

TR SURVEYS

6 Royal oak Cottages
Main Road Crockham Hill, Kent TN8 6RD



Asbestos R&D Survey

At Cranwood care Home Muswell Hill

Asbestos Materials are present in this property

This report has been prepared with all reasonable skill, care and diligence. Taking account of the manpower and resources devoted to it by agreement with the client.

TR Surveys disclaims any responsibility to the client and others in respect of any matter outside the scope of the above.

Asbestos Report has been prepared by	Terry Read
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Refurbishment Survey For	Formation
Survey undertaken at	Cranwood care home Muswell Hill London
Date of the survey	05/07/21 /Re-visit=23/08/22
Date of the report	23/08/21
Report reference	CRAN001

This report is confidential for Formation and Clients.

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Summary of Recommendations

COMMENTS	Asbestos Materials are Present
No asbestos containing materials found.	
Asbestos containing material found.	YES
Retain copy of this survey on site.	YES
Insert this survey into the existing Asbestos Register retained on site.	YES
Ensure contractors are aware of the presence of asbestos, where applicable in their area of work.	YES
Undertake urgent remedial works	
Ensure that suitable assessments are undertaken and recorded in writing for all the asbestos removal activities on site.	YES
Prepare a written management plan based on the findings of this report to manage the ACM's that remain in the premises as listed.	

Summation

Mick Gordon of Formation requested an Asbestos R&D Survey of the Property at the following address:

Cranwood Care Home Muswell Hill London

TERRY READ carried out the requested R&D survey to assist Formation to determine whether asbestos or asbestos containing materials were contained in the Building and to identify the nature of these through sampling and visual inspections, and make recommendations as appropriate.

In accordance with The Control of Asbestos Regulations 2012, ACM's which have been visually identified (i.e. not sampled, or not referenced to a specific sample) should be presumed to contain amphibole asbestos, unless sampled to prove otherwise.

The report and accompanying site plans (where provided) should be consulted before any building or installation work is carried out in the building. All building users should be made aware of the contents of the report. It should not be solely used for the purposes of costing asbestos removal work. No responsibility will be accepted should the information contained herein be used in this way. Any person(s) using the report in this way MUST satisfy themselves as to the extent of the asbestos within the designated areas and thereby ensure that their tender is sufficient in every respect to remove ALL the asbestos within these areas.

The survey was carried out on the 05/07/21 by a qualified surveyor – Terry Read

This report may not be reproduced other than in full.

How To Use This Asbestos Report And Register

This register is designed to enable the commissioning client to fulfil part of their legal duty of care under The Control of Asbestos Regulations 2012 as amended, by demonstrating that they have taken reasonable steps to determine the location and condition of asbestos containing materials (ACM's) in the buildings to which this report relates. This report and register also serves as the basis for risk assessment and for the formulation of management action plans to deal with any risks identified.

IMPORTANT NOTE: To continue to fulfil the duty of care, this register must be kept up to date and any alteration in the condition or removal of any ACM's monitored, noted and the register updated. Moreover all employees, contractors or any other person who may come into contact with any of the ACM's detailed in this report and register should be shown this register to ensure that they do not disturb that material unintentionally or that they use personal protective equipment while working in the area.

All sampling and recording techniques used throughout the document are in accordance with HSG 264 "Surveying, Sampling and Assessment of Asbestos Containing Materials in Premises for Management Plans" produced by the Health & Safety Executive (HSE). All surveying & sampling was carried out by a qualified competent asbestos surveyor (as named on the front of this register) and. undertaken in accordance with the relevant legislation including The Control of Asbestos Regulations 2012 as amended, and the Health and Safety at Work Act 1974.

A recommendations chart gives an 'at a glance' view of the main recommendations, followed by the full report and register.

Sections 1 & 2: Outlines methodology, analysis techniques and Quality assurance in accordance with HSG 264

Section 3: Describes the areas surveyed and any areas that were not inspected during the survey.

Section 4: Outlines the risk assessment methodology.

Section 5: Contains more detailed information on the sample points and the ACM's that may have been found, with photographs. The location of all confirmed ACM's are described and indicated on plans - where these have been provided or prepared.

Appendices

Appendix 1: Asbestos register tables

Appendix 2: Certificates of Analysis

Appendix 3: Site Plan Sample Locations

1. Survey Methodology

1.1. Survey Types

The type of survey undertaken will depend on the purpose for which the register is intended to be used and purpose for which it is to be used. Surveys before demolition and refurbishment will continue to be required under CAR 2012 and the CDM regulations 2015. However, it is anticipated that most surveys will be undertaken initially to comply with the duty to manage asbestos in premises. In these cases, the aim of an asbestos survey is, as far as reasonably practicable, to locate and assess all the ACM's present in the building and its purpose is to present the information collected in a way which allows the employer to manage the risk. The Health and Safety Executives Guidance Note HSG 264 defines three separate types of survey.

Management survey – Standard sampling, identification and assessment survey (Sampling Survey)

The purpose and procedures used in this survey are that representative samples are collected and analysed for the presence of asbestos. Samples from each type of suspected ACM found are collected

and analysed to confirm or refute the surveyors judgement. If the material sampled is confirmed to contain asbestos, other similar homogeneous objects in the building can strongly be presumed to contain asbestos. Less homogeneous materials will require a greater number of samples. The number of samples taken should be sufficient for the surveyor to make an adequate decision on whether asbestos is or is not present. This survey will not require inspection by destructive means. Due to the nature of occupation of some buildings e.g. Schools, hospitals, some surveys will be non-intrusive and all areas where access was not gained should be clearly defined.

Refurbishment / Demolition– Full access sampling and identification survey (Pre-demolition/major refurbishment surveys)

This type of survey is used to locate and describe as far as reasonably practicable, all ACM's in the building and may involve destructive inspection, as necessary to gain access to all areas, including those deemed difficult to reach by the surveyor. A full sampling programme is undertaken to identify possible ACM's and estimate their volume and surface area. The survey is designed to be used as a basis for tendering the removal of ACM's from the building prior to demolition or major refurbishment so the survey does not therefore assess the condition of any asbestos found, other than note areas of damage or where additional debris may be expected to be found.

