# Block 26-50 The Beeches, Queenswood Road
# TYPE 2 SURVEY REPORT S10067.2

Mr Darren White
**Hull & Company**
164 Cranbrook Road
Ilford
Essex
IG1 4NR

For the attention of Mr Darren White

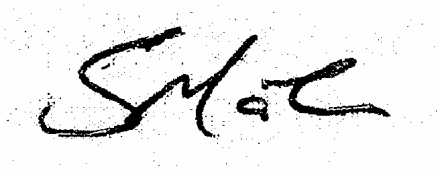
Site: **Block 26-50 The Beeches**
**Queenswood Road**
**Wanstead**
**London**
**E11**

Date: **February 2010**

**Part 1: Introduction**
**Part 2: Summary**
**Part 3: Recommendations**

**Appendix I: Asbestos Register**
**Appendix II: Materials Report**
**Appendix III: Plans**
**Appendix IV: Photographs**

Lead Surveyor
**Sandy Martin**



Authorised signatory
**Nigel Hare**

**The plans included with this report do not constitute the report, or its findings, and should not be used without thorough cross-reference to the report's text and supporting documentation.**

**This report does not constitute a Bill of Quantities and is not intended for use as a Specification of Works for asbestos remedial projects.**



Adams Environmental Ltd
Unit 6, Kimpton Link Business Park, 40 Kimpton Road, SUTTON SM3 9QP
*Tel: 020 8641 6000 Fax: 020 8641 0666 Website: www.adamsenvironmental.co.uk*
Registered Office: 4-5 King Street, Richmond, TW9 1ND. Company Registration Number 2055824

# Part 1: Introduction

# Block 26-50 The Beeches, Queenswood Road SURVEY REPORT S10067.2

## 1.1 Purpose of Survey

Adams Environmental Ltd were instructed by the Client, Darren White, Hull & Company, to carry out a survey inspection to identify asbestos containing materials within the communal areas at Block 26-50 The Beeches, Queenswood Road, Wanstead, London E11.

An Asbestos Register is provided herein and includes information on the location, extent, condition and type of asbestos material identified or suspected, together with comment and recommendations for management of identified asbestos materials, based on the requirements and occupation of the site.

The survey report is issued in confidence and is intended to provide information to the Client and is not assignable to third parties. Adams Environmental Ltd cannot accept responsibility to any third parties to whom this report may be circulated, in full or in part, and any such parties shall rely on the findings of the report at their own risk.

Unless specifically assigned or transferred within the terms of the agreement, Adams Environmental Ltd retains all Copyright, and Intellectual Copyright Rights in, and over the report and its contents.

The survey inspection was carried out by Sandy Martin & Adam Rennie of Adams Environmental Ltd on the 27th January 2010.

## 1.2 Methodology

### 1.2.1 Type of survey as defined by MDHS 100

- The Survey is equivalent to a 'Type 2' survey as defined by HSE Guidance Note MDHS 100 'Surveying, sampling and assessment of asbestos-containing materials', carried out in accordance with our UKAS accreditation as an Inspection Body.

### 1.2.2 The Asbestos Register

- The Asbestos Register forms Appendix I of this Report. Within it, data is recorded for surveyed areas, positively identified and suspected asbestos occurrences, detailing locations of asbestos materials identified, type and extent of building component, and type of asbestos fibres within the material. Comments on condition, surface treatment, and base recommendations for remedial action are also provided where appropriate. See Appendix I: Asbestos Register Glossary for details.
- The extent of survey is defined at section 1.3. Every surveyed area is referred to by name and/or a numeric description.
- In the absence of any confirmed record of identified asbestos material to a particular location, it should not be assumed that asbestos materials will not be encountered in or adjacent that location as part of refurbishment or building maintenance works. Such works should be carried out with caution, given the knowledge of asbestos uses that have been identified on the site.



Adams Environmental Ltd
Unit 6, Kimpton Link Business Park, 40 Kimpton Road, SUTTON SM3 9QP
*Tel: 020 8641 6000 Fax: 020 8641 0666 Website: www.adamsenvironmental.co.uk*
Registered Office: 4-5 King Street, Richmond, TW9 1ND. Company Registration Number 2055824

### 1.2.3 Sampling

- Sampling was carried out in accordance with our UKAS accredited in-house procedures.
- Sampling was carried out only in areas of no immediate occupation, and not in areas where occupation was continuous by building users.
- Samples were only taken from materials that, in the judgement of the Senior Surveyor on site, could not be determined as being either asbestos or asbestos-free at the time of site inspection.
- Sampling was carried out in locations where ACMs, or suspected ACMs were visually identified. Dust sampling did not form part of this survey inspection.
- Samples of identified non-asbestos materials (e.g. plasterboards, Supalux etc.) were not taken.
- Samples of suspect materials were taken where accessible, including materials with potential trace asbestos content such as vinyl floor tiles and non-uniform 'dry mix' decorative coatings such as artex.
- Samples were not taken from high density concrete materials – where a trace asbestos content is occasionally found – nor from items which by their nature and age should be initially assumed to have an asbestos content, e.g. undamaged fire doors (where sampling would require core drilling of doors), fuses to live or sealed electrical boxes, gaskets associated with operational heating or power plant, etc.
- Where one type of material appeared to be extensive in any one building, only representative samples were taken. Materials visually similar to those where a sample has been taken were assumed to be of a similar composition.

