



Asteck (UK) Limited  
Asbestos removal specialists

[HSE Licence No. 111905534](#)

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Asteck (UK) Limited



**LIMITED / PART / R & D SURVEY  
PRE-DEMOLITION OR MAJOR WORK ASBESTOS SURVEY AT  
86 THE BROADWAY  
MILL HILL  
LONDON  
NW7 3TD**

**SURVEY NUMBER: SUR 3038/03/03/21**

**ASBESTOS MATERIALS DETECTED**

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## **1.0 INTRODUCTION**

Asteck (UK) Limited were instructed by Southern Demolition Co Ltd on behalf of Mr. James Edley of Subadra Consulting Ltd to carry out a survey to detected asbestos bearing materials contained within the large two storey office building.

The full address is Athene House, 86 The Broadway, Mill Hill, London NW7 3TD.

The building is of brick/concrete construction with a concrete red tiled roof, it has a refurbished glass frontage onto the Broadway.

The roof tiles are fitted to a wooden under boarding within a steel and wooden frame in the loft roof space, external brick walls are built up to this frame.

The building has been refurbished within the ground and first floor to a modern high standard. On the first floor the new ceilings have been fitted through an original ceiling to make a void between the roof loft space and the first floor.

A boiler and tank room was previous located in the small rear basement, but this has been fully removed and the areas refurbished as a store room. A rear chimney stack from the old boiler remains with a metal cowl visible on the roof.

### **LIMITED SURVEY /PART /NO ACCESS**

A survey for asbestos was required before on site refurbishment & demolition works could begin. A Refurbishment & Demolition survey (R & D) was requested, however the building was still fully in use with occupants working in most offices on both floors.

Therefore as HSE publication HSG264, Asbestos: The survey guide, a full R & D survey was not possible.

A further R & D survey will be required when the building is fully empty and full access and destructive inspections can be undertaken.

The further site visit will complete a full R & D survey when the property is empty and vacant, at present worse case scenarios have been recorded.

As far as reasonably practicable inspection techniques were used to check insulations, check walls, ceilings, claddings and partitions within the agreed areas.

The site work for this report was conducted in on the 2<sup>nd</sup> March 2021.

All survey areas of the property were furnished and occupied during the survey.

## ASBESTOS REPORT FOR ATHENE HOUSE, MILL HILL

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The probability of finding asbestos products was required in order to produce a site asbestos register and assessment.

The report will attempt to highlight the types of asbestos found (i.e. Crocidolite, Amosite or Chrysotile), its form (i.e. insulation or boarding etc.), approximate quantities, its exact location, its condition, risks to health and of course recommendations for its safe treatment.

Whilst the survey report attempts to cover all areas within the site boundaries, we cannot accept responsibility for any areas that were inaccessible during the time of this survey or that were completely concealed from view. Bulk samples have been extracted only from material, which from a visual inspection and from the surveyor's own experience appeared likely to contain asbestos.

No responsibility can be accepted for the presence of asbestos in any other material other than those analysed.

### **CAVEAT**

HSG 264 states "Even with complete access, all asbestos containing materials may not be identified during a survey"

The purpose of the survey was for the refurbishment/demolition of the building.

No responsibility can be accepted for the presence of asbestos in any other material other than those analysed.

Throughout the survey all reasonable efforts were made to identify the presence of any materials, which contain asbestos content within the building. It is known that asbestos materials are frequently concealed within the fabric of buildings or within sealed voids and ducts; therefore it is not possible to regard the findings of any asbestos location survey as being definitive.

It must always remain a possibility that further asbestos containing materials may be found during demolition. For reasons set out within this report, this report cannot confirm that all materials have been detected.

It must always remain a possibility that some asbestos materials are still present and have been missed by the surveyors due to inaccessibility. Care should always be adopted especially when demolition works are in progress. If any suspect materials are uncovered during demolition they should be sent for analysis.

A further site visit will be required to complete a full R & D survey when the property is empty and vacant before any building works begins.

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### **NO ACCESS**

No full access for an R & D survey.

No full access was possible to the loft/roof space void (access is needed via first floor ceilings)

No full access was possible under existing carpets/laminate (to inspect for floor tiles & bitumen), carpets/laminate fitted & offices in use.

A hatch was lifted in the loft to give a good view of the roof, but no safe external roof access was possible.

At the far end of the loft (car park) is a bricked fire wall, no safe access was possible beyond this wall into the final part of the roof space.

No safe access was possible to any “Live” electrical item or box.

Assumptions have been made following our visual and sampled survey.

HSG 264 states “Even with complete access, all asbestos containing materials may not be identified during a survey”

### **EXECUTIVE SUMMARY**

The following lists the asbestos containing materials that have been identified or presumed.

The recommended actions required to manage the asbestos containing materials are as below.

Detailed actions follow later in this report.

<b>LOCATION</b>	<b>AREA</b>	<b>TYPE</b>	<b>ACTION</b>
<b>Loft / roof space</b>	<b>Void area near sink</b>	<b>Cement</b>	<b>Manage or Remove</b>
<b>Loft/ roof space</b>	<b>Under sink</b>	<b>Bitumen pad</b>	<b>Manage or Remove</b>
<b>First floor</b>	<b>Electrical cupboard</b>	<b>Flash guards</b>	<b>Manage or Remove</b>
<b>First floor</b>	<b>Electrical cupboard</b>	<b>Floor tiles</b>	<b>Manage or Remove</b>

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### **SURVEY FINDINGS**

Number of sample records: 7

Number of positive ACMs: 3

Number of presumed ACMs: 1

High Risk ACMs: 0

Medium Risk ACMs: 0

Low Risk ACMs: 4

Due to the property being occupied and furnished, it was impossible to inspect or open up the void between the first floor ceilings and loft roof space.

A further site visit will be required to complete a full R & D survey when the property is empty and vacant before any building works begins, at present worse case scenarios have been recorded.

## **2.0 TERMS OF REFERENCE**

### **2.1 Legal Obligations**

Survey carried out as per HSG264 Asbestos: The survey guide

The following list was revised in Jan 2020.

Such regulations include but are not necessarily limited to the following:

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

'The Health and Safety at Work etc. Act' (1974)

'The Control of Asbestos Regulations' (2012)

'The Management of Health and Safety at Work Regulations' (1999)

The key HSE approved guidance documents relating to management of asbestos materials are:

L127 ACOP – The Management of Asbestos in non-domestic premises

HSG 227 – A comprehensive guide to managing asbestos in premises

Further advice is available from the HSE, the local Environmental Health Officer and Asteck UK Ltd.

### **3.0 ASBESTOS IDENTIFICATION AND ANALYSIS**

**3.1** Asbestos is the term used for the fibrous form of a number of naturally occurring silicate minerals. These minerals have been exploited commercially since the early 1900's for various building related properties that they possess. The minerals;

- Have a low thermal conductivity
- Excellent fire protection qualities
- Form good acoustic insulation barriers
- Have a high tensile strength to weight ratio
- Have a high degree of flexibility
- Have a good resistance to chemical attack.

### **3.2 TYPE**

The minerals were mined predominantly in Canada and South Africa, with imports to the UK starting around the turn of the century and reaching a peak in the early 1970's. There are six minerals included in this definition and they are split into two groups.

- Serpentine group of mineral including Chrysotile.
- Amphibole group includes Amosite, Crocidolite, Anthophyllite, Actinolite and Tremolite.

The three types of asbestos that were commonly used in this country are:

- Amosite (Brown) asbestos
- Chrysotile (White) asbestos
- Crocidolite (Blue) asbestos

Exposure to asbestos fibres through inhalation has been shown to cause a number of chronic, fatal diseases including:

- Asbestosis
- Mesothelioma
- Lung and other areas



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Consequently, since this discovery a rigid legislative framework has been instituted by the HSE governing all aspects pertinent to asbestos materials. These regulations and codes of practice have been tightened and improved over recent years as our knowledge and understanding of asbestos and its related diseases has grown.

It is estimated that the three main types of asbestos, Amosite, Chrysotile and Crocidolite have been used in the manufacture of more than three thousand products in the UK. They are commonly found in the following forms.

### **3.3 Sprayed Coatings**

These are a mixture of hydrated asbestos cement and about 85% asbestos fibre.

It was used for anti-condensation and acoustic control in buildings, decorative finishes and as fire protection for structural steel etc. Any of the three main asbestos types may be used for sprayed coatings but Amosite was the most common. Sprayed asbestos is sometimes found on ceilings e.g. In swimming pool buildings. It is a very friable material and is likely to release fibres.