1.2. General Procedure

Definitions and nomenclature

'**Asbestos**' is a term used for the fibrous forms of several naturally occurring silicate minerals which have been exploited for their useful properties of flexibility, high tensile strength, incombustibility, low thermal conductivity, and resistance to chemical attack. For regulatory purposes in Britain, the Control of Asbestos Regulations CAR 2012 define asbestos as any of the minerals Chrysotile Crocidolite, Amosite, fibrous anthophyllite, fibrous actinolite or fibrous tremolite (see Table below), or any mixture of them.

'Asbestos-Containing Material' is a term used to describe a material which contains any of these regulated fibrous minerals.

Mineralogy of asbestos

Silicate minerals are classified by the number and arrangement of silicate tetrahedra in the repeating units of the crystal lattice. Chrysotile is classed as a sheet silicate and is a member of the serpentine group. The other types of asbestos are chain silicates in the amphibole group of minerals. Rocks containing serpentine and amphiboles occur widely on the earth's surface, but only in rare circumstances have conditions favoured the formation of asbestos which occurs in veins. When veins are present in significant quantities (above about 1% of the host rock) commercial extraction of the fibres may be practicable. It is not uncommon for relatively low percentages of asbestos to be present in other mined products (such as talc and iron ore). The table below gives the asbestos and the nonasbestos varieties of the serpentine and the amphibole minerals together with nominal compositions. Variations in cation composition not only define the amphibole types, but are also responsible for the observed differences in optical properties within each type.

Health effects and regulations

The regulated asbestos minerals have been associated with various diseases as a result of inhalation, including asbestosis, lung cancer and mesothelioma. For further information on medical effects please refer to HSE Medical Series Guidance Notes.

Varieties of asbestos, their non-asbestiform mineral analogues, and nominal compositions

Asbestos Variety	Non-asbestos Mineral Analogue	Nominal Composition
Serpentine group of minerals		
Chrysotile	Lizardite, Antigorite	$Mg_3(Si_2O_5)(OH)_4$
Amphibole group of minerals		
Crocidolite	Riebeckite	$Na_2Fe^{2+}_3Fe^{3+}_2(Si_8O_{22})(OH)_2$
Amosite	Grunerite	$(Fe^{2+},Mg)_7(Si_8O_{22})(OH)_2$
Fibrous Anthophyllite	Anthophyllite	$Mg,Fe^{2+}_7(Si_8O_{22})(OH)_2$
Fibrous Actinolite	Actinolite	$Ca_2(Fe^{2+},Mg)_5(Si_8O_{22})(OH)_2$
Fibrous tremolite	Tremolite	$Ca_2Mg_5(Si_8O_{22})(OH)_2$

A suitably, qualified and experienced surveyor. (Min BOHS - P402 module) Familiar with the range of asbestos products, undertaking and inspecting the building(s) as defined in this report. Where necessary, samples were taken for subsequent laboratory analysis, in order to determine whether they contained asbestos. Copies of the analysis documentation will be included within the survey report. Sampling points are repaired during the course of management surveys to ensure no potential fibre release in the event of the sample being found to contain asbestos material. Sample points are not repaired during the course of refurbishment / demolition surveys.

Repairs to sample points made during surveys (management surveys only) are only to ensure safety and are not designed to make 'good' the sample point area to its original condition and should not be deemed as such.

Sample points will be photographed and will be included in the register report. In addition sample points will be marked on the buildings' plans where these are provided or have been prepared separately.

All surveys meet the requirements defined in Draft Guidance Note HSG 264 Asbestos: The Survey Guide (29TH January 2010). Sampling of all suspected asbestos containing materials is always undertaken in accordance with the requirements of the following documentation:

‘Asbestos and man-made mineral fibres in buildings’, published by the Department of the Environment, Transport and the Regions. The Health and Safety at Work Act 1974. The Asbestos (Licensing) Regulations, 1998, as amended. The Control of Asbestos Regulations 2012, as amended, and the approved Codes of practice issued for work in conjunction with the regulations. The Asbestos (Prohibitions) Regulations, 1992, as amended. Guidance Notes issued by the Health and Safety Executive: Guidance Note EH10 ‘Asbestos: Exposure Limits and measurement of airborne dust Concentrations. Guidance Note EH50 ‘Training Operatives and supervisors for work with asbestos insulation and coating. Guidance Note HSG 189/2 ‘Working with Asbestos Cement’. Draft Guidance Note HSG 264 Asbestos: The Survey Guide (29th January 2010).

1.3. Extent of Survey and Exclusions

IMPORTANT: Duty holders and all persons reading this report and register for the purposes of managing asbestos or carrying out works must note and be familiar with the extent of the relevant survey.

A survey will be limited to those areas, which are accessible at the time of the survey. Areas which could not be inspected are listed in section 3 of this report.

Management surveys do not, as a matter of course, include the inspection of flues, ducts, voids or any similarly enclosed areas, the access to which necessitated the use of specialist equipment or tools; or which would have caused damage to decoration, fixtures or the structure. Due to this, we are unable to report on any asbestos as may be present in these areas as part of management surveys. This does not apply to refurbishment / demolition surveys due to the different nature of the survey. This type of survey is used to locate and describe as far as reasonably practicable, all ACM’s in the building and may involve destructive inspection, as necessary to gain access to all areas, including those deemed difficult to reach by the surveyor.

Lift shafts, plant rooms or similar which require the attendance of a specialist engineer are not inspected for any type of survey, unless there has been a specialist engineer present to ensure compliance with Health and Safety guidelines and ensure the integrity of the equipment.

Management surveys do not as a matter of course; include the inspection of areas or surfaces that would require the removal or relocation of carpets, furniture, blinds, curtains, fixtures or fittings. In the course of refurbishment / demolition surveys the aforementioned areas are included and come within the specifications of a refurbishment / demolition survey.

Areas of buildings that require specialist access equipment other than stepladders will be noted within the body of the report and the extent of inspection noted.

Management surveys do not report on concealed spaces, which may exist within the fabric of the building where the extent and presence of these is not evident due to inaccessibility or insufficient knowledge of the structure at the time of the survey. Refurbishment / demolition surveys wherever possible will report voids within the fabric of the building where the extent and presence of these is clearly evident and are accessible without endangering the survey team or other personnel. Refurbishment / demolition surveys do not report or comment on cavity wall voids or concealed spaces in the fabric of the building where the presence or extent of these spaces is not evident at the time of

the inspection. Management survey and refurbishment / demolition surveys do not extend to searching for concealed asbestos where removal of materials suspected of containing asbestos would be required for the inspection.

