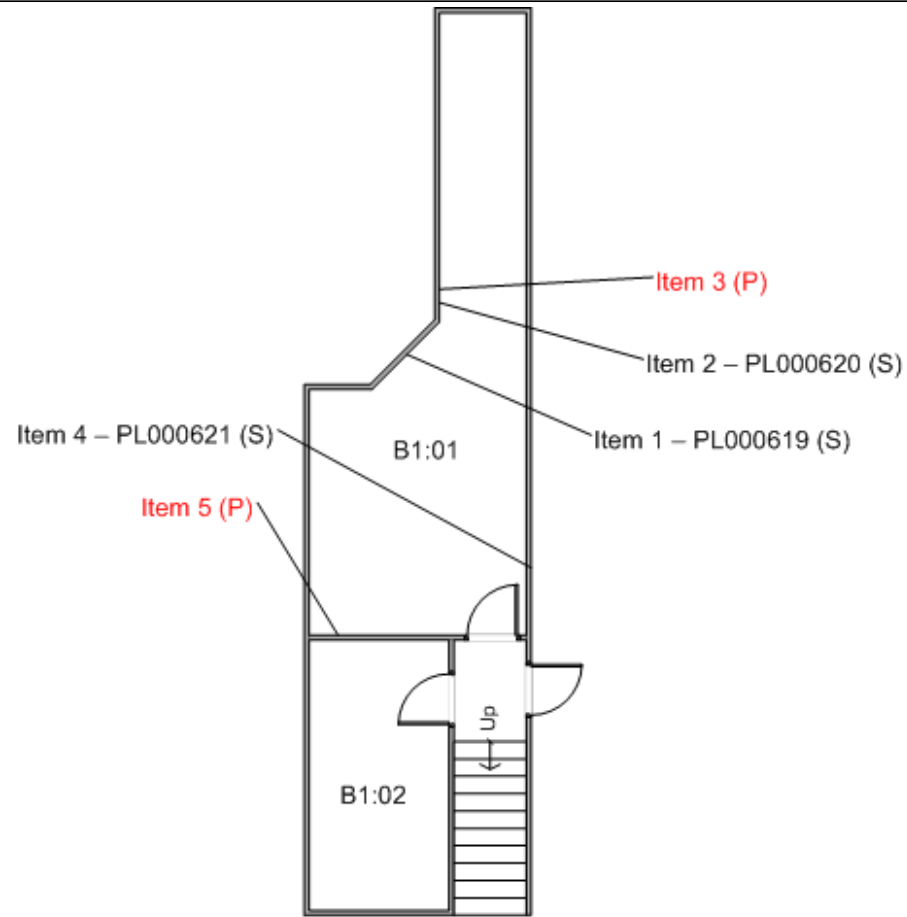
Typed By:	Paul Moulder	Authorised Signatory:	
Position:	Laboratory Technician	Print Name:	Paul Moulder

### UKAS/New AFI/Statements/EA

Certificate issued by 15-16 Bruce House, The Street, Hatfield Peverel CHELMSFORD, Essex, CM3 2DP.

