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APPENDICES

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APPENDIX G

Vibration and Noise Policy

Agar Grove noise policy for Demolition works.

Prevention

Demolition by nature is the period within a construction project with the highest potential to create noise pollution.

All noisy operation will be carried out within the stipulated time periods as listed below:

Time of operations and ancillary works which are audible at the site boundary shall normally be carried out between the following hours:

Mondays to Fridays 08.00 – 18.00
Saturdays 08.00 – 13.00
And at no time Sundays and Bank Holidays.

We will ensure our demolition contractor considers the production of noise within their demolition method statement, we will ensure they review the methodology of the actual dismantling of each building to minimise sound pollution during this period.

We will ensure the selection of the demolition plant is the quietest and newest vehicles/plant machinery available as reasonably practicable, all vehicles and mechanical plant used for the purpose of the works shall be fitted with effective exhaust silencers. All plant will be maintained in good and efficient working order. We will ensure all plant is operated in such a manner as to minimise noise emissions.

Any works being carried out within the buildings prior to demolition that will emit noise will be carried out with the windows and door shut where reasonably practicable.

Suppression

Suppression of noise during the demolition phase will be carried via a number of methods.

Installation of fully boarded perimeter fencing.

Noise control fencing material:

Soft drop zones:

Where reasonably practicable demolition material will be dropped onto a soft ground surface rather than a hard surface to reduce impact sound.

This could one of or a mixture of the following:

1. Grassed areas.
2. The use of hay bales to prevent impact sound
3. Ground protection matting.
4. Spoil heaps of sand or other soft aggregate materials.

Containment

Prior to any demolition works commencing and enabling period will take place, this will include the following:

1. Installation of fully boarded perimeter fencing.
2. Installation or establishing monitoring locations.
3. Selection, installation or purchasing of monitoring equipment.
4. Notification to surround properties.

The containment of noise is controlled via the suppression controls, however we need to measure the efficiency of the suppression to ensure the dust is being contained.

Therefore we will establish monitoring point around the boundary to allow measurement to be taken routinely.

The measurement will be taken via two methods:

The use of handheld device for short periods:

Product description:

Sound test-master: Noise level measuring instrument with integrated long-term storage. (See data sheet attached

The use of live monitoring points for prolonged periods of noisy works.

Product description:

Sound test-master: Noise level measuring instrument with integrated long-term storage. Mounted on a tripod or fixed to hoarding. (See data sheet attached)

Set points:

The Control of Noise at Work Regulations 2005 states:

The level at which employers must provide hearing protection and hearing protection zones is now 85 decibels (daily or weekly average exposure) and the level at which employers must assess the risk to workers' health and provide them with information and training is now 80 decibels. There is also an exposure limit value of 87 decibels, taking account of any reduction in

exposure provided by hearing protection, above which workers must not be exposed.

Therefore where reasonably practicable the noise level at the boundary will not exceed 80 decibels for prolonged periods.

Prior to any works commencing we will carry out prediction of noise levels. These predicted noise levels will be include in the pre start onsite noise report. Where the measured noise levels are more than 3 dB (A) above the predicted noise levels or in the event of a complaint of noise an investigation shall be carried out to ascertain the cause of the exceedance or the complaint and to check that Best Practicable Means are being used to control the noise in accordance with the steps set out in the application for 'prior consent'. Noise levels shall be reduced further if it is reasonably practicable to do so.

In the event of a Breach of set points:

In the event of a breach in the set point levels the live or hand held monitoring system will alert the site manager, who will cease all works and carry out an investigation.

The investigation will seek to answer the following questions:

1. What was the source of the breach?
2. Were prevention measures in place and being adhered to?
3. Were suppression measure in place and were they sufficient?

Once the investigation is carried out the following questions will be asked:

1. Can the methodology be changed?
2. Can the prevention measure be improved?
3. Can the suppression be improved or addition suppression measures put in place?

Once a remedial method, prevention measure and suppression measure has been agreed the works can proceed and will be monitored to ensure an improvement.

Agar Grove vibration policy for Demolition works.

Prevention

Demolition by nature is the period within a construction project with the highest potential to create vibration.

All operations with the potential to cause vibration will be carried out within the stipulated time periods as listed below:

Time of operations and ancillary works which are audible at the site boundary shall normally be carried out between the following hours:

Mondays to Fridays	08.00 – 18.00
Saturdays	08.00 – 13.00

And at no time Sundays and Bank Holidays.

We will ensure our demolition contractor considers the production of vibration within their demolition method statement, we will ensure they review the methodology of the actual dismantling of each building to minimise vibration during this period.

We will ensure the selection of the demolition plant is the quietest and newest vehicles/plant machinery available as reasonably practicable, all plant will be maintained in good and efficient working order.
We will ensure all plant is operated in such a manner as to minimise vibration.

Suppression

Suppression of vibration during the demolition phase will be carried via a number of methods.

Plant attachments:

Where practicable pulveriser or crushing attachments will be use over breakers or hydraulic hammers to minimise vibration.

Traffic movements:

All traffic movements on site will be limited to 8MPH to reduce vibration and noise.

- Vehicles will not wait or queue up with engines running on the site or the public highway;
- Vehicles will be properly maintained to comply with noise emissions standards;
- Deliveries will be restricted to be within working hours of the site; and
- Design and routing of access routes will minimise vehicle noise and the need to perform reversing manoeuvres.
- All traffic movements will be carried out on dedicated road ways.
- All traffic movements will be carried out between the agreed working hours.

Soft drop zones:

Where reasonably practicable demolition material will be dropped onto a soft ground surface rather than a hard surface to reduce impact sound.

This could one of or a mixture of the following:

1. Grassed areas.
2. The use of hay bales to prevent impact sound
3. Ground protection matting.
4. Spoil heaps of sand or other soft aggregate materials.

Containment

Prior to any demolition works commencing and enabling period will take place, this will include the following:

1. Installation of fully boarded perimeter fencing.
2. Installation or establishing monitoring locations.
3. Selection, installation or purchasing of monitoring equipment.
4. Notification to surround properties.

The containment of vibration is controlled via the suppression controls, however we need to measure the efficiency of the suppression to ensure the dust is being contained.

Therefore we will establish monitoring point around the boundary to allow measurement to be taken routinely.

The measurement will be taken via two methods:

The use of handheld device for short periods:

Product description:

The use of live monitoring points for prolonged periods of noisy works.

Product description:

Set points:

Background vibration monitoring will take place prior to any works onsite, this will establish a base line for the project. However we limit vibration levels arising from site activities at any residential building between 0800 and 1800 hours weekdays, 0800 to 1300 hours Saturdays to a peak particle velocity of 1.5mm/second in the vertical direction where practicable. Reference should be made to ISO 2631 - Whole Body Vibration and BS6472 - Human Response to Vibration in Buildings.

In the event of a Breach of set points:

In the event of a breach in the set point levels the live or hand held monitoring system will alert the site manager, who will cease all works and carry out an investigation.

The investigation will seek to answer the following questions:

1. What was the source of the breach?
2. Were prevention measures in place and being adhered to?
3. Were suppression measure in place and were they sufficient?

Once the investigation is carried out the following questions will be asked:

1. Can the methodology be changed?
2. Can the prevention measure be improved?
3. Can the suppression be improved or addition suppression measures put in place?

Once a remedial method, prevention measure and suppression measure has been agreed the works can proceed and will be monitored to ensure an improvement.

APPENDIX H

Dust Policy

Agar Grove Dust Policy for Demolition works.

Prevention

Demolition by nature is the period within a construction project with the highest potential to create dust.

Therefore we will ensure our demolition contractor considers the release of dust particles within their demolition method statement, we will ensure they review the methodology of the actual dismantling of each building to minimise the release of dust throughout there works.

We will ensure the demolition contactor removes all fixtures and fitting within the properties where reasonably practicable prior to the commencement of mechanical demolition. This will reduce the production of dust during the mechanical demolition phase.

All waste material will be stored in large metal bins/skips and will not be left on the floor for prolonged periods to reduce the risk of high winds moving dust particles around the project or into the surrounding area.

Hard core and concrete material will be store in stock piles and will be positioned away from site boundaries and the stock piles will be routinely damped down to minimise the release of dust particles.

Suppression

The main form of suppression that will be utilised during the demolition phase will be water suppression. Prior to any works commencing the demolition contactor will carry out an assessment for the amount and size of water supplies require to adequately facilitate their works.

Once this assessment has been carried out the relevant permits or applications will be made for metered water supplies from the local water distributor.

Various forms of water suppression will be used during demolition works they will be a mixture of the following:

Cutting operations

Proprietary water suppression will be used on all cutting devices.

Mechanical Demolition

A fire hose will be used for direct suppression during mechanical demolition.

Mechanical Demolition

Jet washes with water storage tanks will be used to supress air born dust in difficult to reach locations.

Throughout demolition works

Purpose built dust suppression cannons will be used throughout the demolition phase to damp down areas and minimise airborne dust particles.

Containment

Prior to any demolition works commencing and enabling period will take place, this will include the following:

1. Installation of fully boarded perimeter fencing.
2. Installation or establishing monitoring locations.
3. Selection, installation or purchasing of monitoring equipment.
4. Notification to surround properties.

The containment of dust is controlled via the suppression controls, however we need to measure the efficiency of the suppression to ensure the dust is being contained.

Therefore we will establish monitoring point around the boundary to allow measurement to be taken routinely.

The measurement will be taken via two methods:

The use of handheld device for short periods:

Product description:

DustMate is a hand-held detector ideal for short term sampling. Highly effective for monitoring air quality within buildings and clean rooms. It measures TSP, PM10, PM2.5 and PM1 simultaneously in real time. Data can then be transferred to a PC via PC-Link. (see attached product information)

The use of live monitoring points throughout the project:

Product description:

The Osiris is a small and compact instrument that can be used to study short to long term particulate monitoring. Powered by various power options to suit your application. The Osiris can be used effectively to determine exceedance areas. (See attached product information)

Set points:

We will employ a specialist to install, commission and maintain the dust monitoring stations, prior to installation taking place a back ground dust level will taken and the set points will be agreed.

In the event of a Breach of set points:

In the event of a breach in the set point levels the live monitoring system will alert the site manager, who will cease all works and carry out an investigation.

The investigation will seek to answer the following questions:

1. What was the source of the breach?
2. Were prevention measures in place and being adhered to?
3. Were suppression measure in place and were they sufficient?

Once the investigation is carried out the following questions will be asked:

1. Can the methodology be changed?
2. Can the prevention measure be improved?
3. Can the suppression be improved or addition suppression measures put in place?

Once a remedial method, prevention measure and suppression measure has been agreed the works can proceed and will be monitored to ensure an improvement.

APPENDIX I

Asbestos Survey

J. ENGLAND ENVIRONMENTAL SERVICES LTD
Rose Cottage, Brentwood Road, Dunton,
Essex, CM13 3SH
TEL No: 020 8328 3300

ABBOTSBURY & FRAMPTON
AGAR GROVE
LONDON
NW1 9TB
(EXTERNAL AREAS & GARAGES)

REFURBISHMENT/DEMOLITION SURVEY FOR ASBESTOS

Report No: JE/210219/3	*Name*	*Signature*	*Date*
Report by:	**Carl Foster Surveyor**		**19/01/21**
Authorised & checked for issue by:	**John England Director**		**28/01/21**

CONTENTS

SURVEY NO: JE/210120/1

CLIENT: Hill

19th January 2021

SITE SURVEY FOR ASBESTOS

INTRODUCTION

This report complies with the regulations within the Asbestos Survey Guide HSG264. We carried out an Asbestos Refurbishment/Demolition survey at **Abbotsbury, Agar Grove, London, NW1 9TB.** in order to locate and identify materials which contain asbestos within the properties.

The site survey was carried out on the **19th & 20th January 2021** with **FIVE** samples taken for analysis.

The nature of the survey is to visually inspect the building on that would possibly determine the presence of asbestos containing materials, to take samples if feasible and report findings. Certain limitations apply to such a survey however; these are discussed in more detail later in the report. In theory, there may be no limit to the number of samples but with due regard to the cost considerations, the minimum number of samples considered to be representative of a site of this size and type were taken. In order to achieve these criteria certain assumptions have been made about the analysis of materials similar to that already sampled or noted elsewhere.

In view of the above conditions, the survey report lists the results of all samples taken and also the materials, which are likely to contain asbestos, which for the reasons detailed above, were not sampled.

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SITE SURVEY FOR ASBESTOS

TERMS OF REFERENCE

The comments and opinions given in this document and any opinions expressed are based upon accessibility of the buildings at the time of the survey, along with the results obtained in the laboratory.

There may be however conditions obtaining within the site, which have not been disclosed, and which could not therefore taken into account.

Any alterations, additions or amendments to this report shall not be the responsibility of England Environmental Services Limited.

The report contents, findings and recommendations remain confidential and shall not be disclosed without the permission of our client.

The report is designed to be for information purposes only and not for the tendering of asbestos removal work. Should a specification for asbestos removal and documentation for tendering purposes be required please do not hesitate in contacting us?

SITE SURVEY FOR ASBESTOS

RISK ASSESSMENTS

For each sample / inspection, a Risk Assessment should be compiled. A point's score is allocated on the basis of the examination of a number of parameters.

This system is based on the method as described in a Specialist Module S301-Asbestos and other fibres, and has been adopted by local authorities for their Asbestos Survey Assessments

FRIABILITY:

Asbestos Cement is usually of low friability except when in poor condition.
Asbestos Insulation Board when damaged or inadequately encapsulated can be extremely friable. Asbestos Insulation can vary greatly in its friability.
Asbestos spray coatings, if not adequately encapsulated, are extremely friable and hazardous.

Low = 0
Medium = 1
High = 4

SURFACE TREATMENT / DAMAGE:

The likelihood that fibres contained within the asbestos product will become airborne. Sealed or encapsulated surfaces do not release fibres. Damaged or bare surfaces may.

None = 0
Sealed = 0
Poor Seal = 2
Unsealed = 4

ACCESSIBILITY:

A greater hazard is expected when persons have reason to be close to the asbestos product. The use of tools or machinery in the vicinity may give rise to greater concern
Difficult Access = 0
Medium Access = 1
Easy Access = 2

SITE SURVEY FOR ASBESTOS

CONDITION:

The condition of the material is a good indicator of the risk / hazard.
Loose asbestos board or asbestos insulation can be extremely hazardous.

Good = 0
Fair = 1
Poor = 4
Debris = 6
Broken falling debris = 7

AIR MOVEMENT / POSITION:

Both these factors may increase the likelihood of airborne fibre release.
Damage or disturbance in these circumstances may be particularly hazardous. However, small amounts of airborne asbestos fibre released into a large volume of air are less hazardous than a similar release in a small area.

External = 0
Internal = 1
Induced vent = 2

ASBESTOS TYPE:

No Asbestos = 0
No Asbestos Suspected = 0
No Asbestos Detected in Sample = 0
Chrysotile = 1
Actinolite = 2
Amosite = 2
Chrysotile/Amosite = 2
Anthophylite = 2
Tremolite = 2
Crocidolite = 3
Chrysotile/ Crocidolite = 3
Amosite/ Crocidolite = 3
Amosite/Chrysotile/ Crocidolite = 3

SITE SURVEY FOR ASBESTOS

ANALYSIS CONTENT:

Low (2-15%) Trace = 1
Assumed Trace (<2%) = 1
Assumed Low (2-15%) = 1
Low (2-15%) = 1
Trace (<2%) = 1
Assumed Medium (15-50%)/ Trace (<2%) = 2
Medium (15-50%)/Trace =2
Assumed Medium (15-50%) = 2
Medium (>50%) = 3
High (>50%)/Trace (<2%) = 3
Assumed High (>50%) = 3
High (>50%) = 3

Where the analysis is based upon the surveyors visual inspection rather than laboratory analysis, the values are prefixed "Assumed".

The hazard assessment system adopted must concentrate solely on the likelihood of fibre release from asbestos based materials into breathing zone of persons at risk. This is the singular most important factor in accessing the likelihood of that person being exposed to the fibre concentration injurious to their health. Although recommendations, which are issued, will vary according to each individual situation, it is desirable that some standardisation of action is achieved to allow Property and Engineering Managers to identify areas that require immediate attention, and to instigate planned preventive maintenance and management of asbestos containing materials.

RISK BAND A:

18 Points or more

HIGH RISK MATERIAL REQUIRING URGENT ATTENTION:
The Potential hazard arising from this category warrants urgent action. Immediate plans should be made for the removal of the asbestos containing material. If the delay of removal is likely to occur the asbestos should be sealed / encapsulated and approved warning labels positioned to prevent accidental damage to the material.

RISK BAND B:

14-17 Points
MEDIUM RISK MATERIAL REQUIRING NEAR TERM ATTENTION:
This category indicates that deterioration in any of the contributory factors may result in fibre release. Therefore all asbestos should be removed on a programmed basis within a specified time scale – normal

SITE SURVEY FOR ASBESTOS

12 months. The condition of the asbestos material should be regularly monitored and, where necessary, sealed / re-encapsulated until the removal takes place. Approved warning labels should be positioned to prevent accidental damage to the material.

RISK BAND C:

9-13 Points

LOW RISK MATERIAL REQUIRING REGULAR INSPECTION:
This category indicates the need for regular monitoring. Although the current risk of fibre release is low, this material may suffer deterioration through age / accidental damage. It is recommended that the asbestos in this category be visually inspected on a six monthly basis to ascertain any change in condition. Where such a change occurs, re-prioritisation to Risk Band B will be necessary. Approved warning labels should be positioned to prevent accidental damage to the material.

RISK BAND D:

1-8 Points

MINOR RISK MATERIAL REQUIRING ANNUAL INSPECTION:
This category indicates Low Priority. Visual inspections should be made on an annual basis to ascertain any change in condition. Where such a change occurs, re-prioritisation to Risk Band C or B will be necessary. Approved warning labels should be positioned to prevent accidental damage to the material.

RISK BAND E:

0 Points

NO ACTION REQUIRED

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CLIENT: Hill

19th January 2021

SITE SURVEY FOR ASBESTOS

DESCRIPTION OF SITE

Address: **Abbotsbury & Frampton, Agar Grove, London, NW1 9TB (External areas & Garages);** the areas of the properties that we surveyed were as follows;

- **Communal/external areas of Frampton**
- **Communal/external areas of Abbotsbury**
- **2x Garages to the rear of Abbotsbury**

The age of the buildings is circa late 1960's but the garage block is of a more modern composition

The construction of the building is Brick; other materials such as concrete and metal were used within the structure.

On our survey we checked the building for asbestos materials. We checked for asbestos sprayed coatings, thermal insulation, asbestos boards, paper, felt and cardboard, textiles, friction products, bitumen and cement products.

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CLIENT: Hill

19th January 2021

SITE SURVEY FOR ASBESTOS

SUMMARY OF SURVEY

The survey revealed Asbestos materials ***have not*** been identified upon inspection of the building. A summary of the asbestos containing materials identified throughout the building is detailed below:

Asbestos Insulation Board

NO ASBESTOS INSULATION BOARD WAS IDENTIFIED

Asbestos Insulation

NO ASBESTOS INSULATION WAS IDENTIFIED

Asbestos Cement Products

NO ASBESTOS CEMENT WAS IDENTIFIED

Asbestos Textile Products

NO ASBESTOS TEXTILE MATERIALS WERE IDENTIFIED

Asbestos Plastic Products

NO ASBESTOS PLASTIC PRODUCTS WERE IDENTIFIED

Asbestos Textured Coatings

NO ASBESTOS TEXTURED COATING WAS IDENTIFIED

Asbestos Bitumen Products

NO ASBESTOS BITUMEN WAS IDENTIFIED

Presumed To Contain Asbestos Materials

- **NO ACCESS WAS GAINED TO THE ELECTRICAL CUPBOARDS – THESE ARE PRESUMED TO CONTAIN ASBESTOS MATERIALS**
- **NO SAFE ACCESS COULD BE GAINED GAINED TO THE LIFT SHAFT/CART, OR THE SWITCH ROOMS – THIS AREA IS PRESUMED TO CONTAIN ASBESTOS MATERIALS.**

NON ASBESTOS

ASBESTOS MATERIALS IDENTIFIED

PRESUMED TO CONTAIN ASBESTOS MATERIALS

SURVEY NO: JE/210120/1

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19th January 2021

RECOMMENDATIONS ANALYSIS

Risk Band A	**High Risk – Material requiring urgent attention**
N/A	
Risk Band B	**Medium Risk – Material requiring near term attention**
N/A	
Risk Band C	**Low Risk – Material requires regular inspection**
N/A	
Risk Band D	**Minor Risk – Material requires annual inspection**
N/A	
Risk Band E	**No Action Required**

SAMPLE	FLOOR	AREA	MATERIAL	ASBESTOS Y/N	ANALYSIS	RISK	RECOMMENDED ACTION
S8	**2nd**	**External – Stairwell Ceiling**	**Insulation Board**	**N**	**NADIS**	**None**	**No action required**

NADIS –No Asbestos Detected In Sample

* **WE RECOMMEND THAT ALL ASBESTOS REMOVAL WORKS ARE UNDERTAKEN BY LICENSED CONTRACTORS, THOUGH YOU MAY CHOOSE TO USE UNLICENSED CONTRACTORS FOR ALL NON-LICENSABLE MATERIALS.**

RECOMMENDATIONS

Legislation states as a requirement that any building controller must manage the asbestos materials in their building(s) to prevent risk of exposure to its employees or tenants from asbestos and to prevent the spread of asbestos. Predominately this will involve identification, assessment and management measures. This survey report identifies and assesses the asbestos highlighted and this section is tailored to advice as to how the management of the materials present is ensured.
Recommendations made in this report are made in relation to items or findings identified on site during the inspection of the premises and are made in line with the algorithm and the surveyor's recommendation. Recommendations made are based on current guidance issued by the Department of the Environment, Transport and the Regions and the Health and Safety Executive.
A quantified risk assessment of fibre release has been made using an algorithm, which takes into account factors relevant to the item. Recommended actions will normally involve one or more of the actions described below.

i. ***Removal***. Items vulnerable to damage or in such poor condition that removal is the only practicable option or where refurbishment or demolition works are planned that will disturb the materials.

ii. ***Enclosure or encapsulation (Sealing) and / or repair.*** Where the material is in poor condition, vulnerable to damage or unpainted and the risk of fibre release requires one or more of these actions.

iii. ***Manage*****. Management of asbestos materials were not in poor condition OR vulnerable to damage.** Consider labeling, registering and annual inspection. Restrict access as necessary. Such management should be undertaken to comply with the employers' duty of care, required by the Health and Safety at Work Act 1974 and Control of Asbestos at Work Regulations 2012.

No Specific Recommendations

SITE SURVEY FOR ASBESTOS

LIMITATIONS OF THE SURVEY

The following areas could not be inspected at the time of the survey:

Site Specific:

- Lift shaft/cart, Switch rooms – no safe success could be gained – presumed to contain asbestos materials.
- Electrical cupboards could not be accessed during the survey – no access – presumed

General:

- Inside solid concrete floors, where cement boarding shuttering may have been
- All live electrical boxes

ANALYSIS CERTIFICATE

Address: **Abbotsbury & Frampton, Agar Grove, London, NW1 9TB (External areas & Garages);** the samples below have been analysed qualitatively for asbestos by polarised light and dispersion staining as described on the following page.

UKAS TESTING 2707

SCOPES
Asbestos Analysis Services Ltd.

CERTIFICATE FOR IDENTIFICATION OF ASBESTOS FIBRES

STANDARD ☐
PREMIUM ☐
EMERGENCY ☐

Client:	ENGLAND ENVIRONMENTAL SERVICES LTD		
Address:	ROSE COTTAGE BRENTWOOD ROAD DUNTON BRENTWOOD ESSEX CM13 3SH	Analysis Report No.	SCO/21/1094
Attention:	J. ENGLAND	Report Date.	22/01/21
Site Address:	FLATS 1,2,3,6,7,8,10,11,12 & STAIRWELL AGAR ROAD FRAMPTON	Site Ref No.	N/A
Date sample taken:	20/01/21	Page No:	1 Of 1
Date sample received:	22/01/21	No. of Samples:	8
Date of Analysis:	22/01/21	Obtained:	DELIVERED

Samples of material, referenced below, have been examined to determine the presence of asbestos fibres, using Scopes Asbestos Analysis "in house" method of transmitted/polarised light microscopy and centre stop dispersion staining, based on HSE's HSG248.
If samples have been DELIVERED the site address and actual sample location is as given by the client at the time of delivery. Scopes Asbestos Analysis Services Limited are not responsible for the accuracy or competence of the sampling by third parties. Under these circumstances Scopes Asbestos Analysis Services Limited cannot be held responsible for the interpretation of the results shown. Results relate only to the items tested.

SCOPES SAMPLE No.	CLIENT SAMPLE No.	Sample Location	Fibre Type Detected
1	1	FLAT 1 – GROUND FLOOR – BEDROOM 4 – FLOOR TILE & BITUMEN	CHRYSOTILE TO BOTH
2	2	FLAT 1 – GROUND FLOOR – BEDROOM 4 – FLOOR TILE & BITUMEN	CHRYSOTILE TO BOTH
3	3	GROUND FLOOR – WC – WALL PANEL – INSULATION BOARD	AMOSITE/CHRYSOTILE
4	4	GROUND FLOOR – WC – WINDOW LEDGE – BOARD	CHRYSOTILE
5	5	FLAT 6 – FIRST FLOOR – WALL PANEL – INSULATION BOARD	NADIS
6	6	FLAT 10 – SECOND FLOOR – WC – WALL PANEL – INSULATION BOARD	NADIS
7	7	FLAT 12 – SECOND FLOOR – ALL BEDROOMS/CEILINGS – TEXTURED COATING	NADIS
8	8	EXTERNAL STAIR BLOCK – SECOND FLOOR – STAIRWELL CEILING – INSULATION BOARD	NADIS

KEY: NADIS – No Asbestos Detected in Sample

Note: All samples will be retained for a minimum of six months.
Note: This Certificate for Identification of Asbestos Fibres shall not be reproduced except in full without the written approval of the Laboratory.
Note: All Analysis is performed in House on the registered premises (below).
Note: Where an 'A' appears at the end of the analysis report number this means an amendment has been made to the original report. Information that has been amended will be marked with an *

Analysed by:	S GIDDINGS	Authorised signatory:	
		Print name:	C.BOLTON – ADMINISTRATION & SALES MANAGER

BULK 001-VER 7 10-June-20-QCM

Unit 14 Britannia Court, Burnt Mills Industrial Estate, Basildon, Essex, SS13 1EU
Tel: 01268 724785 Fax: 01268 724796 **Mob:** 07765 685132 **E-Mail:** enquiries@scopesasl.co.uk
Company Reg No: 5181390 Reg Address: As above

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CLIENT: Hill

19th January 2021

INFORMATION ON ANALYSIS AND SAMPLING OF ASBESTOS

(1) Portions of the sample were prepared and examined by low power binocular microscope. Fibres found in the sample or small portions of the sample were mounted on glass slides in specific refractive index liquids (chosen to match individual asbestos types) and examined using polarised light and dispersion staining microscopy. Fibres were identified by comparison of their optical properties with those of standard asbestos minerals and published data.

(2) It is important that the sample provided for analysis is representative of the original material. Lagging materials in particular may vary greatly in composition from the place to place on the insulation is often applied in layers and therefore core samples are preferable.

(3) The sample must be submitted for analysis should be of a reasonable size to ensure that trace constituents are detected. The equivalent of a small handful of material is sufficient.

(4) Samples should be sealed in impermeable containers (e.g. plastic bags), double packed carefully to avoid rupture of the container during transport. The outside of the package should be marked clearly "SAMPLES FOR ANALYSIS".

(5) England Asbestos Services accepts responsibility only for results obtained from samples as received. No responsibility is accepted for errors which may have arisen during sampling or transportation of samples by clients.