### 1.2.4 Laboratory analysis

- Samples of suspect materials were analysed using UKAS accredited in-house 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.

### 1.2.5 Plans

- No plans were provided to Adams Environmental Ltd prior to survey inspection. Plans included with this Report are therefore based on those prepared by Adams Environmental Ltd at the time of site inspection. These are colour-highlighted and annotated to indicate asbestos occurrences. See Appendix III: Plans.

### 1.2.6 Photographs

- Photographs providing an illustration of asbestos occurrences identified on site, are included at the discretion of the Lead Surveyor. See Appendix IV: Photographs.



Adams Environmental Ltd
Unit 6, Kimpton Link Business Park, 40 Kimpton Road, SUTTON SM3 9QP
*Tel: 020 8641 6000 Fax: 020 8641 0666 Website: www.adamsenvironmental.co.uk*
Registered Office: 4-5 King Street, Richmond, TW9 1ND. Company Registration Number 2055824

## 1.3 Extent of Survey

Subject to access reservations (see Section 1.4), the following areas of the site were surveyed

- Ground Floor
- First Floor
- Second Floor
- External Areas including the Bin Store

## 1.4 Access Reservations

### 1.4.1 Specific Access Reservations

- The following areas of the building were not accessed during the course of the survey:

- Keys were not available to enable access within 2No Stores. (1No each on the Ground & First Floors)
- No access was made to the Skylights on the Second Floor due to excessive height.
- Roof areas were not inspected as access was not possible.

### 1.4.2 General Access Reservations

- Access was attempted as far as practicable to all areas of the indicated building(s), internally and externally, that fall within the footprint of the building, given any restrictions encountered at the allocated time of survey.
- Accessible areas shall be defined as those where key access and other access as necessary, e.g. key pad codes, swipe cards, security notification etc., were provided by the Client's Site Representative in accordance with our requests at allocated time of site inspection.
- Locked areas where key access could not be gained at the time of our site attendance(s) were not inspected and are described as "No Access" within the Register.



Adams Environmental Ltd
Unit 6, Kimpton Link Business Park, 40 Kimpton Road, SUTTON SM3 9QP
*Tel: 020 8641 6000 Fax: 020 8641 0666 Website: www.adamsenvironmental.co.uk*
Registered Office: 4-5 King Street, Richmond, TW9 1ND. Company Registration Number 2055824

## 1.5 General Reservations

### 1.5.1 Physical Scope and Limitations of 'Type 2' Survey

- The extent of examination carried out under this survey has by necessity been restricted by the nature and style of the existing construction and its current status as communal areas to a 3 story block of residential flats.
- The survey consisted of a non-intrusive visual inspection of each area / defined location, and included surfaces that demarcated floors, walls and ceilings of the location(s).
- Investigation into the sub-surface structure of the building fabric was not made, other than as described herein. Examination / sampling of exposed surfaces, i.e. walls floors, ceilings, etc. was carried out when deemed appropriate by the Lead Surveyor.
- Within an individual location, parts of the building structure that could be accessed due to its design were done so. For example; Lifting out of non-asbestos suspended ceiling tiles laying in a suspended grid that were simply removable without causing damage to their structure or decorative state; The opening up of non-asbestos duct covers where access panels were clearly present and non-specialist fixings could be easily released without damage to decorations, etc.
- Where ceiling voids, service risers, ducts etc. which were accessible were identified, works continued provided that safe access into / within was deemed available by the Lead Surveyor.
- Inspection was not continued where damage was likely to be caused to existing building decorations (e.g. opening up of screwed wood riser cover panels that were heavily over-painted or filled to joints).
- Similarly, inspection did not proceed where the Lead Surveyor deemed that the opening / manoeuvring / replacing of any access cover, etc. could not be safely performed by the Survey Team.
- Inspections were necessarily curtailed where access was restricted or not available, i.e. above interlocking ceiling tile construction.
- Heating and electrical equipment, where deemed safe, were inspected at points of identified normal access only, i.e. presence of access cover panels designed for the purpose of simple internal inspection. The removal of metal casings etc. i.e. to boiler bodies, opening up / dismantling of live (and suspected live) electrical equipment, etc. was not within the scope of works.
- Inspection was curtailed where site equipment, fittings, heavy furniture or any other item prevented or restricted access. Within a location, the removal of stock, stored items or other material that prevented or restricted access was not carried out. Where the Client was able to remove such items to facilitate access at the allocated time of inspection, survey was performed.
- Site equipment, machinery, ducting, etc., was not moved, opened up or examined.
- Existing fitted floor finishes (e.g. linoleum / carpets / tiling, etc.) were not taken up to inspect beneath.
- Internal building manhole covers that were believed to be part of the drainage system were not accessed. Other floor duct covers within the building(s) were accessed provided that they were free to move, did not require specialist keys or lifting equipment and were considered to be of manageable size for manual handling. Where the Client was aware of such duct(s) and provided means of access at the allocated time of site inspection, these were inspected.