# Appendix 5 – Plans

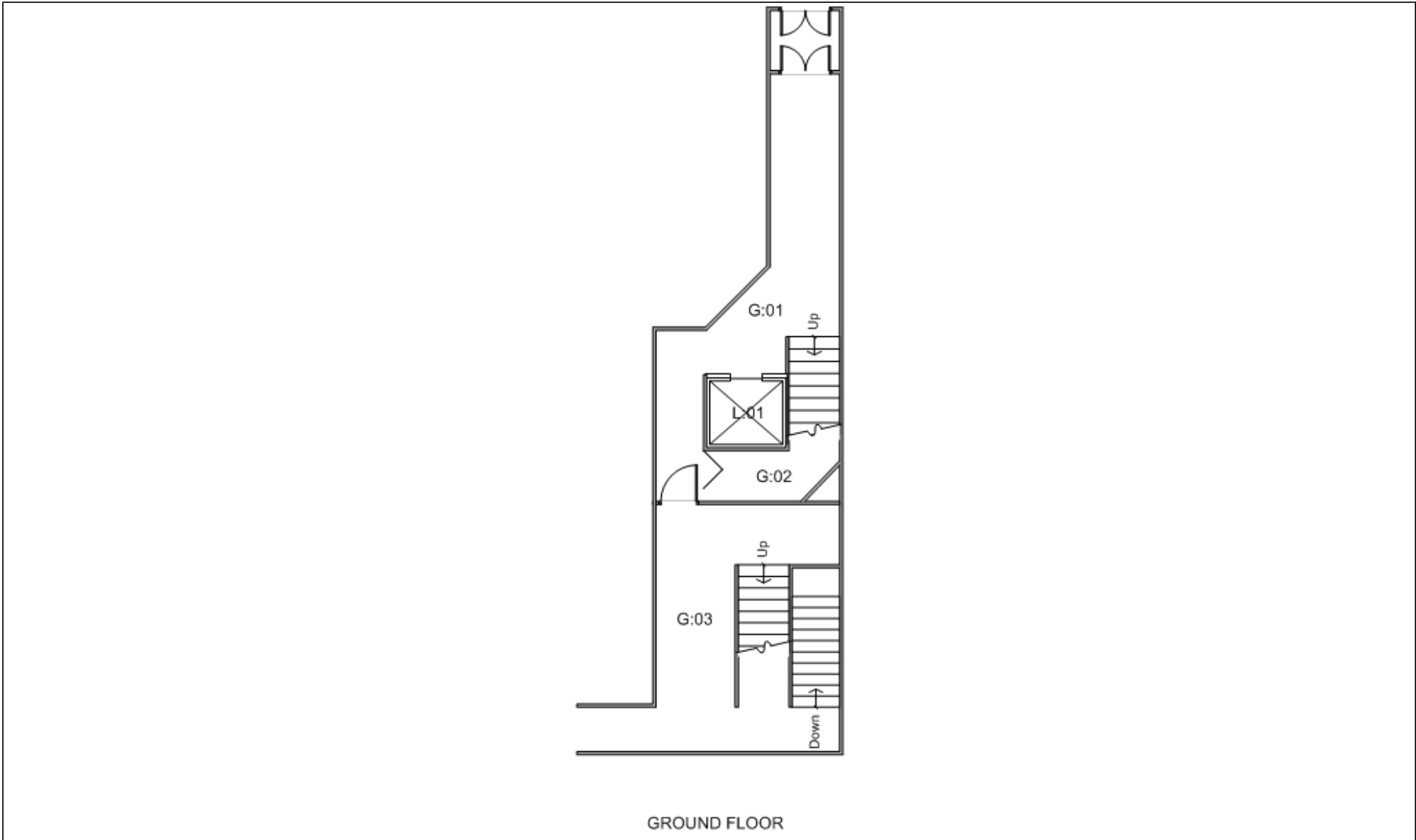




BASEMENT

Client: Maunder Taylor (Potters Bar)  
Site: Mitre House  
Floor: Basement 1  
Building Designation: Mitre House