### **3.4 Thermal Insulation**

This term covers a wide range of materials including pipe sections, slabs, rope, tape, paper, quilts, felts, blankets and plaster cement. Lagging may have a protective covering of cloth, tape, paper, metal or cement. Any asbestos type may be found in lagging. Quilts, mattresses and blankets may contain up to 100% asbestos. Asbestos lagging was widely used in public buildings, factories and hospitals as pipe and plant insulation. Quilts are commonly used on steam boilers. Asbestos rope was wound around pipe work or used as gaskets. A small number of houses have "loose-fill" asbestos loft or duct insulation. Asbestos has also been used as insulation between floors. Lagging is susceptible to damage unless well coated due to leaks from pipes or boilers.

### **3.5 Asbestos Insulation Board**

This has a density of approximately 700kg/cu.m and contains about 16-40% asbestos mixed with hydrated Portland cement or calcium silicate. It is sometimes referred to as the trade Name "Asbestolux". Crocidolite was used in some insulating boards but they are generally formed from Amosite with a small amount of Chrysotile. Asbestos boards were widely used as fire protection, thermal and acoustic insulation, they are resistant to moisture and form a good general building board. They are often found as ceiling tiles, firebreaks, infill panels, wall linings, bath panels, and external canopies, porch linings, in lift shafts and in ducts.

Insulating board linings are found as cladding infill panels, oven linings and suspended floor systems. Asbestos insulating board can be very friable when damaged.

### **3.6 Asbestos Cement (AC)**

This has a density of approximately 1500kg/cu.m and contains about 10-15% asbestos. Crocidolite and Amosite have been used in AC products but Chrysotile is the most common type.

AC is very common and has a wide variety of uses such as roofing, wall cladding, partitioning, decorative panels, bath panels, soffits, portable buildings, fire surrounds, cisterns and tanks, drains, sewer pipes, flue pipes, gutters, fencing, cable troughs and conduits, ventilators and ducts.

It is a very hard substance but may release fibres if abraded, sawn or if it had deteriorated or decomposed.

### **3.7 Bitumen and Felts**

Asbestos fibre may be found in roofing felts, flashing tapes and damp proof courses. This is sometimes in the form of asbestos paper in the bitumen matrix. These materials may become brittle with age but during normal use they do not present a hazard. Asbestos mixed with bitumen or bitumen reinforced with asbestos paper was sometimes used as a coating for corrugated steel. It can be used as roof or wall cladding and is particularly popular in warehouses and factories. The asbestos is firmly bound but may be released if the bitumen is burned off.

### **3.8 Flooring Materials**

Asbestos may be present in certain PVC and thermoplastic floor tiles and sheet material. Also some types of PVC flooring have a backing of asbestos paper. Fibres bonded into the flooring may be released as the material wears.

### **3.9 Textured Coatings and Paints**

Asbestos may be present in some textured coatings or paints such as Artex. Fibres will be released if the coating is sanded or scraped dry.

### **3.10 Mastics, Sealant and Putties**

Small amounts of asbestos may be present in mastics, waterproofing sealants, putties and adhesives to improve covering power and to prevent cracking or slumping.

### **3.11 Sampling and Method of Analysis**

Samples of suspect materials were analysed using a UKAS accredited laboratory analysis techniques, based on stereo microscopy, polarised light, dispersion staining techniques and HSG 248: 'Asbestos: The Analyst's guide for sampling, analysis and clearance procedures.' See Appendix II: Materials Report.

Random representative samples were carefully collected of all suspect materials found on site. Where possible the samples collected were taken from previously disturbed or damaged portions of the material, rather than by breaking or penetrating sealed safe materials. All samples taken were double bagged and taken away from site for further laboratory analysis, all in accordance with recommendations for sampling and identification of asbestos products, bulk analysis procedure for asbestos samples.

Any damage made to suspect materials that the samples were extracted from, were made safe with the application of a suitable filler or adhesive tape covering to prevent the possibilities of any fibre release.

## 4.0 FINDINGS

The survey attempted to detect the following types of asbestos.

### 4.1

Sprayed Coatings	No asbestos sprayed coatings detected.
Thermal Insulation	No asbestos thermal insulation detected.
Asbestos Insulation board	No asbestos insulation board detected.
Asbestos Cement	Asbestos cement detected.
Bitumen & plastics	Asbestos bitumen detected.
Flooring Materials	Asbestos flooring detected.
Textured Coatings	No asbestos textured coatings detected (Artex).
Resin, Gaskets, Paper	Asbestos flash guards presumed.

HSG 264 states “Even with complete access, all asbestos containing materials may not be identified during a survey”

## **4.2 GENERAL MATERIALS LIST**

All the following have been visually inspected as materials not containing asbestos within all areas.

Brick walls

Main roof

Windows

Ceilings – Basement, Ground & First.

Concrete flooring basement

Plasterboard/plaster ceilings from grid

Mineral tiles from grid

Modern services and general fixtures and fittings throughout.

Metal/plastic RWG to external elevations

Service pipes (copper/lead/plastic) internal

Wooden doors as fitted

Office partitions, walls, glass as fitted.

Office carpets / laminate, no access under carpets/laminate.

### **4.3 BASEMENT**

Small basement at car park end of building, formally the location of a boiler and tank room, all now removed. No asbestos debris or asbestos materials present/visible.

As general materials list.

Location of chimney stack extending up the ground, first floors to the roof.

Modern refurbished toilets, shower room, kitchen and store rooms.

Brick, concrete, plasterboard.

No visible asbestos seen or detected, fully refurbished area.

Limited access – occupied and in use.

### **4.4 GROUND FLOOR**

As general materials list, solid brick construction, plaster board ceilings, carpet to floors.

Modern refurbished office area, office partitions, timber, plasterboard and glass.

New services, fixtures and fittings.

No visible asbestos seen or detected, fully refurbished area.

Limited access – occupied and in use.

No access under fitted carpets/laminate to inspect for floor tiles or bitumen.

### **4.5 FIRST FLOOR**

As general materials list, solid brick construction, plaster board ceilings, carpet to floors.

Modern refurbished office area, office partitions, timber, plasterboard and glass.

New services, fixtures and fittings.

Modern toilets & kitchen area.

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At the car park end of the first floor is a caretaker's room, this has a suspended ceiling fitted with mineral fibre tiles from the ceiling soffit. A paint/textured coating was located above these tiles and a sample S06 was taken, but no asbestos was detected.

The caretaker's corridor leads to the external fire escape.

Located at the front of the building and within the kitchen is a cleaners/electrical cupboard, this contains "Live" electrical boxes.

No access was gained into "Live" fuse boards, but an older electrical box has an "Asbestos warning label" and therefore presumed to contain **CHRYSOTILE (WHITE) ASBESTOS** flash guards.

The cleaners/electrical cupboard has vinyl floor tiles fitted, these were sampled as S07 and contain **CHRYSOTILE (WHITE) ASBESTOS**.

Apart from the asbestos located within the electrical cupboard, no other visible asbestos was seen or detected on this floor within the fully refurbished area.

A stair access at the front of the building leads to a small selection of refurbished offices, a cupboard and the loft/roof access opening. No asbestos was seen or detected in this area

Limited access – occupied and in use.

No access under fitted carpets/laminate to inspect for floor tiles or bitumen.

No access was possible to the void above the false ceilings, a destructive inspection from the first floor ceilings into the ceiling void is required– offices in use.

### **4.6 LOFT/ROOF SPACE**

Access was gained into the loft roof space via the door hatch.

The loft area is on different levels and is not fully boarded.

Loose boards and wooden sheets have been placed on the joists to create a centre temporary walk way. The loft also contains general decorating items and has been used as a storage area for unwanted items.

Access within the loft was restricted to the centre temporary walk way.

The roof of the loft is close wooden boarded and the concrete roof tiles are fitted above.

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Unused and broken roof tiles were seen scattered around the roof space area.

Metal ventilation ducting and exhausts are present within the loft area and exiting onto the roof.

Steel pipework is present throughout the roof loft space, this is insulated in fibreglass insulation, wrapped cloth or paper/cardboard wraps.

Steel & plastic tanks are present in the loft.

At the far end of the loft (car park) is a bricked fire wall, no safe access was possible beyond this wall into the final part of the roof space.

No asbestos was seen within the loft area from the boarded floor to the roof, however a void has been created between the boarded floor and old ceilings of the first floor to the newer plasterboard first floor ceilings.

In the void the joists to the floor have several different boards fitted to them, these have been cut and broken and within the floor void, the new first floor ceilings can be seen hanging from the joists on a suspended grid, but no access from the loft is possible. Access is needed from access holes in the existing first floor ceilings, however these offices are in use and occupied.

Loose boards and unknown debris is present within the ceiling void of the roof space floor between the decking and first floor ceilings.