SURVEY NO: JE/210120/1

CLIENT: Hill

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Environmental Inspection Record				**FRAMPTON, AGAR GROVE, LONDON, NW1 9TB**		
Location		***Component***			***Inspection Ref***	
EXTERNAL STAIRWELL		**NON-ASBESTOS INSULATION BOARD TO TIMBER JOIST CEILING BRICK WALLS CONCRETE FLOOR & STAIRCASE**			***Surveyor:***	**PB & MC**
					PICTURE 1 & 2 SAMPLE 8	
					Date:	**20/01/21**
					Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**
Condition:	**N/A**	***Access:***		**N/A**	***Asbestos?***	**NO**
					Re Inspection Date:	**N/A**
Friability:	**N/A**	***Amount:***		**N/A**	***Type:***	**NON ASBESTOS**
Damage:	**N/A**	***Exposure:***		**N/A**	***Analysis:***	**NADIS**
Position:	**INSULATION BOARD**	***Risk Factor***	**0**	***Priority Assessment:***	**NO RISK**	
		Risk Band	**E**			

Recommended Action	**NO ASBESTOS MATERIALS IDENTIFIED.**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210120/1

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**FRAMPTON, AGAR GROVE, LONDON, NW1 9TB**		
Location		***Component***			***Inspection Ref***	
EXTERNAL		**NON-ASBESTOS INSULATION BOARD TO TIMBER JOIST CEILING BRICK WALLS CONCRETE FLOOR**			***Surveyor:***	**PB & MC**
					PICTURE 3 & 4 *AS* SAMPLE 8	
					Date:	**20/01/21**
					Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**
Condition:	**N/A**	***Access:***		**N/A**	***Asbestos?***	**NO**
					Re Inspection Date:	**N/A**
Friability:	**N/A**	***Amount:***		**N/A**	***Type:***	**NON ASBESTOS**
Damage:	**N/A**	***Exposure:***		**N/A**	***Analysis:***	**N/A**
Position:	**INSULATION BOARD**	***Risk Factor***	**0**	***Priority Assessment:***	**NO RISK**	
		Risk Band	**E**			

Recommended Action	**NO ASBESTOS MATERIALS IDENTIFIED.**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210120/1

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**FRAMPTON, AGAR GROVE, LONDON, NW1 9TB**		
Location		***Component***			***Inspection Ref***	
LOFT TANK ROOM		**TIMBER ROOF CONCRETE WALLS CONCRETE FLOOR FOIL FACES GLASS FIBRE INSULATION TO RIGID FIBRE GLASS WATER TANKS**			***Surveyor:***	**PB & MC**
					PICTURE 5	
					Date:	**20/01/21**
					Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**
Condition:	**N/A**	***Access:***		**N/A**	***Asbestos?***	**NO**
					Re Inspection Date:	**N/A**
Friability:	**N/A**	***Amount:***		**N/A**	***Type:***	**NON ASBESTOS**
Damage:	**N/A**	***Exposure:***		**N/A**	***Analysis:***	
Position:	**WATER TANK**	***Risk Factor***	**0**	***Priority Assessment:***	**NO RISK**	
		Risk Band	**E**			

Recommended Action	**NO ASBESTOS MATERIALS IDENTIFIED.**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210120/1

CLIENT: Hill

19th January 2021

Environmental Inspection Record		**ABBOTSBURY, AGAR GROVE, LONDON, NW1 9TB**			
Location		***Component***		***Inspection Ref***	
EXTERNAL		**NON-ASBESTOS INSULATION BOARD TO TIMBER JOIST CEILING BRICK WALLS CONCRETE FLOOR**		***Surveyor:***	**PB & MC**
				PICTURE 6 & 7 *AS* SAMPLE 8	
				Date:	**20/01/21**
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**
Condition:	**N/A**	***Access:***	**N/A**	***Asbestos?***	**NO**
				Re Inspection Date:	**N/A**
Friability:	**N/A**	***Amount:***	**N/A**	***Type:***	**NON ASBESTOS**
Damage:	**N/A**	***Exposure:***	**N/A**	***Analysis:***	**N/A**
Position:	**INSULATION BOARD**	***Risk Factor*** **0** ***Risk Band*** **E**	***Priority Assessment:***	**NO RISK**	

Recommended Action	**NO ASBESTOS MATERIALS IDENTIFIED.**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210120/1

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**ABBOTSBURY, AGAR GROVE, LONDON, NW1 9TB**	
Location		***Component***		***Inspection Ref***	
EXTERNAL BIN STORE		**NON-ASBESTOS INSULATION BOARD TO TIMBER JOIST CEILING BRICK WALLS CONCRETE FLOOR**		***Surveyor:***	**PB & MC**
				PICTURE 8 & 9 *AS* SAMPLE 8	
				Date:	**20/01/21**
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**
Condition:	**N/A**	***Access:***	**N/A**	***Asbestos?***	**NO**
				Re Inspection Date:	**N/A**
Friability:	**N/A**	***Amount:***	**N/A**	***Type:***	**NON ASBESTOS**
Damage:	**N/A**	***Exposure:***	**N/A**	***Analysis:***	**N/A**
Position:	**INSULATION BOARD**	***Risk Factor*** **0** ***Risk Band*** **E**	***Priority Assessment:***	**NO RISK**	

Recommended Action	**NO ASBESTOS MATERIALS IDENTIFIED.**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210120/1

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**ABBOTSBURY, AGAR GROVE, LONDON, NW1 9TB**		
Location		***Component***			***Inspection Ref***	
EXTERNAL GARAGES		**PROFILED METAL SHEET ROOF BRICK WALLS CONCRETE FLOOR**			***Surveyor:***	**PB & MC**
					PICTURE 10 & 11	
					Date:	**20/01/21**
					Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**
Condition:	**N/A**	***Access:***		**N/A**	***Asbestos?***	**NO**
					Re Inspection Date:	**N/A**
Friability:	**N/A**	***Amount:***		**N/A**	***Type:***	**NON ASBESTOS**
Damage:	**N/A**	***Exposure:***		**N/A**	***Analysis:***	**N/A**
Position:	**GARAGES**	***Risk Factor***	**0**	***Priority Assessment:***	**NO RISK**	
		Risk Band	**E**			

Recommended Action	**NO ASBESTOS MATERIALS IDENTIFIED.**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210120/1

CLIENT: Hill

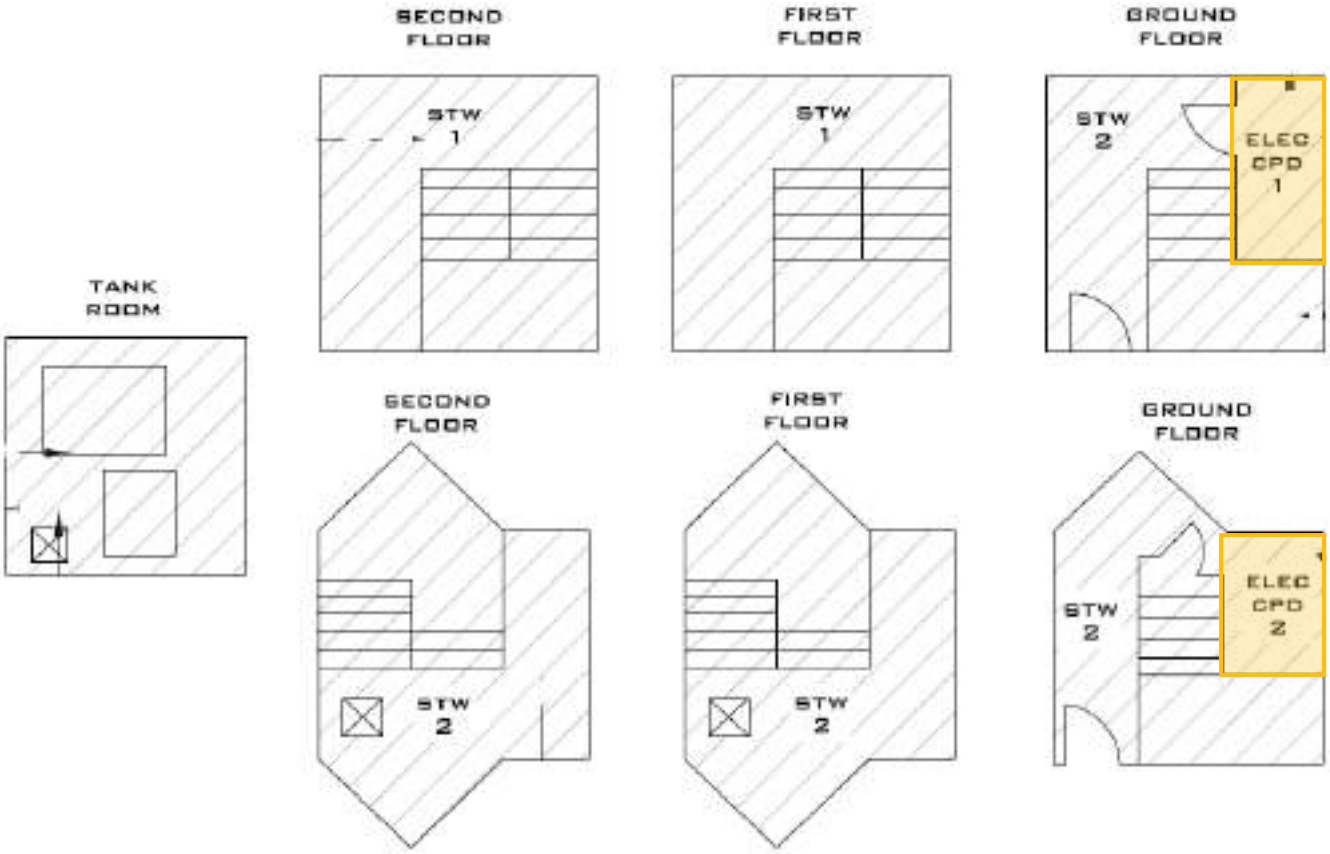
19th January 2021

Environmental Inspection Record				**ABBOTSBURY, AGAR GROVE, LONDON, NW1 9TB**	
Location		***Component***		***Inspection Ref***	
EXTERNAL GARAGES		**PROFILED METAL SHEET ROOF BRICK WALLS CONCRETE FLOOR**		***Surveyor:***	**PB & MC**
				PICTURE 12 & 13	
				Date:	**20/01/21**
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**
Condition:	**N/A**	***Access:***	**N/A**	***Asbestos?***	**NO**
				Re Inspection Date:	**N/A**
Friability:	**N/A**	***Amount:***	**N/A**	***Type:***	**NON ASBESTOS**
Damage:	**N/A**	***Exposure:***	**N/A**	***Analysis:***	**N/A**
Position:	**GARAGES**	***Risk Factor*** **0** ***Risk Band*** **E**	***Priority Assessment:***	**NO RISK**	

Recommended Action	**NO ASBESTOS MATERIALS IDENTIFIED.**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

FRAMPTON


SECOND FLOOR
STW 1
FIRST FLOOR
STW 1
GROUND FLOOR
STW 2
ELEC CPD 1
TANK ROOM
SECOND FLOOR
STW 2
FIRST FLOOR
STW 2
GROUND FLOOR
STW 2
ELEC CPD 2

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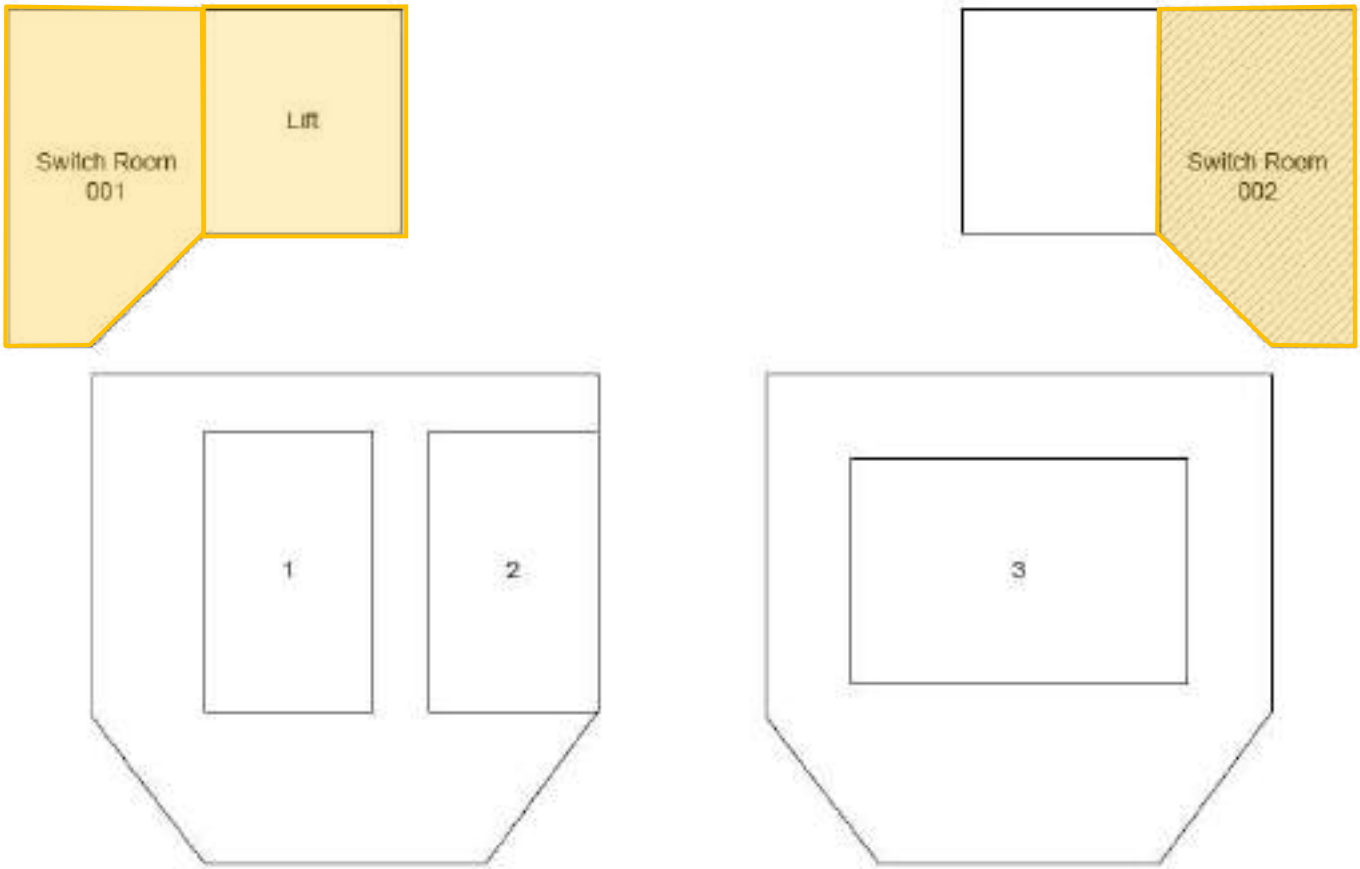
ABBOTSBURY



J. ENGLAND ENVIRONMENTAL SERVICES LTD
Rose Cottage, Brentwood Road, Dunton,
Essex, CM13 3SH
TEL No: 020 8328 3300

ABBOTSBURY
AGAR GROVE
LONDON
NW1 9TB

REFURBISHMENT/DEMOLITION SURVEY FOR ASBESTOS

Report No: JE/210219/1	*Name*	*Signature*	*Date*
Report by:	**Carl Foster Surveyor**		**19/01/21**
Authorised & checked for issue by:	**John England Director**		**26/01/21**

SURVEY NO: JE/210120/1

CLIENT: Hill

19th January 2021

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SURVEY NO: JE/210120/1

CLIENT: Hill

19th January 2021

SITE SURVEY FOR ASBESTOS

INTRODUCTION

This report complies with the regulations within the Asbestos Survey Guide HSG264. We carried out an Asbestos Refurbishment/Demolition survey at **Abbotsbury, Agar Grove, London, NW1 9TB.** in order to locate and identify materials which contain asbestos within the properties.

The site survey was carried out on the **19th & 20th January 2021** with **FIVE** samples taken for analysis.

The nature of the survey is to visually inspect the building on that would possibly determine the presence of asbestos containing materials, to take samples if feasible and report findings. Certain limitations apply to such a survey however; these are discussed in more detail later in the report. In theory, there may be no limit to the number of samples but with due regard to the cost considerations, the minimum number of samples considered to be representative of a site of this size and type were taken. In order to achieve these criteria certain assumptions have been made about the analysis of materials similar to that already sampled or noted elsewhere.

In view of the above conditions, the survey report lists the results of all samples taken and also the materials, which are likely to contain asbestos, which for the reasons detailed above, were not sampled.

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SITE SURVEY FOR ASBESTOS

TERMS OF REFERENCE

The comments and opinions given in this document and any opinions expressed are based upon accessibility of the buildings at the time of the survey, along with the results obtained in the laboratory.

There may be however conditions obtaining within the site, which have not been disclosed, and which could not therefore taken into account.

Any alterations, additions or amendments to this report shall not be the responsibility of England Environmental Services Limited.

The report contents, findings and recommendations remain confidential and shall not be disclosed without the permission of our client.

The report is designed to be for information purposes only and not for the tendering of asbestos removal work. Should a specification for asbestos removal and documentation for tendering purposes be required please do not hesitate in contacting us?

SURVEY NO: JE/210120/1

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SITE SURVEY FOR ASBESTOS

RISK ASSESSMENTS

For each sample / inspection, a Risk Assessment should be compiled. A point's score is allocated on the basis of the examination of a number of parameters.

This system is based on the method as described in a Specialist Module S301-Asbestos and other fibres, and has been adopted by local authorities for their Asbestos Survey Assessments

FRIABILITY:

Asbestos Cement is usually of low friability except when in poor condition.
Asbestos Insulation Board when damaged or inadequately encapsulated can be extremely friable. Asbestos Insulation can vary greatly in its friability.
Asbestos spray coatings, if not adequately encapsulated, are extremely friable and hazardous.

Low = 0
Medium = 1
High = 4

SURFACE TREATMENT / DAMAGE:

The likelihood that fibres contained within the asbestos product will become airborne. Sealed or encapsulated surfaces do not release fibres. Damaged or bare surfaces may.

None = 0
Sealed = 0
Poor Seal = 2
Unsealed = 4

ACCESSIBILITY:

A greater hazard is expected when persons have reason to be close to the asbestos product. The use of tools or machinery in the vicinity may give rise to greater concern
Difficult Access = 0
Medium Access = 1
Easy Access = 2

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SITE SURVEY FOR ASBESTOS

CONDITION:

The condition of the material is a good indicator of the risk / hazard.
Loose asbestos board or asbestos insulation can be extremely hazardous.

Good = 0
Fair = 1
Poor = 4
Debris = 6
Broken falling debris = 7

AIR MOVEMENT / POSITION:

Both these factors may increase the likelihood of airborne fibre release.
Damage or disturbance in these circumstances may be particularly hazardous. However, small amounts of airborne asbestos fibre released into a large volume of air are less hazardous than a similar release in a small area.

External = 0
Internal = 1
Induced vent = 2

ASBESTOS TYPE:

No Asbestos = 0
No Asbestos Suspected = 0
No Asbestos Detected in Sample = 0
Chrysotile = 1
Actinolite = 2
Amosite = 2
Chrysotile/Amosite = 2
Anthophylite = 2
Tremolite = 2
Crocidolite = 3
Chrysotile/ Crocidolite = 3
Amosite/ Crocidolite = 3
Amosite/Chrysotile/ Crocidolite = 3

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CLIENT: Hill 19th January 2021

SITE SURVEY FOR ASBESTOS

ANALYSIS CONTENT:

Low (2-15%) Trace = 1
Assumed Trace (<2%) = 1
Assumed Low (2-15%) = 1
Low (2-15%) = 1
Trace (<2%) = 1
Assumed Medium (15-50%)/ Trace (<2%) = 2
Medium (15-50%)/Trace =2
Assumed Medium (15-50%) = 2
Medium (>50%) = 3
High (>50%)/Trace (<2%) = 3
Assumed High (>50%) = 3
High (>50%) = 3

Where the analysis is based upon the surveyors visual inspection rather than laboratory analysis, the values are prefixed "Assumed".

The hazard assessment system adopted must concentrate solely on the likelihood of fibre release from asbestos based materials into breathing zone of persons at risk. This is the singular most important factor in accessing the likelihood of that person being exposed to the fibre concentration injurious to their health. Although recommendations, which are issued, will vary according to each individual situation, it is desirable that some standardisation of action is achieved to allow Property and Engineering Managers to identify areas that require immediate attention, and to instigate planned preventive maintenance and management of asbestos containing materials.

RISK BAND A:

18 Points or more

HIGH RISK MATERIAL REQUIRING URGENT ATTENTION:
The Potential hazard arising from this category warrants urgent action. Immediate plans should be made for the removal of the asbestos containing material. If the delay of removal is likely to occur the asbestos should be sealed / encapsulated and approved warning labels positioned to prevent accidental damage to the material.

RISK BAND B:

14-17 Points
MEDIUM RISK MATERIAL REQUIRING NEAR TERM ATTENTION:
This category indicates that deterioration in any of the contributory factors may result in fibre release. Therefore all asbestos should be removed on a programmed basis within a specified time scale – normal

SITE SURVEY FOR ASBESTOS

12 months. The condition of the asbestos material should be regularly monitored and, where necessary, sealed / re-encapsulated until the removal takes place. Approved warning labels should be positioned to prevent accidental damage to the material.

RISK BAND C:

9-13 Points

LOW RISK MATERIAL REQUIRING REGULAR INSPECTION:
This category indicates the need for regular monitoring. Although the current risk of fibre release is low, this material may suffer deterioration through age / accidental damage. It is recommended that the asbestos in this category be visually inspected on a six monthly basis to ascertain any change in condition. Where such a change occurs, re-prioritisation to Risk Band B will be necessary. Approved warning labels should be positioned to prevent accidental damage to the material.

RISK BAND D:

1-8 Points

MINOR RISK MATERIAL REQUIRING ANNUAL INSPECTION:
This category indicates Low Priority. Visual inspections should be made on an annual basis to ascertain any change in condition. Where such a change occurs, re-prioritisation to Risk Band C or B will be necessary. Approved warning labels should be positioned to prevent accidental damage to the material.

RISK BAND E:

0 Points

NO ACTION REQUIRED

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SITE SURVEY FOR ASBESTOS

DESCRIPTION OF SITE

Address: **Abbotsbury, Agar Grove, London, NW1 9TB;** the property that we surveyed was a residential block consisting of Three Floors with 5 flats in total;

- **Ground floor**
- **First Floor**
- **Second Floor**

The age of the building is circa late 1960's

The construction of the building is Brick; other materials such as concrete and metal were used within the structure.

On our survey we checked the building for asbestos materials. We checked for asbestos sprayed coatings, thermal insulation, asbestos boards, paper, felt and cardboard, textiles, friction products, bitumen and cement products.

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CLIENT: Hill

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SITE SURVEY FOR ASBESTOS

SUMMARY OF SURVEY

The survey revealed Asbestos materials ***have*** been identified upon inspection of the building. A summary of the asbestos containing materials identified throughout the building is detailed below:

Asbestos Insulation Board

ASBESTOS INSULATION BOARD WAS IDENTIFIED WITHIN:

SECOND FLOOR

- **FLAT 5 KITCHEN/WC: IN THE FORM OF 2 INSULATION BOARD PANELS**
  - **MEASURING APPROXIMATELY <1M^2**
- **FLAT 4 KITCHEN/WC: IN THE FORM OF 2 INSULATION BOARD PANELS**
  - **MEASURING APPROXIMATELY <1M^2**

FIRST FLOOR

- **FLAT 3 KITCHEN/WC: IN THE FORM OF 4 INSULATION BOARD PANELS**
  - **MEASURING APPROXIMATELY <2M^2**

GROUND FLOOR

- **FLAT 1 KITCHEN/WC: IN THE FORM OF 2 INSULATION BOARD PANELS**
  - **MEASURING APPROXIMATELY <1M^2**

Asbestos Insulation

NO ASBESTOS INSULATION WAS IDENTIFIED

Asbestos Cement Products

ASBESTOS CEMENT WAS IDENTIFIED

SECOND FLOOR

- **FLAT 4 WC: IN THE FORM OF A CEMENT COMPOSITE SHELF**
  - **MEASURING APPROXIMATELY <0.5M^2**

Asbestos Textile Products

NO ASBESTOS TEXTILE MATERIALS WERE IDENTIFIED

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Asbestos Plastic Products

ASBESTOS PLASTIC PRODUCTS WERE IDENTIFIED WITHIN:

SECOND FLOOR

- **FLAT 5 : IN THE FORM OF A VINYL FLOOR TILES (ALL ROOMS)**
  - **MEASURING APPROXIMATELY <85M^2**
- **FLAT 4 : IN THE FORM OF A VINYL FLOOR TILES (ALL ROOMS)**
  - **MEASURING APPROXIMATELY <85M^2**

FIRST FLOOR

- **FLAT 3 : IN THE FORM OF A VINYL FLOOR TILES (ALL ROOMS)**
  - **MEASURING APPROXIMATELY <85M^2**
- **FLAT 2: IN THE FORM OF A VINYL FLOOR TILES (ALL ROOMS)**
  MEASURING APPROXIMATELY <85M^2

Asbestos Textured Coatings

NO ASBESTOS TEXTURED COATING WAS IDENTIFIED

Asbestos Bitumen Products

ASBESTOS BITUMEN WAS IDENTIFIED WITHIN:

SECOND FLOOR

- **FLAT 5 : IN THE FORM OF A BITUMEN ADHESIVE (ALL ROOMS)**
  - **MEASURING APPROXIMATELY <85M^2**
- **FLAT 4 : IN THE FORM OF A BITUMEN ADHESIVE (ALL ROOMS)**
  - **MEASURING APPROXIMATELY <85M^2**

FIRST FLOOR

- **FLAT 3: IN THE FORM OF A BITUMEN ADHESIVE (ALL ROOMS)**
  - **MEASURING APPROXIMATELY <85M^2**
- **FLAT 3: IN THE FORM OF A BITUMEN ADHESIVE (ALL ROOMS)**
  - **MEASURING APPROXIMATELY <85M^2**

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Presumed To Contain Asbestos Materials

NO MATERIALS WERE PRESUMED TO CONTAIN ASBESTOS MATERIALS

NON ASBESTOS

ASBESTOS MATERIALS IDENTIFIED

PRESUMED TO CONTAIN ASBESTOS MATERIALS

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RECOMMENDATIONS ANALYSIS

Risk Band A	High Risk – Material requiring urgent attention						
SAMPLE	**FLOOR**	**AREA**	**MATERIAL**	**ASBESTOS Y/N**	**ANALYSIS**	**RISK**	**RECOMMENDED ACTION**
S2	**2nd**	**Flat 5 - Kitchen**	**Insulation Board**	**Y**	**Amosite/ Chrysotile**	**High**	**Remove using a licensed contractor ONLY**
Risk Band B	Medium Risk – Material requiring near term attention						
N/A							
Risk Band C	Low Risk – Material requires regular inspection						
N/A							
Risk Band D	Minor Risk – Material requires annual inspection						
SAMPLE	**FLOOR**	**AREA**	**MATERIAL**	**ASBESTOS Y/N**	**ANALYSIS**	**RISK**	**RECOMMENDED ACTION**
S2	**2nd**	**Flat 5 – Bedroom 3**	**Vinyl Floor Tile & Bitumen Adhesive**	**Y**	**Chrysotile**	**Minor**	**Remove using a licensed contractor ***
S5	**2nd**	**Flat 4 – WC**	**Cement Shelf**	**Y**	**Chrysotile**	**Minor**	**Remove using a licensed contractor ***
Risk Band E	No Action Required						
SAMPLE	**FLOOR**	**AREA**	**MATERIAL**	**ASBESTOS Y/N**	**ANALYSIS**	**RISK**	**RECOMMENDED ACTION**
S1	**2nd**	**Flat 5 – Bedroom 3 Ceiling**	**Bitumen**	**N**	**NADIS**	**None**	**No action required**
S4	**2nd**	**Flat 5 – Kitchen Ceiling**	**Textured Coating**	**N**	**NADIS**	**None**	**No action required**

NADIS –No Asbestos Detected In Sample

*** WE RECOMMEND THAT ALL ASBESTOS REMOVAL WORKS ARE UNDERTAKEN BY LICENSED CONTRACTORS, THOUGH YOU MAY CHOOSE TO USE UNLICENSED CONTRACTORS FOR ALL NON-LICENSABLE MATERIALS.**

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19th January 2021

RECOMMENDATIONS

Legislation states as a requirement that any building controller must manage the asbestos materials in their building(s) to prevent risk of exposure to its employees or tenants from asbestos and to prevent the spread of asbestos. Predominately this will involve identification, assessment and management measures. This survey report identifies and assesses the asbestos highlighted and this section is tailored to advice as to how the management of the materials present is ensured.
Recommendations made in this report are made in relation to items or findings identified on site during the inspection of the premises and are made in line with the algorithm and the surveyor's recommendation.
Recommendations made are based on current guidance issued by the Department of the Environment, Transport and the Regions and the Health and Safety Executive.
A quantified risk assessment of fibre release has been made using an algorithm, which takes into account factors relevant to the item. Recommended actions will normally involve one or more of the actions described below.

i. ***Removal***. Items vulnerable to damage or in such poor condition that removal is the only practicable option or where refurbishment or demolition works are planned that will disturb the materials.

ii. ***Enclosure or encapsulation (Sealing) and / or repair.*** Where the material is in poor condition, vulnerable to damage or unpainted and the risk of fibre release requires one or more of these actions.

iii. ***Manage.*** **Management of asbestos materials were not in poor condition OR vulnerable to damage.** Consider labeling, registering and annual inspection. Restrict access as necessary. Such management should be undertaken to comply with the employers' duty of care, required by the Health and Safety at Work Act 1974 and Control of Asbestos at Work Regulations 2012.

Specific Recommendations

REMOVE IDENTIFIED ASBESTOS INSULATION BOARD USING A LICENSED CONTRACTOR ONLY, BEFORE DEMOLITION WORKS COMMENCE.

REMOVE IDENTIFIED ASBESTOS CEMENT PRODUCTS USING A LICENSED CONTRACTOR, BEFORE DEMOLITION WORKS COMMENCE.

REMOVE IDENTIFIED ASBESTOS VINYL PRODUCTS USING A LICENSED CONTRACTOR, BEFORE DEMOLITION WORKS COMMENCE.

REMOVE IDENTIFIED ASBESTOS BITUMEN PRODUCTS USING A LICENSED CONTRACTOR, BEFORE DEMOLITION WORKS COMMENCE.

SURVEY NO: JE/210120/1

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SITE SURVEY FOR ASBESTOS

LIMITATIONS OF THE SURVEY

The following areas could not be inspected at the time of the survey:

General:

- Inside solid concrete floors, where cement boarding shuttering may have been
- All live electrical boxes

SURVEY NO: JE/210120/1

CLIENT: Hill

19th January 2021

ANALYSIS CERTIFICATE

Address: **Abbotsbury, Agar Grove, London, NW1 9TB;** the samples below have been analysed qualitatively for asbestos by polarised light and dispersion staining as described on the following page.

UKAS TESTING 2707

SCOPES
Asbestos Analysis Services Ltd.

CERTIFICATE FOR IDENTIFICATION OF ASBESTOS FIBRES

STANDARD ☐
PREMIUM ☐
EMERGENCY ☐

Client:	ENGLAND ENVIRONMENTAL SERVICES LTD		
Address:	ROSE COTTAGE BRENTWOOD ROAD DUNTON BRENTWOOD ESSEX CM13 3SH	Analysis Report No.	SCO/21/1093
Attention:	J. ENGLAND	Report Date.	22/01/21
Site Address:	FLAT 4 & 5 ABBOTSBORY ALGAR ROAD	Site Ref No.	N/A
Date sample taken:	20/01/21	Page No:	1 Of 1
Date sample received:	22/01/21	No. of Samples:	5
Date of Analysis:	22/01/21	Obtained:	DELIVERED

Samples of material, referenced below, have been examined to determine the presence of asbestos fibres, using Scopes Asbestos Analysis "in house" method of transmitted/polarised light microscopy and centre stop dispersion staining, based on HSE's HSG248.
If samples have been DELIVERED the site address and actual sample location is as given by the client at the time of delivery. Scopes Asbestos Analysis Services Limited are not responsible for the accuracy or competence of the sampling by third parties. Under these circumstances Scopes Asbestos Analysis Services Limited cannot be held responsible for the interpretation of the results shown. Results relate only to the items tested.

SCOPES SAMPLE No.	CLIENT SAMPLE No.	Sample Location	Fibre Type Detected
1	S1	2ND FLOOR-ABOVE PLASTER CEILING/ROOF VOID-PAPER LINED BITUMEN	NADIS
2	S2	2ND FLOOR-B3-FLOOR TILE & BITUMEN	CHRYSOTILE TO BOTH
3	S3	2ND FLOOR-BATHROOM-INSULATION BOARD TO WALL	AMOSITE/CHRYSOTILE
4	S4	2ND FLOOR-KITCHEN-TEXTURED COATING TO CEILING	NADIS
5	S5	FLAT 4 2ND FLOOR-WC-BITUMEN WINDOW LEDGE	CHRYSOTILE

KEY: NADIS – No Asbestos Detected in Sample

Note: All samples will be retained for a minimum of six months.
Note: This Certificate for Identification of Asbestos Fibres shall not be reproduced except in full without the written approval of the Laboratory.
Note: All Analysis is performed in House on the registered premises (below).
Note: Where an 'A' appears at the end of the analysis report number this means an amendment has been made to the original report. Information that has been amended will be marked with an *

Analysed by:	P ROWLAND	Authorised signatory:	
		Print name:	C.BOLTON – ADMINISTRATION & SALES MANAGER

BULK 001-VER 7 10-June-20-QCM

Unit 14 Britannia Court, Burnt Mills Industrial Estate, Basildon, Essex, SS13 1EU
Tel: 01268 724785 Fax: 01268 724796 **Mob:** 07765 685132 **E-Mail:** enquiries@scopesaasl.co.uk
Company Reg No: 5191380 Reg Address: As above

SURVEY NO: JE/210120/1

CLIENT: Hill

19th January 2021

INFORMATION ON ANALYSIS AND SAMPLING OF ASBESTOS

(1) Portions of the sample were prepared and examined by low power binocular microscope. Fibres found in the sample or small portions of the sample were mounted on glass slides in specific refractive index liquids (chosen to match individual asbestos types) and examined using polarised light and dispersion staining microscopy. Fibres were identified by comparison of their optical properties with those of standard asbestos minerals and published data.

(2) It is important that the sample provided for analysis is representative of the original material. Lagging materials in particular may vary greatly in composition from the place to place on the insulation is often applied in layers and therefore core samples are preferable.

(3) The sample must be submitted for analysis should be of a reasonable size to ensure that trace constituents are detected. The equivalent of a small handful of material is sufficient.

(4) Samples should be sealed in impermeable containers (e.g. plastic bags), double packed carefully to avoid rupture of the container during transport. The outside of the package should be marked clearly "SAMPLES FOR ANALYSIS".

(5) England Asbestos Services accepts responsibility only for results obtained from samples as received. No responsibility is accepted for errors which may have arisen during sampling or transportation of samples by clients.