Adams Environmental Ltd
Unit 6, Kimpton Link Business Park, 40 Kimpton Road, SUTTON SM3 9QP
*Tel: 020 8641 6000 Fax: 020 8641 0666 Website: www.adamsenvironmental.co.uk*
Registered Office: 4-5 King Street, Richmond, TW9 1ND. Company Registration Number 2055824

**1.5.1 Physical Scope and Limitations of 'Type 2' Survey (continued)**

- The inspection of any connecting external sub-ground level ducts or other forms of underground connection between building parts was not included unless location and extent of such had been indicated to us prior to commencing site works.
- Inspection of insulation materials to pipework routes, in plant rooms and service ducts etc. where non-asbestos insulation (e.g. man made mineral fibre - MMMF) was identified, was restricted to the insulation visible, with representative inspection where practicable beneath such coverings. The general removal and replacement of non-asbestos insulations or metal cladding to such plant / pipework was outside the scope of inspection.
- No sub-ground excavations, or internal (i.e. below surface) examinations of composite or cellular walls, floors, ceilings or other part of the building structure requiring cutting, coring, drilling or other mechanical means was made.
- Surveyors were equipped with standard domestic tools, e.g. torches, screwdrivers, Chubb and square section duct keys, etc.
- Ladders / stepladders were provided on site by Adams Environmental in order to access heights not exceeding 2.75m for visual inspection and < 2.25m above ground level for sampling. Surface visual inspection or sampling of building finishes, surfaces, ceiling voids etc. in excess of these heights above clear floor level was not carried out unless means of safe access was provided by the Client at the allocated time of site inspection.
- Where identified / suspected asbestos materials would be, or were likely to be disturbed by further investigation, (i.e. inspection of a ceiling void above lay-in asbestos ceiling tiles) inspection was not continued in those areas.
- Surveys were carried out in a safe and unobtrusive manner.
- Inspection was carried out in such a manner so as to cause no or minimal damage to existing building fabric and decorative finishes, etc.
- All necessary personal protective equipment (PPE) and respiratory protective equipment (RPE) was supplied and used appropriately by the survey team in execution of the survey.
- Particular difficulties are associated with areas where ad-hoc alteration and refurbishment have previously been carried out, and where asbestos may be hidden behind cladding materials. Asbestos is also frequently concealed within the fabric of buildings within sealed voids, as shuttering etc. It is therefore possible that further asbestos containing materials may be found, particularly during electrical rewiring, heating installations and other refurbishments or demolition works.
- Adams Environmental Ltd cannot accept responsibility for any damage to the building fabric arising from survey inspections, or for any asbestos materials found at a later date which are not specifically detailed in the supplied Report / Register.
- Adams Environmental Ltd cannot accept responsibility to any parties whatsoever, following the issue of this report, for any matters arising, which may be considered outside the scope of work.
- This Report does not constitute a Bill of Quantities and is not intended for use as a Specification of Works for asbestos remedial projects.



Adams Environmental Ltd
Unit 6, Kimpton Link Business Park, 40 Kimpton Road, SUTTON SM3 9QP
*Tel: 020 8641 6000 Fax: 020 8641 0666 Website: www.adamsenvironmental.co.uk*
Registered Office: 4-5 King Street, Richmond, TW9 1ND. Company Registration Number 2055824

# Part 2: Summary

# Block 26-50 The Beeches, Queenswood Road SURVEY REPORT S10067.2

The following details the general asbestos occurrences that have been identified during the inspection. Where materials have not been positively identified but are suspected to be present, these are noted.

## 2.1. Asbestos Cement (AC) Products

**Typical historical composition and uses**

Asbestos Cement (AC) was widely used in many building types. Uses included profiled sheets, forming roofing, wall cladding and weather-boarding. Semi and fully compressed flat sheets and partition boards, forming partitions, shuttering, decorative panels, bath panels, soffits, wall and ceiling linings, portable buildings, fire surrounds and composite panels for fire protection. Tiles and slates, used as cladding, decking, promenade tiles and roofing. Pre-formed moulded products including cisterns and tanks, drains, sewer pipes, rainwater goods, flue pipes, roofing components, cable troughs, ventilators and ducts, window boxes.
AC products generally contain 10-15% of asbestos fibre bound in a matrix of Portland Cement or autoclaved calcium silicate. All types of asbestos have been used in these materials, the most common being Chrysotile (white asbestos), though Crocidolite (blue) and /or Amosite (brown) can be found.
Fibres are firmly bonded and only likely to be released if the material is mechanically damaged or aged, deteriorated or decomposed. Abrasion, handsawing or use of power tools is likely to result in significant fibre release.

**Identified locations and uses:**

- **External –** Black AC infill panels were identified between external windows to Block 26-50 The Beeches.