It was seen that the original ceiling of the first floor remains throughout the main void area, a sample of this ceiling was taken as S01, but no asbestos was detected.

It was noted that a textured Artex coating has been applied to this board and two samples were taken of this as S02 & S05 but no asbestos was detected.

By the entrance to loft roof space is a different boarded level, access was gained down onto this platform that contains decorating equipment and paints, within this area is a sink. A sample S03 was taken of the bitumen pad under the sink, and this contains **CHRYBOTILE (WHITE) ASBESTOS**.

Within this same area is a hard boarded ceiling to the central voided area, a sample of this board was as taken S04 and contains **CHRYBOTILE (WHITE) ASBESTOS**.

We could only identify approx. 2m<sup>2</sup> of this board as a block wall has been butted up to the board and it is impossible to access beyond this without opening up the first floor ceilings and accessing upwards. We would anticipate that this board extends further within the roof space, and more than one type of board is present within the loft.



## ASBESTOS REPORT FOR ATHENE HOUSE, MILL HILL

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Different levels are present within the void area. Access was restricted within the loft, ceilings on the first floor need to be cut open to gain access to the hidden void for a full R & D inspection.

### **4.7 EXTERNAL**

Brick, concrete and glass.

Plastic and metal RWG and soil pipes.

Metal fire escape.

Concrete roof tiles, brick stack with metal cowl on top.

A hatch was lifted in the loft to give a good view of the roof, but no safe external roof access was possible.

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### 5.0 ASBESTOS REGISTER/RISK ASSESSMENT

#### 5.1 RISK – REMOVE OR MANAGE

All asbestos should be removed prior to building/demolition works to avoid any disturbance.

All current asbestos can remain in situ undisturbed until demolition/refurbishment, no urgent works required

<b>AREA</b>	<b>LOCATION</b>	<b>TYPE</b>	<b>CONTENT</b>	<b>AMOUNT</b>	<b>(Approx.) RISK</b>
Loft	Ceiling void	Board	Chrysotile	2m2 *	R or M
Loft	Decorating area	Sink pad	Chrysotile	< 1m2	R or M
First	Electrical cupboard	Flash guards	Chrysotile	1 box	R or M
First	Electrical cupboard	Floor tiles	Chrysotile	2m2 *	R or M

**\* Amount as seen, no full access restricted access, may be more present.**

### 6.0 SAMPLES TAKEN

Results from bulk samples taken as follows.

# ASBESTOS REPORT FOR ATHENE HOUSE, MILL HILL

**ASBESTOS FIBRE IDENTIFICATION REPORT.**

Report/Job No: J107560

Final Issue Date: 05/03/2021

Private & Confidential:  
 Asteck (UK) Ltd  
 Unit 14 Sabre Court  
 Valentine Close  
 Gillingham Business Park  
 Gillingham  
 ME8 0RW

Premises Of Sample Origin:  
 Athene House  
 86 The Broadway  
 Mill Hill  
 London  
 NW7 3TD





Millers Barn  
 The Warren Estate  
 Lordship Road  
 Writtle  
 Chelmsford  
 Essex

Name of analyst: Andrew Pasquale  
 Date of sample receipt: 04/03/2021

Sampled by: Client  
 Date of analysis: 05/03/2021

**Results:**

Laboratory Sample Ref.	Sample Location and Description	Asbestos Fibre Type	Presumptive Product Type
BS303041	1 - Loft / roof void, original ceilings in void	No Asbestos Detected	Board product
BS303042	2 - Textured coating on original ceilings in void	No Asbestos Detected	Paper / cardboard
BS303043	3 - Sink pad from sink in loft	Chrysotile 	Bitumen product
BS303044	4 - Hard board by loft entrance in loft void	Chrysotile 	Cement product
BS303045	5 - Textured coating on original ceilings in void	No Asbestos Detected	Paper / cardboard
BS303046	6 - Textured coating / paint to first floor ceilings at caretakers areas	No Asbestos Detected	Paper / cardboard

Chrysotile= "White asbestos", Amosite= "Brown asbestos", Crocidolite = "Blue asbestos"  
 Refer to H.S.E. publication HSG 264, for the approximate percentage asbestos content within the presumptive product type.

**Method Statement and Disclaimers:**


The analysis of the sample(s) detailed on this report is U.K.A.S. accredited. Analysis was performed in accordance with our quality control manual in-house method and Health & Safety Executive publication HSG 248.

Any interpretations or opinions expressed in this report are outside the scope of U.K.A.S accreditation.

Cavendish Laboratories Ltd does not hold U.K.A.S. accreditation for on-site sampling of suspected asbestos materials.

The stated "presumptive product type" is a subjective assessment by our analyst, it is not determined by measurement and it is an opinion. Cavendish Laboratories Ltd. cannot accept responsibility for any discrepancy or inaccuracy arising from collection or labelling of samples by the client. U.K.A.S. stands for United Kingdom Accreditation Service. Where samples are provided by the client, the results apply to the samples as received.

Authorised Signatory:

Paul Jarvis FA004-1 



# ASBESTOS REPORT FOR ATHENE HOUSE, MILL HILL

## ASBESTOS FIBRE IDENTIFICATION REPORT.

Report/Job No: J107560

Final Issue Date: 05/03/2021

Private & Confidential:  
Asteck (UK) Ltd  
Unit 14 Sabre Court  
Valentine Close  
Gillingham Business Park  
Gillingham  
ME8 0RW

Premises Of Sample Origin:  
Athene House  
86 The Broadway  
Mill Hill  
London  
NW7 3TD

**Cavendish**  
LABORATORIES


Millers Barn  
The Warren Estate  
Lordship Road  
Writtle  
Chelmsford  
Essex

Tel: [REDACTED]

Name of analyst: Andrew Pasquale  
Date of sample receipt: 04/03/2021

Sampled by: Client  
Date of analysis: 05/03/2021

### Results:

Laboratory Sample Ref.	Sample Location and Description	Asbestos Fibre Type	Presumptive Product Type
BS303047	7 - Floor tiles in electrical cupboard on first floor	Chrysotile 	Plastic product

Chrysotile = "White asbestos", Amosite = "Brown asbestos", Crocidolite = "Blue asbestos"  
Refer to H.S.E. publication HSG 264, for the approximate percentage asbestos content within the presumptive product type.

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Authorised Signatory:

Paul Jarvis FA004-12 [REDACTED]

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Registered number: 3128776



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**7.0 PHOTOGRAPHIC EVIDENCE – ASBESTOS LOCATIONS**

<b>SAMPLE REF.</b>	<b>S04</b>
<b>PHOTO NO.</b>	<b>One</b>
<b>DESCRIPTION</b>	<b>Board in void area of roof space/loft</b>
<b>LOCATION</b>	<b>Loft – void area – To front by sink</b>
<b>FLOOR</b>	<b>Roof space</b>
<b>COMMENTS</b>	<b>Chrysotile (white) asbestos.</b>
<b>EXTENT</b>	<b>2m2 as seen, no full safe access</b>
<b>RISK</b>	<b>Low risk. Dispose of as hazardous waste. Control of Asbestos 2012</b>
<b>REMOVE</b>	<b>REMOVE IF TO BE DISTURBED</b>
<b>REGULATION</b>	<b>Unlicensed works - CAR 2012</b>



**UNABLE TO ACCESS BEYOND WALL – 2m2 AS SEEN ONLY**

## ASBESTOS REPORT FOR ATHENE HOUSE, MILL HILL

<b>SAMPLE REF.</b>	<b>S03</b>
<b>PHOTO NO.</b>	<b>Two</b>
<b>DESCRIPTION</b>	<b>Bitumen sink pad</b>
<b>LOCATION</b>	<b>Old sink in loft by front decorators area</b>
<b>FLOOR</b>	<b>Loft void – lower level</b>
<b>COMMENTS</b>	<b>Chrysotile (white) asbestos</b>
<b>EXTENT</b>	<b>&lt; 1m<sup>2</sup></b>
<b>RISK</b>	<b>Low Risk Dispose of as hazardous waste. Control of Asbestos 2012</b>
<b>REMOVE</b>	<b>REMOVE IF TO BE DISTURBED</b>
<b>REGULATION</b>	<b>Unlicensed works - CAR 2012</b>



## ASBESTOS REPORT FOR ATHENE HOUSE, MILL HILL

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<b>SAMPLE REF.</b>	<b>No sample – Live electrics</b>
<b>PHOTO NO.</b>	<b>Three</b>
<b>DESCRIPTION</b>	<b>Presumed flash guards in electrical box</b>
<b>LOCATION</b>	<b>Kitchen – electrical room</b>
<b>FLOOR</b>	<b>First floor</b>
<b>COMMENTS</b>	<b>Chrysotile (white) asbestos.</b>
<b>EXTENT</b>	<b>1 box</b>
<b>RISK</b>	<b>Low risk. Dispose of as hazardous waste. Control of Asbestos 2012</b>
<b>REMOVE</b>	<b>REMOVE IF TO BE DISTURBED</b>
<b>REGULATION</b>	<b>Unlicensed works - CAR 2012</b>