No responsibility is accepted for the presence of asbestos in voids (under floor, floor, wall or ceiling) other than those opened up during the investigation.

It is recommended that bulk samples be taken, at the required density, from all materials that upon visual inspection appear likely to contain asbestos. However sampling density may have reduced where the client has imposed technical or financial restraints (e.g. fixed price fee) and the report annotated accordingly.

Samples will not be taken where prohibited or prevented by the client, tenant or their representative or other persons authorised or unauthorised. Whilst every effort is always made to identify the true nature and extent of the material present in the building under survey, no responsibility has been accepted for the presence of asbestos in materials other than those sampled at the requisite density. Bulk samples have been taken from all materials which upon visual inspection appeared likely to contain asbestos with the exception of items of bitumen, plastic, resin or rubber which contain asbestos, the thermal and acoustic properties of which are identical to their main purpose which falls outside the scope of the approved Code of Practice for Work with Asbestos Insulation, Asbestos Coating, and Asbestos Insulating Board (Third Edition) 1999.

During the course of Management surveys inspection of pipe work will be restricted primarily to the insulation visible. The presence of debris to pipework, which is not readily visible or would require the removal and replacement of overlying non-asbestos insulation, is considered outside the scope of a Management survey. In the course of refurbishment / demolition surveys only a limited inspection will be carried out of pipework concealed by overlying non-asbestos insulation, Limited samples will be taken and deemed as 'representative'.

Materials have been referred to as Asbestos Insulating Board or Asbestos Cement based upon their asbestos content and visual appearance alone. Density checks on materials have not been carried out unless stated otherwise.

1.4. Variations And / Or Deviations from Standard Survey Methodology As Defined By HSG 264

This survey did not vary from the standard survey methodology as defined by HSG 264.

2. Analysis Of Samples

Bulk Samples – laboratory analysis

Samples are returned to a known fully accredited UKAS laboratory for analysis. Asbestos is identified by a combination of techniques, principally:

(i) An initial visual inspection,(ii)A stereomicroscopic examination,(iii) Polarised light microscopy,(iv) Dispersion staining.

No single test is definitive and the analyst will have taken all evidence into account.

Analysis procedure HSG248 describes analytical techniques which have been shown to give reliable and reproducible results. Alternative methods can be used if equivalence in terms of detection and identification can be demonstrated. All procedures are designed to avoid cross contamination between samples. Identification of the asbestos fibres should be based on the following analytical sequence. A preliminary visual examination of the whole of the bulk sample is made to assess the sample type and the required sample treatment (if any): where possible a representative sub-sample may be taken at this stage; Sample treatment is undertaken (if required) to release or isolate fibres; A detailed and thorough search under the stereo microscope is made to classify the fibre types present; Representative fibres are mounted in appropriate RI liquids on microscope slides; The different fibrous components are identified using PLM. If no asbestos is identified by these procedures, additional searches for small asbestos fibres on random sub-samples of a few milligrams are undertaken using PLM. The full method is defined in HSG248 'Asbestos: The analysts guide for sampling, analysis and clearance procedures', published by the Health and Safety Executive and is employed by all Laboratories used in the sampling process in accordance with their schedule of UKAS accreditation. Certificates of analysis for the samples taken are presented in Appendix 1, included on the certificate is the address of the laboratory, the Analysts name and the laboratories UKAS accreditation number. Certificates of analysis, for the samples taken during this survey are presented in appendix 2.

2.1. Quality Assurance And Accreditation

T R SURVEYS operate quality control procedures while carrying out surveys and sampling and our nominated UKAS accredited laboratory meets the requirements of ISO/IEC 17025: 1999 (EN45001: 1989), "General criteria for the operation of testing laboratories".

2.2. Observations

OBSERVATIONS MADE BY THE SURVEY.

All Services were still Live and Residents were still living in the building so was limited and would request another visit once the property is empty

23/08/22

On the re-visit the boiler room was inspected to determine if there was ACM,s behind the ET150 and Sheeted wall ,which came back negative in all samples hence No asbestos was identified especially in the previous sample points.

3. Description Of Areas Inspected And Not Inspected

A Description of areas included in the survey	
All communal areas and various bedrooms also boiler room and laundry	

A description of areas not inspected in the course of this survey.	

NOTE: WHILST EVERY EFFORT IS ALWAYS MADE TO ACCESS EVERY AREA OF A BUILDING, SOME AREAS SUCH AS SLOPING ROOF TOPS, ANY LIVE ELECTRICS OR AREAS OF POOR VISABILITY (SUCH AS DUCTING AND SHAFTS) AND AREAS DEEMED DANGEROUS BY THE SURVEYOR WILL ONLY BE INSPECTED VISUALLY TO THE BEST OF THE SURVEYORS ABILITY WITHOUT RISK TO THAT PERSON OR OTHER PERSONS. CONCRETE SLAB THAT CAN NOT BE INSPECTED WOULD NEED SPECIALIZED EQUIPMENT IS OUTSIDE THE SCOPE OF WORKS.

UNDER THE CONTROL OF ASBESTOS REGULATIONS 2012, (CAR 2012) THE CLIENT SHOULD PRESUME THAT THESE AREAS CONTAIN ASBESTOS FROM THE AMPHIBOLE GROUP UNTIL PROVEN OTHERWISE.

ANY MATERIAL THAT IN THE OPINION OF THE SURVEYOR COULD BE PRESUMED TO CONTAIN ASBESTOS BUT COULD NOT BE SAMPLED WILL BE NOTED. IN ACCORDANCE WITH THE CONTROL OF ASBESTOS REGULATIONS 2012, ACM'S WHICH HAVE BEEN VISUALLY IDENTIFIED (I.E. NOT SAMPLED, OR NOT REFERENCED TO A SPECIFIC SAMPLE) SHOULD BE PRESUMED TO CONTAIN AMPHIBOLE ASBESTOS.

4. Risk Assessment

The production of a written plan, specifying the measures to be taken to control and manage the risk from identified and presumed asbestos containing materials is a requirement of the new duty to manage under the Control of Asbestos Regulations 2012.

The method of risk assessment, which has been adopted, is based on both material assessment and priority assessment algorithm as defined by HSG264. An algorithm sets out the factors, which are most relevant in assessment of the potential release of fibres from a suspect material. The material assessment identifies the materials that will most readily release airborne fibres if disturbed. It does not automatically follow that those materials should give priority for remedial action. Management priority must be determined by carrying out a risk assessment that will take into account factors such as:

- The location of material
- Its extent
- The use to which the location is put
- The Occupancy of an area, ☐ Activities carried out in the area, ☐ Frequency of activity.