SURVEY NO: JE/210120/1

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**ABBOTSBURY, AGAR GROVE, LONDON, NW1 9TB**	
Location		***Component***		***Inspection Ref***	
SECOND FLOOR FLAT 5 BEDROOM 3		**NON-ASBESTOS BITUMEN ABOVE PLASTERBOARD CEILING WITH TIMBER JOISTS PLASTERED BRICK/BREEZE BLOCK WALLS CARPET OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE**		***Surveyor:***	**PB & MC**
				PICTURE 1 & 2 SAMPLE 1	
				Date:	**20/01/21**
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**
Condition:	**N/A**	***Access:***	**N/A**	***Asbestos?***	**NO**
				Re Inspection Date:	**N/A**
Friability:	**N/A**	***Amount:***	**N/A**	***Type:***	**NON ASBESTOS**
Damage:	**N/A**	***Exposure:***	**N/A**	***Analysis:***	**NADIS**
Position:	**BITUMEN**	***Risk Factor*** **0** ***Risk Band*** **E**	***Priority Assessment:***	**NO RISK**	

Recommended Action	**NO ASBESTOS MATERIALS IDENTIFIED.**

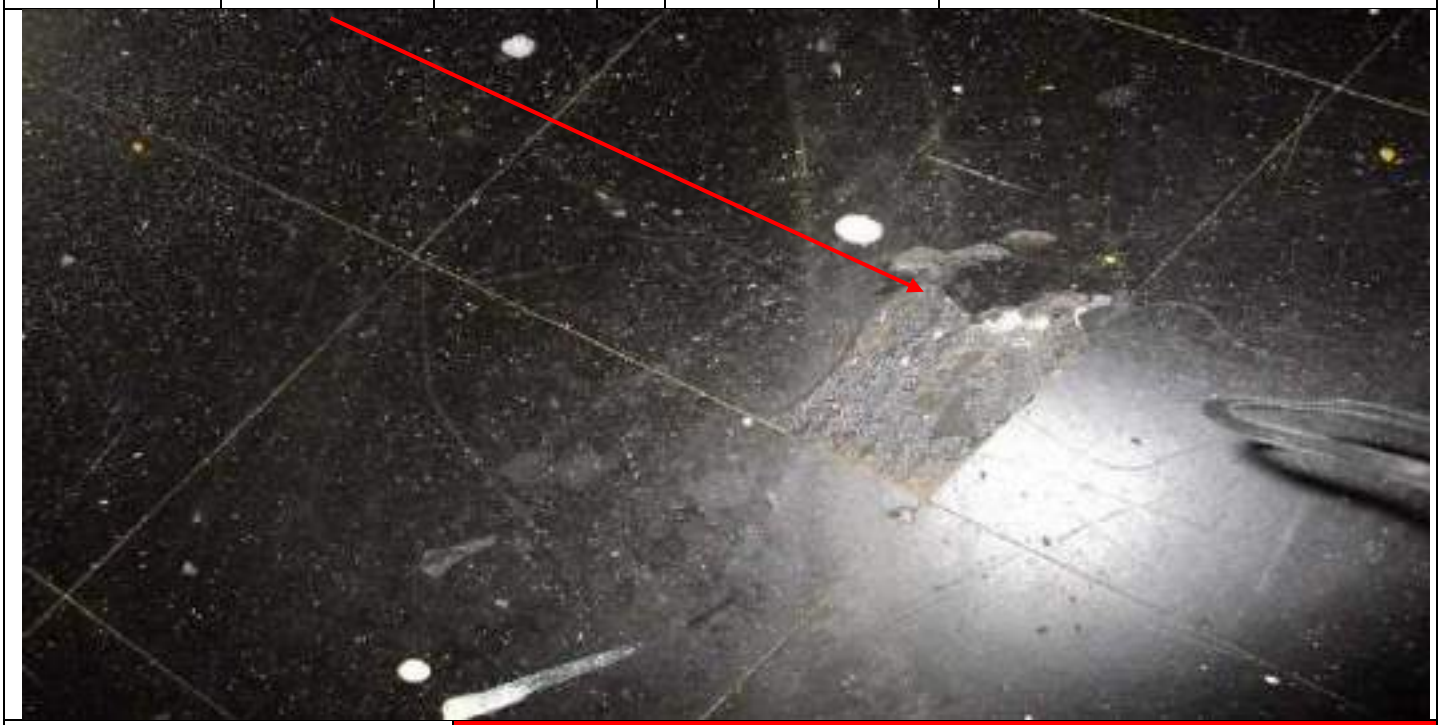
J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210120/1

CLIENT: Hill

19th January 2021

Environmental Inspection Record				ABBOTSBURY, AGAR GROVE, LONDON, NW1 9TB		
Location		*Component*		*Inspection Ref*		
SECOND FLOOR FLAT 5 BEDROOM 3		ASBESTOS VINYL FLOOR TILES & BITUMEN BENEATH TIMBER FLOORING		*Surveyor:*	PB & MC	
				PICTURE 3 SAMPLE 2		
				Date:	20/01/21	
				Survey Type:	REFURBISHMENT/ DEMOLITION SURVEY	
Condition:	FAIR	*Access:*	EASY	*Asbestos?*	YES	
				Re Inspection Date:	N/A	
Friability:	LOW	*Amount:*	APPROX: 6M^2	*Type:*	CHRYSOTILE TO BOTH	
Damage:	LOW	*Exposure:*	OCCUPANTS	*Analysis:*	TILES	<7%
					BITUMEN	<8%
Position:	VINYL FLOOR TILE & BITUMEN	*Risk Factor*	4	*Priority Assessment:*	MINOR RISK	
		Risk Band	D			



Recommended Action	REMOVE IDENTIFIED ASBESTOS VINYL TILES & ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210120/1

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**ABBOTSBURY, AGAR GROVE, LONDON, NW1 9TB**		
Location		***Component***			***Inspection Ref***	
SECOND FLOOR FLAT 5 BEDROOM 2		**NON-ASBESTOS BITUMEN ABOVE PLASTERBOARD CEILING WITH TIMBER JOISTS PLASTERED BRICK/BREEZE BLOCK WALLS CARPET OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE**			***Surveyor:***	**PB & MC**
					PICTURE 4 *AS* SAMPLE 2	
					Date:	**20/01/21**
					Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**
Condition:	**FAIR**	***Access:***		**EASY**	***Asbestos?***	**YES**
					Re Inspection Date:	**N/A**
Friability:	**LOW**	***Amount:***		**APPROX: 10M²**	***Type:***	**CHRYSOTILE TO BOTH**
Damage:	**LOW**	***Exposure:***		**OCCUPANTS**	***Analysis:***	**TILES** **<7%**
						BITUMEN **<8%**
Position:	**VINYL FLOOR TILE & BITUMEN**	***Risk Factor***	**4**	***Priority Assessment:***	**MINOR RISK**	
		Risk Band	**D**			

Recommended Action	**REMOVE IDENTIFIED ASBESTOS VINYL TILES & ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210120/1

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**ABBOTSBURY, AGAR GROVE, LONDON, NW1 9TB**		
Location		***Component***		***Inspection Ref***		
SECOND FLOOR FLAT 5 BEDROOM 1		**NON-ASBESTOS BITUMEN ABOVE PLASTERBOARD CEILING WITH TIMBER JOISTS PLASTERED BRICK/BREEZE BLOCK WALLS CARPET OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE**		***Surveyor:***	**PB & MC**	
				PICTURE 5 *AS* SAMPLE 2		
				Date:	**20/01/21**	
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**	
Condition:	**FAIR**	***Access:***	**EASY**	***Asbestos?***	**YES**	
				Re Inspection Date:	**N/A**	
Friability:	**LOW**	***Amount:***	**APPROX: 18M²**	***Type:***	**CHRYSOTILE TO BOTH**	
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**TILES**	**<7%**
					BITUMEN	**<8%**
Position:	**VINYL FLOOR TILE & BITUMEN**	***Risk Factor***	**4**	***Priority Assessment:***	**MINOR RISK**	
		Risk Band	**D**			

Recommended Action	**REMOVE IDENTIFIED ASBESTOS VINYL TILES & ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210120/1

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**ABBOTSBURY, AGAR GROVE, LONDON, NW1 9TB**		
Location		***Component***			***Inspection Ref***	
SECOND FLOOR FLAT 5 KITCHEN/WC		**ASBESTOS INSULATION BOARD PANELS TO KITCHEN WALL AND W/C BEHIND 2 PANELS IN TOTAL**			***Surveyor:***	**PB & MC**
					PICTURE 6 & 7 SAMPLE 3	
					Date:	**20/01/21**
					Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**
Condition:	**POOR**	***Access:***		**EASY**	***Asbestos?***	**YES**
					Re Inspection Date:	**N/A**
Friability:	**HIGH**	***Amount:***		**APPROX: 0.5M^2 EACH PANEL**	***Type:***	**AMOSITE/ CHRYSOTILE**
Damage:	**HIGH**	***Exposure:***		**OCCUPANTS**	***Analysis:***	**< 40%**
Position:	**INSULATION BOARD**	***Risk Factor***	**22**	***Priority Assessment:***	**HIGH RISK**	
		Risk Band	**A**			

Recommended Action	**REMOVE IDENTIFIED ASBESTOS INSULATION BOARD BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR ONLY!**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210120/1

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**ABBOTSBURY, AGAR GROVE, LONDON, NW1 9TB**		
Location		***Component***		***Inspection Ref***		
SECOND FLOOR FLAT 5 WC		**NON-ASBESTOS BITUMEN ABOVE PLASTERBOARD CEILING WITH TIMBER JOISTS PLASTERED BRICK/BREEZE BLOCK WALLS CARPET OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE**		***Surveyor:***	**PB & MC**	
				PICTURE 8 *AS* SAMPLE 2		
				Date:	**20/01/21**	
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**	
Condition:	**FAIR**	***Access:***	**EASY**	***Asbestos?***	**YES**	
				Re Inspection Date:	**N/A**	
Friability:	**LOW**	***Amount:***	**APPROX: 18M²**	***Type:***	**CHRYSOTILE TO BOTH**	
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**TILES**	**<7%**
					BITUMEN	**<8%**
Position:	**VINYL FLOOR TILE & BITUMEN**	***Risk Factor***	**4**	***Priority Assessment:***	**MINOR RISK**	
		Risk Band	**D**			

Recommended Action	**REMOVE IDENTIFIED ASBESTOS VINYL TILES & ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210120/1

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**ABBOTSBURY, AGAR GROVE, LONDON, NW1 9TB**		
Location		***Component***		***Inspection Ref***		
SECOND FLOOR FLAT 5 KITCHEN		**NON-ASBESTOS BITUMEN ABOVE NON-ASBESTOS TEXTURED COATING TO PLASTERBOARD CEILING WITH TIMBER JOISTS PLASTERED BRICK/BREEZE BLOCK WALLS TIMBER FLOORING OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE**		***Surveyor:***	**PB & MC**	
				PICTURE 9 *AS* SAMPLE 2		
				Date:	**20/01/21**	
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**	
Condition:	**FAIR**	***Access:***	**EASY**	***Asbestos?***	**YES**	
				Re Inspection Date:	**N/A**	
Friability:	**LOW**	***Amount:***	**APPROX: 12M²**	***Type:***	**CHRYSOTILE TO BOTH**	
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**TILES**	**<7%**
					BITUMEN	**<8%**
Position:	**VINYL FLOOR TILE & BITUMEN**	***Risk Factor***	**4**	***Priority Assessment:***	**MINOR RISK**	
		Risk Band	**D**			

Recommended Action	**REMOVE IDENTIFIED ASBESTOS VINYL TILES & ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210120/1

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**ABBOTSBURY, AGAR GROVE, LONDON, NW1 9TB**		
Location		***Component***		***Inspection Ref***		
SECOND FLOOR FLAT 5 KITCHEN		**NON-ASBESTOS TEXTURED COATING TO PLASTERBOARD CEILING**		***Surveyor:***	**PB & MC**	
				PICTURE 10 & 11 SAMPLE 4		
				Date:	**20/01/21**	
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**	
Condition:	**N/A**	***Access:***	**N/A**	***Asbestos?***	**NO**	
				Re Inspection Date:	**N/A**	
Friability:	**N/A**	***Amount:***	**N/A**	***Type:***	**NON ASBESTOS**	
Damage:	**N/A**	***Exposure:***	**N/A**	***Analysis:***	**NADIS**	
Position:	**TEXTURED COATING**	***Risk Factor*** **0** ***Risk Band*** **E**	***Priority Assessment:***	**NO RISK**		

Recommended Action	**NO ASBESTOS MATERIALS IDENTIFIED.**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210120/1

CLIENT: HILL

19th January 2021

Environmental Inspection Record				**ABBOTSBURY, AGAR GROVE, LONDON, NW1 9TB**		
Location		***Component***		***Inspection Ref***		
SECOND FLOOR FLAT 5 LOUNGE		**NON-ASBESTOS BITUMEN ABOVE PLASTERBOARD CEILING WITH TIMBER JOISTS PLASTERED BRICK/BREEZE BLOCK WALLS TIMBER FLOORING OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE**		***Surveyor:***	**PB & MC**	
				PICTURE 12 *AS* SAMPLE 2		
				Date:	**20/01/21**	
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**	
Condition:	**FAIR**	***Access:***	**EASY**	***Asbestos?***	**YES**	
				Re Inspection Date:	**N/A**	
Friability:	**LOW**	***Amount:***	**APPROX: 25M²**	***Type:***	**CHRYSOTILE TO BOTH**	
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**TILES**	**<7%**
					BITUMEN	**<8%**
Position:	**VINYL FLOOR TILE & BITUMEN**	***Risk Factor***	**4**	***Priority Assessment:***	**MINOR RISK**	
		Risk Band	**D**			

Recommended Action	**REMOVE IDENTIFIED ASBESTOS VINYL TILES & ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210120/1

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**ABBOTSBURY, AGAR GROVE, LONDON, NW1 9TB**		
Location		***Component***			***Inspection Ref***	
SECOND FLOOR FLAT 5 HALLWAY		**NON-ASBESTOS BITUMEN ABOVE PLASTERBOARD CEILING WITH TIMBER JOISTS PLASTERED BRICK/BREEZE BLOCK WALLS TIMBER FLOORING OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE**			***Surveyor:***	**PB & MC**
					PICTURE 13 *AS* SAMPLE 2	
					Date:	**20/01/21**
					Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**
Condition:	**FAIR**	***Access:***	**EASY**		***Asbestos?***	**YES**
					Re Inspection Date:	**N/A**
Friability:	**LOW**	***Amount:***	**APPROX: 5M²**		***Type:***	**CHRYSOTILE TO BOTH**
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**		***Analysis:***	**TILES** **<7%**
						BITUMEN **<8%**
Position:	**VINYL FLOOR TILE & BITUMEN**	***Risk Factor*** **4** ***Risk Band*** **D**	***Priority Assessment:***	**MINOR RISK**		

Recommended Action	**REMOVE IDENTIFIED ASBESTOS VINYL TILES & ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210120/1

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**ABBOTSBURY, AGAR GROVE, LONDON, NW1 9TB**		
Location		***Component***			***Inspection Ref***	
SECOND FLOOR FLAT 5		**MODERN BOILER WITH METAL FLUE**			***Surveyor:***	**PB & MC**
					PICTURE 14	
					Date:	**20/01/21**
					Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**
Condition:	**N/A**	***Access:***		**N/A**	***Asbestos?***	**NO**
					Re Inspection Date:	**N/A**
Friability:	**N/A**	***Amount:***		**N/A**	***Type:***	**NON ASBESTOS**
Damage:	**N/A**	***Exposure:***		**N/A**	***Analysis:***	**N/A**
Position:	**CUPBOARDS**	***Risk Factor***	**0**	***Priority Assessment:***	**NO RISK**	
		Risk Band	**E**			

Recommended Action	**NO ASBESTOS MATERIALS IDENTIFIED.**

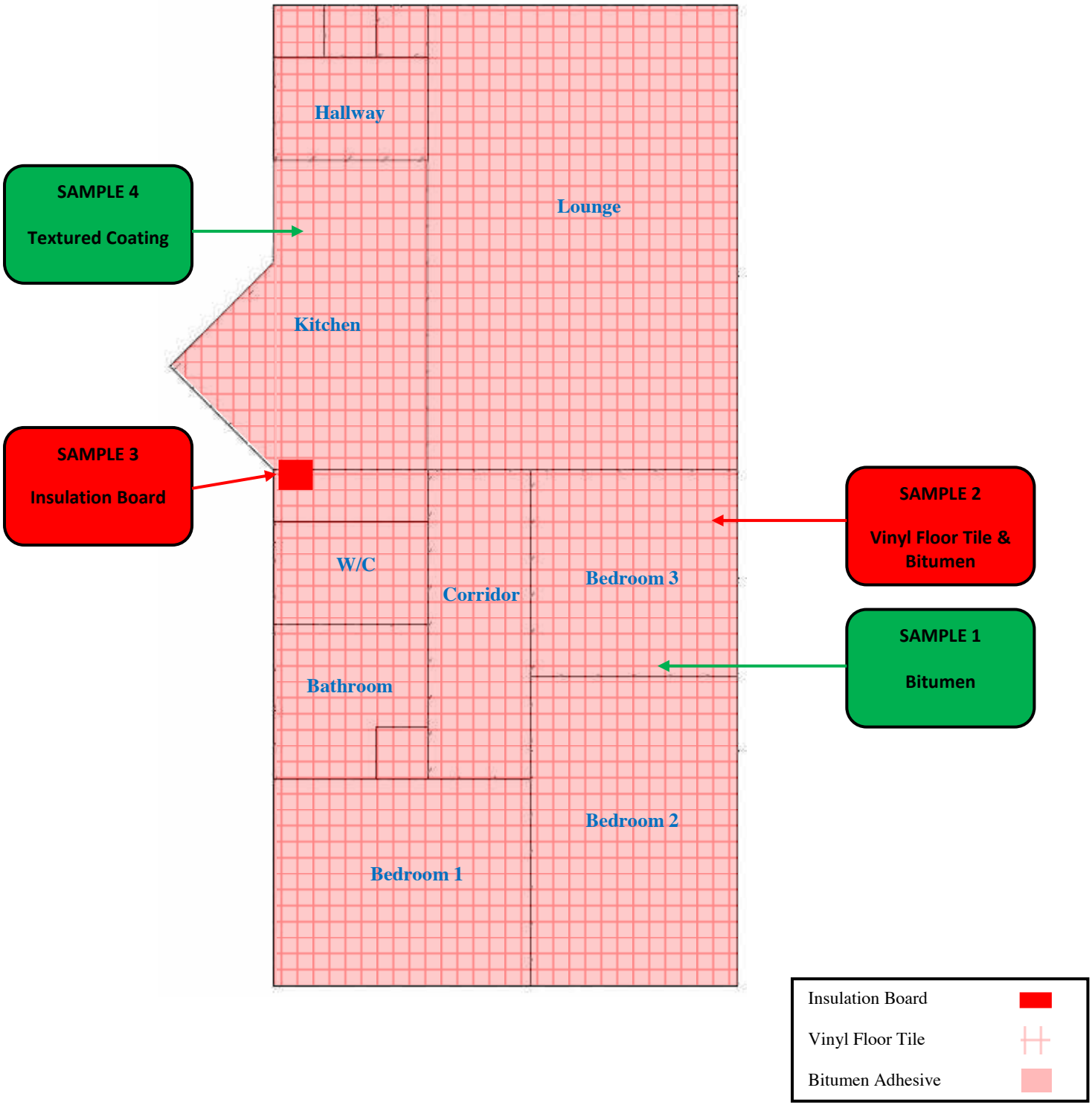
J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210120/1

CLIENT: Hill

19th January 2021

Flat 5



SURVEY NO: JE/210120/1

CLIENT: HILL

19th January 2021

Environmental Inspection Record				**ABBOTSBURY, AGAR GROVE, LONDON, NW1 9TB**		
Location		***Component***		***Inspection Ref***		
SECOND FLOOR FLAT 4 BEDROOM 1		**NON-ASBESTOS BITUMEN ABOVE PLASTERBOARD CEILING WITH TIMBER JOISTS PLASTERED BRICK/BREEZE BLOCK WALLS TIMBER FLOORING OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE**		***Surveyor:***	**PB & MC**	
				PICTURE 15 *AS* SAMPLE 2		
				Date:	**20/01/21**	
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**	
Condition:	**FAIR**	***Access:***	**EASY**	***Asbestos?***	**YES**	
				Re Inspection Date:	**N/A**	
Friability:	**LOW**	***Amount:***	**APPROX: 18M²**	***Type:***	**CHRYSOTILE TO BOTH**	
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**TILES**	**<7%**
					BITUMEN	**<8%**
Position:	**VINYL FLOOR TILE & BITUMEN**	***Risk Factor*** **4** / ***Risk Band*** **D**	***Priority Assessment:***	**MINOR RISK**		

Recommended Action	**REMOVE IDENTIFIED ASBESTOS VINYL TILES & ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210120/1

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**ABBOTSBURY, AGAR GROVE, LONDON, NW1 9TB**		
Location		***Component***		***Inspection Ref***		
SECOND FLOOR FLAT 4 BEDROOM 2		**NON-ASBESTOS BITUMEN ABOVE PLASTERBOARD CEILING WITH TIMBER JOISTS PLASTERED BRICK/BREEZE BLOCK WALLS CARPET OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE**		***Surveyor:***	**PB & MC**	
				PICTURE 16 *AS* SAMPLE 2		
				Date:	**20/01/21**	
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**	
Condition:	**FAIR**	***Access:***	**EASY**	***Asbestos?***	**YES**	
				Re Inspection Date:	**N/A**	
Friability:	**LOW**	***Amount:***	**APPROX: 10M²**	***Type:***	**CHRYSOTILE TO BOTH**	
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**TILES**	**<7%**
					BITUMEN	**<8%**
Position:	**VINYL FLOOR TILE & BITUMEN**	***Risk Factor***	**4**	***Priority Assessment:***	**MINOR RISK**	
		Risk Band	**D**			

Recommended Action	**REMOVE IDENTIFIED ASBESTOS VINYL TILES & ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210120/1

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**ABBOTSBURY, AGAR GROVE, LONDON, NW1 9TB**		
Location		***Component***		***Inspection Ref***		
SECOND FLOOR FLAT 4 BEDROOM 2		**NON-ASBESTOS BITUMEN ABOVE PLASTERBOARD CEILING WITH TIMBER JOISTS PLASTERED BRICK/BREEZE BLOCK WALLS CARPET OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE**		***Surveyor:***	**PB & MC**	
				PICTURE 17 *AS* SAMPLE 2		
				Date:	**20/01/21**	
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**	
Condition:	**FAIR**	***Access:***	**EASY**	***Asbestos?***	**YES**	
				Re Inspection Date:	**N/A**	
Friability:	**LOW**	***Amount:***	**APPROX: 6M²**	***Type:***	**CHRYSOTILE TO BOTH**	
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**TILES**	**<7%**
					BITUMEN	**<8%**
Position:	**VINYL FLOOR TILE & BITUMEN**	***Risk Factor*** **4** / ***Risk Band*** **D**	***Priority Assessment:***	**MINOR RISK**		

Recommended Action	**REMOVE IDENTIFIED ASBESTOS VINYL TILES & ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210120/1

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**ABBOTSBURY, AGAR GROVE, LONDON, NW1 9TB**	
Location		***Component***		***Inspection Ref***	
SECOND FLOOR FLAT 4 WC		**NON-ASBESTOS BITUMEN ABOVE PLASTERBOARD CEILING WITH TIMBER JOISTS PLASTERED BRICK/BREEZE BLOCK WALLS MODERN VINYL FLOOR COVER OVER ASBESTOS BITUMEN TO CONCRETE ASBESTOS CEMENT COMPOSITE SHELF**		***Surveyor:***	**PB & MC**
				PICTURE 18 SAMPLE 5	
				Date:	**20/01/21**
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**
Condition:	**FAIR**	***Access:***	**EASY**	***Asbestos?***	**YES**
				Re Inspection Date:	**N/A**
Friability:	**LOW**	***Amount:***	**APPROX: 0.5M²**	***Type:***	**CHRYSOTILE**
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**< 25%**
Position:	**CEMENT COMPOSITE SHELF**	***Risk Factor*** **5** ***Risk Band*** **D**	***Priority Assessment:***	**MINOR RISK**	

Recommended Action	**REMOVE IDENTIFIED ASBESTOS CEMENT COMPOSITE SHELF BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210120/1

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**ABBOTSBURY, AGAR GROVE, LONDON, NW1 9TB**		
Location		***Component***			***Inspection Ref***	
SECOND FLOOR FLAT 4 KITCHEN/WC		**ASBESTOS INSULATION BOARD PANELS TO KITCHEN WALL AND BATHROOM BEHIND 4 PANELS IN TOTAL**			***Surveyor:***	**PB & MC**
					PICTURE 19 & 20 *AS* SAMPLE 3	
					Date:	**20/01/21**
					Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**
Condition:	**FAIR**	***Access:***		**EASY**	***Asbestos?***	**YES**
					Re Inspection Date:	**N/A**
Friability:	**HIGH**	***Amount:***		**APPROX: 0.5M^2 EACH PANEL**	***Type:***	**AMOSITE/ CHRYSOTILE**
Damage:	**LOW**	***Exposure:***		**OCCUPANTS**	***Analysis:***	**< 40%**
Position:	**INSULATION BOARD**	***Risk Factor***	**19**	***Priority Assessment:***	**HIGH RISK**	
		Risk Band	**A**			

Recommended Action	**REMOVE IDENTIFIED ASBESTOS INSULATION BOARD BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR ONLY!**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210120/1

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**ABBOTSBURY, AGAR GROVE, LONDON, NW1 9TB**		
Location		***Component***		***Inspection Ref***		
SECOND FLOOR FLAT 4 KITCHEN		**NON-ASBESTOS BITUMEN ABOVE PLASTERBOARD CEILING WITH TIMBER JOISTS CERAMIC TILES TO PLASTERED BRICK/BREEZE BLOCK WALLS CERAMIC TILES OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE**		***Surveyor:***	**PB & MC**	
				PICTURE 21 *AS* SAMPLE 2		
				Date:	**20/01/21**	
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**	
Condition:	**FAIR**	***Access:***	**DIFFICULT**	***Asbestos?***	**YES**	
				Re Inspection Date:	**N/A**	
Friability:	**LOW**	***Amount:***	**APPROX: 12M²**	***Type:***	**CHRYSOTILE TO BOTH**	
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**TILES**	**<7%**
					BITUMEN	**<8%**
Position:	**VINYL FLOOR TILE & BITUMEN**	***Risk Factor*** **3** / ***Risk Band*** **D**	***Priority Assessment:***	**MINOR RISK**		

Recommended Action	**REMOVE IDENTIFIED ASBESTOS VINYL TILES & ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210120/1

CLIENT: HIII

19th January 2021

Environmental Inspection Record				**ABBOTSBURY, AGAR GROVE, LONDON, NW1 9TB**		
Location		***Component***		***Inspection Ref***		
SECOND FLOOR FLAT 4 LOUNGE		**NON-ASBESTOS BITUMEN ABOVE PLASTERBOARD CEILING WITH TIMBER JOISTS PLASTERED BRICK/BREEZE BLOCK WALLS TIMBER FLOORING OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE**		***Surveyor:***	**PB & MC**	
				PICTURE 22 *AS* SAMPLE 2		
				Date:	**20/01/21**	
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**	
Condition:	**FAIR**	***Access:***	**EASY**	***Asbestos?***	**YES**	
				Re Inspection Date:	**N/A**	
Friability:	**LOW**	***Amount:***	**APPROX: 25M²**	***Type:***	**CHRYSOTILE TO BOTH**	
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**TILES**	**<7%**
					BITUMEN	**<8%**
Position:	**VINYL FLOOR TILE & BITUMEN**	***Risk Factor***	**4**	***Priority Assessment:***	**MINOR RISK**	
		Risk Band	**D**			

Recommended Action	**REMOVE IDENTIFIED ASBESTOS VINYL TILES & ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210120/1

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**ABBOTSBURY, AGAR GROVE, LONDON, NW1 9TB**		
Location		***Component***		***Inspection Ref***		
SECOND FLOOR FLAT 4 HALLWAY		**NON-ASBESTOS BITUMEN ABOVE PLASTERBOARD CEILING WITH TIMBER JOISTS CERAMIC TILES TO PLASTERED BRICK/BREEZE BLOCK WALLS CERAMIC TILES OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE**		***Surveyor:***	**PB & MC**	
				PICTURE 23 *AS* SAMPLE 2		
				Date:	**20/01/21**	
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**	
Condition:	**FAIR**	***Access:***	**EASY**	***Asbestos?***	**YES**	
				Re Inspection Date:	**N/A**	
Friability:	**LOW**	***Amount:***	**APPROX: 5M²**	***Type:***	**CHRYSOTILE TO BOTH**	
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**TILES**	**<7%**
					BITUMEN	**<8%**
Position:	**VINYL FLOOR TILE & BITUMEN**	***Risk Factor*** **4** / ***Risk Band*** **D**	***Priority Assessment:***	**MINOR RISK**		

Recommended Action	**REMOVE IDENTIFIED ASBESTOS VINYL TILES & ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210120/1

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**ABBOTSBURY, AGAR GROVE, LONDON, NW1 9TB**		
Location		***Component***		***Inspection Ref***		
SECOND FLOOR FLAT 4 HALLWAY		**MODERN BOILER WITH METAL FLUE ELECTRICAL FUSE BOARD**		***Surveyor:***	**PB & MC**	
				PICTURE 24 & 25		
				Date:	**20/01/21**	
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**	
Condition:	**N/A**	***Access:***	**N/A**	***Asbestos?***	**NO**	
				Re Inspection Date:	**N/A**	
Friability:	**N/A**	***Amount:***	**N/A**	***Type:***	**NON ASBESTOS**	
Damage:	**N/A**	***Exposure:***	**N/A**	***Analysis:***	**N/A**	
Position:	**CUPBOARDS**	***Risk Factor*** **0** ***Risk Band*** **E**	***Priority Assessment:***	**NO RISK**		

Recommended Action	**NO ASBESTOS MATERIALS IDENTIFIED.**

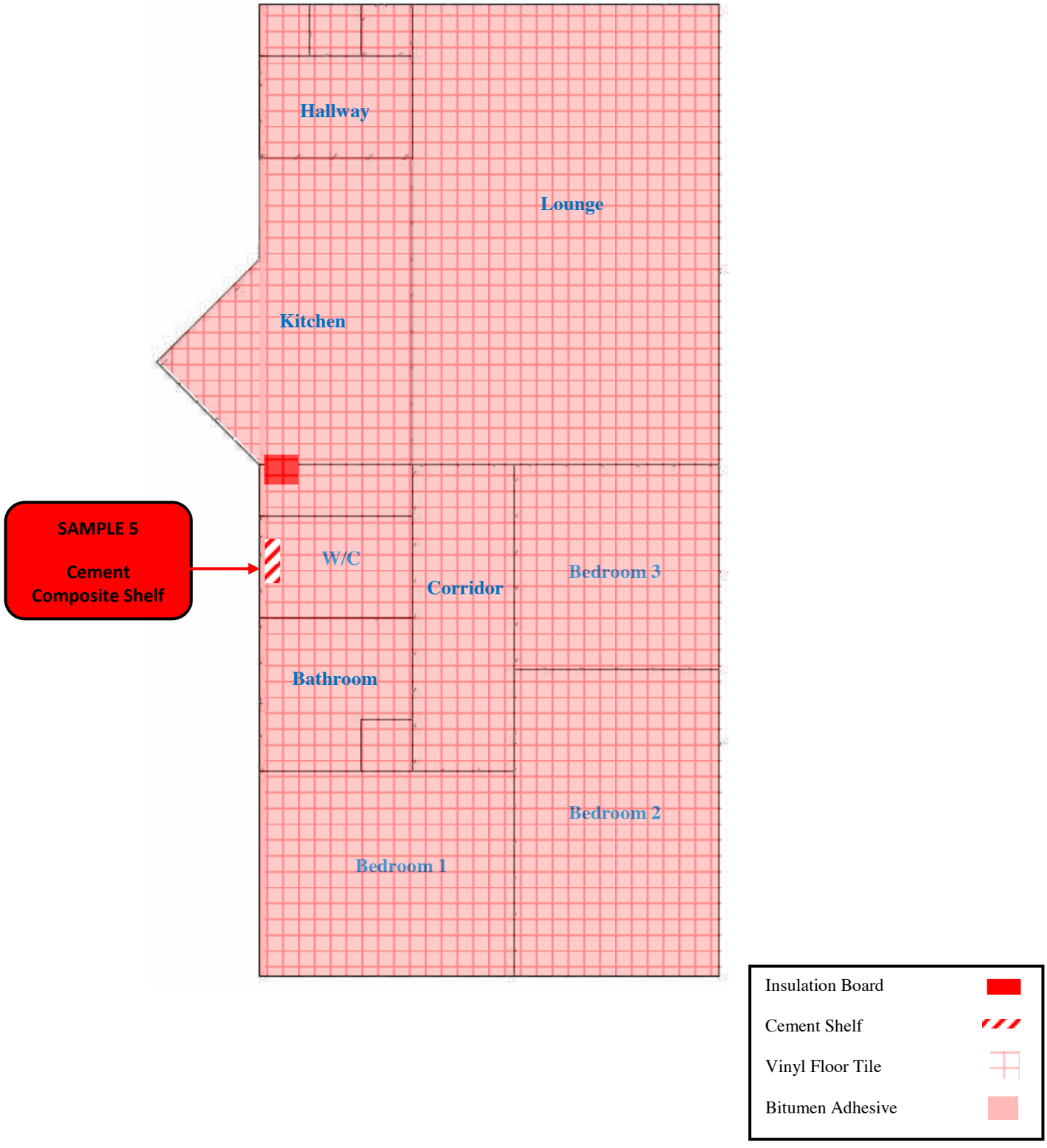
J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210120/1