ASBESTOS REPORT FOR ATHENE HOUSE, MILL HILL

<b>SAMPLE REF.</b>	S07
<b>PHOTO NO.</b>	Four
<b>DESCRIPTION</b>	Floor tiles
<b>LOCATION</b>	Kitchen electrical cupboard
<b>FLOOR</b>	First floor
<b>COMMENTS</b>	Chrysotile (white) Asbestos
<b>EXTENT</b>	2m2 - As seen – No access under laminate
<b>RISK</b>	Low risk. Dispose of as hazardous waste. Control of Asbestos 2012
<b>REMOVE</b>	REMOVE IF TO BE DISTURBED
<b>REGULATION</b>	Unlicensed works - CAR 2012





ASBESTOS REPORT FOR ATHENE HOUSE, MILL HILL

**7.1 PHOTOGRAPHIC EVIDENCE – NO ASBESTOS DETECTED IN SAMPLES**

<b>SAMPLE REF.</b>	<b>S01</b>
<b>PHOTO NO.</b>	<b>Five</b>
<b>DESCRIPTION</b>	<b>Original first floor ceilings</b>
<b>LOCATION</b>	<b>In void between loft floor &amp; new first floor ceilings</b>
<b>FLOOR</b>	<b>Loft void – first</b>
<b>COMMENTS</b>	<b>No asbestos detected</b>
<b>EXTENT</b>	
<b>RISK</b>	
<b>REMOVE</b>	
<b>REGULATION</b>	



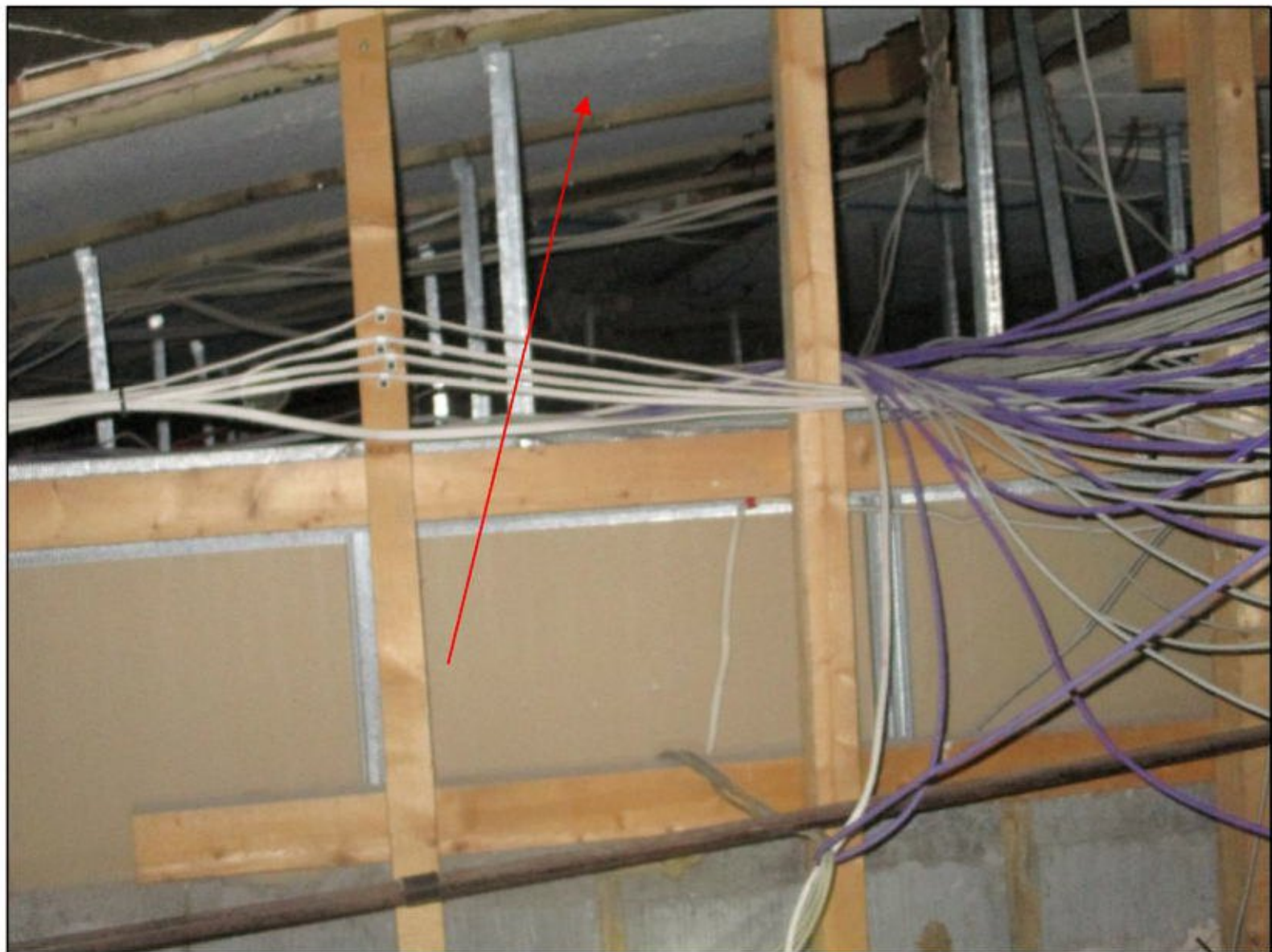
## ASBESTOS REPORT FOR ATHENE HOUSE, MILL HILL

<b>SAMPLE REF.</b>	S02 & S05
<b>PHOTO NO.</b>	Six
<b>DESCRIPTION</b>	Textured coating/Artex to original first floor ceilings
<b>LOCATION</b>	In void between loft floor & new first floor ceilings
<b>FLOOR</b>	Loft void – first
<b>COMMENTS</b>	No asbestos detected
<b>EXTENT</b>	
<b>RISK</b>	
<b>REMOVE</b>	
<b>REGULATION</b>	



## ASBESTOS REPORT FOR ATHENE HOUSE, MILL HILL

<b>SAMPLE REF.</b>	<b>S02 &amp; S05</b>
<b>PHOTO NO.</b>	<b>Seven</b>
<b>DESCRIPTION</b>	<b>Textured coating/Artex to original first floor ceilings</b>
<b>LOCATION</b>	<b>In void between loft floor &amp; new first floor ceilings</b>
<b>FLOOR</b>	<b>Loft void – first</b>
<b>COMMENTS</b>	<b>No asbestos detected</b>
<b>EXTENT</b>	
<b>RISK</b>	
<b>REMOVE</b>	
<b>REGULATION</b>	



ASBESTOS REPORT FOR ATHENE HOUSE, MILL HILL

<b>SAMPLE REF.</b>	<b>S06</b>
<b>PHOTO NO.</b>	<b>Eight</b>
<b>DESCRIPTION</b>	<b>Textured coating/Artex to original first floor ceilings</b>
<b>LOCATION</b>	<b>Above suspended ceiling caretakers room</b>
<b>FLOOR</b>	<b>First</b>
<b>COMMENTS</b>	<b>No asbestos detected</b>
<b>EXTENT</b>	
<b>RISK</b>	
<b>REMOVE</b>	
<b>REGULATION</b>	



ASBESTOS REPORT FOR ATHENE HOUSE, MILL HILL

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**7.2 PHOTOGRAPHIC EVIDENCE – SITE SURVEY**

<b>SAMPLE REF.</b>	N/A
<b>PHOTO NO.</b>	Nine
<b>DESCRIPTION</b>	Basement area
<b>LOCATION</b>	General picture
<b>FLOOR</b>	Basement
<b>COMMENTS</b>	No asbestos detected
<b>EXTENT</b>	
<b>RISK</b>	
<b>REMOVE</b>	
<b>REGULATION</b>	



ASBESTOS REPORT FOR ATHENE HOUSE, MILL HILL

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<b>SAMPLE REF.</b>	<b>N/A</b>
<b>PHOTO NO.</b>	<b>Ten</b>
<b>DESCRIPTION</b>	<b>Basement area</b>
<b>LOCATION</b>	<b>General picture</b>
<b>FLOOR</b>	<b>Basement</b>
<b>COMMENTS</b>	<b>No asbestos detected</b>
<b>EXTENT</b>	
<b>RISK</b>	
<b>REMOVE</b>	
<b>REGULATION</b>	