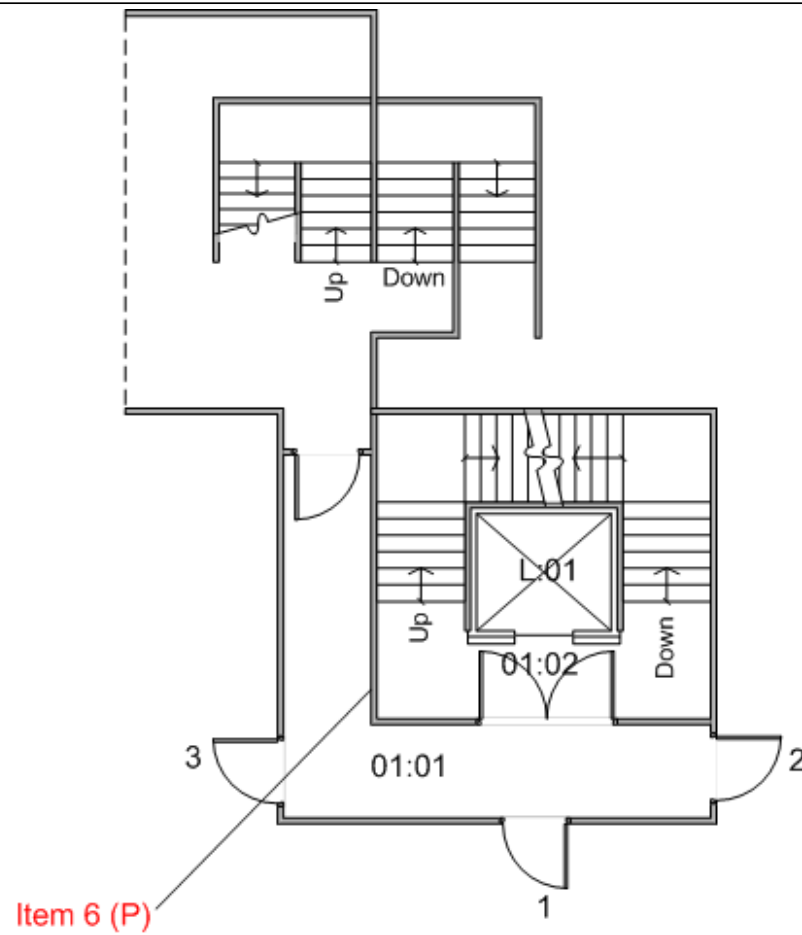




Client: Maunder Taylor (Potters Bar)  
Site: Mitre House  
Floor: Ground Floor  
Building Designation: Mitre House



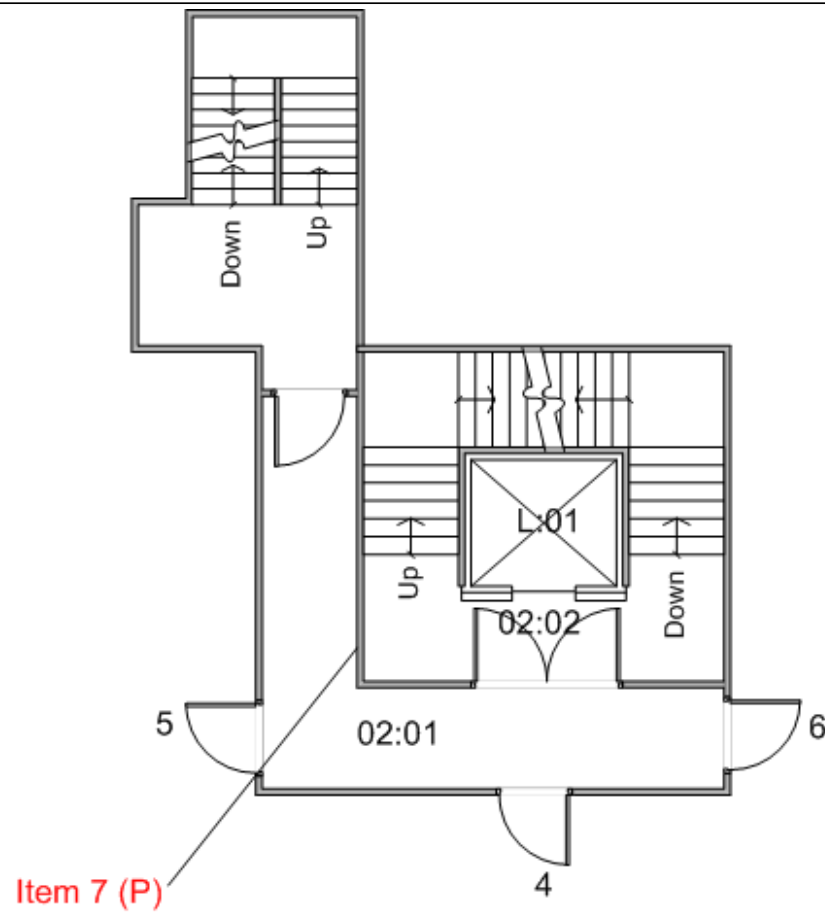




1<sup>ST</sup> FLOOR

Client: Maunder Taylor (Potters Bar)  
Site: Mitre House  
Floor: 1st Floor  
Building Designation: Mitre House