This is referred to as Priority risk scoring. These two factors provide an overall risk score which will then be used to define potential management actions.

Under the Control of Asbestos Regulations 2012, the duty holder is required to make the risk assessments themselves, using the information given in the survey and their knowledge of the activities carried out within the premises. This report and register assists in that process by providing scores and suggested management actions, however the duty to verify these assessments and to define management actions as set out in any management plan remains with the duty holder.

4.1. Material Assessment

The four main parameters, which are used in order to determine the amount of fibre release from an asbestos- containing product when subject to standard disturbance, are: Asbestos type, Product Type, Extent of damage or deterioration, Surface treatment. Material Assessment, Algorithm. Each parameter is given a score; High (3), Medium (2), Low (1), Very Low (0). The value assigned is totalled to give a score of between 2 and 12.

Materials, which achieve scores of ten or more, are regarded as having a high potential to release fibres, if disturbed. Scores of between 7 and 9 are regarded as having a medium potential, and those between 5 and 6 are regarded as having a low potential. Materials with a score of fewer than 4 have a very low potential of fibre release. Non-asbestos materials are not scored. The material assessment score is calculated and recorded as part of the survey.

High>10	Medium 7-9	Low 4-6	Very low <4
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It does not automatically follow that those materials assigned the highest score in the material assessment will be the materials that should be given priority for remedial action.

4.2 Priority Assessment

Management priority must be determined by carrying out a risk assessment, which is able to take into account factors such as:

The location of the material, Its Extent, The use to which the location is put, the occupancy of the area, the activities carried out in the area, Maintenance activities and frequency. Scores are awarded in the same way as the material assessment. For example an area where an asbestos product is accessible, used by many people throughout the day and is disturbed by the activity occurring, will score higher than an asbestos product located in an inaccessible area where people rarely frequent.

Very High Priority	> 15
High Priority	11 – 15
Medium priority	6 – 10
Low Priority	< 6

5.0 Recommendations.

The Asbestos Materials Found must be removed before any refurbishment.

However it should be noted that these recommendations are not definitive and are only based on the information available at the time of survey to T R Surveyors other material facts and circumstances unknown may mean To T R SURVEYS other options may be as equally suitable. These need to be discussed and decided upon before producing a final strategic management plan. The recommendations contained within this report do not constitute a full management plan and only serve as the basis for the preparation of one.

5.1. Recommended Action - An Overview

Recommended action will normally involve removal, encapsulation or management as described below:

In addition we would make the following general recommendations: **The asbestos survey and Management reports contained in this report and register should not be interpreted as a definitive description of all ACM's within the building. This report is made available for all staff / those working on site to see. That this report is made available for all contractors and maintenance workers working on site and that a signed record of them having read and understood the report is kept. This report may not be reproduced other than in full. The report should be read in its entirety. Questions arising from the survey report should be directed to the surveyor who has carried out the survey report, who will be pleased to clarify any technical issues raised. That the emergency services, specifically the Fire Service are made aware that such a report exists and that it is made available to them should they so wish.** (The following is for guidance only and the material facts based on CAR 2012 and ACOPS-HSG264 contained therein was known to be correct at the time of publishment. However the regulations may change at any time; therefore the duty holder or person or persons using this report and register for any purpose relating to its contents must first verify that the information contained herein is still materially correct).

Low priority materials

The low priority ACM's can remain in-situ provided they are labelled as asbestos, encapsulated or sealed (where recommended) and inspected by a competent person. They should be regularly reinspected at the stipulated intervals by a competent person. The results of the re-inspection should be recorded in writing.

Should the condition of the ACM's deteriorate, or accessibility change then remedial action should be taken. If there are any planned refurbishment works for the future in these areas that would disturb any ACM's noted, then consideration must be given to removal of ACM's prior to these works taking place.

Good practice dictates that all ACM's not used in installations should be disposed of as soon as reasonably practicable as asbestos waste.

Medium Priority and above materials

Management is the preferred option when asbestos products are in good condition. This usually involves re- inspecting the products on a regular basis and recording the findings.

Enclosure or encapsulation together with making good materials when they are in poor condition or vulnerable to damage or deterioration is good practice.

However removal is the only practicable option for ACM's that are vulnerable to constant damage or in an extremely deteriorated condition or where refurbishment or demolition works are planned.

5.2 Definition Of Terms

Enclosure:

Provision of a physical barrier to provide protection of the ACM so as to prevent it being disturbed or damaged.

Encapsulation:

Provision of a PVA based coating to effect a continuous seal to the surface of the material, preventing fibre release.

Labelling:

Fixing of standard 'red A' label as described in HSG 264 or location to warn of the asbestos hazard present.

Periodic Inspection:

Inspection of the material at regular (defined) intervals to verify its condition or the general usage of the area has not changed in any way. All findings must be dated, recorded and kept with this register.

Repair:

If the material suffers from minor damage which may result in further damage over time e.g. loose tiles, panels or covers these must be corrected using safe methods of work in conjunction with the licensing regulations (Amendment) 1998.

Removal:

Complete removal of the material and resultant debris under controlled conditions and in conjunction with the licensing regulations (Amendment) 1998.

6 Limitations of recommendations

The recommendations generated within this report are overridden if the building is subject to major structural alteration or refurbishment.

Strictly within the scope and limitations of the refurbishment / demolition survey methods employed on this particular survey coupled with the laboratory sample analysis TR SURVEYS make the following recommendations (see overleaf – individual records contain recommendation;

ASBESTOS SAMPLE RECORD

Area/ Floor/ Room/ Product:

Ground and 1st Floor Door Headers

Inspection Date: 05/07/21

Next Inspection:

Survey Type:

R&D Survey

Location ID:

Location Ref:

Product Type:

Panels



Action:

None

Damage:

Treatment:

Asbestos Type:

NADIS

Material Comments:

No ACM,S Detected

Identification:

SAMPLED

Quantity:

8

Material Risk Score:

0

Material Risk Band:

0

Priority Risk Score:

0

Area/ Floor/ Room/ Product:

All Stair well Floor tiles

Inspection Date:

05/07/21

Next Inspection:

Survey Type:

R&D

Remove before Demo

Product Type:

Floor Tiles

Damage:

Treatment:

Asbestos Type:

Chrysotile

Identification:

Sampled

Quantity:

All Stairwells



Material Risk Score:

3

Material Risk Band:

3

Priority Risk Score:

3

Area/ Floor/ Room/ Product:

1st Floor Flue in Ceiling

Inspection Date: 05/07/22

Next Inspection:

Survey Type:

R&D

Location ID:

Location Ref:

Product Type:

Asbestos Cement Flue

Action:

Remove Before Demo

Damage:

Poor

Treatment:

Asbestos Type:

Chrysotile

Identification:

Sampled

Quantity:

1 linear m



Material Risk Score:

Material Risk Band:

Priority Risk Score:

Flue is an Asbestos cement Product

3

3

3

Area/ Floor/ Room/ Product: Boiler Room Wall Residue

Inspection Date: 05/07/22

Next Inspection:

Survey Type:

Location ID:

Location Ref:

Product Type:

R&D
Residue



Action:

None

Damage:

Treatment:

Material Comments:

The Residue was Tested and ACM,s Were Not Identified

Asbestos Type: NADIS

Identification:

Sampled
All Walls to Boiler Room

Quantity:

Material Risk Score:

0

Material Risk Band:

0

Priority Risk Score:

0

Area/ Floor/ Room/ Product: Basement Window Mastic

Inspection Date: 05/07/22

Next Inspection:

Survey Type:

Location ID:

Location Ref:

Product Type:

R&D
Mastic



Action:

NONE

Damage:

Treatment:

Material Comments:

No ACM,s Detected

Asbestos Type: NADIS

Identification:

Sampled

Quantity:

Material Risk Score:

0

Material Risk Band:

0

Priority Risk Score:

0

Area/ Floor/ Room/ Product: Basement Laundry Ceiling

Inspection Date: 05/07/22

Next Inspection:

Survey Type:

Location ID:

Location Ref:

Product Type:

R&D
Textured Coating



Action:

Remove Before Demo

Damage:

Treatment:

Material Comments:

Text Coating Contains ACM,s

Asbestos Type: Chrysotile

Identification:

Sampled

Quantity:

Material Risk Score:

Material Risk Band:

Priority Risk Score:

3

3

3

Area/ Floor/ Room/ Product: Basement Door headers to risers

Inspection Date: 23/08/22

Next Inspection:

Survey Type:

Location ID:

Location Ref:

Product Type:

R&D
Door Headers

Action:

NONE

Damage:

Treatment:

Asbestos Type:

NADIS

Identification:

Sampled
9

Quantity:

Material Comments:

1st /ground/basement door
headers above risers are
Non Asbestos

Material Risk Score:

Material Risk Band:

Priority Risk Score:

Area/ Floor/ Room/ Product: Ground Floor Office Door Header

Inspection Date: 23/08/22

Next Inspection:

Survey Type:

Location ID:

Location Ref:

Product Type:

R&D
Door Header

Action:

Must be removed before
any works are started

Damage:

Treatment:

Asbestos Type:

Poor

Amosite

Identification:

Sampled
1 sq m

Quantity:

Material Comments:

Panel damaged from
previous survey and is a
licenced material

Material Risk Score:

3

Material Risk Band:

3

Priority Risk Score:

3

Area/ Floor/ Room/ Product: Boiler room sheeted wall

Inspection Date: 23/08/22

Next Inspection:

Survey Type:

Location ID:

Location Ref:

Product Type:

R&D
Residue

Action:

NONE

Damage:

Treatment:

Asbestos Type:

NADIS

Identification:

Sampled

Quantity:

Material Comments:

No Asbestos was detected in
the samples taken from
various residues on this wall

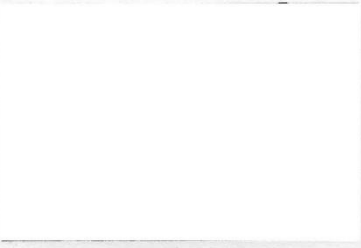
Material Risk Score:

Material Risk Band:

Priority Risk Score:

Area/ Floor/ Room/ Product:		Boiler Room Encapsulated Walls	
Inspection Date:	23/08/22	Next Inspection:	
Location ID:		Location Ref:	
	Action:		
	NONE		
	Material Comments:		
	No Asbestos was detected in any samples of the residues under the paint		
Survey Type:	R&D Residues		
Product Type:			
Damage:			
Treatment:			
Asbestos Type:	NADIS		
Identification:	Sampled		
Quantity:	40 sq m		
Material Risk Score:		Material Risk Band:	
		Priority Risk Score:	

Area/ Floor/ Room/ Product:		Floor tiles in 2x 1st floor flats	
Inspection Date:	23/08/22	Next Inspection:	
Location ID:		Location Ref:	
	Action:		
	Remove before demo/refurb		
	Material Comments:		
	Thermo plastic marley floor tiles contain ACM,s		
Survey Type:	R&D Floor Tiles		
Product Type:			
Damage:			
Treatment:			
Asbestos Type:	Chrysotile		
Identification:	Strongly presumed		
Quantity:	60 sq m		
Material Risk Score:	2	Material Risk Band:	2
		Priority Risk Score:	2

Area/ Floor/ Room/ Product:			
Inspection Date:		Next Inspection:	
Location ID:		Location Ref:	
	Action:		
	Material Comments:		
Survey Type:			
Product Type:			
Damage:			
Treatment:			
Asbestos Type:			
Identification:			
Quantity:			
Material Risk Score:		Material Risk Band:	
		Priority Risk Score:	

Sample no,s 1-6

HEAD OFFICE & LABORATORY
Unit 13
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Charfleets Road
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CERTIFICATE FOR THE IDENTIFICATION OF ASBESTOS FIBRES

Client Name:	T R Surveys		
Client Address:	6 Royal Oak Cottages, Main Road, Crockham Hill, Kent, TN8 6RD		
Site Address:	Crandwood, Woodside Avenue, London, .		
UPRN/Site Ref:	N/A	Date of Analysis:	7 Jul 2022
Attention of:	Terry Read	Analysis Report No:	J021600
Surveyor:	N/A	Report Date:	7 Jul 2022
Date Samples Taken:	7 Jul 2022	Analysed By:	Andy Robson
No. of Samples:	6		
Obtained:	Delivered		
Date Samples Recd:	7 Jul 2022		