ASBESTOS REPORT FOR ATHENE HOUSE, MILL HILL

<b>SAMPLE REF.</b>	<b>N/A</b>
<b>PHOTO NO.</b>	<b>Eleven</b>
<b>DESCRIPTION</b>	<b>Basement area</b>
<b>LOCATION</b>	<b>General picture</b>
<b>FLOOR</b>	<b>Basement</b>
<b>COMMENTS</b>	<b>No asbestos detected</b>
<b>EXTENT</b>	
<b>RISK</b>	
<b>REMOVE</b>	
<b>REGULATION</b>	



## ASBESTOS REPORT FOR ATHENE HOUSE, MILL HILL

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<b>SAMPLE REF.</b>	N/A
<b>PHOTO NO.</b>	Twelve
<b>DESCRIPTION</b>	Offices
<b>LOCATION</b>	General picture
<b>FLOOR</b>	Ground & first
<b>COMMENTS</b>	No asbestos detected within general office areas
<b>EXTENT</b>	
<b>RISK</b>	
<b>REMOVE</b>	
<b>REGULATION</b>	





ASBESTOS REPORT FOR ATHENE HOUSE, MILL HILL

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<b>SAMPLE REF.</b>	N/A
<b>PHOTO NO.</b>	Thirteen
<b>DESCRIPTION</b>	Offices
<b>LOCATION</b>	General picture
<b>FLOOR</b>	Ground & first
<b>COMMENTS</b>	No asbestos detected within general office areas
<b>EXTENT</b>	
<b>RISK</b>	
<b>REMOVE</b>	
<b>REGULATION</b>	



**ASBESTOS REPORT FOR ATHENE HOUSE, MILL HILL**

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<b>SAMPLE REF.</b>	<b>N/A</b>
<b>PHOTO NO.</b>	<b>Fourteen</b>
<b>DESCRIPTION</b>	<b>Offices</b>
<b>LOCATION</b>	<b>General picture</b>
<b>FLOOR</b>	<b>Ground &amp; first</b>
<b>COMMENTS</b>	<b>No asbestos detected within general office areas</b>
<b>EXTENT</b>	
<b>RISK</b>	
<b>REMOVE</b>	
<b>REGULATION</b>	



ASBESTOS REPORT FOR ATHENE HOUSE, MILL HILL

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<b>SAMPLE REF.</b>	<b>N/A</b>
<b>PHOTO NO.</b>	<b>Fifteen</b>
<b>DESCRIPTION</b>	<b>Offices</b>
<b>LOCATION</b>	<b>General picture</b>
<b>FLOOR</b>	<b>Ground &amp; first</b>
<b>COMMENTS</b>	<b>No asbestos detected within general office areas</b>
<b>EXTENT</b>	
<b>RISK</b>	
<b>REMOVE</b>	
<b>REGULATION</b>	



## ASBESTOS REPORT FOR ATHENE HOUSE, MILL HILL

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<b>SAMPLE REF.</b>	N/A
<b>PHOTO NO.</b>	Sixteen
<b>DESCRIPTION</b>	Roof space
<b>LOCATION</b>	General picture – ceiling ventilation and first floor ceilings from grid in void – no asbestos
<b>FLOOR</b>	Loft
<b>COMMENTS</b>	Asbestos has been detected within the void between the roof/loft space and first floor ceilings
<b>EXTENT</b>	
<b>RISK</b>	
<b>REMOVE</b>	
<b>REGULATION</b>	



## ASBESTOS REPORT FOR ATHENE HOUSE, MILL HILL

<b>SAMPLE REF.</b>	N/A
<b>PHOTO NO.</b>	Seventeen
<b>DESCRIPTION</b>	Roof space
<b>LOCATION</b>	General picture – ceiling ventilation from first floor in void – no asbestos
<b>FLOOR</b>	Loft
<b>COMMENTS</b>	Asbestos has been detected within the void between the roof/loft space and first floor ceilings
<b>EXTENT</b>	
<b>RISK</b>	
<b>REMOVE</b>	
<b>REGULATION</b>	



## ASBESTOS REPORT FOR ATHENE HOUSE, MILL HILL

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<b>SAMPLE REF.</b>	N/A
<b>PHOTO NO.</b>	Eighteen
<b>DESCRIPTION</b>	Roof space
<b>LOCATION</b>	General picture – No access beyond wall, boarded roof and pipe insulation – non asbestos
<b>FLOOR</b>	Loft
<b>COMMENTS</b>	Asbestos has been detected within the void between the roof/loft space and first floor ceilings
<b>EXTENT</b>	
<b>RISK</b>	
<b>REMOVE</b>	
<b>REGULATION</b>	



## ASBESTOS REPORT FOR ATHENE HOUSE, MILL HILL

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<b>SAMPLE REF.</b>	N/A
<b>PHOTO NO.</b>	Nineteen
<b>DESCRIPTION</b>	Roof space
<b>LOCATION</b>	General picture
<b>FLOOR</b>	Loft
<b>COMMENTS</b>	Asbestos has been detected within the void between the roof/loft space and first floor ceilings
<b>EXTENT</b>	
<b>RISK</b>	
<b>REMOVE</b>	
<b>REGULATION</b>	



## ASBESTOS REPORT FOR ATHENE HOUSE, MILL HILL

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<b>SAMPLE REF.</b>	N/A
<b>PHOTO NO.</b>	Twenty
<b>DESCRIPTION</b>	Roof space
<b>LOCATION</b>	General picture, holes cut into ceilings at different levels to support first floor grid and new ceiling
<b>FLOOR</b>	Loft
<b>COMMENTS</b>	Asbestos has been detected within the void between the roof/loft space and first floor ceilings
<b>EXTENT</b>	
<b>RISK</b>	
<b>REMOVE</b>	
<b>REGULATION</b>	





## ASBESTOS REPORT FOR ATHENE HOUSE, MILL HILL

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<b>SAMPLE REF.</b>	N/A
<b>PHOTO NO.</b>	Twenty one
<b>DESCRIPTION</b>	Roof space
<b>LOCATION</b>	General picture, Ceiling void of different levels. New ceilings fitted into original ceiling on hanging grid.
<b>FLOOR</b>	Loft
<b>COMMENTS</b>	Asbestos has been detected within the void between the roof/loft space and first floor ceilings
<b>EXTENT</b>	
<b>RISK</b>	
<b>REMOVE</b>	
<b>REGULATION</b>	



## ASBESTOS REPORT FOR ATHENE HOUSE, MILL HILL

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<b>SAMPLE REF.</b>	N/A
<b>PHOTO NO.</b>	Twenty two
<b>DESCRIPTION</b>	Roof space
<b>LOCATION</b>	General picture, Ceiling void of different levels. Camera view, no safe access to inspect.
<b>FLOOR</b>	Loft
<b>COMMENTS</b>	Asbestos has been detected within the void between the roof/loft space and first floor ceilings
<b>EXTENT</b>	
<b>RISK</b>	
<b>REMOVE</b>	
<b>REGULATION</b>	



## ASBESTOS REPORT FOR ATHENE HOUSE, MILL HILL

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<b>SAMPLE REF.</b>	N/A
<b>PHOTO NO.</b>	Twenty three
<b>DESCRIPTION</b>	Roof space
<b>LOCATION</b>	General picture, Ceiling void of different levels. Camera view, no safe access to inspect.
<b>FLOOR</b>	Loft
<b>COMMENTS</b>	Asbestos has been detected within the void between the roof/loft space and first floor ceilings
<b>EXTENT</b>	
<b>RISK</b>	
<b>REMOVE</b>	
<b>REGULATION</b>	



## ASBESTOS REPORT FOR ATHENE HOUSE, MILL HILL

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<b>SAMPLE REF.</b>	N/A
<b>PHOTO NO.</b>	Twenty four
<b>DESCRIPTION</b>	Roof space
<b>LOCATION</b>	General picture, Ceiling void of different levels. Camera view, no safe access to inspect.
<b>FLOOR</b>	Loft
<b>COMMENTS</b>	Asbestos has been detected within the void between the roof/loft space and first floor ceilings
<b>EXTENT</b>	
<b>RISK</b>	
<b>REMOVE</b>	
<b>REGULATION</b>	



## ASBESTOS REPORT FOR ATHENE HOUSE, MILL HILL

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<b>SAMPLE REF.</b>	N/A
<b>PHOTO NO.</b>	Twenty five
<b>DESCRIPTION</b>	Roof space
<b>LOCATION</b>	General picture, decorators sink, lower level for camera view, no safe access to inspect.
<b>FLOOR</b>	Loft
<b>COMMENTS</b>	Asbestos has been detected within the void between the roof/loft space and first floor ceilings
<b>EXTENT</b>	
<b>RISK</b>	
<b>REMOVE</b>	
<b>REGULATION</b>	