CLIENT: Hill

19th January 2021

Flat 4



SURVEY NO: JE/210120/1

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**ABBOTSBURY, AGAR GROVE, LONDON, NW1 9TB**		
Location		***Component***		***Inspection Ref***		
FIRST FLOOR FLAT 3 BEDROOM 1		**CONCRETE CEILING PLASTERED BRICK/BREEZE BLOCK WALLS CARPET OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE**		***Surveyor:***	**PB & MC**	
				PICTURE 26 *AS* SAMPLE 2		
				Date:	**20/01/21**	
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**	
Condition:	**FAIR**	***Access:***	**EASY**	***Asbestos?***	**YES**	
				Re Inspection Date:	**N/A**	
Friability:	**LOW**	***Amount:***	**APPROX: 18M²**	***Type:***	**CHRYSOTILE TO BOTH**	
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**TILES**	**<7%**
					BITUMEN	**<8%**
Position:	**VINYL FLOOR TILE & BITUMEN**	***Risk Factor*** **4** ***Risk Band*** **D**	***Priority Assessment:***	**MINOR RISK**		

Recommended Action	**REMOVE IDENTIFIED ASBESTOS VINYL TILES & ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210120/1

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**ABBOTSBURY, AGAR GROVE, LONDON, NW1 9TB**		
Location		***Component***		***Inspection Ref***		
FIRST FLOOR FLAT 3 BEDROOM 2		**CONCRETE CEILING PLASTERED BRICK/BREEZE BLOCK WALLS CARPET OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE**		***Surveyor:***	**PB & MC**	
				PICTURE 27 *AS* SAMPLE 2		
				Date:	**20/01/21**	
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**	
Condition:	**FAIR**	***Access:***	**EASY**	***Asbestos?***	**YES**	
				Re Inspection Date:	**N/A**	
Friability:	**LOW**	***Amount:***	**APPROX: 10M²**	***Type:***	**CHRYSOTILE TO BOTH**	
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**TILES**	**<7%**
					BITUMEN	**<8%**
Position:	**VINYL FLOOR TILE & BITUMEN**	***Risk Factor*** **4** ***Risk Band*** **D**	***Priority Assessment:***	**MINOR RISK**		

Recommended Action	**REMOVE IDENTIFIED ASBESTOS VINYL TILES & ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210120/1

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**ABBOTSBURY, AGAR GROVE, LONDON, NW1 9TB**		
Location		***Component***		***Inspection Ref***		
FIRST FLOOR FLAT 3 KITCHEN/WC		**ASBESTOS INSULATION BOARD PANELS TO KITCHEN WALL AND BATHROOM BEHIND 4 PANELS IN TOTAL**		***Surveyor:***	**PB & MC**	
				PICTURE 28 & 29 *AS* SAMPLE 3		
				Date:	**20/01/21**	
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**	
Condition:	**FAIR**	***Access:***	**EASY**	***Asbestos?***	**YES**	
				Re Inspection Date:	**N/A**	
Friability:	**HIGH**	***Amount:***	**APPROX: 0.5M^2 EACH PANEL**	***Type:***	**AMOSITE/ CHRYSOTILE**	
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**< 40%**	
Position:	**INSULATION BOARD**	***Risk Factor***	**19**	***Priority Assessment:***	**HIGH RISK**	
		Risk Band	**A**			

Recommended Action	**REMOVE IDENTIFIED ASBESTOS INSULATION BOARD BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR ONLY!**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210120/1

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**ABBOTSBURY, AGAR GROVE, LONDON, NW1 9TB**		
Location		***Component***			***Inspection Ref***	
FIRST FLOOR FLAT 3 KITCHEN		**CONCRETE CEILING CERAMIC TILES TO PLASTERED BRICK/BREEZE BLOCK WALLS MODERN VINYL FLOOR COVERING OVER BITUMEN ADHESIVE TO CONCRETE FLOOR**			***Surveyor:***	**PB & MC**
					PICTURE 30 *AS* SAMPLE 2	
					Date:	**20/01/21**
					Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**
Condition:	**FAIR**	***Access:***	**DIFFICULT**		***Asbestos?***	**YES**
					Re Inspection Date:	**N/A**
Friability:	**LOW**	***Amount:***	**APPROX: 12M^2**		***Type:***	**CHRYSOTILE TO BOTH**
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**		***Analysis:***	**<8%**
Position:	**BITUMEN ADHESIVE**	***Risk Factor***	**3**	***Priority Assessment:***	**MINOR RISK**	
		Risk Band	**D**			

Recommended Action	**REMOVE IDENTIFIED ASBESTOS BITUMEN ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210120/1

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**ABBOTSBURY, AGAR GROVE, LONDON, NW1 9TB**	
Location		***Component***		***Inspection Ref***	
FIRST FLOOR FLAT 3 BATHROOM		**CONCRETE CEILING CERAMIC TILES TO PLASTERED BRICK/BREEZE BLOCK WALLS MODERN VINYL FLOOR COVERING OVER BITUMEN ADHESIVE TO CONCRETE FLOOR**		***Surveyor:***	**PB & MC**
				PICTURE 31 *AS* SAMPLE 2	
				Date:	**20/01/21**
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**
Condition:	**FAIR**	***Access:***	**DIFFICULT**	***Asbestos?***	**YES**
				Re Inspection Date:	**N/A**
Friability:	**LOW**	***Amount:***	**APPROX: 2M²**	***Type:***	**CHRYSOTILE TO BOTH**
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**<8%**
Position:	**BITUMEN ADHESIVE**	***Risk Factor*** **3** / ***Risk Band*** **D**	***Priority Assessment:***	**MINOR RISK**	

Recommended Action	**REMOVE IDENTIFIED ASBESTOS BITUMEN ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210120/1

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**ABBOTSBURY, AGAR GROVE, LONDON, NW1 9TB**		
Location		***Component***			***Inspection Ref***	
FIRST FLOOR FLAT 3 WC		**CONCRETE CEILING PLASTERED BRICK/BREEZE BLOCK WALLS MODERN VINYL FLOOR COVERING OVER BITUMEN ADHESIVE TO CONCRETE FLOOR**			***Surveyor:***	**PB & MC**
					PICTURE 31 *AS* SAMPLE 2	
					Date:	**20/01/21**
					Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**
Condition:	**FAIR**	***Access:***		**DIFFICULT**	***Asbestos?***	**YES**
					Re Inspection Date:	**N/A**
Friability:	**LOW**	***Amount:***		**APPROX: 2M²**	***Type:***	**CHRYSOTILE TO BOTH**
Damage:	**LOW**	***Exposure:***		**OCCUPANTS**	***Analysis:***	**<8%**
Position:	**BITUMEN ADHESIVE**	***Risk Factor***	**3**	***Priority Assessment:***	**MINOR RISK**	
		Risk Band	**D**			

Recommended Action	**REMOVE IDENTIFIED ASBESTOS BITUMEN ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210120/1

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**ABBOTSBURY, AGAR GROVE, LONDON, NW1 9TB**		
Location		***Component***		***Inspection Ref***		
FIRST FLOOR FLAT 3 LOUNGE		**CONCRETE CEILING PLASTERED BRICK/BREEZE BLOCK WALLS MODERN VINYL FLOORING OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE FLOOR**		***Surveyor:***	**PB & MC**	
				PICTURE 32 *AS* SAMPLE 2		
				Date:	**20/01/21**	
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**	
Condition:	**FAIR**	***Access:***	**EASY**	***Asbestos?***	**YES**	
				Re Inspection Date:	**N/A**	
Friability:	**LOW**	***Amount:***	**APPROX: 25M²**	***Type:***	**CHRYSOTILE TO BOTH**	
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**TILES**	**<7%**
					BITUMEN	**<8%**
Position:	**VINYL FLOOR TILE & BITUMEN**	***Risk Factor*** **4** ***Risk Band*** **D**	***Priority Assessment:***	**MINOR RISK**		

Recommended Action	**REMOVE IDENTIFIED ASBESTOS VINYL TILES & ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210120/1

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**ABBOTSBURY, AGAR GROVE, LONDON, NW1 9TB**		
Location		***Component***		***Inspection Ref***		
FIRST FLOOR FLAT 3 HALLWAY		**CONCRETE CEILING CERAMIC TILES TO PLASTERED BRICK/BREEZE BLOCK WALLS CERAMIC TILES OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE**		***Surveyor:***	**PB & MC**	
				PICTURE 33 *AS* SAMPLE 2		
				Date:	**20/01/21**	
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**	
Condition:	**FAIR**	***Access:***	**EASY**	***Asbestos?***	**YES**	
				Re Inspection Date:	**N/A**	
Friability:	**LOW**	***Amount:***	**APPROX: 5M²**	***Type:***	**CHRYSOTILE TO BOTH**	
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**TILES**	**<7%**
					BITUMEN	**<8%**
Position:	**VINYL FLOOR TILE & BITUMEN**	***Risk Factor*** **4** ***Risk Band*** **D**	***Priority Assessment:***	**MINOR RISK**		

Recommended Action	**REMOVE IDENTIFIED ASBESTOS VINYL TILES & ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210120/1

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**ABBOTSBURY, AGAR GROVE, LONDON, NW1 9TB**	
Location		***Component***		***Inspection Ref***	
FIRST FLOOR FLAT 3 HALLWAY		**MODERN BOILER WITH METAL FLUE ELECTRICAL FUSE BOARD**		***Surveyor:***	**PB & MC**
				PICTURE 34 & 35	
				Date:	**20/01/21**
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**
Condition:	**N/A**	***Access:***	**N/A**	***Asbestos?***	**NO**
				Re Inspection Date:	**N/A**
Friability:	**N/A**	***Amount:***	**N/A**	***Type:***	**NON ASBESTOS**
Damage:	**N/A**	***Exposure:***	**N/A**	***Analysis:***	**N/A**
Position:	**CUPBOARDS**	***Risk Factor*** **0** / ***Risk Band*** **E**	***Priority Assessment:***	**NO RISK**	

Recommended Action	**NO ASBESTOS MATERIALS IDENTIFIED.**

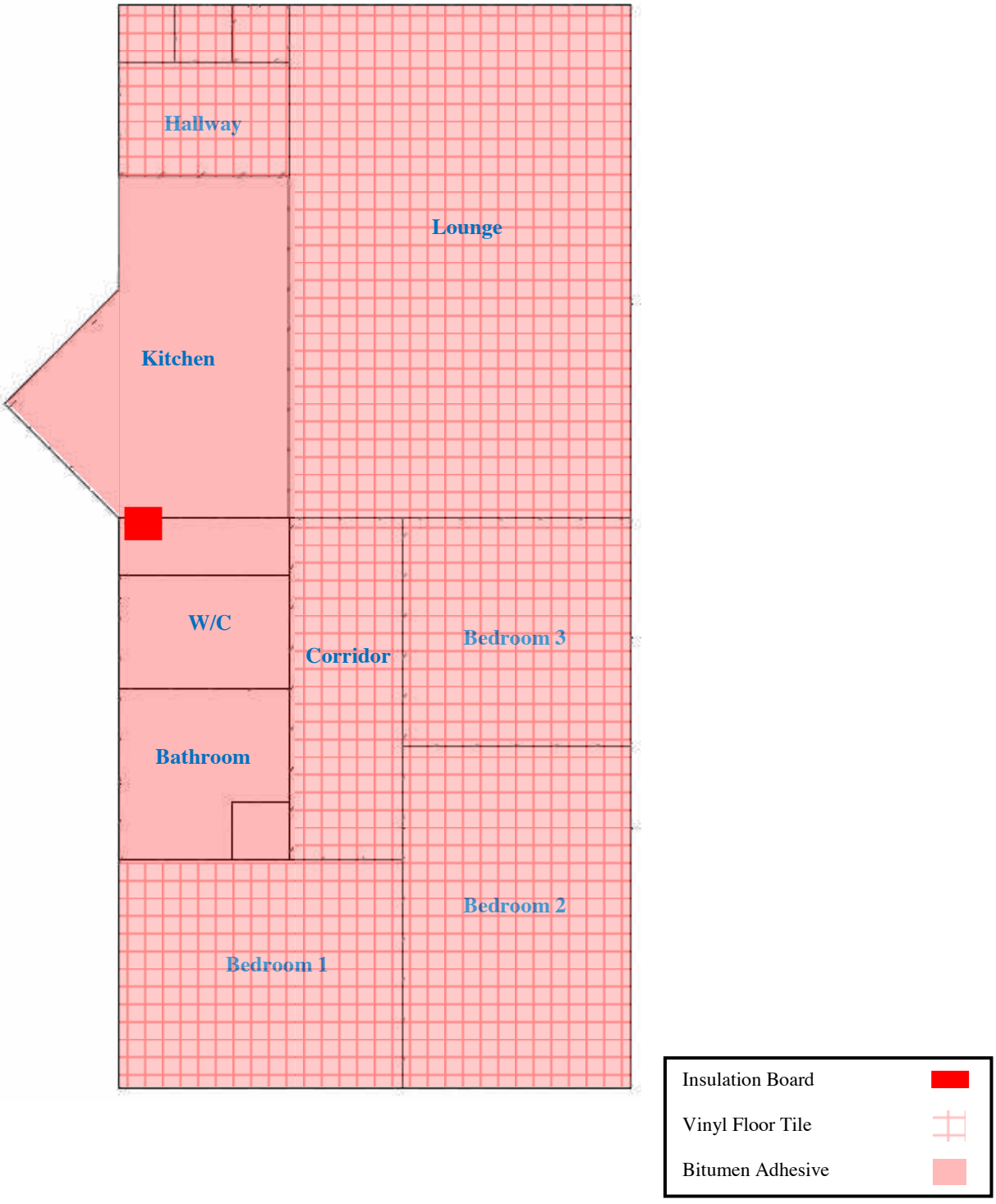
J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210120/1

CLIENT: Hill

19th January 2021

Flat 3



SURVEY NO: JE/210120/1

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**ABBOTSBURY, AGAR GROVE, LONDON, NW1 9TB**		
Location		***Component***		***Inspection Ref***		
FIRST FLOOR FLAT 2 BEDROOM 1		**CONCRETE CEILING PLASTERED BRICK/BREEZE BLOCK WALLS CARPET OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE**		***Surveyor:***	**PB & MC**	
				PICTURE 36 *AS* SAMPLE 2		
				Date:	**20/01/21**	
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**	
Condition:	**FAIR**	***Access:***	**EASY**	***Asbestos?***	**YES**	
				Re Inspection Date:	**N/A**	
Friability:	**LOW**	***Amount:***	**APPROX: 10M²**	***Type:***	**CHRYSOTILE TO BOTH**	
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**TILES**	**<7%**
					BITUMEN	**<8%**
Position:	**VINYL FLOOR TILE & BITUMEN**	***Risk Factor***	**4**	***Priority Assessment:***	**MINOR RISK**	
		Risk Band	**D**			

Recommended Action	**REMOVE IDENTIFIED ASBESTOS VINYL TILES & ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210120/1

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**ABBOTSBURY, AGAR GROVE, LONDON, NW1 9TB**		
Location		***Component***		***Inspection Ref***		
FIRST FLOOR FLAT 2 BEDROOM 2		**CONCRETE CEILING PLASTERED BRICK/BREEZE BLOCK WALLS CARPET OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE**		***Surveyor:***	**PB & MC**	
				PICTURE 37 *AS* SAMPLE 2		
				Date:	**20/01/21**	
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**	
Condition:	**FAIR**	***Access:***	**EASY**	***Asbestos?***	**YES**	
				Re Inspection Date:	**N/A**	
Friability:	**LOW**	***Amount:***	**APPROX: 10M²**	***Type:***	**CHRYSOTILE TO BOTH**	
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**TILES**	**<7%**
					BITUMEN	**<8%**
Position:	**VINYL FLOOR TILE & BITUMEN**	***Risk Factor*** **4** ***Risk Band*** **D**	***Priority Assessment:***	**MINOR RISK**		

Recommended Action	**REMOVE IDENTIFIED ASBESTOS VINYL TILES & ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210120/1

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**ABBOTSBURY, AGAR GROVE, LONDON, NW1 9TB**		
Location		***Component***		***Inspection Ref***		
FIRST FLOOR FLAT 2 BEDROOM 3		**CONCRETE CEILING PLASTERED BRICK/BREEZE BLOCK WALLS CARPET OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE**		***Surveyor:***	**PB & MC**	
				PICTURE 38 *AS* SAMPLE 2		
				Date:	**20/01/21**	
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**	
Condition:	**FAIR**	***Access:***	**EASY**	***Asbestos?***	**YES**	
				Re Inspection Date:	**N/A**	
Friability:	**LOW**	***Amount:***	**APPROX: 7M²**	***Type:***	**CHRYSOTILE TO BOTH**	
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**TILES**	**<7%**
					BITUMEN	**<8%**
Position:	**VINYL FLOOR TILE & BITUMEN**	***Risk Factor*** **4** / ***Risk Band*** **D**	***Priority Assessment:***	**MINOR RISK**		

Recommended Action	**REMOVE IDENTIFIED ASBESTOS VINYL TILES & ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210120/1

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**ABBOTSBURY, AGAR GROVE, LONDON, NW1 9TB**		
Location		***Component***		***Inspection Ref***		
FIRST FLOOR FLAT 2 BEDROOM 4		**CONCRETE CEILING PLASTERED BRICK/BREEZE BLOCK WALLS CARPET OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE**		***Surveyor:***	**PB & MC**	
				PICTURE 39 *AS* SAMPLE 2		
				Date:	**20/01/21**	
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**	
Condition:	**FAIR**	***Access:***	**EASY**	***Asbestos?***	**YES**	
				Re Inspection Date:	**N/A**	
Friability:	**LOW**	***Amount:***	**APPROX: 7M²**	***Type:***	**CHRYSOTILE TO BOTH**	
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**TILES**	**<7%**
					BITUMEN	**<8%**
Position:	**VINYL FLOOR TILE & BITUMEN**	***Risk Factor*** **4** ***Risk Band*** **D**	***Priority Assessment:***	**MINOR RISK**		

Recommended Action	**REMOVE IDENTIFIED ASBESTOS VINYL TILES & ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210120/1

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**ABBOTSBURY, AGAR GROVE, LONDON, NW1 9TB**		
Location		***Component***		***Inspection Ref***		
FIRST FLOOR FLAT 2 KITCHEN		**CONCRETE CEILING PLASTERED BRICK/BREEZE BLOCK WALLS CERAMIC TILES OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE**		***Surveyor:***	**PB & MC**	
				PICTURE 40 & 41 *AS* SAMPLE		
				Date:	**20/01/21**	
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**	
Condition:	**FAIR**	***Access:***	**EASY**	***Asbestos?***	**YES**	
				Re Inspection Date:	**N/A**	
Friability:	**LOW**	***Amount:***	**APPROX: 12M²**	***Type:***	**CHRYSOTILE TO BOTH**	
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**TILES**	**<7%**
					BITUMEN	**<8%**
Position:	**VINYL FLOOR TILE & BITUMEN**	***Risk Factor***	**4**	***Priority Assessment:***	**MINOR RISK**	
		Risk Band	**D**			

Recommended Action	**REMOVE IDENTIFIED ASBESTOS VINYL TILES & ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210120/1

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**ABBOTSBURY, AGAR GROVE, LONDON, NW1 9TB**		
Location		***Component***		***Inspection Ref***		
FIRST FLOOR FLAT 2 WC		**CONCRETE CEILING PLASTERED BRICK/BREEZE BLOCK WALLS TIMBER FLOORING OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE**		***Surveyor:***	**PB & MC**	
				PICTURE 42 *AS* SAMPLE 2		
				Date:	**20/01/21**	
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**	
Condition:	**FAIR**	***Access:***	**EASY**	***Asbestos?***	**YES**	
				Re Inspection Date:	**N/A**	
Friability:	**LOW**	***Amount:***	**APPROX: 2M²**	***Type:***	**CHRYSOTILE TO BOTH**	
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**TILES**	**<7%**
					BITUMEN	**<8%**
Position:	**VINYL FLOOR TILE & BITUMEN**	***Risk Factor*** **4** ***Risk Band*** **D**	***Priority Assessment:***	**MINOR RISK**		

Recommended Action	**REMOVE IDENTIFIED ASBESTOS VINYL TILES & ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210120/1

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**ABBOTSBURY, AGAR GROVE, LONDON, NW1 9TB**		
Location		***Component***		***Inspection Ref***		
FIRST FLOOR FLAT 2 WC		**CONCRETE CEILING CERAMIC TILES TO PLASTERED BRICK/BREEZE BLOCK WALLS ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE**		***Surveyor:***	**PB & MC**	
				PICTURE 43 *AS* SAMPLE 2		
				Date:	**20/01/21**	
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**	
Condition:	**FAIR**	***Access:***	**EASY**	***Asbestos?***	**YES**	
				Re Inspection Date:	**N/A**	
Friability:	**LOW**	***Amount:***	**APPROX: 2M²**	***Type:***	**CHRYSOTILE TO BOTH**	
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**TILES**	**<7%**
					BITUMEN	**<8%**
Position:	**VINYL FLOOR TILE & BITUMEN**	***Risk Factor***	**4**	***Priority Assessment:***	**MINOR RISK**	
		Risk Band	**D**			

Recommended Action	**REMOVE IDENTIFIED ASBESTOS VINYL TILES & ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210120/1

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**ABBOTSBURY, AGAR GROVE, LONDON, NW1 9TB**		
Location		***Component***		***Inspection Ref***		
FIRST FLOOR FLAT 2 HALLWAY		**CONCRETE CEILING CERAMIC TILES TO PLASTERED BRICK/BREEZE BLOCK WALLS TIMBER FLOORING OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE**		***Surveyor:***	**PB & MC**	
				PICTURE 44 *AS* SAMPLE 2		
				Date:	**20/01/21**	
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**	
Condition:	**FAIR**	***Access:***	**EASY**	***Asbestos?***	**YES**	
				Re Inspection Date:	**N/A**	
Friability:	**LOW**	***Amount:***	**APPROX: 5M²**	***Type:***	**CHRYSOTILE TO BOTH**	
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**TILES**	**<7%**
					BITUMEN	**<8%**
Position:	**VINYL FLOOR TILE & BITUMEN**	***Risk Factor*** **4** ***Risk Band*** **D**	***Priority Assessment:***	**MINOR RISK**		

Recommended Action	**REMOVE IDENTIFIED ASBESTOS VINYL TILES & ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210120/1

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**ABBOTSBURY, AGAR GROVE, LONDON, NW1 9TB**		
Location		***Component***		***Inspection Ref***		
FIRST FLOOR FLAT 2 HALLWAY		**ELECTRICAL FUSE BOARD**		***Surveyor:***	**PB & MC**	
				PICTURE 45		
				Date:	**20/01/21**	
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**	
Condition:	**N/A**	***Access:***	**N/A**	***Asbestos?***	**NO**	
				Re Inspection Date:	**N/A**	
Friability:	**N/A**	***Amount:***	**N/A**	***Type:***	**NON ASBESTOS**	
Damage:	**N/A**	***Exposure:***	**N/A**	***Analysis:***	**N/A**	
Position:	**CUPBOARDS**	***Risk Factor*** **0** ***Risk Band*** **E**	***Priority Assessment:***	**NO RISK**		

Recommended Action	**NO ASBESTOS MATERIALS IDENTIFIED.**

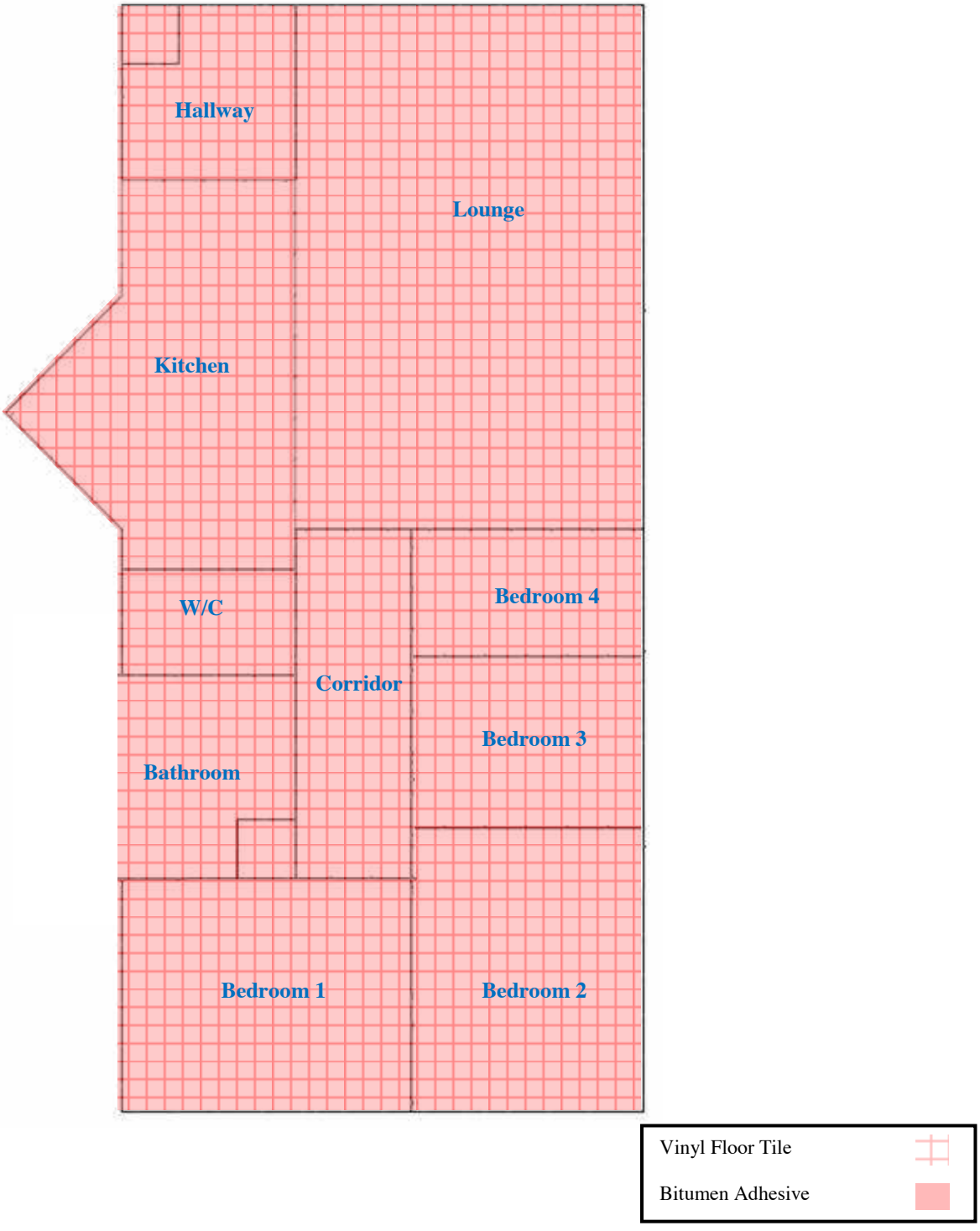
J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210120/1

CLIENT: Hill

19th January 2021

Flat 2



SURVEY NO: JE/210120/1

CLIENT: Hill

19th January 2021

Environmental Inspection Record		**ABBOTSBURY, AGAR GROVE, LONDON, NW1 9TB**			
Location		***Component***		***Inspection Ref***	
GROUND FLOOR FLAT 1 BEDROOM 3		**CONCRETE CEILING PLASTERED BRICK WALLS TIMBER FLOORING OVER CONCRETE FLOOR**		***Surveyor:***	**PB & MC**
				PICTURE 46	
				Date:	**20/01/21**
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**
Condition:	**N/A**	***Access:***	**N/A**	***Asbestos?***	**NO**
				Re Inspection Date:	**N/A**
Friability:	**N/A**	***Amount:***	**N/A**	***Type:***	**NON ASBESTOS**
Damage:	**N/A**	***Exposure:***	**N/A**	***Analysis:***	**N/A**
Position:	**BEDROOM**	***Risk Factor*** **0** / ***Risk Band*** **E**	***Priority Assessment:***	**NO RISK**	

Recommended Action	**NO ASBESTOS MATERIALS IDENTIFIED.**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210120/1

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**ABBOTSBURY, AGAR GROVE, LONDON, NW1 9TB**		
Location		***Component***			***Inspection Ref***	
GROUND FLOOR FLAT 1 BEDROOM 2		**CONCRETE CEILING PLASTERED BRICK WALLS TIMBER FLOORING OVER CONCRETE FLOOR**			***Surveyor:***	**PB & MC**
					PICTURE 47	
					Date:	**20/01/21**
					Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**
Condition:	**N/A**	***Access:***		**N/A**	***Asbestos?***	**NO**
					Re Inspection Date:	**N/A**
Friability:	**N/A**	***Amount:***		**N/A**	***Type:***	**NON ASBESTOS**
Damage:	**N/A**	***Exposure:***		**N/A**	***Analysis:***	**N/A**
Position:	**BEDROOM**	***Risk Factor***	**0**	***Priority Assessment:***	**NO RISK**	
		Risk Band	**E**			

Recommended Action	**NO ASBESTOS MATERIALS IDENTIFIED.**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210120/1

CLIENT: Hill

19th January 2021

Environmental Inspection Record		**ABBOTSBURY, AGAR GROVE, LONDON, NW1 9TB**			
Location		***Component***		***Inspection Ref***	
GROUND FLOOR FLAT 1 BEDROOM 3		**CONCRETE CEILING PLASTERED BRICK WALLS TIMBER FLOORING OVER CONCRETE FLOOR**		***Surveyor:***	**PB & MC**
				PICTURE 48	
				Date:	**20/01/21**
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**
Condition:	**N/A**	***Access:***	**N/A**	***Asbestos?***	**NO**
				Re Inspection Date:	**N/A**
Friability:	**N/A**	***Amount:***	**N/A**	***Type:***	**NON ASBESTOS**
Damage:	**N/A**	***Exposure:***	**N/A**	***Analysis:***	**N/A**
Position:	**BEDROOM**	***Risk Factor*** **0** ***Risk Band*** **E**	***Priority Assessment:***	**NO RISK**	