KEY

N.A.D.I.S = NO ASBESTOS DETECTED IN SAMPLE
CROCIDOLITE = Typically Known as Blue Asbestos (Amphibole Group)
AMOSITE = Typically Known as Brown Asbestos (Amphibole Group)
CHRYSTOTILE = Typically Known as White Asbestos (Serpentine Group)
ANTHOPHYLLITE = Asbestos (Amphibole Group)
ACTINOLITE = Asbestos (Amphibole Group)
TREMOLITE = Asbestos (Amphibole Group)

METHOD

Samples of material thought to contain asbestos are examined in the analytical laboratory, they are examined by eye, followed by more detailed examination using a low powered stereo microscope (X 8 to X 40 magnification), one or more representative sub samples may be prepared mechanically and/or chemically for further examination. Fibres observed in the course of these examinations are categorised tentatively on the basis of morphology and certain physical properties. Each fibre type recognised is sampled by selecting a few fibres or bundles, these are mounted in a refractive index (RI) liquid chosen to match the most likely asbestos type. The fibres are then positively identified as one of the six regulated asbestos types on the basis of their detailed optical properties using polarised light microscopy (PLM) with X 80 upwards magnification, as appropriate to the type of sample.

Samples of material, referenced below, have been examined to determine the presence of asbestos fibres, using AC&MS Ltd "in house" method of transmitted/polarised light microscopy and centre stop dispersion staining, Procedure 05, based on HSE's HSG 248. The sample type described within this bulk certificate is only an opinion & interpretation of AC&MS Ltd, & is outside the scope of our UKAS testing accreditation. If samples have been delivered the site address and actual sample location or sample type is as given by the client at the time of delivery. AC&MS Ltd are not responsible for the accuracy or competence of the sampling by third parties. Under these circumstances AC&MS Ltd cannot be held responsible for the interpretation of the results shown. AC&MS Ltd only takes responsibility of information reported when a staff member of AC&MS Ltd takes the sample(s), using AC&MS Ltd "in house" method of bulk sampling, Procedure 001 based on HSE's HSG 264

Sample Ref	Item Ref	Sample Location / Sample Type	Fibre Type Detected
BS017463	1	Ground Floor - Cupboard Door - Header	N.A.D.I.S
BS017464	2	Ground Floor - Stairwell - Floor Tiles	CHRYSTOTILE
BS017465	3	First Floor - Flue	CHRYSTOTILE
BS017466	4	Boiler Room - Residue on walls	N.A.D.I.S
BS017467	5	Basement - Window - Mastic	N.A.D.I.S
BS017468	6	Basement - Ceiling	CHRYSTOTILE

All samples will be retained in the laboratory for a minimum of 6 Months.

This Certificate was typed by:	Andy Robson		
Authorised Signatory:		Print name:	Andy Robson



2742

Registered Office: Unit 13, International Business Park, Charfleets Road, CANVEY ISLAND, SS8 0SG. Registered in England & Wales.
Company Registration Number 4664684

THIS TEST REPORT SHALL NOT BE REPRODUCED, EXCEPT IN FULL, WITHOUT THE WRITTEN APPROVAL OF AC & MS LTD.

Printed By: AC & MS Ltd.

Page 1 of 1

BULK 002 VER 22-5 JUL 22-QCM

Sample No,s 7-10

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SS8 0SG



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CERTIFICATE FOR THE IDENTIFICATION OF ASBESTOS FIBRES

Client Name:	T R Surveys		
Client Address:	6 Royal Oak Cottages, Main Road, Crockham Hill, Kent, TN8 6RD		
Site Address:	Cranwood Muswell Hill, London, .		
UPRN/Site Ref:	N/A	Date of Analysis:	25 Aug 2022
Attention of:	Terry Read	Analysis Report No:	J022661
Surveyor:	N/A	Report Date:	25 Aug 2022
Date Samples Taken:	25 Aug 2022	Analysed By:	Andy Robson
No. of Samples:	4		
Obtained:	Delivered		
Date Samples Recd:	25 Aug 2022		

KEY

N.A.D.I.S = NO ASBESTOS DETECTED IN SAMPLE
CROCIDOLITE = Typically Known as Blue Asbestos (Amphibole Group)
AMOSITE = Typically Known as Brown Asbestos (Amphibole Group)
CHRYSOTILE = Typically Known as White Asbestos (Serpentine Group)
ANTHOPHYLLITE = Asbestos (Amphibole Group)
ACTINOLITE = Asbestos (Amphibole Group)
TREMOLITE = Asbestos (Amphibole Group)