## ASBESTOS REPORT FOR ATHENE HOUSE, MILL HILL

<b>SAMPLE REF.</b>	N/A
<b>PHOTO NO.</b>	Twenty six
<b>DESCRIPTION</b>	Roof
<b>LOCATION</b>	General picture – no external asbestos detected.
<b>FLOOR</b>	Roof
<b>COMMENTS</b>	
<b>EXTENT</b>	
<b>RISK</b>	
<b>REMOVE</b>	
<b>REGULATION</b>	



ASBESTOS REPORT FOR ATHENE HOUSE, MILL HILL

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<b>SAMPLE REF.</b>	N/A
<b>PHOTO NO.</b>	Twenty seven
<b>DESCRIPTION</b>	Roof
<b>LOCATION</b>	General picture – stack and metal cowl, no external asbestos detected.
<b>FLOOR</b>	Roof
<b>COMMENTS</b>	
<b>EXTENT</b>	
<b>RISK</b>	
<b>REMOVE</b>	
<b>REGULATION</b>	



## ASBESTOS REPORT FOR ATHENE HOUSE, MILL HILL

<b>SAMPLE REF.</b>	N/A
<b>PHOTO NO.</b>	Twenty eight
<b>DESCRIPTION</b>	External
<b>LOCATION</b>	General picture – no external asbestos detected.
<b>FLOOR</b>	All
<b>COMMENTS</b>	
<b>EXTENT</b>	
<b>RISK</b>	
<b>REMOVE</b>	
<b>REGULATION</b>	





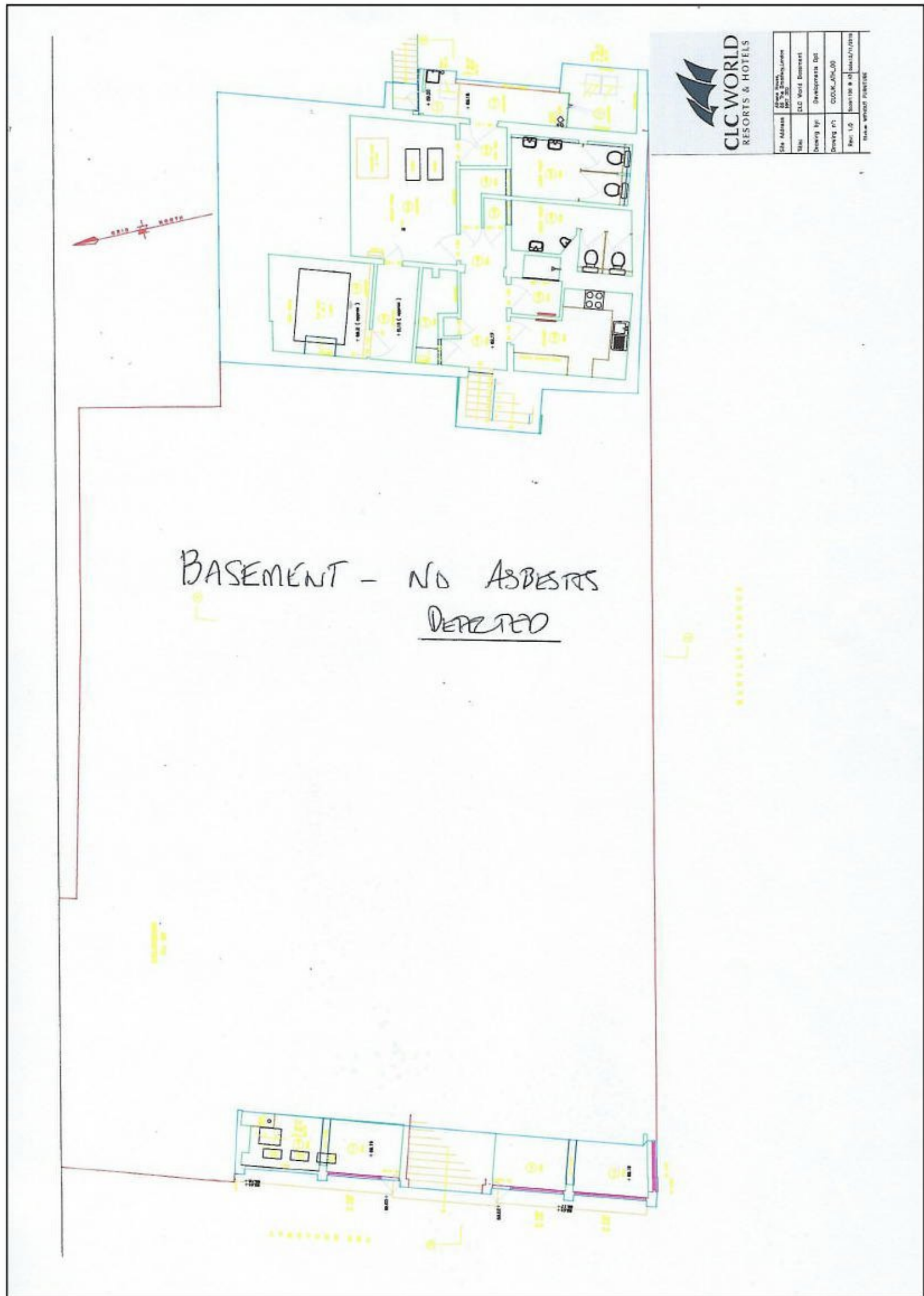
## ASBESTOS REPORT FOR ATHENE HOUSE, MILL HILL

<b>SAMPLE REF.</b>	N/A
<b>PHOTO NO.</b>	Twenty nine
<b>DESCRIPTION</b>	External
<b>LOCATION</b>	General picture – no external asbestos detected.
<b>FLOOR</b>	All
<b>COMMENTS</b>	
<b>EXTENT</b>	
<b>RISK</b>	
<b>REMOVE</b>	
<b>REGULATION</b>	