Adams Environmental Ltd
Unit 6, Kimpton Link Business Park, 40 Kimpton Road, SUTTON SM3 9QP
*Tel: 020 8641 6000 Fax: 020 8641 0666 Website: www.adamsenvironmental.co.uk*
Registered Office: 4-5 King Street, Richmond, TW9 1ND. Company Registration Number 2055824

## 3.1 Management of Asbestos Materials

Regulation 4 of The Control of Asbestos Regulations 2006, 'The management of asbestos in non-domestic premises' places a duty on those who have repair and maintenance responsibilities for premises, because of a contract or tenancy, to manage the risk of asbestos in those premises.

Where there is no specific contract or tenancy the person who is deemed to be in control of building maintenance & repair is regarded as the 'duty holder'.

The 'duty holder' is required to;

1. Take reasonable steps to find materials in premises likely to contain asbestos and check their condition.
2. Presume that materials contain asbestos unless there is strong evidence to suppose they do not.
3. Make a written record of the location and condition of asbestos and presumed asbestos-containing materials and keep such record(s) up to date.
4. Assess the risk of the likelihood of anyone being exposed to these materials.

5. Prepare a plan to manage the identified risk and put it into effect to ensure that:

a) Any material known or presumed to contain asbestos is kept in a good state of repair.
b) Any material that contains or is presumed to contain asbestos is, because of the risks associated with its location or condition, repaired or if necessary removed.
c) Information on the location and condition of the material is given to anyone potentially at risk.
d) The condition of identified and presumed asbestos materials is monitored.
e) The management plan, including the arrangements made to put it in place, is monitored and regularly reviewed.

The information relating to identified /suspected asbestos occurrences supplied within this Survey Report No S10067.2 will be of assistance to the Duty Holder in complying with the requirements of The Control of Asbestos Regulations (2006).

As stipulated in MDHS 100, the Asbestos Register contains a Materials Assessment (MA) rating for each identified asbestos occurrence. (Type of asbestos product, asbestos fibre content, condition of the material and presence of a sealant are the assessed factors). This gives initial guidance as to the potential for fibre release should the material become disturbed.

Appropriate management and prioritisation, etc. by the Duty Holder will require consideration of additional 'human risk' factors that will either be known to, or can be ascertained by, him.

These factors relate to the likelihood of person(s) actually disturbing the material and include the location, extent and accessibility of the material, the use of the location and the type, frequency, volume and duration of occupancy for both normal use and maintenance activities.



Adams Environmental Ltd
Unit 6, Kimpton Link Business Park, 40 Kimpton Road, SUTTON SM3 9QP
*Tel: 020 8641 6000 Fax: 020 8641 0666 Website: www.adamsenvironmental.co.uk*
Registered Office: 4-5 King Street, Richmond, TW9 1ND. Company Registration Number 2055824

## 3.1 Management of Asbestos Materials Continued:

Consideration of these factors will allow formal Risk Assessments for each identified or suspected asbestos occurrence to be made.

HSE document HSG 227 gives comprehensive guidance as to the management requirements of the Duty Holder under the Asbestos Regulations and includes specific recommendations for generating Priority & Risk Assessments.

## 3.2 Legislation & Approved Guidance

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' (2006)
- '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 Adams Environmental Ltd.



Adams Environmental Ltd
Unit 6, Kimpton Link Business Park, 40 Kimpton Road, SUTTON SM3 9QP
*Tel: 020 8641 6000 Fax: 020 8641 0666 Website: www.adamsenvironmental.co.uk*
Registered Office: 4-5 King Street, Richmond, TW9 1ND. Company Registration Number 2055824

# Appendix I: Asbestos Register

# Block 26-50 The Beeches, Queenswood Road SURVEY REPORT S10067.2

## Register Glossary

**Survey Report No / Issue Date**

The Report Number issued by Adams Environmental Ltd is unique to the site.
The issue date records the date (month / year) that the Report was issued by Adams Environmental Ltd to the Client. The Revision Issue number indicates the re-issue following any update. Revision Issue No 1 constitutes the original Report.

**Site Identification**

The site name, and where appropriate, the relevant building and floor level are indicated.

**Location (Area/Room)**

The reference code / name of each surveyed building area as found on site or as used on any supplied plans. Where none is present a suitable reference relevant to building and floor level is given at time of site inspection to allow cross-reference between Register and plans.

**Sample N°**

The reference given to the sample when it was taken from the parent material on site, as detailed in Appendix II: Materials Report.

- The suffix (A) indicates the sample has been taken from this location and analysed.
- The suffix (M) indicates that the result is mastered from similar analysed material.

**Building Component (Product Type)**

The most appropriate description of the material as a building component. This may reflect the position of the material rather than its purpose, e.g. an asbestos panel fixed to the rear of a riser access hatch may be termed 'Door Panel' as opposed to 'Fire Protection'.

**Asbestos Content**

The type of asbestos fibre identified by sampling and analysis. Further details are given within Appendix II: Materials Report.

| Asbestos fibre type | Commonly known as |
|---|---|
| **Chrys**otile | White asbestos |
| **Amo**site | Brown asbestos |
| **Croc**idolite | Blue asbestos |

Where no asbestos has been detected in the sampled material, this is indicated.