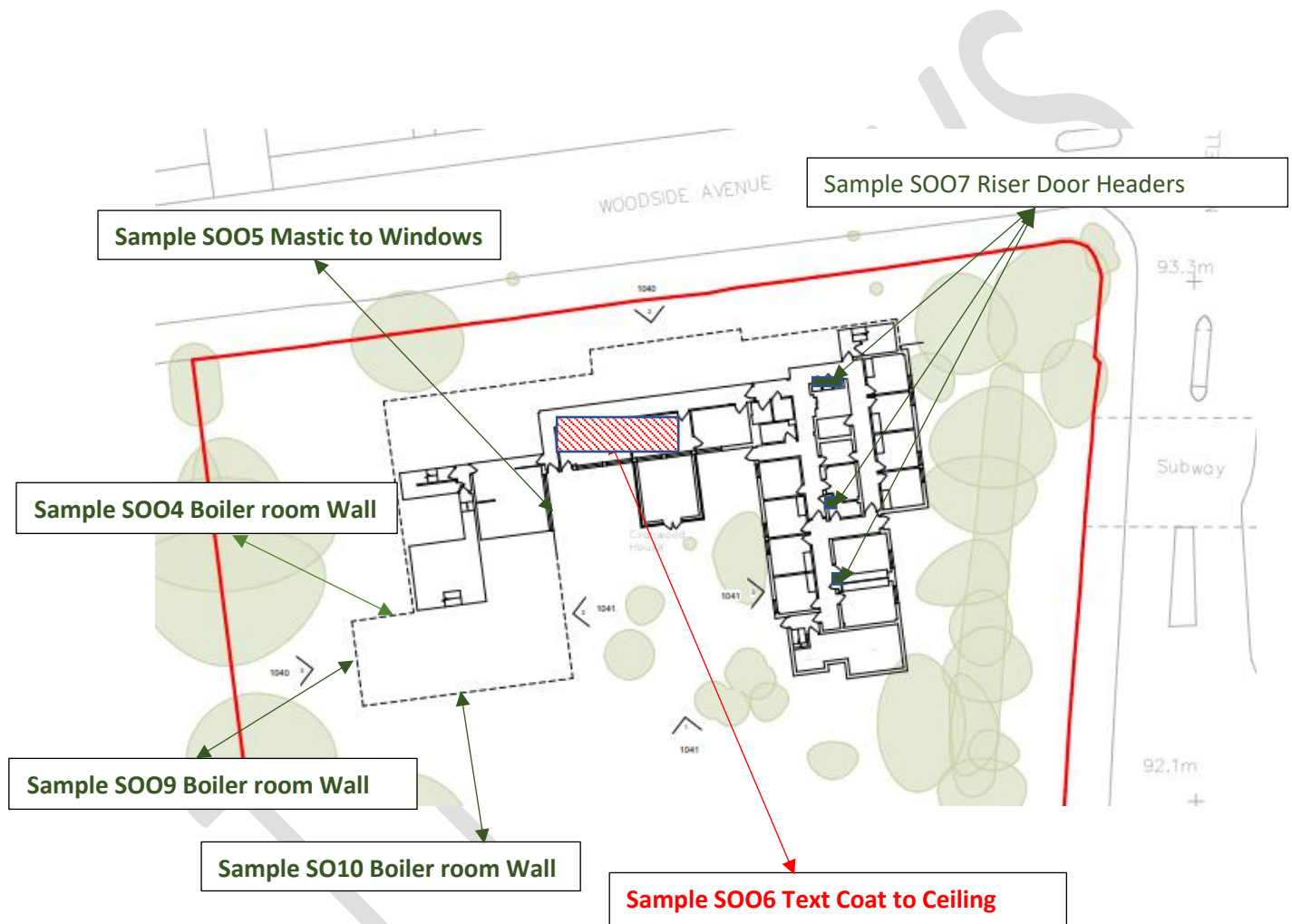
METHOD

Samples of material thought to contain asbestos are examined in the analytical laboratory, they are examined by eye, followed by more detailed examination using a low powered stereo microscope (X 8 to X 40 magnification), one or more representative sub samples may be prepared mechanically and/or chemically for further examination. Fibres observed in the course of these examinations are categorised tentatively on the basis of morphology and certain physical properties. Each fibre type recognised is sampled by selecting a few fibres or bundles, these are mounted in a refractive index (RI) liquid chosen to match the most likely asbestos type. The fibres are then positively identified as one of the six regulated asbestos types on the basis of their detailed optical properties using polarised light microscopy (PLM) with X 80 upwards magnification, as appropriate to the type of sample.

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Sample Ref	Item Ref	Sample Location / Sample Type	Fibre Type Detected
BS018274	1	Basement – Risers	N.A.D.I.S
BS018275	2	Ground Floor – Office	AMOSITE
BS018276	3	Boiler Room – Sheeted Wall	N.A.D.I.S
BS018277	4	Boiler Room – Encapsulated Walls	N.A.D.I.S