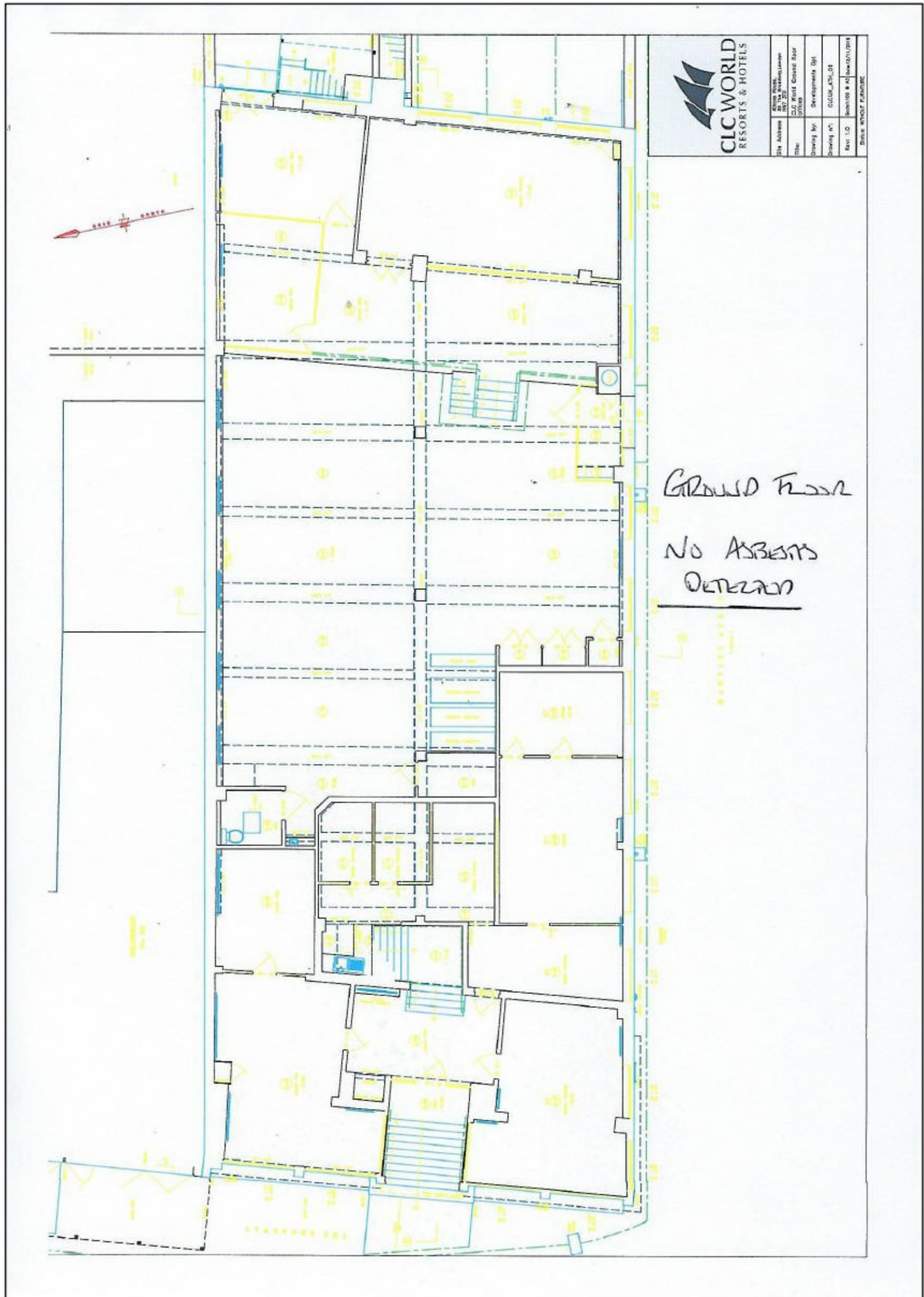


# ASBESTOS REPORT FOR ATHENE HOUSE, MILL HILL

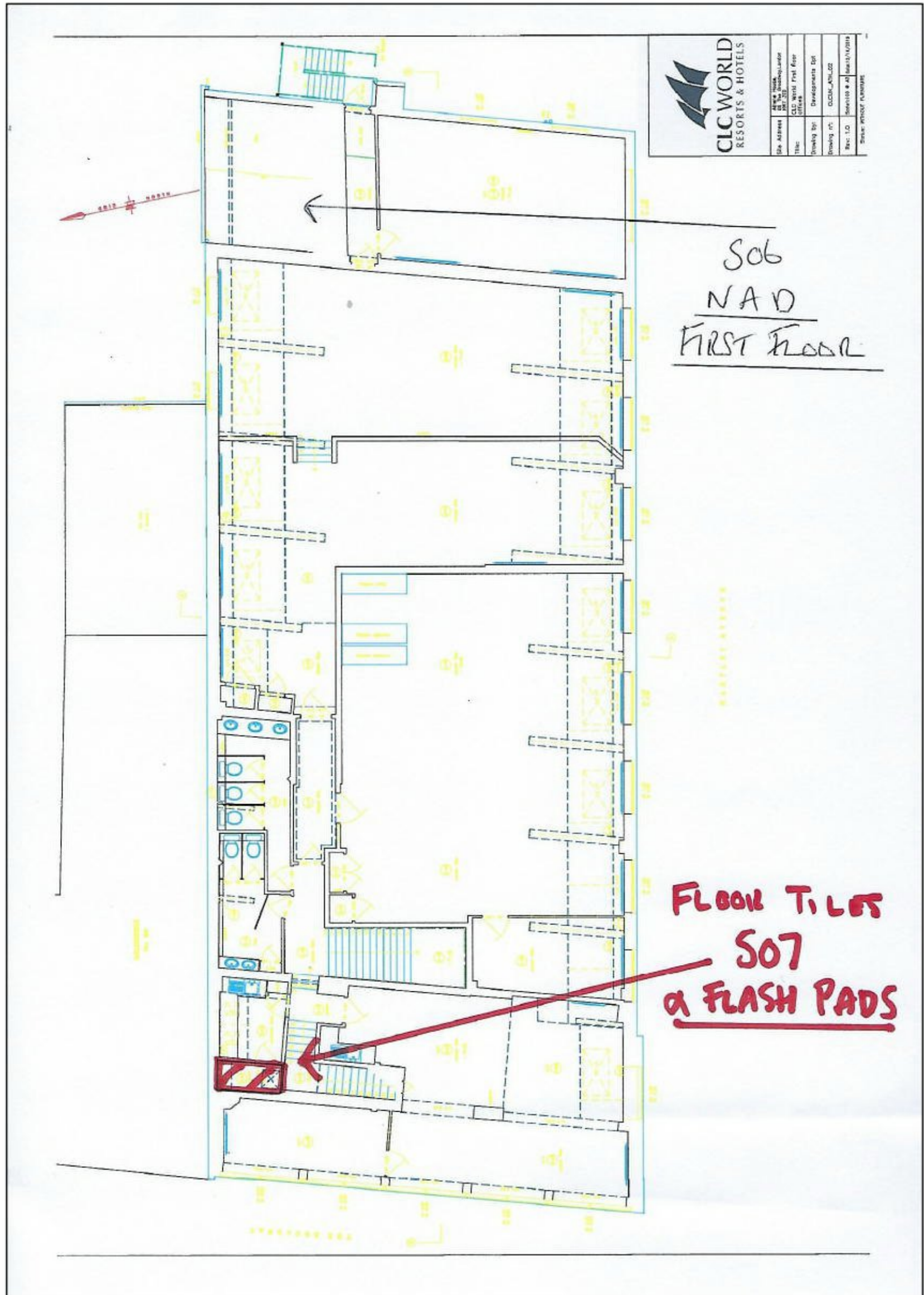
## 8.0 SITE PLANS



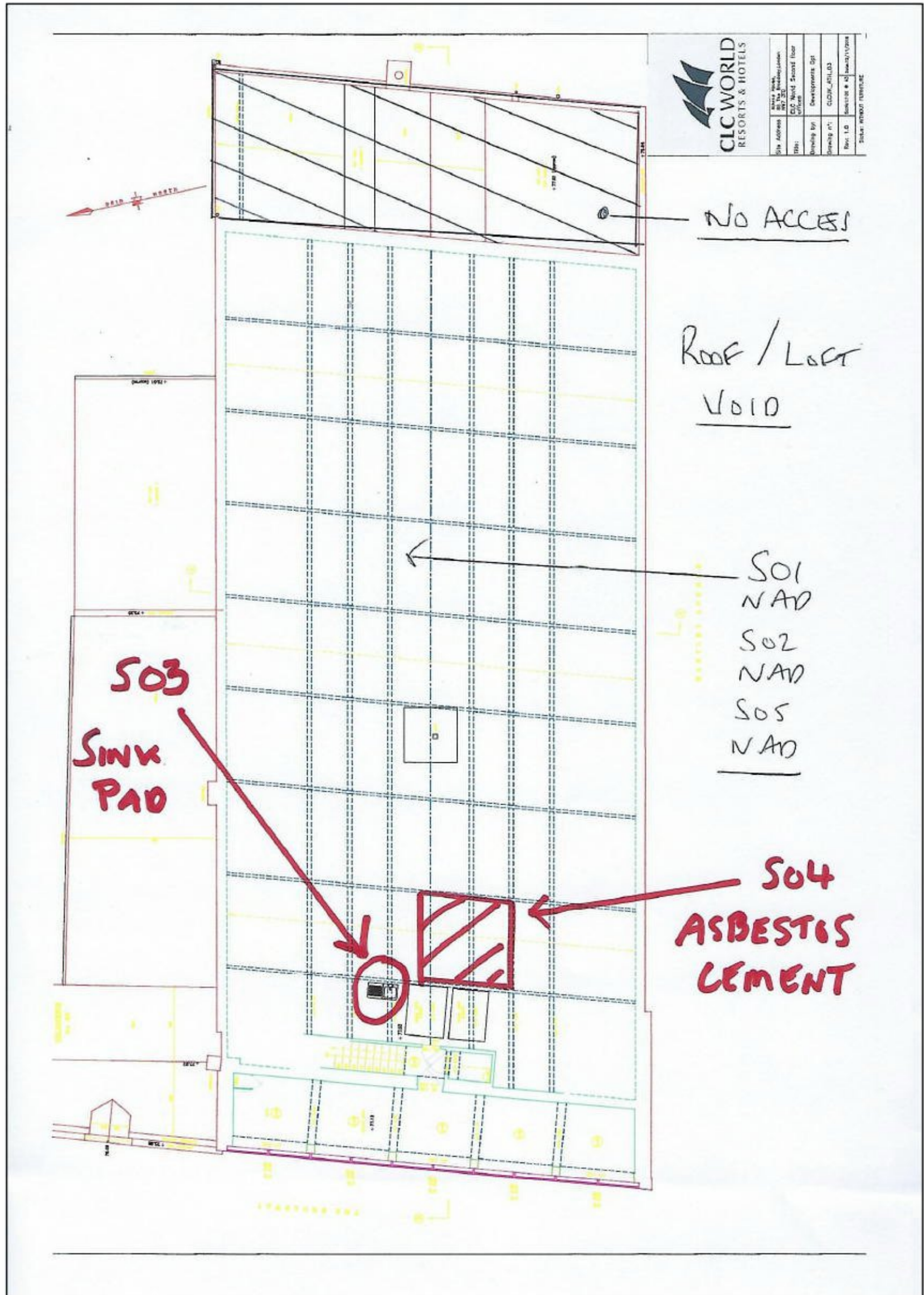
# ASBESTOS REPORT FOR ATHENE HOUSE, MILL HILL



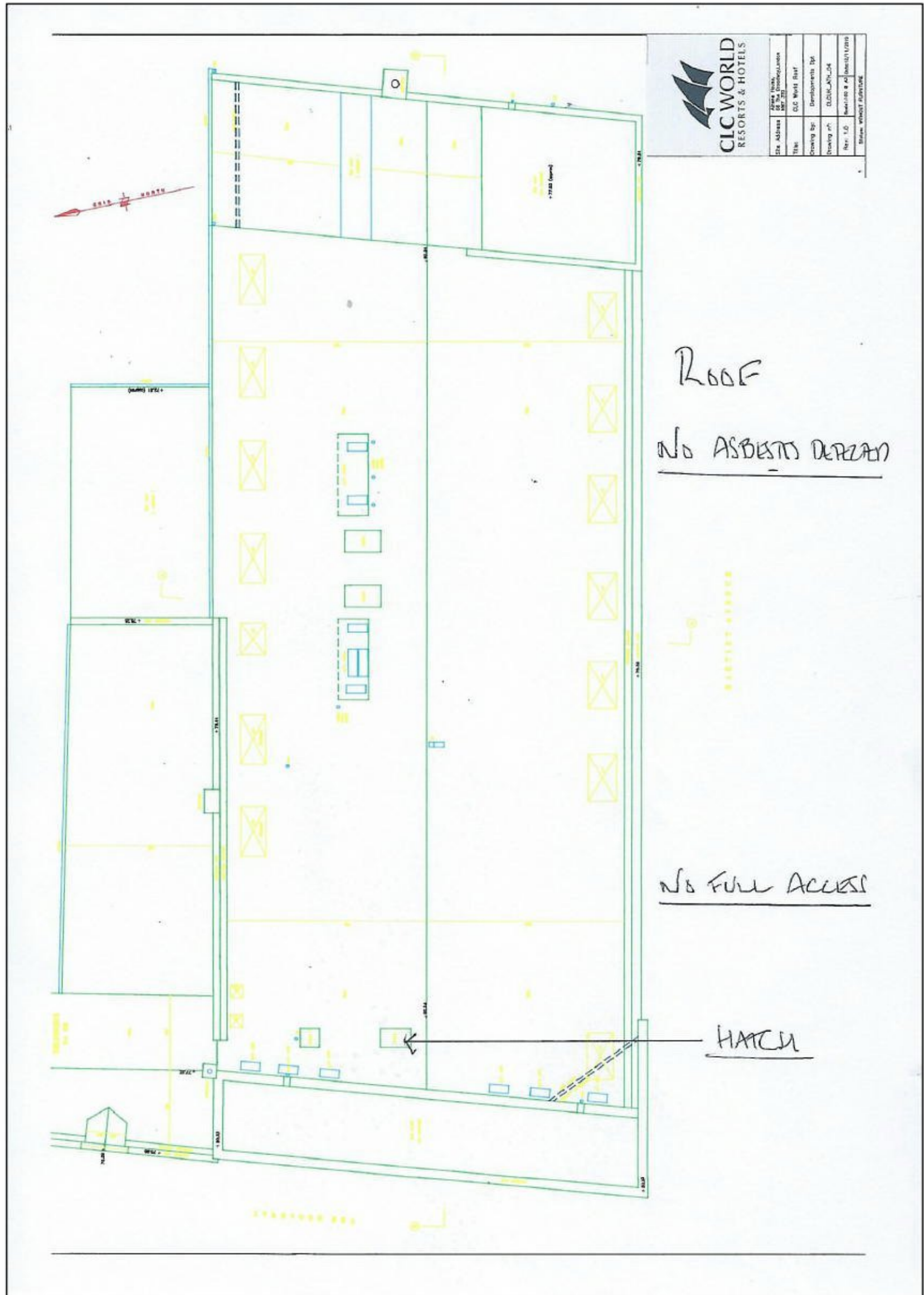
ASBESTOS REPORT FOR ATHENE HOUSE, MILL HILL



ASBESTOS REPORT FOR ATHENE HOUSE, MILL HILL



# ASBESTOS REPORT FOR ATHENE HOUSE, MILL HILL



## 9.0 CONCLUSION

We were unable to undertake a full refurbishment & demolition survey as the property was fully furnished and occupied during our visit and therefore unable to carry out full destructive R & D inspections at this time.

Asbestos based containing materials have been detected within the areas that could be inspected and presumptions made to areas where access would not allow a full survey. Sample results based on visual assessment.

A further visit to complete the survey would be required once the building is empty and access into the loft void would be required from the first floor.

Asbestos cement board has been detected to the ceiling void between the first floor ceilings and loft flooring, at present only 2m<sup>2</sup> has been detected but full access into this area was not possible due to the building being occupied.

An asbestos sink pad (bitumen) was also present within the decorating area in the loft.

Asbestos floor tiles were detected within the first floor electrical room, at present only 2m<sup>2</sup> were seen but full access under the existing laminate or carpets on the floors was not possible due to the building being occupied. Asbestos floor tiles & bitumen adhesive may be present to the ground and first floor.

All asbestos detected on site is currently in a good and safe condition and can remain in position undisturbed.

An HSE license is not required to remove the asbestos floor tiles, bitumen or cement, but all removal work must be carried out to the Control of Asbestos Regulations 2012 (CAR 2012).

Operatives removing the asbestos floor tiles, asbestos bitumen and asbestos cement should have suitable asbestos training, face fits and medicals.

We always recommend that all asbestos removal is undertaken by a fully licensed company who have the skills and equipment to undertake this work safely.

All asbestos, contaminated waste must be disposed of as per the hazardous waste regulations 2005.

All removal work must be carried out to the Control of Asbestos Regulations 2012 (CAR 2012).