Recommended Action	**NO ASBESTOS MATERIALS IDENTIFIED.**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210120/1

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**ABBOTSBURY, AGAR GROVE, LONDON, NW1 9TB**		
Location		***Component***			***Inspection Ref***	
GROUND FLOOR FLAT 1 CORRIDOR		**CONCRETE CEILING PLASTERED BRICK WALLS TIMBER FLOORING OVER CONCRETE FLOOR**			***Surveyor:***	**PB & MC**
					PICTURE 49	
					Date:	**20/01/21**
					Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**
Condition:	**N/A**	***Access:***		**N/A**	***Asbestos?***	**NO**
					Re Inspection Date:	**N/A**
Friability:	**N/A**	***Amount:***		**N/A**	***Type:***	**NON ASBESTOS**
Damage:	**N/A**	***Exposure:***		**N/A**	***Analysis:***	**N/A**
Position:	**BEDROOM**	***Risk Factor***	**0**	***Priority Assessment:***	**NO RISK**	
		Risk Band	**E**			

Recommended Action	**NO ASBESTOS MATERIALS IDENTIFIED.**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210120/1

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**ABBOTSBURY, AGAR GROVE, LONDON, NW1 9TB**		
Location		***Component***			***Inspection Ref***	
GROUND FLOOR FLAT 1 BATHROOM		**CONCRETE CEILING CERAMIC TILES PLASTERED BRICK WALLS VINYL FLOOR COVERING OVER CONCRETE FLOOR**			***Surveyor:***	**PB & MC**
					PICTURE 50	
					Date:	**20/01/21**
					Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**
Condition:	**N/A**	***Access:***		**N/A**	***Asbestos?***	**NO**
					Re Inspection Date:	**N/A**
Friability:	**N/A**	***Amount:***		**N/A**	***Type:***	**NON ASBESTOS**
Damage:	**N/A**	***Exposure:***		**N/A**	***Analysis:***	**N/A**
Position:	**BATHROOM**	***Risk Factor***	**0**	***Priority Assessment:***	**NO RISK**	
		Risk Band	**E**			

Recommended Action	**NO ASBESTOS MATERIALS IDENTIFIED.**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210120/1

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**ABBOTSBURY, AGAR GROVE, LONDON, NW1 9TB**	
Location		***Component***		***Inspection Ref***	
GROUND FLOOR FLAT 1 KITCHEN		**ASBESTOS INSULATION BOARD PANELS TO KITCHEN WALL PANEL**		***Surveyor:***	**PB & MC**
				PICTURE 51 *AS* SAMPLE 3	
				Date:	**20/01/21**
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**
Condition:	**FAIR**	***Access:***	**EASY**	***Asbestos?***	**YES**
				Re Inspection Date:	**N/A**
Friability:	**HIGH**	***Amount:***	**APPROX: 0.5M^2**	***Type:***	**AMOSITE/ CHRYSOTILE**
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**< 40%**
Position:	**INSULATION BOARD**	***Risk Factor*** **19** / ***Risk Band*** **A**		***Priority Assessment:***	**HIGH RISK**

Recommended Action	**REMOVE IDENTIFIED ASBESTOS INSULATION BOARD BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR ONLY!**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210120/1

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**ABBOTSBURY, AGAR GROVE, LONDON, NW1 9TB**		
Location		***Component***			***Inspection Ref***	
GROUND FLOOR FLAT 1 KITCHEN		**CONCRETE CEILING PLASTERED BRICK WALLS CERAMIC TILES OVER CONCRETE FLOOR**			***Surveyor:***	**PB & MC**
					PICTURE 52	
					Date:	**20/01/21**
					Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**
Condition:	**N/A**	***Access:***		**N/A**	***Asbestos?***	**NO**
					Re Inspection Date:	**N/A**
Friability:	**N/A**	***Amount:***		**N/A**	***Type:***	**NON ASBESTOS**
Damage:	**N/A**	***Exposure:***		**N/A**	***Analysis:***	**N/A**
Position:	**KITCHEN**	***Risk Factor***	**0**	***Priority Assessment:***	**NO RISK**	
		Risk Band	**E**			

Recommended Action	**NO ASBESTOS MATERIALS IDENTIFIED.**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210120/1

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**ABBOTSBURY, AGAR GROVE, LONDON, NW1 9TB**		
Location		***Component***			***Inspection Ref***	
GROUND FLOOR FLAT 1 CORRIDOR		**BOILER WITH METAL FLUE PIPE ELECTRICAL FUSE BOARD**			***Surveyor:***	**PB & MC**
					PICTURE 53	
					Date:	**20/01/21**
					Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**
Condition:	**N/A**	***Access:***		**N/A**	***Asbestos?***	**NO**
					Re Inspection Date:	**N/A**
Friability:	**N/A**	***Amount:***		**N/A**	***Type:***	**NON ASBESTOS**
Damage:	**N/A**	***Exposure:***		**N/A**	***Analysis:***	**N/A**
Position:	**CUPBOARDS**	***Risk Factor***	**0**	***Priority Assessment:***	**NO RISK**	
		Risk Band	**E**			

Recommended Action	**NO ASBESTOS MATERIALS IDENTIFIED.**

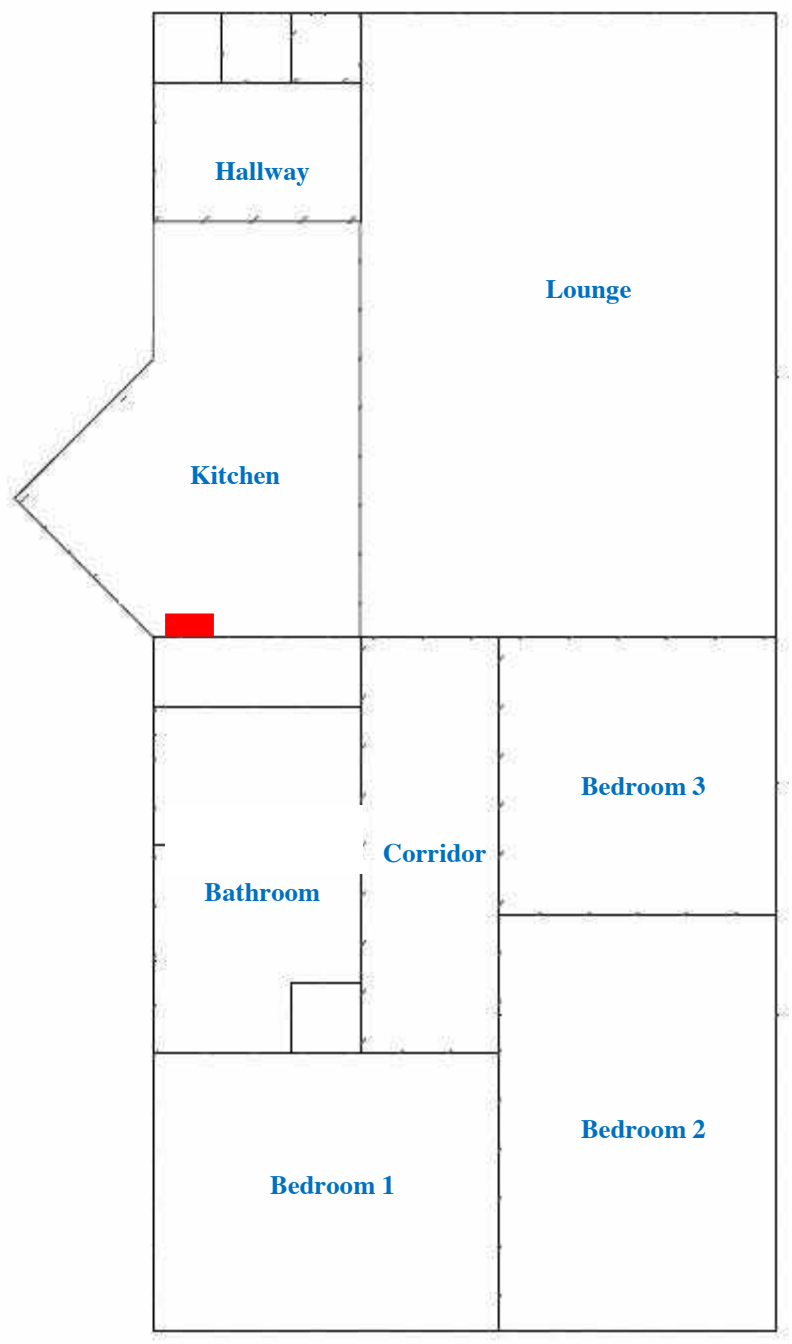
J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210120/1

CLIENT: Hill

19th January 2021

Flat 1



Insulation Board

J. ENGLAND ENVIRONMENTAL SERVICES LTD
Rose Cottage, Brentwood Road, Dunton,
Essex, CM13 3SH
TEL No: 020 8328 3300

FRAMPTON
AGAR GROVE
LONDON
NW1 9SN

REFURBISHMENT/DEMOLITION SURVEY FOR ASBESTOS

Report No: JE/210119/2	*Name*	*Signature*	*Date*
Report by:	**Carl Foster Surveyor**		**20/01/21**
Authorised & checked for issue by:	**John England Director**		**27/01/21**

CONTENTS

SURVEY NO: JE/210119/2

CLIENT: Hill

19th January 2021

SITE SURVEY FOR ASBESTOS

INTRODUCTION

This report complies with the regulations within the Asbestos Survey Guide HSG264. We carried out an Asbestos Refurbishment/Demolition survey at **Frampton, Agar Grove, London, NW1 9SN.** in order to locate and identify materials which contain asbestos within the properties.

The site survey was carried out on the **19th & 20th January 2021** with **EIGHT** samples taken for analysis.

The nature of the survey is to visually inspect the building on that would possibly determine the presence of asbestos containing materials, to take samples if feasible and report findings. Certain limitations apply to such a survey however; these are discussed in more detail later in the report. In theory, there may be no limit to the number of samples but with due regard to the cost considerations, the minimum number of samples considered to be representative of a site of this size and type were taken. In order to achieve these criteria certain assumptions have been made about the analysis of materials similar to that already sampled or noted elsewhere.

In view of the above conditions, the survey report lists the results of all samples taken and also the materials, which are likely to contain asbestos, which for the reasons detailed above, were not sampled.

SURVEY NO: JE/210119/2

CLIENT: Hill

19th January 2021

SITE SURVEY FOR ASBESTOS

TERMS OF REFERENCE

The comments and opinions given in this document and any opinions expressed are based upon accessibility of the buildings at the time of the survey, along with the results obtained in the laboratory.

There may be however conditions obtaining within the site, which have not been disclosed, and which could not therefore taken into account.

Any alterations, additions or amendments to this report shall not be the responsibility of England Environmental Services Limited.

The report contents, findings and recommendations remain confidential and shall not be disclosed without the permission of our client.

The report is designed to be for information purposes only and not for the tendering of asbestos removal work. Should a specification for asbestos removal and documentation for tendering purposes be required please do not hesitate in contacting us?

SITE SURVEY FOR ASBESTOS

RISK ASSESSMENTS

For each sample / inspection, a Risk Assessment should be compiled. A point's score is allocated on the basis of the examination of a number of parameters.

This system is based on the method as described in a Specialist Module S301-Asbestos and other fibres, and has been adopted by local authorities for their Asbestos Survey Assessments

FRIABILITY:

Asbestos Cement is usually of low friability except when in poor condition.
Asbestos Insulation Board when damaged or inadequately encapsulated can be extremely friable. Asbestos Insulation can vary greatly in its friability.
Asbestos spray coatings, if not adequately encapsulated, are extremely friable and hazardous.

Low = 0
Medium = 1
High = 4

SURFACE TREATMENT / DAMAGE:

The likelihood that fibres contained within the asbestos product will become airborne. Sealed or encapsulated surfaces do not release fibres. Damaged or bare surfaces may.

None = 0
Sealed = 0
Poor Seal = 2
Unsealed = 4

ACCESSIBILITY:

A greater hazard is expected when persons have reason to be close to the asbestos product. The use of tools or machinery in the vicinity may give rise to greater concern
Difficult Access = 0
Medium Access = 1
Easy Access = 2

SITE SURVEY FOR ASBESTOS

CONDITION:

The condition of the material is a good indicator of the risk / hazard.
Loose asbestos board or asbestos insulation can be extremely hazardous.

Good = 0
Fair = 1
Poor = 4
Debris = 6
Broken falling debris = 7

AIR MOVEMENT / POSITION:

Both these factors may increase the likelihood of airborne fibre release.
Damage or disturbance in these circumstances may be particularly hazardous. However, small amounts of airborne asbestos fibre released into a large volume of air are less hazardous than a similar release in a small area.

External = 0
Internal = 1
Induced vent = 2

ASBESTOS TYPE:

No Asbestos = 0
No Asbestos Suspected = 0
No Asbestos Detected in Sample = 0
Chrysotile = 1
Actinolite = 2
Amosite = 2
Chrysotile/Amosite = 2
Anthophylite = 2
Tremolite = 2
Crocidolite = 3
Chrysotile/ Crocidolite = 3
Amosite/ Crocidolite = 3
Amosite/Chrysotile/ Crocidolite = 3

SITE SURVEY FOR ASBESTOS

ANALYSIS CONTENT:

Low (2-15%) Trace = 1
Assumed Trace (<2%) = 1
Assumed Low (2-15%) = 1
Low (2-15%) = 1
Trace (<2%) = 1
Assumed Medium (15-50%)/ Trace (<2%) = 2
Medium (15-50%)/Trace =2
Assumed Medium (15-50%) = 2
Medium (>50%) = 3
High (>50%)/Trace (<2%) = 3
Assumed High (>50%) = 3
High (>50%) = 3

Where the analysis is based upon the surveyors visual inspection rather than laboratory analysis, the values are prefixed "Assumed".

The hazard assessment system adopted must concentrate solely on the likelihood of fibre release from asbestos based materials into breathing zone of persons at risk. This is the singular most important factor in accessing the likelihood of that person being exposed to the fibre concentration injurious to their health. Although recommendations, which are issued, will vary according to each individual situation, it is desirable that some standardisation of action is achieved to allow Property and Engineering Managers to identify areas that require immediate attention, and to instigate planned preventive maintenance and management of asbestos containing materials.

RISK BAND A:

18 Points or more

HIGH RISK MATERIAL REQUIRING URGENT ATTENTION:
The Potential hazard arising from this category warrants urgent action. Immediate plans should be made for the removal of the asbestos containing material. If the delay of removal is likely to occur the asbestos should be sealed / encapsulated and approved warning labels positioned to prevent accidental damage to the material.

RISK BAND B:

14-17 Points
MEDIUM RISK MATERIAL REQUIRING NEAR TERM ATTENTION:
This category indicates that deterioration in any of the contributory factors may result in fibre release. Therefore all asbestos should be removed on a programmed basis within a specified time scale – normal

SITE SURVEY FOR ASBESTOS

12 months. The condition of the asbestos material should be regularly monitored and, where necessary, sealed / re-encapsulated until the removal takes place. Approved warning labels should be positioned to prevent accidental damage to the material.

RISK BAND C:

9-13 Points

LOW RISK MATERIAL REQUIRING REGULAR INSPECTION:
This category indicates the need for regular monitoring. Although the current risk of fibre release is low, this material may suffer deterioration through age / accidental damage. It is recommended that the asbestos in this category be visually inspected on a six monthly basis to ascertain any change in condition. Where such a change occurs, re-prioritisation to Risk Band B will be necessary. Approved warning labels should be positioned to prevent accidental damage to the material.

RISK BAND D:

1-8 Points

MINOR RISK MATERIAL REQUIRING ANNUAL INSPECTION:
This category indicates Low Priority. Visual inspections should be made on an annual basis to ascertain any change in condition. Where such a change occurs, re-prioritisation to Risk Band C or B will be necessary. Approved warning labels should be positioned to prevent accidental damage to the material.

RISK BAND E:

0 Points

NO ACTION REQUIRED

SURVEY NO: JE/210119/2

CLIENT: Hill

19th January 2021

SITE SURVEY FOR ASBESTOS

DESCRIPTION OF SITE

Address: **Frampton, Agar Grove, London, NW1 9SN;** the property that we surveyed was two adjoined residential blocks consisting of a Three Floors with 4 flats on each floor;

- **Ground floor**
- **First Floor**
- **Second Floor**

The age of the building is circa late 1960's

The construction of the building is Brick; other materials such as concrete and metal were used within the structure.

On our survey we checked the building for asbestos materials. We checked for asbestos sprayed coatings, thermal insulation, asbestos boards, paper, felt and cardboard, textiles, friction products, bitumen and cement products.

SURVEY NO: JE/210119/2

CLIENT: Hill

19th January 2021

SITE SURVEY FOR ASBESTOS

SUMMARY OF SURVEY

The survey revealed Asbestos materials ***have*** been identified upon inspection of the building. A summary of the asbestos containing materials identified throughout the building is detailed below:

Asbestos Insulation Board

ASBESTOS INSULATION BOARD WAS IDENTIFIED WITHIN:

GROUND FLOOR

- **FLAT 1 WC: IN THE FORM OF 2 INSULATION BOARD PANELS**
  - **MEASURING APPROXIMATELY <1M^2**

Asbestos Insulation

NO ASBESTOS INSULATION WAS IDENTIFIED

Asbestos Cement Products

ASBESTOS CEMENT WAS IDENTIFIED

SECOND FLOOR

- **FLAT 12 WC: IN THE FORM OF A CEMENT SHELF**
  - **MEASURING APPROXIMATELY <0.5M^2**

FIRST FLOOR

- **FLAT 6 WC: IN THE FORM OF A CEMENT SHELF**
  - **MEASURING APPROXIMATELY <0.5M^2**

GROUND FLOOR

- **FLAT 1 WC: IN THE FORM OF A CEMENT SHELF**
  - **MEASURING APPROXIMATELY <0.5M^2**
- **FLAT 2 WC: IN THE FORM OF A CEMENT SHELF**
  - **MEASURING APPROXIMATELY <0.5M^2**
- **FLAT 3 WC: IN THE FORM OF A CEMENT SHELF**
  - **MEASURING APPROXIMATELY <0.5M^2**

Asbestos Textile Products

NO ASBESTOS TEXTILE MATERIALS WERE IDENTIFIED

Asbestos Plastic Products

ASBESTOS PLASTIC PRODUCTS WERE IDENTIFIED WITHIN:

SECOND FLOOR

- **FLAT 10 : IN THE FORM OF A VINYL FLOOR TILES (ALL ROOMS EXCEPT BATHROOM & WC)**
  - **MEASURING APPROXIMATELY <81M^2**
- **FLAT 11 : IN THE FORM OF A VINYL FLOOR TILES (ALL ROOMS)**
  - **MEASURING APPROXIMATELY <85M^2**
- **FLAT 12 : IN THE FORM OF A VINYL FLOOR TILES (ALL ROOMS)**
  - **MEASURING APPROXIMATELY <85M^2**

FIRST FLOOR

- **FLAT 6: IN THE FORM OF A VINYL FLOOR TILES (ALL BEDROOMS, HALLWAY & CORRIDOR)**
  - **MEASURING APPROXIMATELY <69M^2**
- **FLAT 8: IN THE FORM OF A VINYL FLOOR TILES (ALL ROOMS)**
  - **MEASURING APPROXIMATELY <85M^2**
- **FLAT 7: IN THE FORM OF A VINYL FLOOR TILES (ALL ROOMS)**
  - **MEASURING APPROXIMATELY <85M^2**

GROUND FLOOR

- **FLAT 1: IN THE FORM OF A VINYL FLOOR TILES (ALL ROOMS)**
  - **MEASURING APPROXIMATELY <85M^2**
- **FLAT 3: IN THE FORM OF A VINYL FLOOR TILES (ALL ROOMS)**
  - **MEASURING APPROXIMATELY <85M^2**

Asbestos Textured Coatings

NO ASBESTOS TEXTURED COATING WAS IDENTIFIED

Asbestos Bitumen Products

ASBESTOS BITUMEN WAS IDENTIFIED WITHIN:

SECOND FLOOR

- **FLAT 10 : IN THE FORM OF A BITUMEN ADHESIVE (ALL ROOMS)**
  - **MEASURING APPROXIMATELY <85M^2**
- **FLAT 11 : IN THE FORM OF A BITUMEN ADHESIVE (ALL ROOMS)**
  - **MEASURING APPROXIMATELY <85M^2**
- **FLAT 12 : IN THE FORM OF A BITUMEN ADHESIVE (ALL ROOMS)**
  - **MEASURING APPROXIMATELY <85M^2**

FIRST FLOOR

- **FLAT 6 : IN THE FORM OF A BITUMEN ADHESIVE (ALL ROOMS)**
  - **MEASURING APPROXIMATELY <85M^2**
- **FLAT 8: IN THE FORM OF A BITUMEN ADHESIVE (ALL ROOMS)**
  - **MEASURING APPROXIMATELY <85M^2**
- **FLAT 7: IN THE FORM OF A BITUMEN ADHESIVE (ALL ROOMS)**
  - **MEASURING APPROXIMATELY <85M^2**

GROUND FLOOR

- **FLAT 1: IN THE FORM OF A BITUMEN ADHESIVE (ALL ROOMS)**
  - **MEASURING APPROXIMATELY <85M^2**
- **FLAT 3: IN THE FORM OF A BITUMEN ADHESIVE (ALL ROOMS)**
  - **MEASURING APPROXIMATELY <85M^2**

Presumed To Contain Asbestos Materials

NO MATERIALS WERE PRESUMED TO CONTAIN ASBESTOS MATERIALS

NON ASBESTOS

ASBESTOS MATERIALS IDENTIFIED

PRESUMED TO CONTAIN ASBESTOS MATERIALS

SURVEY NO: JE/210119/2

CLIENT: Hill

19th January 2021

RECOMMENDATIONS ANALYSIS

Risk Band A	High Risk – Material requiring urgent attention						
SAMPLE	**FLOOR**	**AREA**	**MATERIAL**	**ASBESTOS Y/N**	**ANALYSIS**	**RISK**	**RECOMMENDED ACTION**
S3	Ground	Flat 1 – WC Wall panel	Insulation Board	Y	Amosite/ Chrysotile	High	Remove using a licensed contractor ONLY
Risk Band B	Medium Risk – Material requiring near term attention						
N/A							
Risk Band C	Low Risk – Material requires regular inspection						
N/A							
Risk Band D	Minor Risk – Material requires annual inspection						
SAMPLE	**FLOOR**	**AREA**	**MATERIAL**	**ASBESTOS Y/N**	**ANALYSIS**	**RISK**	**RECOMMENDED ACTION**
S1	Ground	Flat 1 – Bedroom 4	Vinyl Floor Tile & Bitumen Adhesive	Y	Chrysotile	Minor	Remove using a licensed contractor *
S2	Ground	Flat 1 – Bedroom 4	Vinyl Floor Tile & Bitumen Adhesive	Y	Chrysotile	Minor	Remove using a licensed contractor *
S4	Ground	Flat 1 – WC	Board (Cement Shelf)	Y	Chrysotile	Minor	Remove using a licensed contractor *
Risk Band E	No Action Required						
SAMPLE	**FLOOR**	**AREA**	**MATERIAL**	**ASBESTOS Y/N**	**ANALYSIS**	**RISK**	**RECOMMENDED ACTION**
S5	1st	Flat 6 – Kitchen Wall - Panel	Insulation Board	N	NADIS	None	No action required
S6	2nd	Flat 10 – WC Wall - Panel	Insulation Board	N	NADIS	None	No action required
S7	2nd	Flat 12 – All Rooms	Textured Coating	N	NADIS	None	No action required
S8	2nd	External – Stairwell Ceiling	Insulation Board	N	NADIS	None	No action required

NADIS –No Asbestos Detected In Sample

* **WE RECOMMEND THAT ALL ASBESTOS REMOVAL WORKS ARE UNDERTAKEN BY LICENSED CONTRACTORS, THOUGH YOU MAY CHOOSE TO USE UNLICENSED CONTRACTORS FOR ALL NON-LICENSABLE MATERIALS.**

RECOMMENDATIONS

Legislation states as a requirement that any building controller must manage the asbestos materials in their building(s) to prevent risk of exposure to its employees or tenants from asbestos and to prevent the spread of asbestos. Predominately this will involve identification, assessment and management measures. This survey report identifies and assesses the asbestos highlighted and this section is tailored to advice as to how the management of the materials present is ensured.
Recommendations made in this report are made in relation to items or findings identified on site during the inspection of the premises and are made in line with the algorithm and the surveyor's recommendation. Recommendations made are based on current guidance issued by the Department of the Environment, Transport and the Regions and the Health and Safety Executive.
A quantified risk assessment of fibre release has been made using an algorithm, which takes into account factors relevant to the item. Recommended actions will normally involve one or more of the actions described below.

i. ***Removal***. Items vulnerable to damage or in such poor condition that removal is the only practicable option or where refurbishment or demolition works are planned that will disturb the materials.

ii. ***Enclosure or encapsulation (Sealing) and / or repair.*** Where the material is in poor condition, vulnerable to damage or unpainted and the risk of fibre release requires one or more of these actions.

iii. ***Manage*****. Management of asbestos materials were not in poor condition OR vulnerable to damage.** Consider labeling, registering and annual inspection. Restrict access as necessary. Such management should be undertaken to comply with the employers' duty of care, required by the Health and Safety at Work Act 1974 and Control of Asbestos at Work Regulations 2012.

Specific Recommendations

REMOVE IDENTIFIED ASBESTOS INSULATION BOARD USING A LICENSED CONTRACTOR ONLY, BEFORE DEMOLITION WORKS COMMENCE.

REMOVE IDENTIFIED ASBESTOS CEMENT PRODUCTS USING A LICENSED CONTRACTOR, BEFORE DEMOLITION WORKS COMMENCE.

REMOVE IDENTIFIED ASBESTOS VINYL PRODUCTS USING A LICENSED CONTRACTOR, BEFORE DEMOLITION WORKS COMMENCE.

REMOVE IDENTIFIED ASBESTOS BITUMEN PRODUCTS USING A LICENSED CONTRACTOR, BEFORE DEMOLITION WORKS COMMENCE.

SITE SURVEY FOR ASBESTOS

LIMITATIONS OF THE SURVEY

The following areas could not be inspected at the time of the survey:

General:

- Inside solid concrete floors, where cement boarding shuttering may have been
- All live electrical boxes

SURVEY NO: JE/210119/2

CLIENT: Hill

19th January 2021

ANALYSIS CERTIFICATE

Address: **Frampton, Agar Grove, London, NW1 9SN;** the samples below have been analysed qualitatively for asbestos by polarised light and dispersion staining as described on the following page.

UKAS TESTING 2707

SCOPES
Asbestos Analysis Services Ltd.

CERTIFICATE FOR IDENTIFICATION OF ASBESTOS FIBRES

STANDARD ☐
PREMIUM ☐
EMERGENCY ☐

Client:	ENGLAND ENVIRONMENTAL SERVICES LTD		
Address:	ROSE COTTAGE BRENTWOOD ROAD DUNTON BRENTWOOD ESSEX CM13 3SH	Analysis Report No.	SCO/21/1094
Attention:	J. ENGLAND	Report Date.	22/01/21
Site Address:	FLATS 1,2,3,6,7,8,10,11,12 & STAIRWELL AGAR ROAD FRAMPTON	Site Ref No.	N/A
Date sample taken:	20/01/21	Page No:	1 Of 1
Date sample received:	22/01/21	No. of Samples:	8
Date of Analysis:	22/01/21	Obtained:	DELIVERED

Samples of material, referenced below, have been examined to determine the presence of asbestos fibres, using Scopes Asbestos Analysis "in house" method of transmitted/polarised light microscopy and centre stop dispersion staining, based on HSE's HSG248.
If samples have been DELIVERED the site address and actual sample location is as given by the client at the time of delivery. Scopes Asbestos Analysis Services Limited are not responsible for the accuracy or competence of the sampling by third parties. Under these circumstances Scopes Asbestos Analysis Services Limited cannot be held responsible for the interpretation of the results shown. Results relate only to the items tested.

SCOPES SAMPLE No.	CLIENT SAMPLE No.	Sample Location	Fibre Type Detected
1	1	FLAT 1 – GROUND FLOOR – BEDROOM 4 – FLOOR TILE & BITUMEN	CHRYSOTILE TO BOTH
2	2	FLAT 1 – GROUND FLOOR – BEDROOM 4 – FLOOR TILE & BITUMEN	CHRYSOTILE TO BOTH
3	3	GROUND FLOOR – WC – WALL PANEL – INSULATION BOARD	AMOSITE/CHRYSOTILE
4	4	GROUND FLOOR – WC – WINDOW LEDGE – BOARD	CHRYSOTILE
5	5	FLAT 6 – FIRST FLOOR – WALL PANEL – INSULATION BOARD	NADIS
6	6	FLAT 10 – SECOND FLOOR – WC – WALL PANEL – INSULATION BOARD	NADIS
7	7	FLAT 12 – SECOND FLOOR – ALL BEDROOMS/CEILINGS – TEXTURED COATING	NADIS
8	8	EXTERNAL STAIR BLOCK – SECOND FLOOR – STAIRWELL CEILING – INSULATION BOARD	NADIS

KEY: NADIS – No Asbestos Detected in Sample

Note: All samples will be retained for a minimum of six months.
Note: This Certificate for Identification of Asbestos Fibres shall not be reproduced except in full without the written approval of the Laboratory.
Note: All Analysis is performed in House on the registered premises (below).
Note: Where an 'A' appears at the end of the analysis report number this means an amendment has been made to the original report. Information that has been amended will be marked with an *

Analysed by:	S GIDDINGS	Authorised signatory:	
		Print name:	C.BOLTON – ADMINISTRATION & SALES MANAGER

BULK 001-VER 7 10-June-20-QCM

Unit 14 Britannia Court, Burnt Mills Industrial Estate, Basildon, Essex, SS13 1EU
Tel: 01268 724785 Fax: 01268 724796 **Mob:** 07765 685132 **E-Mail:** enquiries@scopesasl.co.uk
Company Reg No: 6181300 Reg Address: As above

SURVEY NO: JE/210119/2

CLIENT: Hill 19th January 2021

INFORMATION ON ANALYSIS AND SAMPLING OF ASBESTOS

(1) Portions of the sample were prepared and examined by low power binocular microscope. Fibres found in the sample or small portions of the sample were mounted on glass slides in specific refractive index liquids (chosen to match individual asbestos types) and examined using polarised light and dispersion staining microscopy. Fibres were identified by comparison of their optical properties with those of standard asbestos minerals and published data.

(2) It is important that the sample provided for analysis is representative of the original material. Lagging materials in particular may vary greatly in composition from the place to place on the insulation is often applied in layers and therefore core samples are preferable.

(3) The sample must be submitted for analysis should be of a reasonable size to ensure that trace constituents are detected. The equivalent of a small handful of material is sufficient.

(4) Samples should be sealed in impermeable containers (e.g. plastic bags), double packed carefully to avoid rupture of the container during transport. The outside of the package should be marked clearly "SAMPLES FOR ANALYSIS".