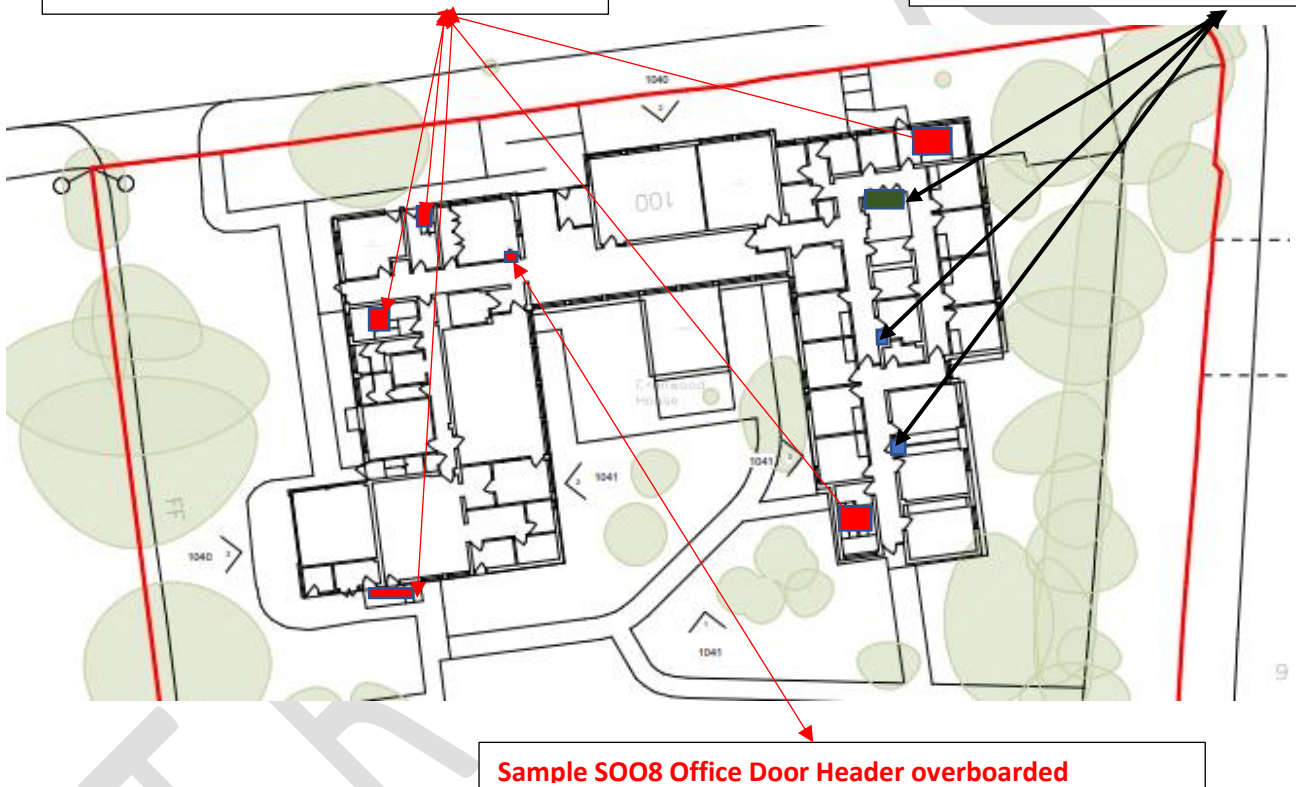
Lower Ground Floor



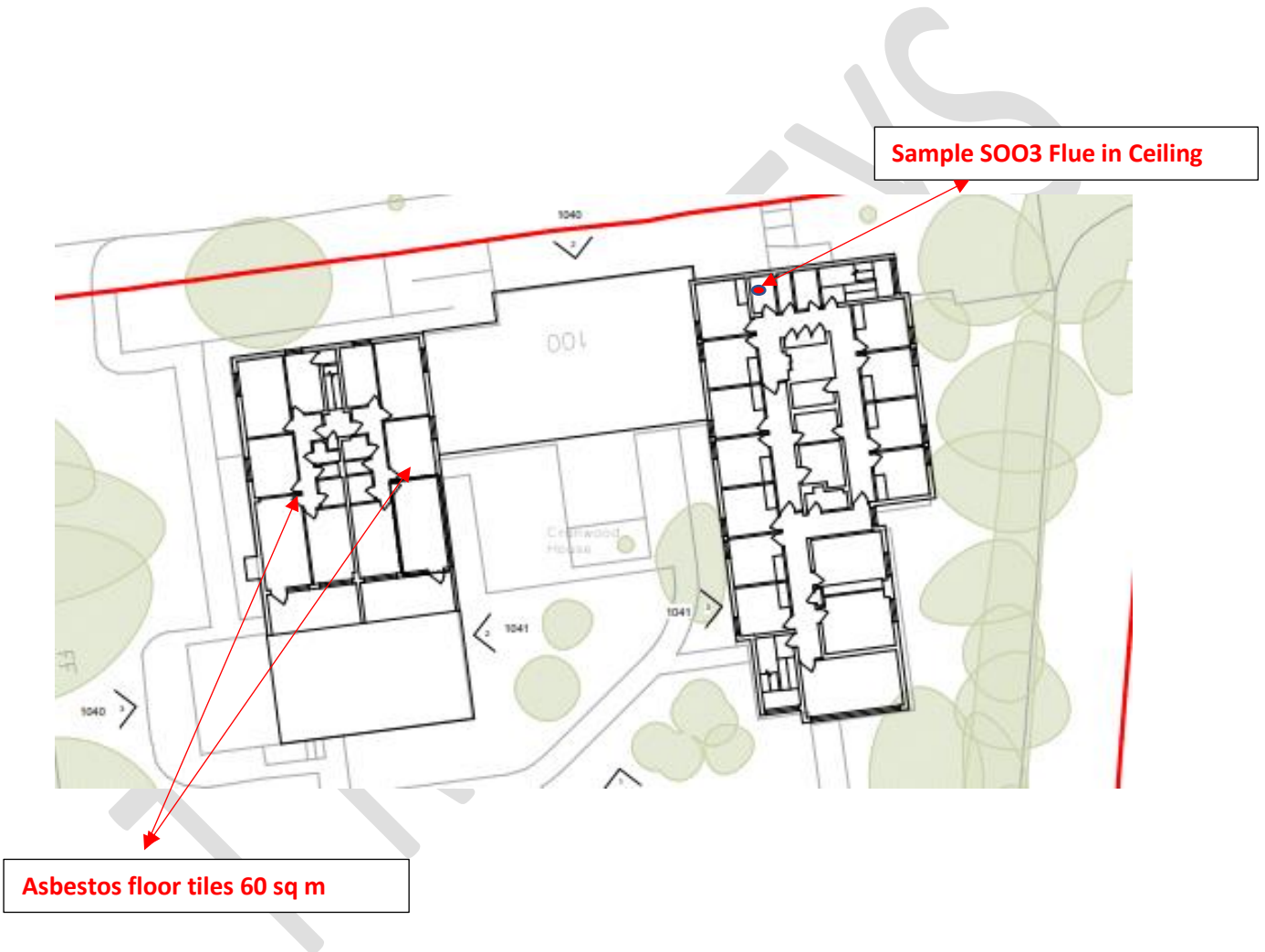
Ground Floor Plan

Sample SOO2 Floor Tiles in Stair Wells

Sample SOO1 Riser Door Headers



First Floor Plan



FOLLOWING PAGES CONTAIN
Glossary & key to tabulated Asbestos register

N.I.S: No Asbestos Detected in Sample.

Referenced to previous sample of the same number thereby indicating that the material is the same as found in that sample and is therefore the same. e.g. 'REF 12' reference this sample to sample 12.

Location and Room Locator Number: The location column refers to the room or area concerned. The locator number is the unique reference given to that room or area during the survey. This prevents confusion if the room's usage is changed.

- the basement.

- the ground floor.

00 = the first floor.

01 = the second floor

02 = the third floor

Item: The item column refers to the specific item or product sampled.

Sample Number: Each sample has been given an individual number, which is clearly marked on the site register.

Asbestos Type: This refers to the type(s) of asbestos that was found in the sample upon analysis at the contracted UKAS accredited laboratory. For further information on asbestos type please see the certificates of analysis.

Extent: The extent column will quantify how large a single asbestos product is or how many similar products are present in that location.

Cranwood Care Home Muswell Hill London
Identification method (ID): - Presumed (P) Strongly Presumed) (SP) or
Analysed (A)

Area and item	Sample Number	Photo	CON	FRIA	SU	pos	Quantity	Asbestos type	Total points	ID	Recommendation
Ground Floor Door Headers	SOO1	1	0	0	0	0	8	NADIS	0	A	NONE
All 4 Stairwell Floor Tiles	SOO2	2	1	1	0	1	All Stairwells	Chrysotile	3	A	Remove before Demo
1 st Floor Flue in ceiling	SOO3	3	1	1	0	1		Chrysotile	3	A	Remove before Demo
Boiler Room Wall Residue	SOO4	4		0	0	0		NADIS	0	A	NONE
Basement Window Mastic	SOO5	5	0	0	0	0		NADIS	0	A	NONE
Basement Laundry Ceiling	SOO6	6	1	1	1	0		Chrysotile	3	A	Remove before any works are carried out
Basement riser door headers 1 st /ground/basement	S007	7						NADIS	0	A	NONE
Ground floor Office door header	S008	8	3	3	3	3	1sq m	Amosite	9	A	Remove before any works by a licenced company
Boiler room sheeted wall residues	SOO9	9					20 sq m	NADIS	0	A	NONE

Boiler room encapsulated walls	S0010	10					40 sq m	NADIS	0	A	NONE
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TR SURVEYS