## ASBESTOS REPORT FOR ATHENE HOUSE, MILL HILL

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HSG 264 states “Even with complete access, all asbestos containing materials may not be identified during a survey”, therefore if any material becomes visible during the forthcoming works that was obviously excluded or not seen within this report, a further visual or sample of the material should be undertaken by a competent person.

### **10.0 SURVEY CONDITIONS AND CAVEAT**

Any person using this report for tendering purposes should visit site to familiarize themselves with the locations and quantities provided.

All quantities & typical locations expressed in this report are only approximate and should not form the basis of tendering rates.

Whilst the survey report attempts to cover all areas within the site boundaries, we cannot accept responsibility for any areas that were inaccessible during the time of this survey or that were completely concealed from view.

Bulk samples have been extracted only from material, which from a visual inspection and from the surveyor's own experience appeared likely to contain asbestos.

No responsibility can be accepted for the presence of asbestos in any other material other than those analysed.

Throughout the survey all reasonable efforts were made to identify the presence of any materials, which contain asbestos content within the building. It is known that asbestos materials are frequently concealed within the fabric of buildings or within sealed voids and ducts; therefore it is not possible to regard the findings of any asbestos location survey as being definitive.

It must always remain a possibility that further asbestos containing materials may be found during demolition. For reasons set out within this report, this report cannot confirm that all materials have been detected.

Where asbestos containing materials (ACM's) have been detected or presumed, 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/or swab sampling techniques etc. being employed, unless visible debris is present at the time when the survey was undertaken. This type of exercise would require a separate instruction and visit and would be subject to further cost implications.

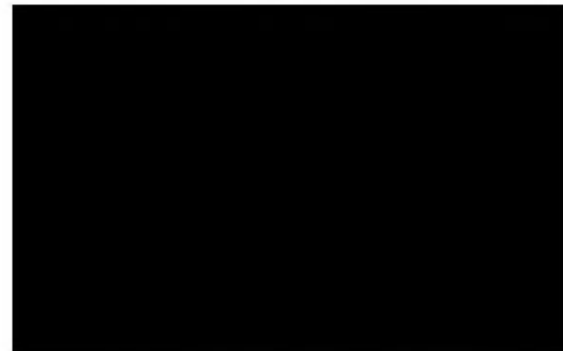


**ASBESTOS REPORT FOR ATHENE HOUSE, MILL HILL**

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It must always remain a possibility that some asbestos materials are still present and have been missed by the surveyors due to inaccessibility. Care should always be adopted especially when demolition works are in progress. If any suspect materials are uncovered during demolition they should be sent for analysis.

**REPORT PREPARED BY .....A.CRISPE**



**REPORT CHECKED BY .....M.HEARNE**

**DATED.....8<sup>th</sup> March 2021.....**