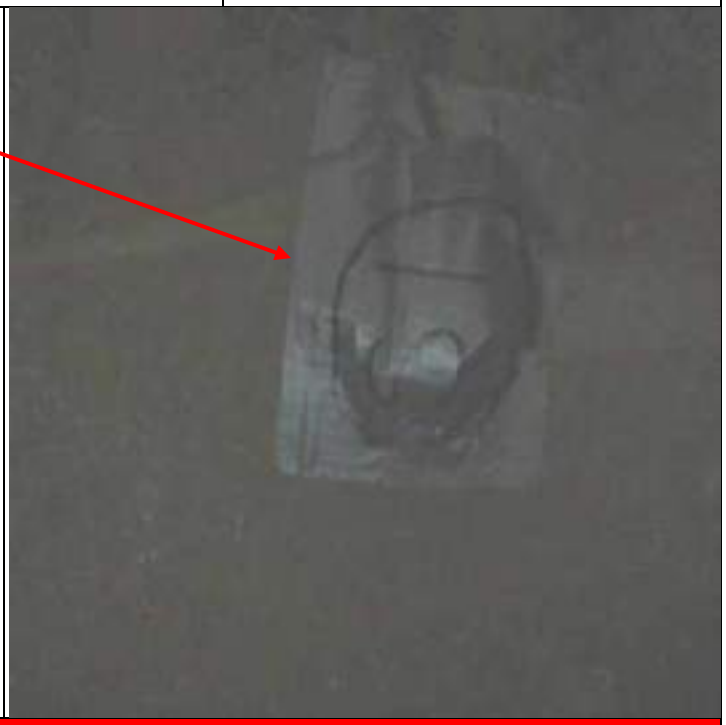
(5) England Asbestos Services accepts responsibility only for results obtained from samples as received. No responsibility is accepted for errors which may have arisen during sampling or transportation of samples by clients.

SURVEY NO: JE/210119/2

CLIENT: Hill

19th January 2021

Environmental Inspection Record				FRAMPTON, AGAR GROVE, LONDON, NW1 9SN		
Location		***Component***		***Inspection Ref***		
GROUND FLOOR FLAT 1 BEDROOM 4		**CONCRETE CEILING PLASTERED BRICK/BREEZE BLOCK WALLS ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE**		***Surveyor:***	**PB & MC**	
				PICTURE 1 & 2 SAMPLE 1		
				Date:	**19/01/21**	
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**	
Condition:	**FAIR**	***Access:***	**EASY**	***Asbestos?***	**YES**	
				Re Inspection Date:	**N/A**	
Friability:	**LOW**	***Amount:***	**APPROX: 12M²**	***Type:***	**CHRYSOTILE TO BOTH**	
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**TILES**	**<7%**
					BITUMEN	**<8%**
Position:	**VINYL FLOOR TILE & BITUMEN**	***Risk Factor***	**4**	***Priority Assessment:***	**MINOR RISK**	
		Risk Band	**D**			



Recommended Action	**REMOVE IDENTIFIED ASBESTOS VINYL TILES & ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210119/2

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**FRAMPTON, AGAR GROVE, LONDON, NW1 2SN**		
Location		***Component***		***Inspection Ref***		
GROUND FLOOR FLAT 1 BEDROOM 4		**ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE**		***Surveyor:***	**PB & MC**	
				PICTURE 3 SAMPLE 2		
				Date:	**19/01/21**	
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**	
Condition:	**FAIR**	***Access:***	**EASY**	***Asbestos?***	**YES**	
				Re Inspection Date:	**N/A**	
Friability:	**LOW**	***Amount:***	**APPROX: 12M²**	***Type:***	**CHRYSOTILE TO BOTH**	
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**TILES**	**<7%**
					BITUMEN	**<8%**
Position:	**VINYL FLOOR TILE & BITUMEN**	***Risk Factor***	**4**	***Priority Assessment:***	**MINOR RISK**	
		Risk Band	**D**			

Recommended Action	**REMOVE IDENTIFIED ASBESTOS VINYL TILES & ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210119/2

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**FRAMPTON, AGAR GROVE, LONDON, NW1 2SN**		
Location		***Component***		***Inspection Ref***		
GROUND FLOOR FLAT 1 BEDROOM 3		**CONCRETE CEILING PLASTERED BRICK/BREEZE BLOCK WALLS ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE**		***Surveyor:***	**PB & MC**	
				PICTURE 4 *AS* SAMPLE 2		
				Date:	**19/01/21**	
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**	
Condition:	**FAIR**	***Access:***	**EASY**	***Asbestos?***	**YES**	
				Re Inspection Date:	**N/A**	
Friability:	**LOW**	***Amount:***	**APPROX: 10M²**	***Type:***	**CHRYSOTILE TO BOTH**	
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**TILES**	**<7%**
					BITUMEN	**<8%**
Position:	**VINYL FLOOR TILE & BITUMEN**	***Risk Factor*** **4** ***Risk Band*** **D**	***Priority Assessment:***	**MINOR RISK**		

Recommended Action	**REMOVE IDENTIFIED ASBESTOS VINYL TILES & ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210119/2

CLIENT: Hill

19th January 2021

Environmental Inspection Record				FRAMPTON, AGAR GROVE, LONDON, NW1 2SN		
Location		***Component***		***Inspection Ref***		
GROUND FLOOR FLAT 1 BEDROOM 2		**CONCRETE CEILING PLASTERED BRICK/BREEZE BLOCK WALLS ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE**		***Surveyor:***	**PB & MC**	
				PICTURE 5 *AS* SAMPLE 2		
				Date:	**19/01/21**	
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**	
Condition:	**FAIR**	***Access:***	**EASY**	***Asbestos?***	**YES**	
				Re Inspection Date:	**N/A**	
Friability:	**LOW**	***Amount:***	**APPROX: 10M²**	***Type:***	**CHRYSOTILE TO BOTH**	
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**TILES**	**<7%**
					BITUMEN	**<8%**
Position:	**VINYL FLOOR TILE & BITUMEN**	***Risk Factor***	**4**	***Priority Assessment:***	**MINOR RISK**	
		Risk Band	**D**			

Recommended Action	**REMOVE IDENTIFIED ASBESTOS VINYL TILES & ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210119/2

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**FRAMPTON, AGAR GROVE, LONDON, NW1 2SN**		
Location		***Component***		***Inspection Ref***		
GROUND FLOOR FLAT 1 BEDROOM 1		**CONCRETE CEILING PLASTERED BRICK/BREEZE BLOCK WALLS ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE**		***Surveyor:***	**PB & MC**	
				PICTURE 6 *AS* SAMPLE 2		
				Date:	**19/01/21**	
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**	
Condition:	**FAIR**	***Access:***	**EASY**	***Asbestos?***	**YES**	
				Re Inspection Date:	**N/A**	
Friability:	**LOW**	***Amount:***	**APPROX: 6M²**	***Type:***	**CHRYSOTILE TO BOTH**	
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**TILES**	**<7%**
					BITUMEN	**<8%**
Position:	**VINYL FLOOR TILE & BITUMEN**	***Risk Factor*** **4** ***Risk Band*** **D**	***Priority Assessment:***	**MINOR RISK**		

Recommended Action	**REMOVE IDENTIFIED ASBESTOS VINYL TILES & ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210119/2

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**FRAMPTON, AGAR GROVE, LONDON, NW1 2SN**		
Location		***Component***		***Inspection Ref***		
GROUND FLOOR FLAT 1 CORRIDOR		**CONCRETE CEILING PLASTERED BRICK/BREEZE BLOCK WALLS ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE**		***Surveyor:***	**PB & MC**	
				PICTURE 7 *AS* SAMPLE 2		
				Date:	**19/01/21**	
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**	
Condition:	**FAIR**	***Access:***	**EASY**	***Asbestos?***	**YES**	
				Re Inspection Date:	**N/A**	
Friability:	**LOW**	***Amount:***	**APPROX: 6M²**	***Type:***	**CHRYSOTILE TO BOTH**	
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**TILES**	**<7%**
					BITUMEN	**<8%**
Position:	**VINYL FLOOR TILE & BITUMEN**	***Risk Factor*** **4** ***Risk Band*** **D**	***Priority Assessment:***	**MINOR RISK**		

Recommended Action	**REMOVE IDENTIFIED ASBESTOS VINYL TILES & ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210119/2

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**FRAMPTON, AGAR GROVE, LONDON, NW1 2SN**		
Location		***Component***		***Inspection Ref***		
GROUND FLOOR FLAT 1 BATHROOM		**CONCRETE CEILING CERAMIC TILES TO PLASTERED BRICK/BREEZE BLOCK WALLS ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE**		***Surveyor:***	**PB & MC**	
				PICTURE 8 *AS* SAMPLE 2		
				Date:	**19/01/21**	
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**	
Condition:	**FAIR**	***Access:***	**EASY**	***Asbestos?***	**YES**	
				Re Inspection Date:	**N/A**	
Friability:	**LOW**	***Amount:***	**APPROX: 2M²**	***Type:***	**CHRYSOTILE TO BOTH**	
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**TILES**	**<7%**
					BITUMEN	**<8%**
Position:	**VINYL FLOOR TILE & BITUMEN**	***Risk Factor*** **4** ***Risk Band*** **D**	***Priority Assessment:***	**MINOR RISK**		

Recommended Action	**REMOVE IDENTIFIED ASBESTOS VINYL TILES & ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210119/2

CLIENT: Hill

19th January 2021

Environmental Inspection Record				FRAMPTON, AGAR GROVE, LONDON, NW1 2SN		
Location		***Component***		***Inspection Ref***		
GROUND FLOOR FLAT 1 WC		**CONCRETE CEILING CERAMIC TILES TO PLASTERED BRICK/BREEZE BLOCK WALLS ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE**		***Surveyor:***	**PB & MC**	
				PICTURE 10 *AS* SAMPLE 2		
				Date:	**19/01/21**	
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**	
Condition:	**FAIR**	***Access:***	**EASY**	***Asbestos?***	**YES**	
				Re Inspection Date:	**N/A**	
Friability:	**LOW**	***Amount:***	**APPROX: 2M²**	***Type:***	**CHRYSOTILE TO BOTH**	
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**TILES**	**<7%**
					BITUMEN	**<8%**
Position:	**VINYL FLOOR TILE & BITUMEN**	***Risk Factor*** **4** ***Risk Band*** **D**	***Priority Assessment:***	**MINOR RISK**		

Recommended Action	**REMOVE IDENTIFIED ASBESTOS VINYL TILES & ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210119/2

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**FRAMPTON, AGAR GROVE, LONDON, NW1 2SN**		
Location		***Component***			***Inspection Ref***	
GROUND FLOOR FLAT 1 WC		**ASBESTOS INSULATION BOARD PANELS TO WC WALL 2 PANELS IN TOTAL**			***Surveyor:***	**PB & MC**
					PICTURE 11 & 12 SAMPLES 3	
					Date:	**19/01/21**
					Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**
Condition:	**POOR**	***Access:***		**MEDIUM**	***Asbestos?***	**YES**
					Re Inspection Date:	**N/A**
Friability:	**HIGH**	***Amount:***		**APPROX: 0.5M^2 EACH PANEL**	***Type:***	**AMOSITE/ CHRYSOTILE**
Damage:	**HIGH**	***Exposure:***		**OCCUPANTS**	***Analysis:***	**< 40%**
Position:	**INSULATION BOARD**	***Risk Factor***	**21**	***Priority Assessment:***	**HIGH RISK**	
		Risk Band	**A**			

Recommended Action	**REMOVE IDENTIFIED ASBESTOS INSULATION BOARD BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR ONLY!**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210119/2

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**FRAMPTON, AGAR GROVE, LONDON, NW1 2SN**		
Location		***Component***			***Inspection Ref***	
GROUND FLOOR FLAT 1 WC		**ASBESTOS CEMENT SHELF**			***Surveyor:***	**PB & MC**
					PICTURE 13 SAMPLE 4	
					Date:	**19/01/21**
					Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**
Condition:	**FAIR**	***Access:***		**EASY**	***Asbestos?***	**YES**
					Re Inspection Date:	**N/A**
Friability:	**LOW**	***Amount:***		**APPROX: 0.5M²**	***Type:***	**CHRYSOTILE**
Damage:	**LOW**	***Exposure:***		**OCCUPANTS**	***Analysis:***	**< 25%**
Position:	**CEMENT SHELF**	***Risk Factor***	**5**	***Priority Assessment:***	**MINOR RISK**	
		Risk Band	**D**			

Recommended Action	**REMOVE IDENTIFIED ASBESTOS CEMENT SHELF BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210119/2

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**FRAMPTON, AGAR GROVE, LONDON, NW1 2SN**		
Location		***Component***		***Inspection Ref***		
GROUND FLOOR FLAT 1 CORRIDOR		**CONCRETE CEILING PLASTERED BRICK/BREEZE BLOCK WALLS ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE**		***Surveyor:***	**PB & MC**	
				PICTURE 14 *AS* SAMPLE 2		
				Date:	**19/01/21**	
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**	
Condition:	**FAIR**	***Access:***	**EASY**	***Asbestos?***	**YES**	
				Re Inspection Date:	**N/A**	
Friability:	**LOW**	***Amount:***	**APPROX: 25M²**	***Type:***	**CHRYSOTILE TO BOTH**	
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**TILES**	**<7%**
					BITUMEN	**<8%**
Position:	**VINYL FLOOR TILE & BITUMEN**	***Risk Factor***	**4**	***Priority Assessment:***	**MINOR RISK**	
		Risk Band	**D**			

Recommended Action	**REMOVE IDENTIFIED ASBESTOS VINYL TILES & ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210119/2

CLIENT: Hill

19th January 2021

Environmental Inspection Record				FRAMPTON, AGAR GROVE, LONDON, NW1 2SN		
Location		***Component***		***Inspection Ref***		
GROUND FLOOR FLAT 1 KITCHEN		**CONCRETE CEILING PLASTERED BRICK/BREEZE BLOCK WALLS ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE**		***Surveyor:***	**PB & MC**	
				PICTURE 15 *AS* SAMPLE 2		
				Date:	**19/01/21**	
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**	
Condition:	**FAIR**	***Access:***	**EASY**	***Asbestos?***	**YES**	
				Re Inspection Date:	**N/A**	
Friability:	**LOW**	***Amount:***	**APPROX: 12M²**	***Type:***	**CHRYSOTILE TO BOTH**	
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**TILES**	**<7%**
					BITUMEN	**<8%**
Position:	**VINYL FLOOR TILE & BITUMEN**	***Risk Factor***	**4**	***Priority Assessment:***	**MINOR RISK**	
		Risk Band	**D**			

Recommended Action	**REMOVE IDENTIFIED ASBESTOS VINYL TILES & ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210119/2

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**FRAMPTON, AGAR GROVE, LONDON, NW1 2SN**		
Location		***Component***		***Inspection Ref***		
GROUND FLOOR FLAT 1 HALLWAY		**CONCRETE CEILING PLASTERED BRICK/BREEZE BLOCK WALLS ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE**		***Surveyor:***	**PB & MC**	
				PICTURE 16 *AS* SAMPLE 2		
				Date:	**19/01/21**	
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**	
Condition:	**FAIR**	***Access:***	**EASY**	***Asbestos?***	**YES**	
				Re Inspection Date:	**N/A**	
Friability:	**LOW**	***Amount:***	**APPROX: 5M²**	***Type:***	**CHRYSOTILE TO BOTH**	
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**TILES**	**<7%**
					BITUMEN	**<8%**
Position:	**VINYL FLOOR TILE & BITUMEN**	***Risk Factor*** **4** ***Risk Band*** **D**	***Priority Assessment:***	**MINOR RISK**		

Recommended Action	**REMOVE IDENTIFIED ASBESTOS VINYL TILES & ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210119/2

CLIENT: Hill

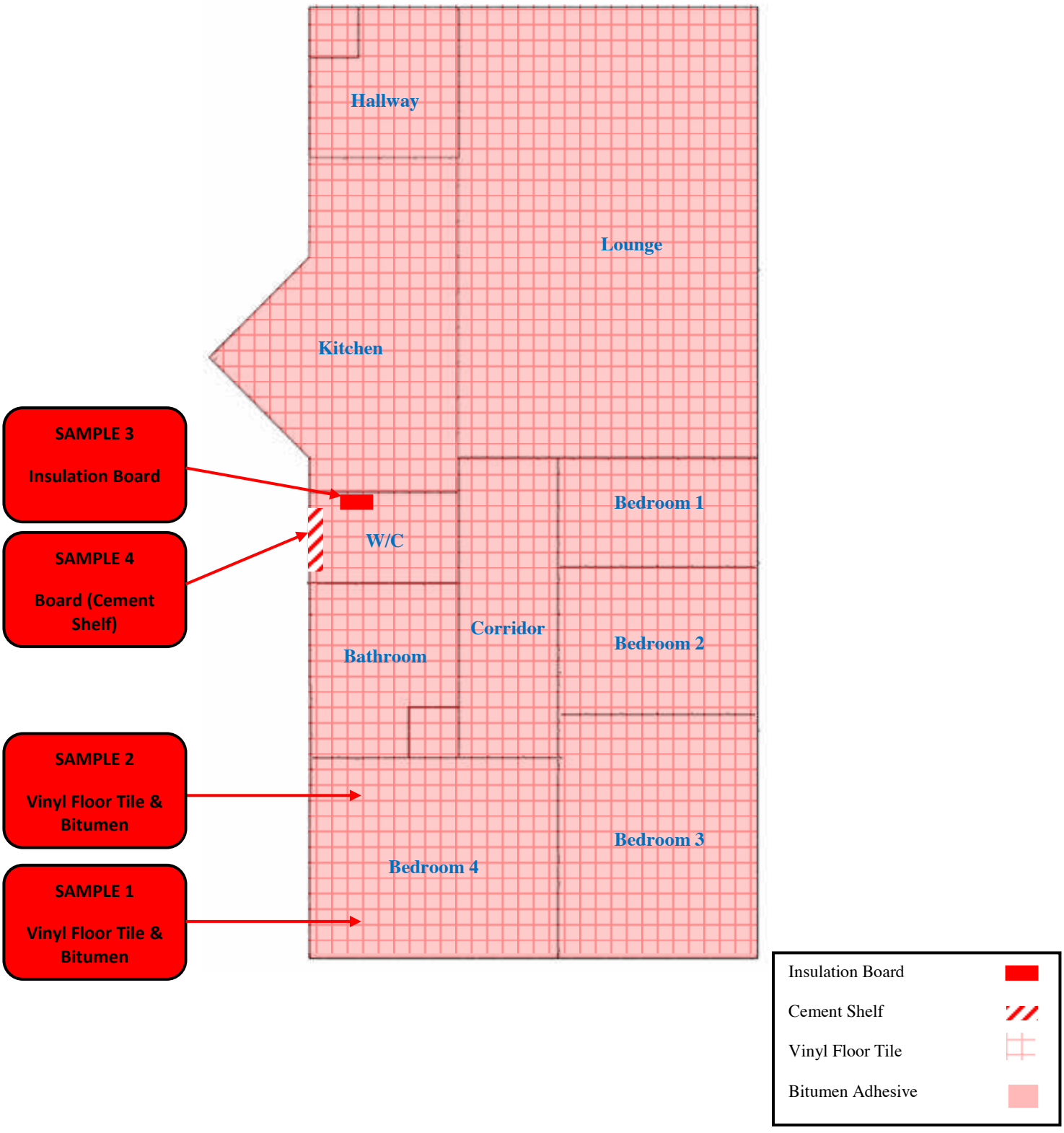
19th January 2021

Environmental Inspection Record				**FRAMPTON, AGAR GROVE, LONDON, NW1 2SN**		
Location		***Component***			***Inspection Ref***	
GROUND FLOOR FLAT 1 HALLWAY		**MODERN BOILER WITH METAL FLUE ELECTRICAL FUSE BOARD**			***Surveyor:***	**PB & MC**
					PICTURE 17 & 18	
					Date:	**19/01/21**
					Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**
Condition:	**N/A**	***Access:***		**N/A**	***Asbestos?***	**NO**
					Re Inspection Date:	**N/A**
Friability:	**N/A**	***Amount:***		**N/A**	***Type:***	**NON ASBESTOS**
Damage:	**N/A**	***Exposure:***		**N/A**	***Analysis:***	**N/A**
Position:	**CUPBOARDS**	***Risk Factor***	**0**	***Priority Assessment:***	**NO RISK**	
		Risk Band	**E**			

Recommended Action	**NO ASBESTOS MATERIALS IDENTIFIED.**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

Flat 1


Hallway
Lounge
Kitchen
SAMPLE 3
Insulation Board
SAMPLE 4
Board (Cement Shelf)
Bedroom 1
W/C
Corridor
Bathroom
Bedroom 2
SAMPLE 2
Vinyl Floor Tile & Bitumen
Bedroom 3
Bedroom 4
SAMPLE 1
Vinyl Floor Tile & Bitumen
Insulation Board
Cement Shelf
Vinyl Floor Tile
Bitumen Adhesive

SURVEY NO: JE/210119/2

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**FRAMPTON, AGAR GROVE, LONDON, NW1 2SN**		
Location		***Component***			***Inspection Ref***	
GROUND FLOOR FLAT 2 WC		**ASBESTOS CEMENT SHELF**			***Surveyor:***	**PB & MC**
					PICTURE 19 *AS* SAMPLE 4	
					Date:	**19/01/21**
					Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**
Condition:	**FAIR**	***Access:***		**EASY**	***Asbestos?***	**YES**
					Re Inspection Date:	**N/A**
Friability:	**LOW**	***Amount:***		**APPROX: 0.5M^2**	***Type:***	**CHRYSOTILE**
Damage:	**LOW**	***Exposure:***		**OCCUPANTS**	***Analysis:***	**< 25%**
Position:	**CEMENT SHELF**	***Risk Factor***	**5**	***Priority Assessment:***	**MINOR RISK**	
		Risk Band	**D**			

Recommended Action	**REMOVE IDENTIFIED ASBESTOS CEMENT SHELF BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210119/2

CLIENT: Hill

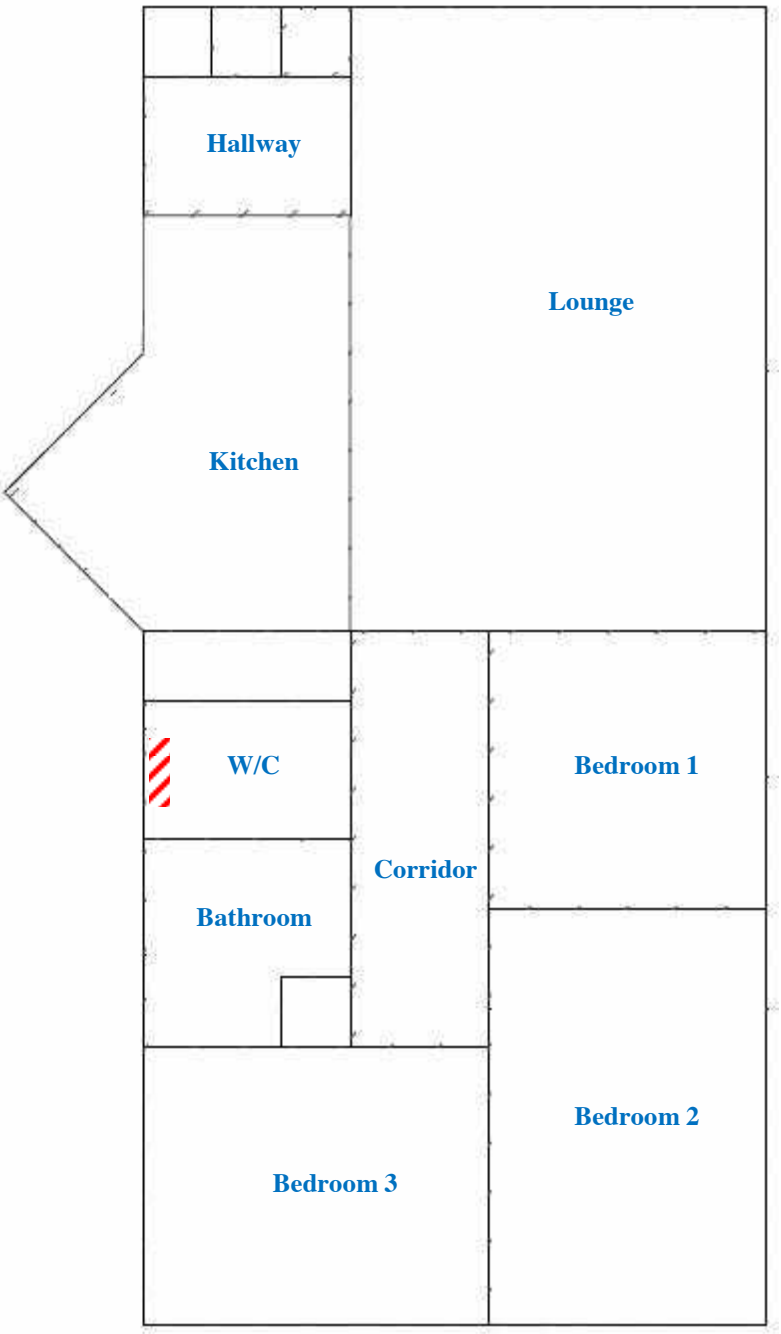
19th January 2021

Environmental Inspection Record				**FRAMPTON, AGAR GROVE, LONDON, NW1 2SN**		
Location		***Component***			***Inspection Ref***	
GROUND FLOOR FLAT 2 BEDROOM 2 & BATHROOM		**ROOM EXAMPLE – NO ASBESTOS MATERIALS DETECTED WITHIN FLAT 2 ASIDE FROM CEMENT SHELF IN WC - CONCRETE CEILINGS PLASTERED BRICK WALLS CARPET & MODERN VINYL FLOOR COVERING TO CONCRETE FLOORS**			***Surveyor:***	**PB & MC**
					PICTURE 20 & 21	
					Date:	**19/01/21**
					Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**
Condition:	**N/A**	***Access:***		**N/A**	***Asbestos?***	**NO**
					Re Inspection Date:	**N/A**
Friability:	**N/A**	***Amount:***		**N/A**	***Type:***	**NON ASBESTOS**
Damage:	**N/A**	***Exposure:***		**N/A**	***Analysis:***	**N/A**
Position:	**BEDROOM & BATHROOM**	***Risk Factor***	**0**	***Priority Assessment:***	**NO RISK**	
		Risk Band	**E**			

Recommended Action	**NO ASBESTOS MATERIALS IDENTIFIED.**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

Flat 2



Cement Shelf

SURVEY NO: JE/210119/2

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**FRAMPTON, AGAR GROVE, LONDON, NW1 2SN**		
Location		***Component***		***Inspection Ref***		
FIRST FLOOR FLAT 6 BEDROOM 3		**CONCRETE CEILING PLASTERED BRICK/BREEZE BLOCK WALLS CARPET OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE**		***Surveyor:***	**PB & MC**	
				PICTURE 22 *AS* SAMPLE 2		
				Date:	**19/01/21**	
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**	
Condition:	**FAIR**	***Access:***	**EASY**	***Asbestos?***	**YES**	
				Re Inspection Date:	**N/A**	
Friability:	**LOW**	***Amount:***	**APPROX: 6M²**	***Type:***	**CHRYSOTILE TO BOTH**	
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**TILES**	**<7%**
					BITUMEN	**<8%**
Position:	**VINYL FLOOR TILE & BITUMEN**	***Risk Factor*** **4** ***Risk Band*** **D**	***Priority Assessment:***	**MINOR RISK**		

Recommended Action	**REMOVE IDENTIFIED ASBESTOS VINYL TILES & ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210119/2

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**FRAMPTON, AGAR GROVE, LONDON, NW1 2SN**		
Location		***Component***		***Inspection Ref***		
FIRST FLOOR FLAT 6 BEDROOM 2		**CONCRETE CEILING PLASTERED BRICK/BREEZE BLOCK WALLS CARPET OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE**		***Surveyor:***	**PB & MC**	
				PICTURE 23 *AS* SAMPLE 2		
				Date:	**19/01/21**	
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**	
Condition:	**FAIR**	***Access:***	**EASY**	***Asbestos?***	**YES**	
				Re Inspection Date:	**N/A**	
Friability:	**LOW**	***Amount:***	**APPROX: 18M²**	***Type:***	**CHRYSOTILE TO BOTH**	
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**TILES**	**<7%**
					BITUMEN	**<8%**
Position:	**VINYL FLOOR TILE & BITUMEN**	***Risk Factor*** **4** ***Risk Band*** **D**	***Priority Assessment:***	**MINOR RISK**		

Recommended Action	**REMOVE IDENTIFIED ASBESTOS VINYL TILES & ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210119/2

CLIENT: Hill

19th January 2021

Environmental Inspection Record				FRAMPTON, AGAR GROVE, LONDON, NW1 2SN		
Location		***Component***		***Inspection Ref***		
FIRST FLOOR FLAT 6 BEDROOM 1		**CONCRETE CEILING PLASTERED BRICK/BREEZE BLOCK WALLS CARPET OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE**		***Surveyor:***	**PB & MC**	
				PICTURE 24 *AS* SAMPLE 2		
				Date:	**19/01/21**	
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**	
Condition:	**FAIR**	***Access:***	**EASY**	***Asbestos?***	**YES**	
				Re Inspection Date:	**N/A**	
Friability:	**LOW**	***Amount:***	**APPROX: 10M²**	***Type:***	**CHRYSOTILE TO BOTH**	
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**TILES**	**<7%**
					BITUMEN	**<8%**
Position:	**VINYL FLOOR TILE & BITUMEN**	***Risk Factor*** **4** ***Risk Band*** **D**	***Priority Assessment:***	**MINOR RISK**		

Recommended Action	**REMOVE IDENTIFIED ASBESTOS VINYL TILES & ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210119/2

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**FRAMPTON, AGAR GROVE, LONDON, NW1 2SN**		
Location		***Component***		***Inspection Ref***		
FIRST FLOOR FLAT 6 CORRIDOR		**CONCRETE CEILING PLASTERED BRICK/BREEZE BLOCK WALLS CARPET OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE**		***Surveyor:***	**PB & MC**	
				PICTURE 25 *AS* SAMPLE 2		
				Date:	**19/01/21**	
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**	
Condition:	**FAIR**	***Access:***	**EASY**	***Asbestos?***	**YES**	
				Re Inspection Date:	**N/A**	
Friability:	**LOW**	***Amount:***	**APPROX: 5M²**	***Type:***	**CHRYSOTILE TO BOTH**	
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**TILES**	**<7%**
					BITUMEN	**<8%**
Position:	**VINYL FLOOR TILE & BITUMEN**	***Risk Factor***	**4**	***Priority Assessment:***	**MINOR RISK**	
		Risk Band	**D**			

Recommended Action	**REMOVE IDENTIFIED ASBESTOS VINYL TILES & ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210119/2

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**FRAMPTON, AGAR GROVE, LONDON, NW1 2SN**		
Location		***Component***			***Inspection Ref***	
FIRST FLOOR FLAT 6 BATHROOM		**CONCRETE CEILING CERAMIC TILES TO PLASTERED BRICK/BREEZE BLOCK WALLS MODERN VINYL FLOOR COVERING OVER ASBESTOS BITUMEN ADHESIVE TO CONCRETE**			***Surveyor:***	**PB & MC**
					PICTURE 26 *AS* SAMPLE 2	
					Date:	**19/01/21**
					Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**
Condition:	**FAIR**	***Access:***		**MEDIUM**	***Asbestos?***	**YES**
					Re Inspection Date:	**N/A**
Friability:	**LOW**	***Amount:***		**APPROX: 2M²**	***Type:***	**CHRYSOTILE**
Damage:	**LOW**	***Exposure:***		**OCCUPANTS**	***Analysis:***	**< 8%**
Position:	**BITUMEN ADHESIVE**	***Risk Factor***	**4**	***Priority Assessment:***	**MINOR RISK**	
		Risk Band	**D**			

Recommended Action	**REMOVE IDENTIFIED ASBESTOS BITUMEN ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210119/2

CLIENT: Hill

19th January 2021

Environmental Inspection Record				FRAMPTON, AGAR GROVE, LONDON, NW1 2SN		
Location		***Component***			***Inspection Ref***	
FIRST FLOOR FLAT 6 WC		**CONCRETE CEILING CERAMIC TILES TO PLASTERED BRICK/BREEZE BLOCK WALLS MODERN VINYL FLOOR COVERING OVER ASBESTOS BITUMEN ADHESIVE TO CONCRETE**			***Surveyor:***	**PB & MC**
					PICTURE 27 *AS* SAMPLE 2	
					Date:	**19/01/21**
					Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**
Condition:	**FAIR**	***Access:***		**MEDIUM**	***Asbestos?***	**YES**
					Re Inspection Date:	**N/A**
Friability:	**LOW**	***Amount:***		**APPROX: 2M²**	***Type:***	**CHRYSOTILE**
Damage:	**LOW**	***Exposure:***		**OCCUPANTS**	***Analysis:***	**< 8%**
Position:	**BITUMEN ADHESIVE**	***Risk Factor***	**4**	***Priority Assessment:***	**MINOR RISK**	
		Risk Band	**D**			