**Extent**

An approximate extent of the material is given in either square or linear metres. The symbol @ is used to denote the extent of each instance of a material where it has been used discretely and severally. These measurements are only to be used as an indication and are not suitable for use without a detailed specification of works. Any Contractor requested to submit a tender for works based on the findings of this report shall satisfy himself as to the full extent of materials specified for remedial works by taking sufficient accurate measurements as part of his pricing procedure. Any liability brought about by failing to do so shall be the Contractor's responsibility.

**Condition**

Good: No visible damage.
Satisfactory: Asbestos is in generally sound condition with no / little exposure noted.
Fair: In average condition with minor areas of damage / surface exposure.
Poor: The material is in damaged or deteriorated condition and/or in debris form.



Adams Environmental Ltd
Unit 6, Kimpton Link Business Park, 40 Kimpton Road, SUTTON SM3 9QP
*Tel: 020 8641 6000 Fax: 020 8641 0666 Website: www.adamsenvironmental.co.uk*
Registered Office: 4-5 King Street, Richmond, TW9 1ND. Company Registration Number 2055824

## Register Glossary (continued)

**Surface Treatment**

An indication of the exposure of the surface of the material, relevant to the Product Type. Sealants may be in liquid (e.g. paint encapsulant) or rigid form (e.g. overclad with board).
Composite: Materials containing asbestos; reinforced plastics, resins, vinyl tiles, etc
Enclosed: The asbestos material is sealed by a protection greater than paint application alone.
Sealed: The asbestos material is sealed by paint or other similar encapsulant.
Partially Sealed: Sealant is present but does not completely cover the material or is deteriorating.
Unsealed: The material has not been sealed, and the surface is exposed.

**Material Assessment**

The numerical score given for each identified asbestos occurrence is derived from the application of a material assessment algorithm. The Materials Assessment (MA) is generated by scoring Type, Condition, Surface Treatment and Asbestos Fibre Type for each asbestos occurrence. Scores (0, 1, 2 or 3) are given for each parameter and then totalled to give a final score out of 12. This algorithm is based on parameters described in MDHS 100 and Adams Environmental Ltd's documented in-house procedures.

MA scores of 10 or more are regarded as having a high potential to release fibres, if disturbed. Scores of between 7 and 9 are regarded as having medium potential and between 5 and 6 a low potential. Scores of 4 or less have a very low potential to release fibres.
Note: The Materials Assessment (MA) score provides guidance only and applies only to positively identified asbestos occurrences. (The use of the Materials Assessment by the Client as the basis for risk assessment is described further in Part 3 of this Report).

**Accessibility**

Direct access: The material can be directly accessed within the location, i.e. an AIB panel fitted to the rear face of a fire door / asbestos lagging to pipework attached to a boiler.
Indirect access: The material cannot be directly accessed within the location, i.e. an AIB firebreak panel concealed within a suspended ceiling void / an internal asbestos lining beneath a sealed metal boiler body casing.

**Summary**

One of the following summaries will be indicated for each Register entry:

**1. ASBESTOS PRESENT**
**2. ASBESTOS SUSPECTED**
(This will be indicated when a feature within a location, considered by the Surveyor to fall within the scope of the inspection, could not be accessed, either for inspection, i.e. an inaccessible riser cover panel, or sampling, i.e. operational machinery).
**3. LOCATION NOT INSPECTED; ASBESTOS SUSPECTED**
(Indicated when access could not be gained to a location).
Where the summary ASBESTOS SUSPECTED or LOCATION NOT SURVEYED – ASBESTOS SUSPECTED is given, a high or low presumption of the likelihood of asbestos materials being present is indicated, based on the Surveyor's assessment at the time of site inspection.
**4. MATERIAL SAMPLED NO ASBESTOS DETECTED**
**5. LOCATION INSPECTED; NO ASBESTOS IDENTIFIED**
(This entry records that inspection of the indicated location has been made and that, within the defined parameters and scope of Type 2 inspection, no asbestos materials were positively identified).



Adams Environmental Ltd
Unit 6, Kimpton Link Business Park, 40 Kimpton Road, SUTTON SM3 9QP
*Tel: 020 8641 6000 Fax: 020 8641 0666 Website: www.adamsenvironmental.co.uk*
Registered Office: 4-5 King Street, Richmond, TW9 1ND. Company Registration Number 2055824

## Register Glossary (continued)

**Comment** An appropriate descriptive comment is provided for each record.

**Recommendations** These are Adams Environmental Ltd's suggested control options for identified and suspected asbestos occurrences, based on the location, type and condition of asbestos material(s) (Materials Assessment rating) as found at the time of survey inspection.

The appropriate and effective asbestos management action / prioritisation of works, etc., by the Duty Holder, will need to consider additional factors. These will include; The material extent; The location use; The occupancy type, frequency and volume; The likely maintenance works by type and frequency; Other pertinent factors that will be known to the Duty Holder or can be obtained by him from those with responsibility for the building(s) use and maintenance, etc.

Restrict access to the asbestos material
Given when the condition of the asbestos material is considered to present a significant hazard within the location in which it has been identified.