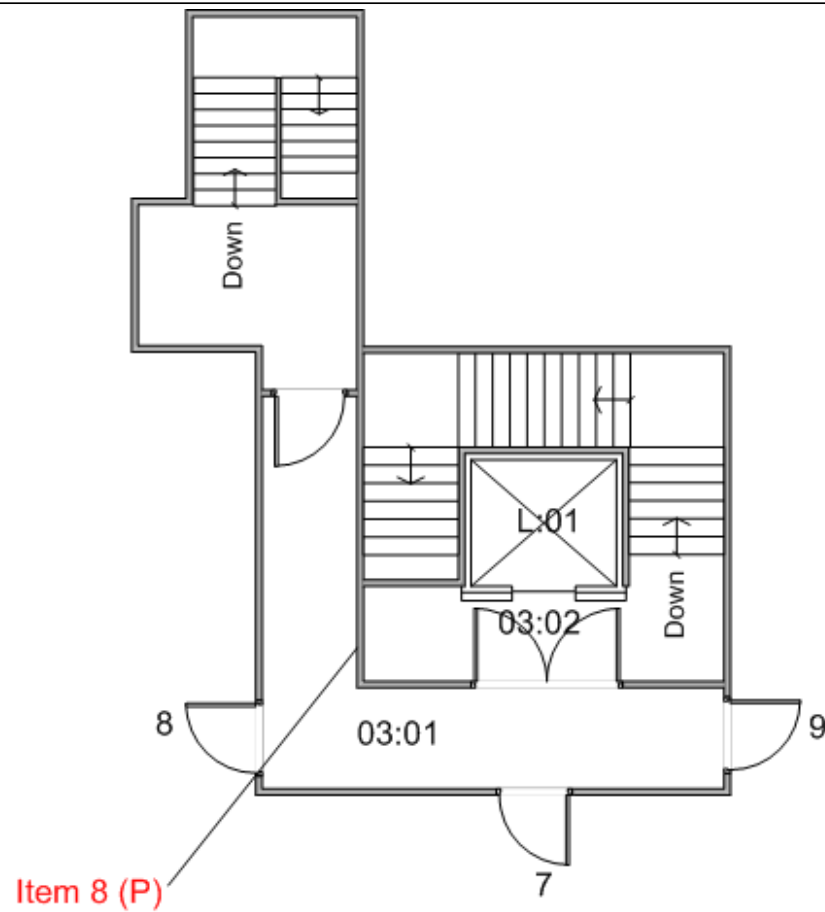




2<sup>ND</sup> FLOOR

Client: Maunder Taylor (Potters Bar)  
Site: Mitre House  
Floor: 2nd Floor  
Building Designation: Mitre House

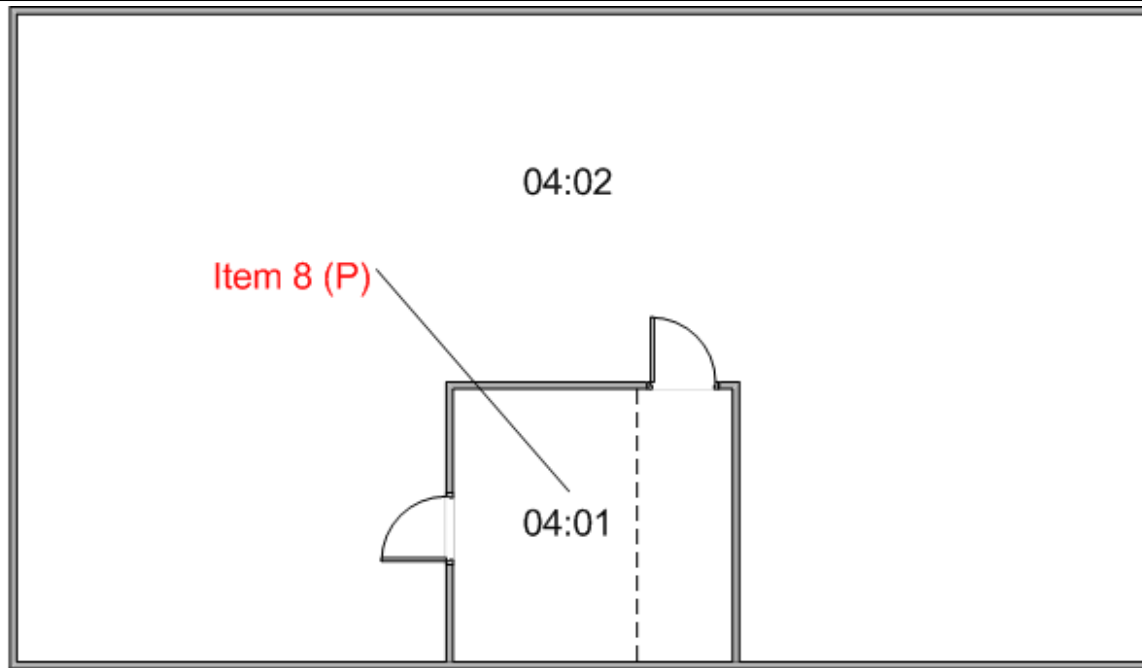




3<sup>RD</sup> FLOOR

Client: Maunder Taylor (Potters Bar)  
Site: Mitre House  
Floor: 3rd Floor  
Building Designation: Mitre House





4<sup>TH</sup> FLOOR / ROOF

Client: Maunder Taylor (Potters Bar)  
Site: Mitre House  
Floor: 4th Floor  
Building Designation: Mitre House