Recommended Action	**REMOVE IDENTIFIED ASBESTOS BITUMEN ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210119/2

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**FRAMPTON, AGAR GROVE, LONDON, NW1 2SN**		
Location		***Component***			***Inspection Ref***	
FIRST FLOOR FLAT 6 WC		**ASBESTOS CEMENT SHELF**			***Surveyor:***	**PB & MC**
					PICTURE 28 *AS* SAMPLE 4	
					Date:	**19/01/21**
					Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**
Condition:	**FAIR**	***Access:***		**EASY**	***Asbestos?***	**YES**
					Re Inspection Date:	**N/A**
Friability:	**LOW**	***Amount:***		**APPROX: 0.5M²**	***Type:***	**CHRYSOTILE**
Damage:	**LOW**	***Exposure:***		**OCCUPANTS**	***Analysis:***	**< 25%**
Position:	**CEMENT SHELF**	***Risk Factor***	**5**	***Priority Assessment:***	**MINOR RISK**	
		Risk Band	**D**			

Recommended Action	**REMOVE IDENTIFIED ASBESTOS CEMENT SHELF BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210119/2

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**FRAMPTON, AGAR GROVE, LONDON, NW1 2SN**	
Location		***Component***		***Inspection Ref***	
FIRST FLOOR FLAT 6 KITCHEN		**CONCRETE CEILING CERAMIC TILES TO PLASTERED BRICK/BREEZE BLOCK WALLS MODERN VINYL FLOOR COVERING OVER ASBESTOS BITUMEN ADHESIVE TO CONCRETE**		***Surveyor:***	**PB & MC**
				PICTURE 29 *AS* SAMPLE 2	
				Date:	**19/01/21**
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**
Condition:	**FAIR**	***Access:***	**MEDIUM**	***Asbestos?***	**YES**
				Re Inspection Date:	**N/A**
Friability:	**LOW**	***Amount:***	**APPROX: 12M²**	***Type:***	**CHRYSOTILE**
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**< 8%**
Position:	**BITUMEN ADHESIVE**	***Risk Factor*** **4** / ***Risk Band*** **D**	***Priority Assessment:***	**MINOR RISK**	

Recommended Action	**REMOVE IDENTIFIED ASBESTOS BITUMEN ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210119/2

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**FRAMPTON, AGAR GROVE, LONDON, NW1 2SN**		
Location		***Component***			***Inspection Ref***	
FIRST FLOOR FLAT 6 KITCHEN		**NON-ASBESTOS INSULATION BOARD PANELS**			***Surveyor:***	**PB & MC**
					PICTURE 30 SAMPLE 5	
					Date:	**19/01/21**
					Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**
Condition:	**N/A**	***Access:***		**N/A**	***Asbestos?***	**NO**
					Re Inspection Date:	**N/A**
Friability:	**N/A**	***Amount:***		**N/A**	***Type:***	**NON ASBESTOS**
Damage:	**N/A**	***Exposure:***		**N/A**	***Analysis:***	**NADIS**
Position:	**INSULATION BOARD**	***Risk Factor***	**0**	***Priority Assessment:***	**NO RISK**	
		Risk Band	**E**			

Recommended Action	**NO ASBESTOS MATERIALS IDENTIFIED.**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210119/2

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**FRAMPTON, AGAR GROVE, LONDON, NW1 2SN**		
Location		***Component***		***Inspection Ref***		
FIRST FLOOR FLAT 6 HALLWAY		**CONCRETE CEILING PLASTERED BRICK/BREEZE BLOCK WALLS TIMBER FLOORING OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE**		***Surveyor:***	**PB & MC**	
				PICTURE 31 *AS* SAMPLE 2		
				Date:	**19/01/21**	
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**	
Condition:	**FAIR**	***Access:***	**EASY**	***Asbestos?***	**YES**	
				Re Inspection Date:	**N/A**	
Friability:	**LOW**	***Amount:***	**APPROX: 5M²**	***Type:***	**CHRYSOTILE TO BOTH**	
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**TILES**	**<7%**
					BITUMEN	**<8%**
Position:	**VINYL FLOOR TILE & BITUMEN**	***Risk Factor*** **4** ***Risk Band*** **D**	***Priority Assessment:***	**MINOR RISK**		

Recommended Action	**REMOVE IDENTIFIED ASBESTOS VINYL TILES & ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210119/2

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**FRAMPTON, AGAR GROVE, LONDON, NW1 2SN**		
Location		***Component***			***Inspection Ref***	
FIRST FLOOR FLAT 6 HALLWAY		**ELECTRICAL FUSE BOARD**			***Surveyor:***	**PB & MC**
					PICTURE 32	
					Date:	**19/01/21**
					Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**
Condition:	**N/A**	***Access:***		**N/A**	***Asbestos?***	**NO**
					Re Inspection Date:	**N/A**
Friability:	**N/A**	***Amount:***		**N/A**	***Type:***	**NON ASBESTOS**
Damage:	**N/A**	***Exposure:***		**N/A**	***Analysis:***	**N/A**
Position:	**CUPBOARDS**	***Risk Factor***	**0**	***Priority Assessment:***	**NO RISK**	
		Risk Band	**E**			

Recommended Action	**NO ASBESTOS MATERIALS IDENTIFIED.**

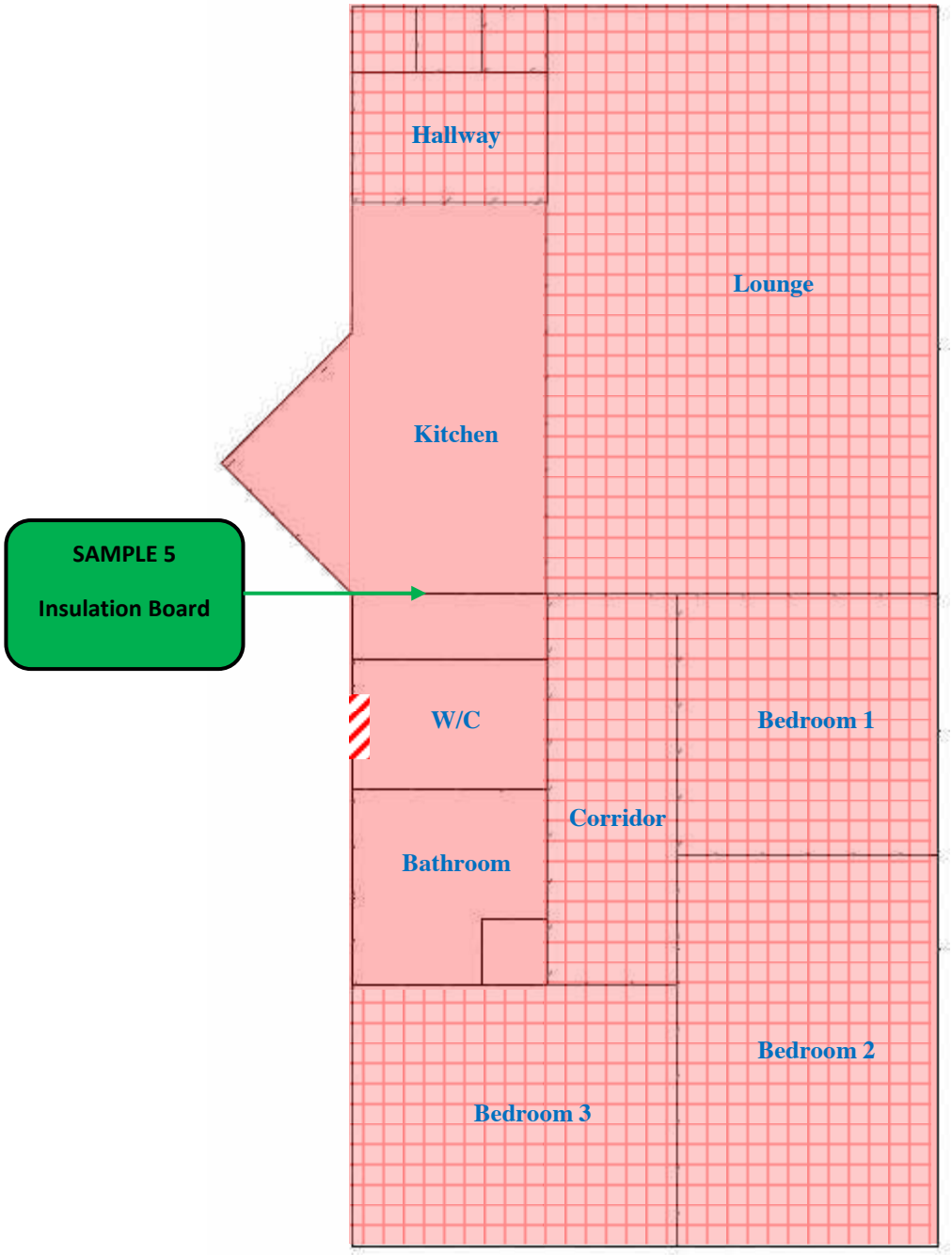
J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210119/2

CLIENT: Hill

19th January 2021

Flat 6



Cement Shelf	
Vinyl Floor Tile	
Bitumen Adhesive	

SURVEY NO: JE/210119/2

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**FRAMPTON, AGAR GROVE, LONDON, NW1 2SN**		
Location		***Component***		***Inspection Ref***		
SECOND FLOOR FLAT 10 BEDROOM 3		**CONCRETE CEILING PLASTERED BRICK/BREEZE BLOCK WALLS TIMBER FLOORING OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE**		***Surveyor:***	**PB & MC**	
				PICTURE 33 *AS* SAMPLE 2		
				Date:	**19/01/21**	
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**	
Condition:	**FAIR**	***Access:***	**EASY**	***Asbestos?***	**YES**	
				Re Inspection Date:	**N/A**	
Friability:	**LOW**	***Amount:***	**APPROX: 6M²**	***Type:***	**CHRYSOTILE TO BOTH**	
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**TILES**	**<7%**
					BITUMEN	**<8%**
Position:	**VINYL FLOOR TILE & BITUMEN**	***Risk Factor*** **4** ***Risk Band*** **D**	***Priority Assessment:***	**MINOR RISK**		

Recommended Action	**REMOVE IDENTIFIED ASBESTOS VINYL TILES & ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210119/2

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**FRAMPTON, AGAR GROVE, LONDON, NW1 2SN**		
Location		***Component***		***Inspection Ref***		
SECOND FLOOR FLAT 10 BEDROOM 2		**CONCRETE CEILING PLASTERED BRICK/BREEZE BLOCK WALLS TIMBER FLOORING OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE**		***Surveyor:***	**PB & MC**	
				PICTURE 34 *AS* SAMPLE 2		
				Date:	**19/01/21**	
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**	
Condition:	**FAIR**	***Access:***	**EASY**	***Asbestos?***	**YES**	
				Re Inspection Date:	**N/A**	
Friability:	**LOW**	***Amount:***	**APPROX: 18M²**	***Type:***	**CHRYSOTILE TO BOTH**	
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**TILES**	**<7%**
					BITUMEN	**<8%**
Position:	**VINYL FLOOR TILE & BITUMEN**	***Risk Factor*** **4** ***Risk Band*** **D**	***Priority Assessment:***	**MINOR RISK**		

Recommended Action	**REMOVE IDENTIFIED ASBESTOS VINYL TILES & ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210119/2

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**FRAMPTON, AGAR GROVE, LONDON, NW1 2SN**		
Location		***Component***		***Inspection Ref***		
SECOND FLOOR FLAT 10 BEDROOM 1		**CONCRETE CEILING PLASTERED BRICK/BREEZE BLOCK WALLS TIMBER FLOORING OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE**		***Surveyor:***	**PB & MC**	
				PICTURE 35 *AS* SAMPLE 2		
				Date:	**19/01/21**	
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**	
Condition:	**FAIR**	***Access:***	**EASY**	***Asbestos?***	**YES**	
				Re Inspection Date:	**N/A**	
Friability:	**LOW**	***Amount:***	**APPROX: 10M²**	***Type:***	**CHRYSOTILE TO BOTH**	
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**TILES**	**<7%**
					BITUMEN	**<8%**
Position:	**VINYL FLOOR TILE & BITUMEN**	***Risk Factor*** **4** ***Risk Band*** **D**	***Priority Assessment:***	**MINOR RISK**		

Recommended Action	**REMOVE IDENTIFIED ASBESTOS VINYL TILES & ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210119/2

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**FRAMPTON, AGAR GROVE, LONDON, NW1 2SN**		
Location		***Component***		***Inspection Ref***		
SECOND FLOOR FLAT 10 CORRIDOR		**CONCRETE CEILING PLASTERED BRICK/BREEZE BLOCK WALLS CARPET OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE**		***Surveyor:***	**PB & MC**	
				PICTURE 36 *AS* SAMPLE 2		
				Date:	**19/01/21**	
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**	
Condition:	**FAIR**	***Access:***	**EASY**	***Asbestos?***	**YES**	
				Re Inspection Date:	**N/A**	
Friability:	**LOW**	***Amount:***	**APPROX: 5M²**	***Type:***	**CHRYSOTILE TO BOTH**	
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**TILES**	**<7%**
					BITUMEN	**<8%**
Position:	**VINYL FLOOR TILE & BITUMEN**	***Risk Factor*** **4** ***Risk Band*** **D**	***Priority Assessment:***	**MINOR RISK**		

Recommended Action	**REMOVE IDENTIFIED ASBESTOS VINYL TILES & ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210119/2

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**FRAMPTON, AGAR GROVE, LONDON, NW1 2SN**	
Location		***Component***		***Inspection Ref***	
SECOND FLOOR FLAT 10 BATHROOM		**CONCRETE CEILING CERAMIC TILES TO PLASTERED BRICK/BREEZE BLOCK WALLS CERAMIC TILES OVER ASBESTOS BITUMEN ADHESIVE TO CONCRETE FLOOR**		***Surveyor:***	**PB & MC**
				PICTURE 37 *AS* SAMPLE 2	
				Date:	**19/01/21**
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**
Condition:	**FAIR**	***Access:***	**MEDIUM**	***Asbestos?***	**YES**
				Re Inspection Date:	**N/A**
Friability:	**LOW**	***Amount:***	**APPROX: 2M²**	***Type:***	**CHRYSOTILE**
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**< 8%**
Position:	**BITUMEN ADHESIVE**	***Risk Factor*** **4** / ***Risk Band*** **D**	***Priority Assessment:***	**MINOR RISK**	

Recommended Action	**REMOVE IDENTIFIED ASBESTOS BITUMEN ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210119/2

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**FRAMPTON, AGAR GROVE, LONDON, NW1 2SN**		
Location		***Component***			***Inspection Ref***	
SECOND FLOOR FLAT 10 WC		**CONCRETE CEILING CERAMIC TILES TO PLASTERED BRICK/BREEZE BLOCK WALLS ASBESTOS BITUMEN ADHESIVE TO CONCRETE**			***Surveyor:***	**PB & MC**
					PICTURE 38 *AS* SAMPLE 2	
					Date:	**19/01/21**
					Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**
Condition:	**FAIR**	***Access:***		**MEDIUM**	***Asbestos?***	**YES**
					Re Inspection Date:	**N/A**
Friability:	**LOW**	***Amount:***		**APPROX: 2M²**	***Type:***	**CHRYSOTILE**
Damage:	**LOW**	***Exposure:***		**OCCUPANTS**	***Analysis:***	**< 8%**
Position:	**BITUMEN ADHESIVE**	***Risk Factor***	**4**	***Priority Assessment:***	**MINOR RISK**	
		Risk Band	**D**			

Recommended Action	**REMOVE IDENTIFIED ASBESTOS BITUMEN ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210119/2

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**FRAMPTON, AGAR GROVE, LONDON, NW1 2SN**		
Location		***Component***			***Inspection Ref***	
SECOND FLOOR FLAT 10 WC		**NON-ASBESTOS INSULATION BOARD PANEL**			***Surveyor:***	**PB & MC**
					PICTURE 39 SAMPLE 6	
					Date:	**19/01/21**
					Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**
Condition:	**N/A**	***Access:***		**N/A**	***Asbestos?***	**NO**
					Re Inspection Date:	**N/A**
Friability:	**N/A**	***Amount:***		**N/A**	***Type:***	**NON ASBESTOS**
Damage:	**N/A**	***Exposure:***		**N/A**	***Analysis:***	**NADIS**
Position:	**INSULATION BOARD**	***Risk Factor***	**0**	***Priority Assessment:***	**NO RISK**	
		Risk Band	**E**			

Recommended Action	**NO ASBESTOS MATERIALS IDENTIFIED.**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210119/2

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**FRAMPTON, AGAR GROVE, LONDON, NW1 2SN**		
Location		***Component***		***Inspection Ref***		
SECOND FLOOR FLAT 10 KITCHEN		**CONCRETE CEILING PLASTERED BRICK/BREEZE BLOCK WALLS TIMBER FLOORING OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE**		***Surveyor:***	**PB & MC**	
				PICTURE 40 *AS* SAMPLE 2		
				Date:	**19/01/21**	
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**	
Condition:	**FAIR**	***Access:***	**EASY**	***Asbestos?***	**YES**	
				Re Inspection Date:	**N/A**	
Friability:	**LOW**	***Amount:***	**APPROX: 12M²**	***Type:***	**CHRYSOTILE TO BOTH**	
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**TILES**	**<7%**
					BITUMEN	**<8%**
Position:	**VINYL FLOOR TILE & BITUMEN**	***Risk Factor*** **4** ***Risk Band*** **D**	***Priority Assessment:***	**MINOR RISK**		

Recommended Action	**REMOVE IDENTIFIED ASBESTOS VINYL TILES & ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210119/2

CLIENT: Hill

19th January 2021

Environmental Inspection Record				FRAMPTON, AGAR GROVE, LONDON, NW1 2SN		
Location		***Component***		***Inspection Ref***		
SECOND FLOOR FLAT 10 LOUNGE		**CONCRETE CEILING PLASTERED BRICK/BREEZE BLOCK WALLS TIMBER FLOORING OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE**		***Surveyor:***	**PB & MC**	
				PICTURE 41 *AS* SAMPLE 2		
				Date:	**19/01/21**	
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**	
Condition:	**FAIR**	***Access:***	**EASY**	***Asbestos?***	**YES**	
				Re Inspection Date:	**N/A**	
Friability:	**LOW**	***Amount:***	**APPROX: 25M²**	***Type:***	**CHRYSOTILE TO BOTH**	
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**TILES**	**<7%**
					BITUMEN	**<8%**
Position:	**VINYL FLOOR TILE & BITUMEN**	***Risk Factor***	**4**	***Priority Assessment:***	**MINOR RISK**	
		Risk Band	**D**			

Recommended Action	**REMOVE IDENTIFIED ASBESTOS VINYL TILES & ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210119/2

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**FRAMPTON, AGAR GROVE, LONDON, NW1 2SN**		
Location		***Component***		***Inspection Ref***		
SECOND FLOOR FLAT 10 HALLWAY		**CONCRETE CEILING PLASTERED BRICK/BREEZE BLOCK WALLS TIMBER FLOORING OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE**		***Surveyor:***	**PB & MC**	
				PICTURE 42 *AS* SAMPLE 2		
				Date:	**19/01/21**	
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**	
Condition:	**FAIR**	***Access:***	**EASY**	***Asbestos?***	**YES**	
				Re Inspection Date:	**N/A**	
Friability:	**LOW**	***Amount:***	**APPROX: 5M²**	***Type:***	**CHRYSOTILE TO BOTH**	
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**TILES**	**<7%**
					BITUMEN	**<8%**
Position:	**VINYL FLOOR TILE & BITUMEN**	***Risk Factor*** **4** ***Risk Band*** **D**	***Priority Assessment:***	**MINOR RISK**		

Recommended Action	**REMOVE IDENTIFIED ASBESTOS VINYL TILES & ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210119/2

CLIENT: Hill

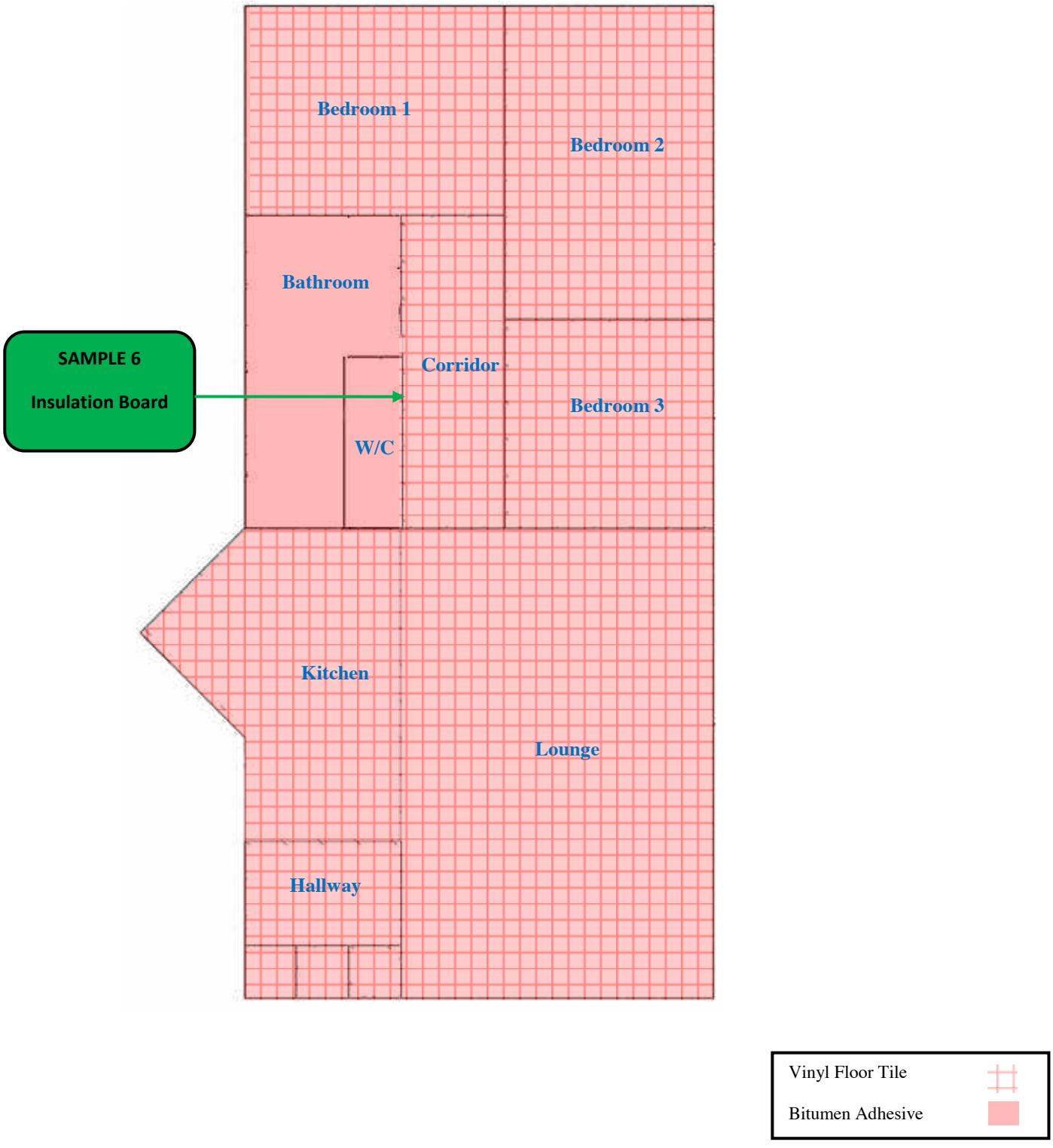
19th January 2021

Environmental Inspection Record				**FRAMPTON, AGAR GROVE, LONDON, NW1 2SN**		
Location		***Component***			***Inspection Ref***	
SECOND FLOOR FLAT 10 HALLWAY		**BOILER WITH METAL FLUE PIPE ELECTRICAL FUSE BOARD**			***Surveyor:***	**PB & MC**
					PICTURE 43 & 44	
					Date:	**19/01/21**
					Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**
Condition:	**N/A**	***Access:***		**N/A**	***Asbestos?***	**NO**
					Re Inspection Date:	**N/A**
Friability:	**N/A**	***Amount:***		**N/A**	***Type:***	**NON ASBESTOS**
Damage:	**N/A**	***Exposure:***		**N/A**	***Analysis:***	**N/A**
Position:	**CUPBOARDS**	***Risk Factor***	**0**	***Priority Assessment:***	**NO RISK**	
		Risk Band	**E**			

Recommended Action	**NO ASBESTOS MATERIALS IDENTIFIED.**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

Flat 10


Bedroom 1
Bedroom 2
Bathroom
SAMPLE 6
Insulation Board
Corridor
Bedroom 3
W/C
Kitchen
Lounge
Hallway
Vinyl Floor Tile
Bitumen Adhesive

SURVEY NO: JE/210119/2

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**FRAMPTON, AGAR GROVE, LONDON, NW1 2SN**		
Location		***Component***		***Inspection Ref***		
FIRST FLOOR FLAT 8 BEDROOM 3		**CONCRETE CEILING PLASTERED BRICK/BREEZE BLOCK WALLS TIMBER FLOORING OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE**		***Surveyor:***	**PB & MC**	
				PICTURE 45 *AS* SAMPLE 2		
				Date:	**19/01/21**	
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**	
Condition:	**FAIR**	***Access:***	**EASY**	***Asbestos?***	**YES**	
				Re Inspection Date:	**N/A**	
Friability:	**LOW**	***Amount:***	**APPROX: 18M²**	***Type:***	**CHRYSOTILE TO BOTH**	
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**TILES**	**<7%**
					BITUMEN	**<8%**
Position:	**VINYL FLOOR TILE & BITUMEN**	***Risk Factor*** **4** ***Risk Band*** **D**		***Priority Assessment:***	**MINOR RISK**	

Recommended Action	**REMOVE IDENTIFIED ASBESTOS VINYL TILES & ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210119/2

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**FRAMPTON, AGAR GROVE, LONDON, NW1 2SN**		
Location		***Component***		***Inspection Ref***		
FIRST FLOOR FLAT 8 BEDROOM 2		**CONCRETE CEILING PLASTERED BRICK/BREEZE BLOCK WALLS TIMBER FLOORING OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE**		***Surveyor:***	**PB & MC**	
				PICTURE 46 *AS* SAMPLE 2		
				Date:	**19/01/21**	
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**	
Condition:	**FAIR**	***Access:***	**EASY**	***Asbestos?***	**YES**	
				Re Inspection Date:	**N/A**	
Friability:	**LOW**	***Amount:***	**APPROX: 10M²**	***Type:***	**CHRYSOTILE TO BOTH**	
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**TILES**	**<7%**
					BITUMEN	**<8%**
Position:	**VINYL FLOOR TILE & BITUMEN**	***Risk Factor*** **4** ***Risk Band*** **D**	***Priority Assessment:***	**MINOR RISK**		

Recommended Action	**REMOVE IDENTIFIED ASBESTOS VINYL TILES & ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210119/2

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**FRAMPTON, AGAR GROVE, LONDON, NW1 2SN**		
Location		***Component***		***Inspection Ref***		
FIRST FLOOR FLAT 8 BEDROOM 1		**CONCRETE CEILING PLASTERED BRICK/BREEZE BLOCK WALLS TIMBER FLOORING OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE**		***Surveyor:***	**PB & MC**	
				PICTURE 47 *AS* SAMPLE 2		
				Date:	**19/01/21**	
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**	
Condition:	**FAIR**	***Access:***	**EASY**	***Asbestos?***	**YES**	
				Re Inspection Date:	**N/A**	
Friability:	**LOW**	***Amount:***	**APPROX: 6M²**	***Type:***	**CHRYSOTILE TO BOTH**	
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**TILES**	**<7%**
					BITUMEN	**<8%**
Position:	**VINYL FLOOR TILE & BITUMEN**	***Risk Factor*** **4** ***Risk Band*** **D**	***Priority Assessment:***	**MINOR RISK**		

Recommended Action	**REMOVE IDENTIFIED ASBESTOS VINYL TILES & ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210119/2

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**FRAMPTON, AGAR GROVE, LONDON, NW1 2SN**		
Location		***Component***		***Inspection Ref***		
FIRST FLOOR FLAT 8 CORRIDOR		**CONCRETE CEILING PLASTERED BRICK/BREEZE BLOCK WALLS CERAMIC TILES OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE**		***Surveyor:***	**PB & MC**	
				PICTURE 48 *AS* SAMPLE 2		
				Date:	**19/01/21**	
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**	
Condition:	**FAIR**	***Access:***	**EASY**	***Asbestos?***	**YES**	
				Re Inspection Date:	**N/A**	
Friability:	**LOW**	***Amount:***	**APPROX: 5M²**	***Type:***	**CHRYSOTILE TO BOTH**	
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**TILES**	**<7%**
					BITUMEN	**<8%**
Position:	**VINYL FLOOR TILE & BITUMEN**	***Risk Factor***	**4**	***Priority Assessment:***	**MINOR RISK**	
		Risk Band	**D**			

Recommended Action	**REMOVE IDENTIFIED ASBESTOS VINYL TILES & ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

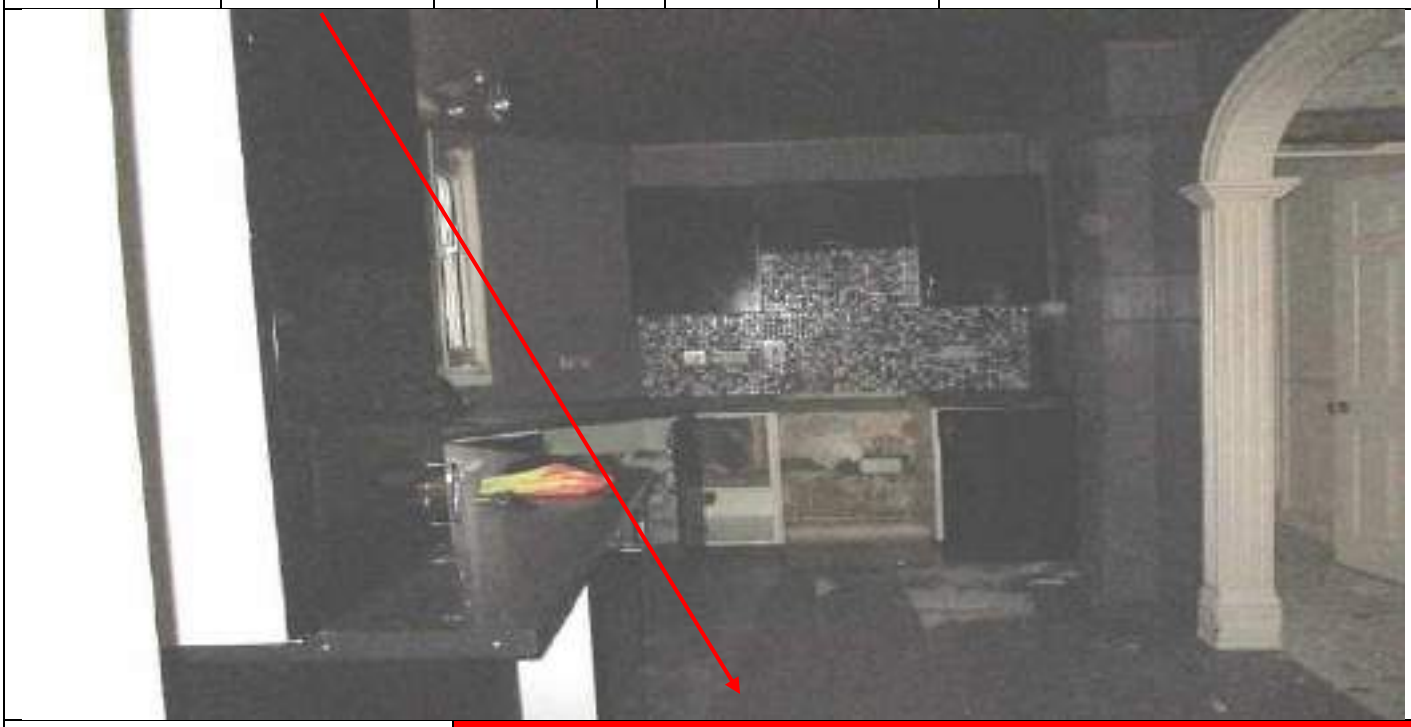
J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210119/2