Improvement works required
Given when an asbestos material in other than satisfactory condition is found and given its location, requires remedial works to be carried out to place it in satisfactory condition.
Where asbestos materials are to remain in-situ following identification, they should be maintained in / placed into a sound, sealed condition, undamaged, not releasing dust and should not be disturbed. This may be achieved by carrying out appropriate repair, encapsulation, protection works, etc. or by placing appropriate restrictions on the access / use of the location where the material is present.

Monitor material condition
Given when an asbestos material has been identified in satisfactory condition at the time of site inspection. Where such materials are to remain in-situ, monitoring to confirm that satisfactory conditions are being maintained is required. This would normally involve site re-inspection by a competent person and updating / recording of results, etc.
The timescale of re-inspections will be determined by the likelihood of the material condition changing, given factors surrounding it. These will include the physical location of the asbestos material and the likelihood of its being disturbed.

Programme further investigation
Given when asbestos materials are suspected to be present but, within the scope and parameters of the inspection carried out, have not been positively identified, or for locations where access could not be gained at the time of site inspection.

**Photo ID** Where photographs are included, this number correlates between the Asbestos Register and Appendix IV of this Report.



Adams Environmental Ltd
Unit 6, Kimpton Link Business Park, 40 Kimpton Road, SUTTON SM3 9QP
*Tel: 020 8641 6000 Fax: 020 8641 0666 Website: www.adamsenvironmental.co.uk*
Registered Office: 4-5 King Street, Richmond, TW9 1ND. Company Registration Number 2055824

| Area/Room | Sample No | Building Component | Asbestos Content | Extent | Condition | Surface Treatment | Material Assessment | Accessibility | Recommendations/ Summary | Photo ID |
|---|---|---|---|---|---|---|---|---|---|---|
| **Corridor** | 60885 A | Vinyl Stair Nosing | No Asbestos Detected | 20m | | | | | **MATERIAL SAMPLED; NO ASBESTOS DETECTED** | |

Stair nosing to staircase up to First Floor. Also identified to all other staircases within Block.

| Area/Room | Sample No | Building Component | Asbestos Content | Extent | Condition | Surface Treatment | Material Assessment | Accessibility | Recommendations/ Summary | Photo ID |
|---|---|---|---|---|---|---|---|---|---|---|
| **Corridor** | | | | | | | | | **LOCATION INSPECTED; NO ASBESTOS IDENTIFIED** | |

No asbestos containing materials identified or suspected.

| Area/Room | Sample No | Building Component | Asbestos Content | Extent | Condition | Surface Treatment | Material Assessment | Accessibility | Recommendations/ Summary | Photo ID |
|---|---|---|---|---|---|---|---|---|---|---|
| **Corridor** | | | | | | | | | **LOCATION INSPECTED; NO ASBESTOS IDENTIFIED** | |

No asbestos containing materials identified or suspected.

| Area/Room | Sample No | Building Component | Asbestos Content | Extent | Condition | Surface Treatment | Material Assessment | Accessibility | Recommendations/ Summary | Photo ID |
|---|---|---|---|---|---|---|---|---|---|---|
| **Bin Store** | | | | | | | | | **LOCATION INSPECTED; NO ASBESTOS IDENTIFIED** | |
| No asbestos containing materials identified or suspected. | | | | | | | | | | |
| **External** | 60886 A | AC Panel | Chrysotile | 1m² each | Satisfactory condition | Sealed | **4/12** | Direct access | **ASBESTOS PRESENT**<br>Monitor condition of material. | |
| Black Asbestos Cement (AC) infill panels between external windows. | | | | | | | | | | |

**Appendix II: Materials Report**

**Block 26-50 The Beeches, Queenswood Road SURVEY REPORT S10067.2**

# Materials Report M10067.2

Adams Environmental Ltd
Unit 6, Kimpton Link Business Park, 40 Kimpton Road, SUTTON SM3 9QP
*Tel: 020 8641 6000 Fax: 020 8641 0666 Website: www.adamsenvironmental.co.uk*
Registered Office: 4-5 King Street, Richmond, TW9 1ND. Company Registration Number 2055824

# MATERIALS REPORT M 10067.2

**Hull & Co.**
1-58 Queenswood Gardens

WANSTEAD
E11

| | |
|---|---|
| Site | **Block 26-50**<br>**Queenswood Road**<br>**Wanstead**<br>**E11** |
| Report Date | **February 2010** |
| Environmental Analyst<br>**Sonia S Campos** |  |
| Director<br>**Nigel Hare** |  |

**Opinions and interpretations marked * are outside the scope of UKAS accreditation**

**All works involving removal, repair or disturbance of asbestos materials should be conducted in accordance with the Control of Asbestos Regulations 2006; further information is available from Adams Environmental Ltd**

Analysis of samples is in accordance with Adams Environmental documented in-house methods, based on stereo microscopy, polarised light, dispersion staining techniques and HSG 248 (App.2): Asbestos in bulk materials - Sampling and identification by polarised light microscopy (PLM)

Samples taken by Adams Environmental are collected according to documented in-house methods unless stated otherwise

Where the sample has been received from the Client, the analytical and Report details are given in good faith on the basis of the information received



Adams Environmental Ltd
Unit 6, Kimpton Link Business Park, 40 Kimpton Road, SUTTON SM3 9QP
*Tel: 020 8641 6000 Fax: 020 8641 0666 Website: www.adamsenvironmental.co.uk*
Registered Office: 4-5 King Street, Richmond, TW9 1ND. Company Registration Number 2055824

# MATERIALS REPORT M 10067.2

| Laboratory Ref. and Details | Site Ref. | Location | Asbestos Fibre Type Identified | Material Type* |
|---|---|---|---|---|
| 60885 taken by Sandy Martin on 27/01/2010; analysed by Sonia S.Campos on 03/02/2010 | 01 | Block 26 - 50 - The Beeches - Ground floor - Nosing to staircase. | No Asbestos Detected | Vinyl |
| 60886 taken by Sandy Martin on 27/01/2010; analysed by Sonia S.Campos on 03/02/2010 | 02 | External - AC window infill panels. | Chrysotile | AC |

| Asbestos fibre type | Commonly known as |
|---|---|
| Chrysotile | White asbestos |
| Amosite | Brown asbestos |
| Crocidolite | Blue asbestos |



Adams Environmental Ltd
Unit 6, Kimpton Link Business Park, 40 Kimpton Road, SUTTON SM3 9QP
*Tel: 020 8641 6000 Fax: 020 8641 0666 Website: www.adamsenvironmental.co.uk*
Registered Office: 4-5 King Street, Richmond, TW9 1ND. Company Registration Number 2055824

# Appendix IV: Photographs

# Block 26-50 The Beeches, Queenswood Road SURVEY REPORT S10067.2

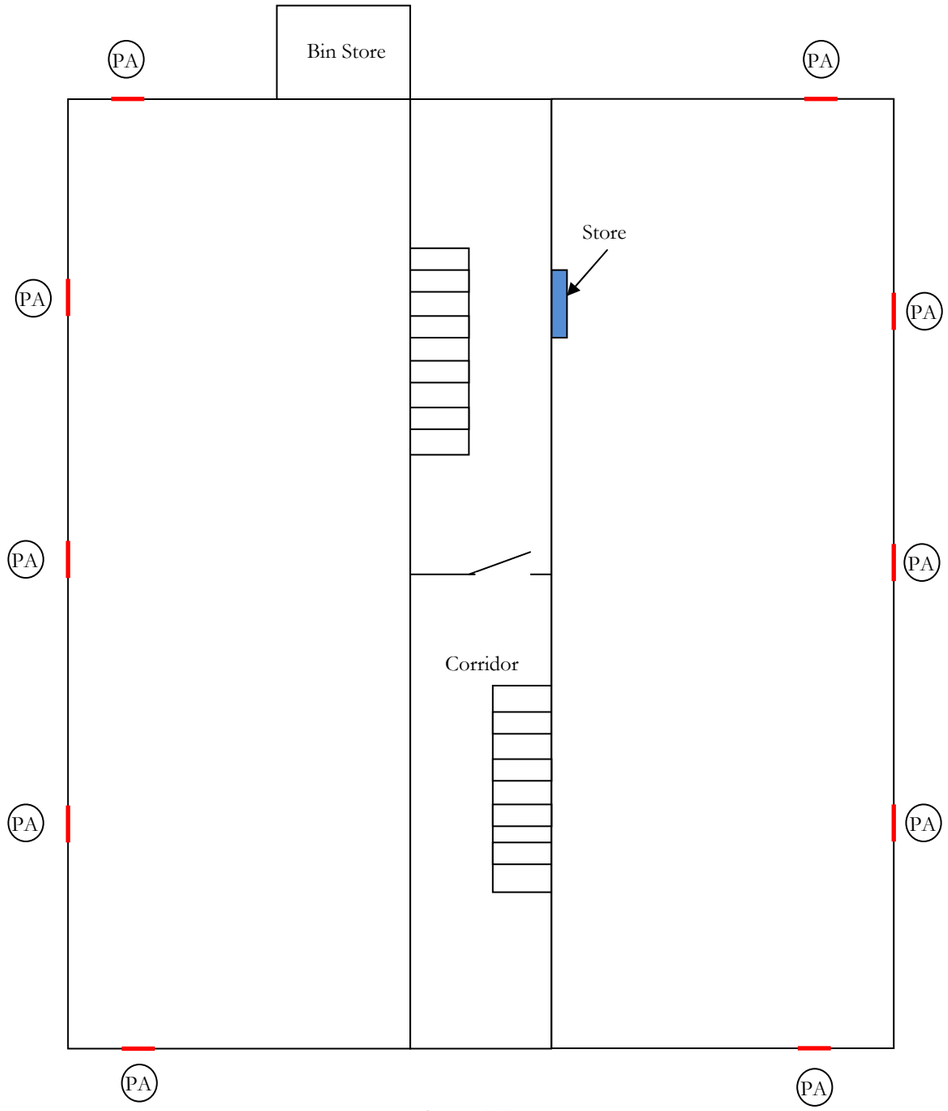
## Plans:

**Ref:**
**10067.2/001 Ground, First & Second Floors**

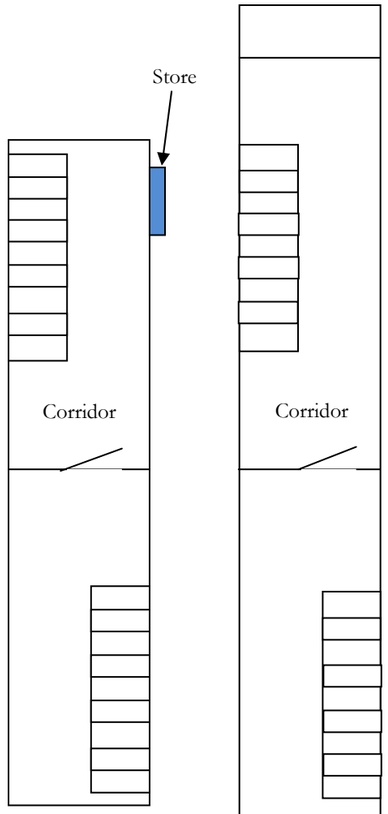
**The plans included with this report do not constitute the report, or its findings, and should not be used without thorough cross-reference to the report's text and supporting documentation.**

**This report does not constitute a Bill of Quantities and is not intended for use unless accompanied by a detailed Specification of Works for asbestos remedial projects.**

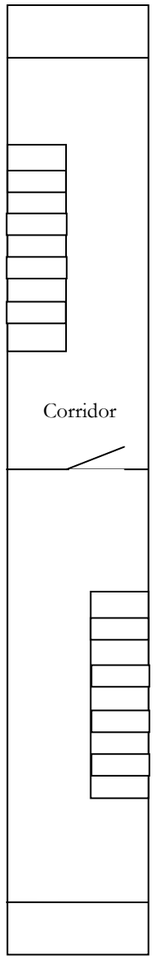
Adams Environmental Ltd
Unit 6, Kimpton Link Business Park, 40 Kimpton Road, SUTTON SM3 9QP
*Tel: 020 8641 6000 Fax: 020 8641 0666 Website: www.adamsenvironmental.co.uk*
Registered Office: 4-5 King Street, Richmond, TW9 1ND. Company Registration Number 2055824




Ground Floor




First Floor




Second Floor

## KEY

This drawing gives general indication of identified / suspected asbestos materials **and is only to be used in conjunction with the Asbestos Report & Register.**

The drawings are colour-coded: do not use black-and-white photocopies.

**Building Component**

PA Panel

***** Codes with asterisks denote a building component suspected or known to be present but whose exact location is unknown.

Asbestos Materials Identified

No Access

| | | | | | | |
|---|---|---|---|---|---|---|
| ADAMS ENVIRONMENTAL | Adams Environmental Ltd<br>Unit 6, Kimpton Link Business Park,<br>40 Kimpton Road, Sutton SM3 9QP<br>Tel: 020 8641 6000 Fax: 020 8641 0666 | **Site:**<br>**Block 26-50 The Beeches**<br>**Queenswood Road**<br>**Wanstead**<br>**London E11** | **Drawing Ref:**<br>**10067.2/001** | **Date Drawn:**<br>**February 2010**<br><br>**Not to Scale** | **Survey Report: – S10067.2** | |
| | | | | | **Ground, First & Second Floor Plans** | **Page 1 of 1** |

## Appendix IV: Photographs

## Block 26-50 The Beeches, Queenswood Road SURVEY REPORT S10067.2

**The following photographs are examples (taken at the Queenswood Road sites) of generic building components found to be common throughout the 6No. Blocks inspected. The photographs included within this appendix were taken at Block 1-25 The Doves.**

# Appendix IV: Photographs

# Block 26-50 The Beeches, Queenswood Road SURVEY REPORT S10067.2

**Photograph 1:** Example of Ground Floor Corridor

**Photograph 2:** No access was possible to the Skylight's present in the Corridor on the Second Floor

**Photograph 3:** Example of waste pipe riser identified within the Ground and First Floor Corridors

**Photograph 4:** Example of mains water pipe riser identified within the Ground and First Floor Corridors



Adams Environmental Ltd
Unit 6, Kimpton Link Business Park, 40 Kimpton Road, SUTTON SM3 9QP
*Tel: 020 8641 6000 Fax: 020 8641 0666 Website: www.adamsenvironmental.co.uk*
Registered Office: 4-5 King Street, Richmond, TW9 1ND. Company Registration Number 2055824

# Appendix IV: Photographs

# Block 26-50 The Beeches, Queenswood Road SURVEY REPORT S10067.2

**Photograph 5:** AC infill panels between external windows.



Adams Environmental Ltd
Unit 6, Kimpton Link Business Park, 40 Kimpton Road, SUTTON SM3 9QP
*Tel: 020 8641 6000 Fax: 020 8641 0666 Website: www.adamsenvironmental.co.uk*
Registered Office: 4-5 King Street, Richmond, TW9 1ND. Company Registration Number 2055824