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**FRAMPTON, AGAR GROVE, LONDON, NW1 2SN**		
Location		***Component***		***Inspection Ref***		
FIRST FLOOR FLAT 8 KITCHEN		**CONCRETE CEILING PLASTERED BRICK/BREEZE BLOCK WALLS CERAMIC TILES OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE**		***Surveyor:***	**PB & MC**	
				PICTURE 51 *AS* SAMPLE 2		
				Date:	**19/01/21**	
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**	
Condition:	**FAIR**	***Access:***	**EASY**	***Asbestos?***	**YES**	
				Re Inspection Date:	**N/A**	
Friability:	**LOW**	***Amount:***	**APPROX: 12M²**	***Type:***	**CHRYSOTILE TO BOTH**	
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**TILES**	**<7%**
					BITUMEN	**<8%**
Position:	**VINYL FLOOR TILE & BITUMEN**	***Risk Factor***	**4**	***Priority Assessment:***	**MINOR RISK**	
		Risk Band	**D**			



Recommended Action	**REMOVE IDENTIFIED ASBESTOS VINYL TILES & ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210119/2

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**FRAMPTON, AGAR GROVE, LONDON, NW1 2SN**		
Location		***Component***		***Inspection Ref***		
FIRST FLOOR FLAT 8 LOUNGE		**CONCRETE CEILING PLASTERED BRICK/BREEZE BLOCK WALLS TIMBER FLOORING OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE**		***Surveyor:***	**PB & MC**	
				PICTURE 50 *AS* SAMPLE 2		
				Date:	**19/01/21**	
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**	
Condition:	**FAIR**	***Access:***	**EASY**	***Asbestos?***	**YES**	
				Re Inspection Date:	**N/A**	
Friability:	**LOW**	***Amount:***	**APPROX: 25M²**	***Type:***	**CHRYSOTILE TO BOTH**	
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**TILES**	**<7%**
					BITUMEN	**<8%**
Position:	**VINYL FLOOR TILE & BITUMEN**	***Risk Factor*** **4** ***Risk Band*** **D**	***Priority Assessment:***	**MINOR RISK**		

Recommended Action	**REMOVE IDENTIFIED ASBESTOS VINYL TILES & ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210119/2

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**FRAMPTON, AGAR GROVE, LONDON, NW1 2SN**		
Location		***Component***		***Inspection Ref***		
FIRST FLOOR FLAT 8 HALLWAY		**CONCRETE CEILING PLASTERED BRICK/BREEZE BLOCK WALLS TIMBER FLOORING OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE**		***Surveyor:***	**PB & MC**	
				PICTURE 51 *AS* SAMPLE 2		
				Date:	**19/01/21**	
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**	
Condition:	**FAIR**	***Access:***	**EASY**	***Asbestos?***	**YES**	
				Re Inspection Date:	**N/A**	
Friability:	**LOW**	***Amount:***	**APPROX: 5M²**	***Type:***	**CHRYSOTILE TO BOTH**	
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**TILES**	**<7%**
					BITUMEN	**<8%**
Position:	**VINYL FLOOR TILE & BITUMEN**	***Risk Factor*** **4** ***Risk Band*** **D**	***Priority Assessment:***	**MINOR RISK**		

Recommended Action	**REMOVE IDENTIFIED ASBESTOS VINYL TILES & ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210119/2

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**FRAMPTON, AGAR GROVE, LONDON, NW1 2SN**		
Location		***Component***		***Inspection Ref***		
FIRST FLOOR FLAT 8 BATHROOM		**CONCRETE CEILING PLASTERED BRICK/BREEZE BLOCK WALLS TIMBER FLOORING OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE**		***Surveyor:***	**PB & MC**	
				PICTURE 52 *AS* SAMPLE 2		
				Date:	**19/01/21**	
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**	
Condition:	**FAIR**	***Access:***	**EASY**	***Asbestos?***	**YES**	
				Re Inspection Date:	**N/A**	
Friability:	**LOW**	***Amount:***	**APPROX: 4M²**	***Type:***	**CHRYSOTILE TO BOTH**	
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**TILES**	**<7%**
					BITUMEN	**<8%**
Position:	**VINYL FLOOR TILE & BITUMEN**	***Risk Factor*** **4** ***Risk Band*** **D**	***Priority Assessment:***	**MINOR RISK**		

Recommended Action	**REMOVE IDENTIFIED ASBESTOS VINYL TILES & ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210119/2

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**FRAMPTON, AGAR GROVE, LONDON, NW1 2SN**		
Location		***Component***			***Inspection Ref***	
FIRST FLOOR FLAT 8 KITCHEN		**BOILER WITH METAL FLUE PIPE**			***Surveyor:***	**PB & MC**
					PICTURE 53	
					Date:	**19/01/21**
					Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**
Condition:	**N/A**	***Access:***		**N/A**	***Asbestos?***	**NO**
					Re Inspection Date:	**N/A**
Friability:	**N/A**	***Amount:***		**N/A**	***Type:***	**NON ASBESTOS**
Damage:	**N/A**	***Exposure:***		**N/A**	***Analysis:***	**N/A**
Position:	**CUPBOARD**	***Risk Factor***	**0**	***Priority Assessment:***	**NO RISK**	
		Risk Band	**E**			

Recommended Action	**NO ASBESTOS MATERIALS IDENTIFIED.**

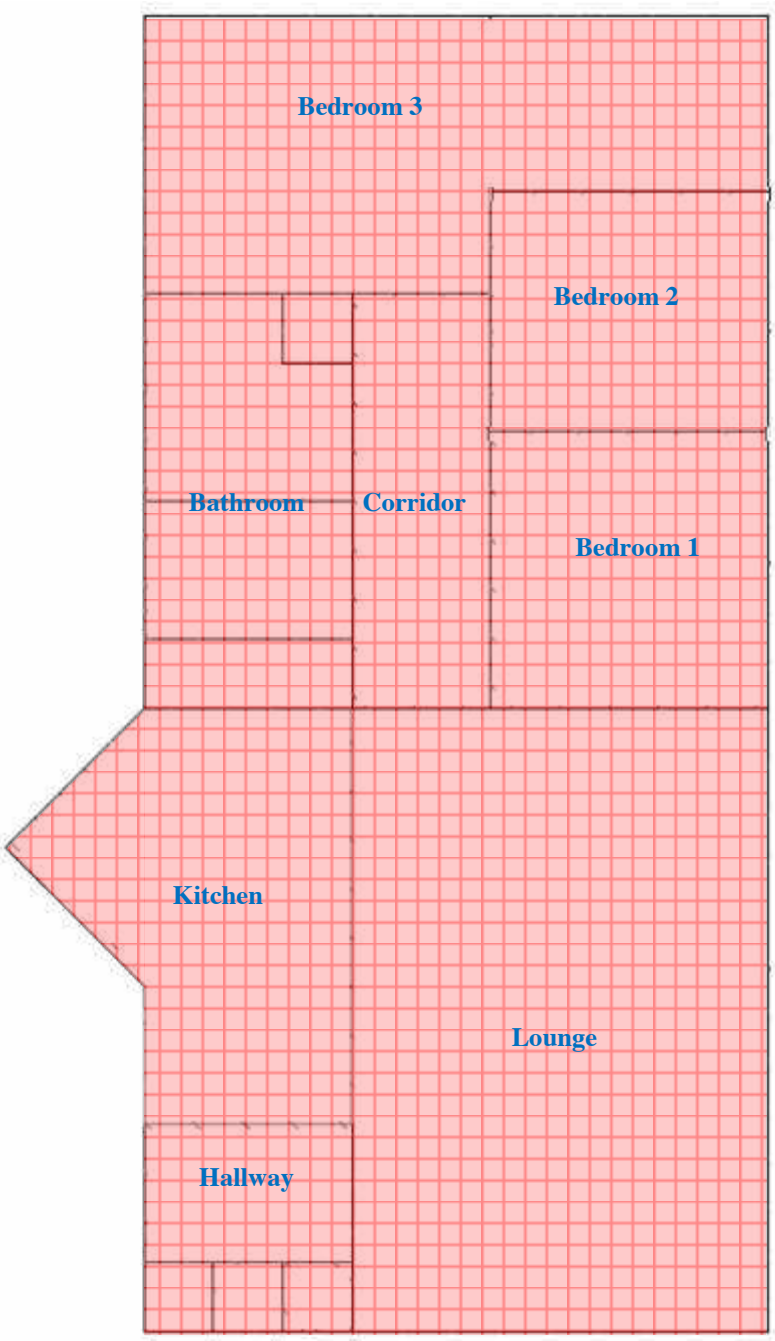
J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210119/2

CLIENT: Hill

19th January 2021

Flat 8



Vinyl Floor Tile

Bitumen Adhesive

SURVEY NO: JE/210119/2

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**FRAMPTON, AGAR GROVE, LONDON, NW1 2SN**		
Location		***Component***		***Inspection Ref***		
FIRST FLOOR FLAT 7 BEDROOM 3		**CONCRETE CEILING PLASTERED BRICK/BREEZE BLOCK WALLS TIMBER FLOORING OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE**		***Surveyor:***	**PB & MC**	
				PICTURE 54 *AS* SAMPLE 2		
				Date:	**19/01/21**	
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**	
Condition:	**FAIR**	***Access:***	**EASY**	***Asbestos?***	**YES**	
				Re Inspection Date:	**N/A**	
Friability:	**LOW**	***Amount:***	**APPROX: 10M²**	***Type:***	**CHRYSOTILE TO BOTH**	
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**TILES**	**<7%**
					BITUMEN	**<8%**
Position:	**VINYL FLOOR TILE & BITUMEN**	***Risk Factor*** **4** ***Risk Band*** **D**	***Priority Assessment:***	**MINOR RISK**		

Recommended Action	**REMOVE IDENTIFIED ASBESTOS VINYL TILES & ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210119/2

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**FRAMPTON, AGAR GROVE, LONDON, NW1 2SN**		
Location		***Component***		***Inspection Ref***		
FIRST FLOOR FLAT 7 BEDROOM 2		**CONCRETE CEILING PLASTERED BRICK/BREEZE BLOCK WALLS TIMBER FLOORING OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE**		***Surveyor:***	**PB & MC**	
				PICTURE 55 *AS* SAMPLE 2		
				Date:	**19/01/21**	
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**	
Condition:	**FAIR**	***Access:***	**EASY**	***Asbestos?***	**YES**	
				Re Inspection Date:	**N/A**	
Friability:	**LOW**	***Amount:***	**APPROX: 18M²**	***Type:***	**CHRYSOTILE TO BOTH**	
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**TILES**	**<7%**
					BITUMEN	**<8%**
Position:	**VINYL FLOOR TILE & BITUMEN**	***Risk Factor*** **4** ***Risk Band*** **D**	***Priority Assessment:***	**MINOR RISK**		

Recommended Action	**REMOVE IDENTIFIED ASBESTOS VINYL TILES & ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210119/2

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**FRAMPTON, AGAR GROVE, LONDON, NW1 2SN**		
Location		***Component***		***Inspection Ref***		
FIRST FLOOR FLAT 7 BEDROOM 1		**CONCRETE CEILING PLASTERED BRICK/BREEZE BLOCK WALLS TIMBER FLOORING OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE**		***Surveyor:***	**PB & MC**	
				PICTURE 56 *AS* SAMPLE 2		
				Date:	**19/01/21**	
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**	
Condition:	**FAIR**	***Access:***	**EASY**	***Asbestos?***	**YES**	
				Re Inspection Date:	**N/A**	
Friability:	**LOW**	***Amount:***	**APPROX: 6M²**	***Type:***	**CHRYSOTILE TO BOTH**	
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**TILES**	**<7%**
					BITUMEN	**<8%**
Position:	**VINYL FLOOR TILE & BITUMEN**	***Risk Factor*** **4** ***Risk Band*** **D**	***Priority Assessment:***	**MINOR RISK**		

Recommended Action	**REMOVE IDENTIFIED ASBESTOS VINYL TILES & ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210119/2

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**FRAMPTON, AGAR GROVE, LONDON, NW1 2SN**		
Location		***Component***		***Inspection Ref***		
FIRST FLOOR FLAT 7 CORRIDOR		**CONCRETE CEILING PLASTERED BRICK/BREEZE BLOCK WALLS TIMBER FLOORING OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE**		***Surveyor:***	**PB & MC**	
				PICTURE 57 *AS* SAMPLE 2		
				Date:	**19/01/21**	
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**	
Condition:	**FAIR**	***Access:***	**EASY**	***Asbestos?***	**YES**	
				Re Inspection Date:	**N/A**	
Friability:	**LOW**	***Amount:***	**APPROX: 5M²**	***Type:***	**CHRYSOTILE TO BOTH**	
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**TILES**	**<7%**
					BITUMEN	**<8%**
Position:	**VINYL FLOOR TILE & BITUMEN**	***Risk Factor*** **4** / ***Risk Band*** **D**	***Priority Assessment:***	**MINOR RISK**		

Recommended Action	**REMOVE IDENTIFIED ASBESTOS VINYL TILES & ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210119/2

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**FRAMPTON, AGAR GROVE, LONDON, NW1 2SN**		
Location		***Component***		***Inspection Ref***		
FIRST FLOOR FLAT 7 LOUNGE		**CONCRETE CEILING PLASTERED BRICK/BREEZE BLOCK WALLS TIMBER FLOORING OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE**		***Surveyor:***	**PB & MC**	
				PICTURE 58 *AS* SAMPLE 2		
				Date:	**19/01/21**	
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**	
Condition:	**FAIR**	***Access:***	**EASY**	***Asbestos?***	**YES**	
				Re Inspection Date:	**N/A**	
Friability:	**LOW**	***Amount:***	**APPROX: 25M²**	***Type:***	**CHRYSOTILE TO BOTH**	
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**TILES**	**<7%**
					BITUMEN	**<8%**
Position:	**VINYL FLOOR TILE & BITUMEN**	***Risk Factor*** **4** ***Risk Band*** **D**	***Priority Assessment:***	**MINOR RISK**		

Recommended Action	**REMOVE IDENTIFIED ASBESTOS VINYL TILES & ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210119/2

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**FRAMPTON, AGAR GROVE, LONDON, NW1 2SN**		
Location		***Component***		***Inspection Ref***		
FIRST FLOOR FLAT 7 HALLWAY		**CONCRETE CEILING PLASTERED BRICK/BREEZE BLOCK WALLS TIMBER FLOORING OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE**		***Surveyor:***	**PB & MC**	
				PICTURE 59 *AS* SAMPLE 2		
				Date:	**19/01/21**	
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**	
Condition:	**FAIR**	***Access:***	**EASY**	***Asbestos?***	**YES**	
				Re Inspection Date:	**N/A**	
Friability:	**LOW**	***Amount:***	**APPROX: 5M²**	***Type:***	**CHRYSOTILE TO BOTH**	
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**TILES**	**<7%**
					BITUMEN	**<8%**
Position:	**VINYL FLOOR TILE & BITUMEN**	***Risk Factor*** **4** ***Risk Band*** **D**	***Priority Assessment:***	**MINOR RISK**		

Recommended Action	**REMOVE IDENTIFIED ASBESTOS VINYL TILES & ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210119/2

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**FRAMPTON, AGAR GROVE, LONDON, NW1 2SN**		
Location		***Component***		***Inspection Ref***		
FIRST FLOOR FLAT 7 BATHROOM		**CONCRETE CEILING CERAMIC TILES TO PLASTERED BRICK/BREEZE BLOCK WALLS TIMBER FLOORING OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE**		***Surveyor:***	**PB & MC**	
				PICTURE 60 *AS* SAMPLE 2		
				Date:	**19/01/21**	
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**	
Condition:	**FAIR**	***Access:***	**EASY**	***Asbestos?***	**YES**	
				Re Inspection Date:	**N/A**	
Friability:	**LOW**	***Amount:***	**APPROX: 2M²**	***Type:***	**CHRYSOTILE TO BOTH**	
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**TILES**	**<7%**
					BITUMEN	**<8%**
Position:	**VINYL FLOOR TILE & BITUMEN**	***Risk Factor*** **4** / ***Risk Band*** **D**	***Priority Assessment:***	**MINOR RISK**		

Recommended Action	**REMOVE IDENTIFIED ASBESTOS VINYL TILES & ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210119/2

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**FRAMPTON, AGAR GROVE, LONDON, NW1 2SN**		
Location		***Component***		***Inspection Ref***		
FIRST FLOOR FLAT 7 WC		**CONCRETE CEILING CERAMIC TILES TO PLASTERED BRICK/BREEZE BLOCK WALLS TIMBER FLOORING OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE**		***Surveyor:***	**PB & MC**	
				PICTURE 61 *AS* SAMPLE 2		
				Date:	**19/01/21**	
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**	
Condition:	**FAIR**	***Access:***	**EASY**	***Asbestos?***	**YES**	
				Re Inspection Date:	**N/A**	
Friability:	**LOW**	***Amount:***	**APPROX: 2M²**	***Type:***	**CHRYSOTILE TO BOTH**	
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**TILES**	**<7%**
					BITUMEN	**<8%**
Position:	**VINYL FLOOR TILE & BITUMEN**	***Risk Factor*** **4** ***Risk Band*** **D**		***Priority Assessment:***	**MINOR RISK**	

Recommended Action	**REMOVE IDENTIFIED ASBESTOS VINYL TILES & ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210119/2

CLIENT: Hill

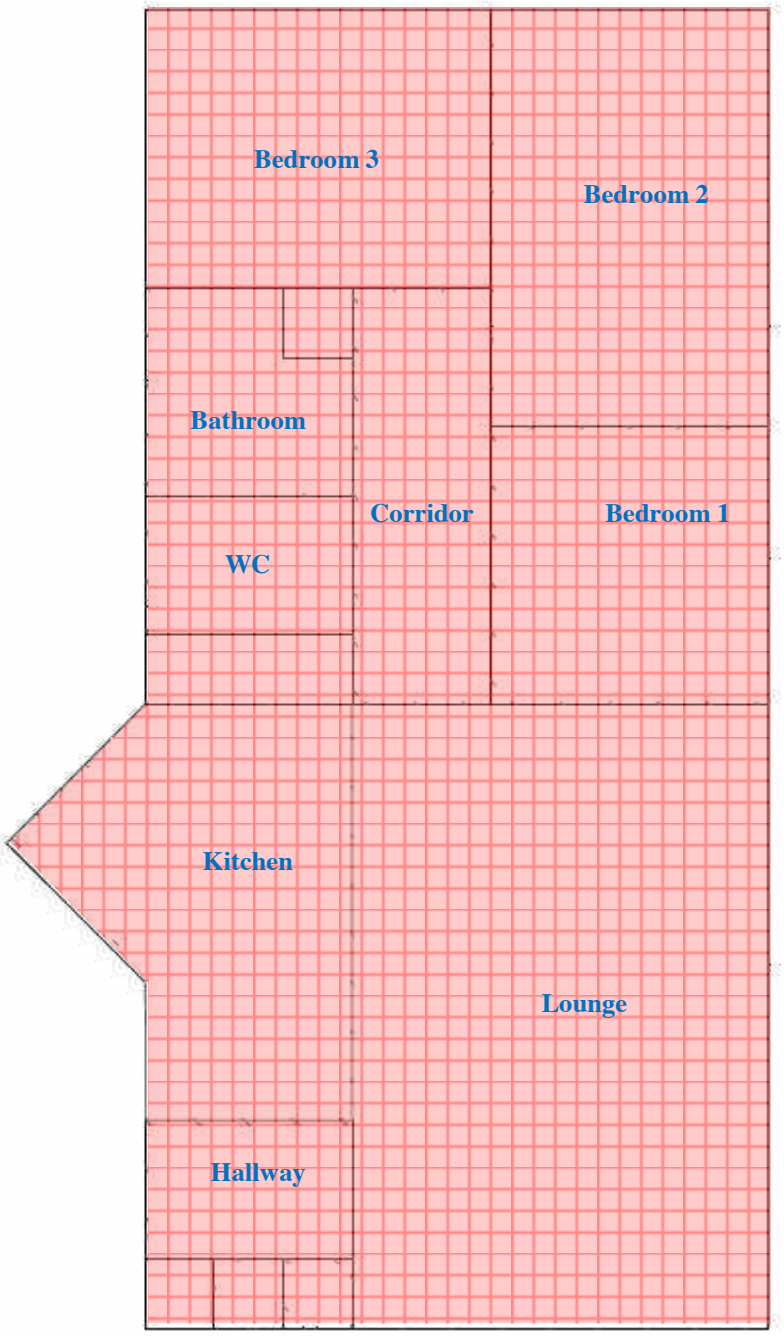
19th January 2021

Environmental Inspection Record				**FRAMPTON, AGAR GROVE, LONDON, NW1 2SN**		
Location		***Component***			***Inspection Ref***	
FIRST FLOOR FLAT 7 KITCHEN		**BOILER WITH METAL FLUE PIPE ELECTRICAL FUSE BOARD**			***Surveyor:***	**PB & MC**
					PICTURE 62 & 63	
					Date:	**19/01/21**
					Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**
Condition:	**N/A**	***Access:***		**N/A**	***Asbestos?***	**NO**
					Re Inspection Date:	**N/A**
Friability:	**N/A**	***Amount:***		**N/A**	***Type:***	**NON ASBESTOS**
Damage:	**N/A**	***Exposure:***		**N/A**	***Analysis:***	**N/A**
Position:	**CUPBOARD**	***Risk Factor***	**0**	***Priority Assessment:***	**NO RISK**	
		Risk Band	**E**			

Recommended Action	**NO ASBESTOS MATERIALS IDENTIFIED.**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

Flat 7



Vinyl Floor Tile

Bitumen Adhesive

SURVEY NO: JE/210119/2

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**FRAMPTON, AGAR GROVE, LONDON, NW1 2SN**		
Location		***Component***		***Inspection Ref***		
SECOND FLOOR FLAT 11 BEDROOM 3		**NON-ASBESTOS TEXTURED COATING TO PLASTERBOARD CEILING TO TIMBER JOISTS PLASTERED BRICK/BREEZE BLOCK WALLS TIMBER FLOORING OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE**		***Surveyor:***	**PB & MC**	
				PICTURE 64 *AS* SAMPLE 2		
				Date:	**19/01/21**	
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**	
Condition:	**FAIR**	***Access:***	**EASY**	***Asbestos?***	**YES**	
				Re Inspection Date:	**N/A**	
Friability:	**LOW**	***Amount:***	**APPROX: 10M²**	***Type:***	**CHRYSOTILE TO BOTH**	
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**TILES**	**<7%**
					BITUMEN	**<8%**
Position:	**VINYL FLOOR TILE & BITUMEN**	***Risk Factor*** **4** ***Risk Band*** **D**	***Priority Assessment:***	**MINOR RISK**		

Recommended Action	**REMOVE IDENTIFIED ASBESTOS VINYL TILES & ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210119/2

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**FRAMPTON, AGAR GROVE, LONDON, NW1 2SN**		
Location		***Component***		***Inspection Ref***		
SECOND FLOOR FLAT 11 BEDROOM 2		**NON-ASBESTOS TEXTURED COATING TO PLASTERBOARD CEILING TO TIMBER JOISTS PLASTERED BRICK/BREEZE BLOCK WALLS CARPET & TIMBER FLOORING OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE**		***Surveyor:***	**PB & MC**	
				PICTURE 65 *AS* SAMPLE 2		
				Date:	**19/01/21**	
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**	
Condition:	**FAIR**	***Access:***	**EASY**	***Asbestos?***	**YES**	
				Re Inspection Date:	**N/A**	
Friability:	**LOW**	***Amount:***	**APPROX: 18M²**	***Type:***	**CHRYSOTILE TO BOTH**	
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**TILES**	**<7%**
					BITUMEN	**<8%**
Position:	**VINYL FLOOR TILE & BITUMEN**	***Risk Factor*** **4** ***Risk Band*** **D**	***Priority Assessment:***	**MINOR RISK**		

Recommended Action	**REMOVE IDENTIFIED ASBESTOS VINYL TILES & ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210119/2

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**FRAMPTON, AGAR GROVE, LONDON, NW1 2SN**		
Location		***Component***		***Inspection Ref***		
SECOND FLOOR FLAT 11 BEDROOM 1		**NON-ASBESTOS TEXTURED COATING TO PLASTERBOARD CEILING TO TIMBER JOISTS PLASTERED BRICK/BREEZE BLOCK WALLS TIMBER FLOORING OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE**		***Surveyor:***	**PB & MC**	
				PICTURE 66 *AS* SAMPLE 2		
				Date:	**19/01/21**	
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**	
Condition:	**FAIR**	***Access:***	**EASY**	***Asbestos?***	**YES**	
				Re Inspection Date:	**N/A**	
Friability:	**LOW**	***Amount:***	**APPROX: 6M²**	***Type:***	**CHRYSOTILE TO BOTH**	
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**TILES**	**<7%**
					BITUMEN	**<8%**
Position:	**VINYL FLOOR TILE & BITUMEN**	***Risk Factor***	**4**	***Priority Assessment:***	**MINOR RISK**	
		Risk Band	**D**			

Recommended Action	**REMOVE IDENTIFIED ASBESTOS VINYL TILES & ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210119/2

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**FRAMPTON, AGAR GROVE, LONDON, NW1 2SN**		
Location		***Component***		***Inspection Ref***		
SECOND FLOOR FLAT 11 CORRIDOR		**PLASTERBOARD CEILING TO TIMBER JOISTS PLASTERED BRICK/BREEZE BLOCK WALLS TIMBER FLOORING OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE**		***Surveyor:***	**PB & MC**	
				PICTURE 67 *AS* SAMPLE 2		
				Date:	**19/01/21**	
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**	
Condition:	**FAIR**	***Access:***	**EASY**	***Asbestos?***	**YES**	
				Re Inspection Date:	**N/A**	
Friability:	**LOW**	***Amount:***	**APPROX: 5M²**	***Type:***	**CHRYSOTILE TO BOTH**	
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**TILES**	**<7%**
					BITUMEN	**<8%**
Position:	**VINYL FLOOR TILE & BITUMEN**	***Risk Factor*** **4** / ***Risk Band*** **D**	***Priority Assessment:***	**MINOR RISK**		

Recommended Action	**REMOVE IDENTIFIED ASBESTOS VINYL TILES & ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210119/2

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**FRAMPTON, AGAR GROVE, LONDON, NW1 2SN**		
Location		***Component***		***Inspection Ref***		
SECOND FLOOR FLAT 11 LOUNGE		**PLASTERBOARD CEILING TO TIMBER JOISTS PLASTERED BRICK/BREEZE BLOCK WALLS TIMBER FLOORING OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE**		***Surveyor:***	**PB & MC**	
				PICTURE 68 *AS* SAMPLE 2		
				Date:	**19/01/21**	
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**	
Condition:	**FAIR**	***Access:***	**EASY**	***Asbestos?***	**YES**	
				Re Inspection Date:	**N/A**	
Friability:	**LOW**	***Amount:***	**APPROX: 25M²**	***Type:***	**CHRYSOTILE TO BOTH**	
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**TILES**	**<7%**
					BITUMEN	**<8%**
Position:	**VINYL FLOOR TILE & BITUMEN**	***Risk Factor*** **4** ***Risk Band*** **D**	***Priority Assessment:***	**MINOR RISK**		

Recommended Action	**REMOVE IDENTIFIED ASBESTOS VINYL TILES & ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210119/2

CLIENT: Hill

19th January 2021

Environmental Inspection Record				FRAMPTON, AGAR GROVE, LONDON, NW1 2SN		
Location		***Component***		***Inspection Ref***		
SECOND FLOOR FLAT 11 HALLWAY		**PLASTERBOARD CEILING TO TIMBER JOISTS PLASTERED BRICK/BREEZE BLOCK WALLS TIMBER FLOORING OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE**		***Surveyor:***	**PB & MC**	
				PICTURE 69 *AS* SAMPLE 2		
				Date:	**19/01/21**	
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**	
Condition:	**FAIR**	***Access:***	**EASY**	***Asbestos?***	**YES**	
				Re Inspection Date:	**N/A**	
Friability:	**LOW**	***Amount:***	**APPROX: 5M²**	***Type:***	**CHRYSOTILE TO BOTH**	
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**TILES**	**<7%**
					BITUMEN	**<8%**
Position:	**VINYL FLOOR TILE & BITUMEN**	***Risk Factor*** **4** ***Risk Band*** **D**	***Priority Assessment:***	**MINOR RISK**		

Recommended Action	**REMOVE IDENTIFIED ASBESTOS VINYL TILES & ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210119/2

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**FRAMPTON, AGAR GROVE, LONDON, NW1 2SN**		
Location		***Component***		***Inspection Ref***		
SECOND FLOOR FLAT 11 BATHROOM		**PLASTERBOARD CEILING TO TIMBER JOISTS CERAMIC TILES TO PLASTERED BRICK/BREEZE BLOCK WALLS MODERN VINYL FLOOR COVERING OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE**		***Surveyor:***	**PB & MC**	
				PICTURE 70 *AS* SAMPLE 2		
				Date:	**19/01/21**	
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**	
Condition:	**FAIR**	***Access:***	**EASY**	***Asbestos?***	**YES**	
				Re Inspection Date:	**N/A**	
Friability:	**LOW**	***Amount:***	**APPROX: 2M²**	***Type:***	**CHRYSOTILE TO BOTH**	
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**TILES**	**<7%**
					BITUMEN	**<8%**
Position:	**VINYL FLOOR TILE & BITUMEN**	***Risk Factor*** **4** ***Risk Band*** **D**	***Priority Assessment:***	**MINOR RISK**		

Recommended Action	**REMOVE IDENTIFIED ASBESTOS VINYL TILES & ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210119/2

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**FRAMPTON, AGAR GROVE, LONDON, NW1 2SN**		
Location		***Component***		***Inspection Ref***		
SECOND FLOOR FLAT 11 WC		**PLASTERBOARD CEILING TO TIMBER JOISTS CERAMIC TILES TO PLASTERED BRICK/BREEZE BLOCK WALLS MODERN VINYL FLOOR COVERING OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE**		***Surveyor:***	**PB & MC**	
				PICTURE 71 *AS* SAMPLE 2		
				Date:	**19/01/21**	
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**	
Condition:	**FAIR**	***Access:***	**EASY**	***Asbestos?***	**YES**	
				Re Inspection Date:	**N/A**	
Friability:	**LOW**	***Amount:***	**APPROX: 2M²**	***Type:***	**CHRYSOTILE TO BOTH**	
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**TILES**	**<7%**
					BITUMEN	**<8%**
Position:	**VINYL FLOOR TILE & BITUMEN**	***Risk Factor*** **4** ***Risk Band*** **D**	***Priority Assessment:***	**MINOR RISK**		

Recommended Action	**REMOVE IDENTIFIED ASBESTOS VINYL TILES & ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210119/2

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**FRAMPTON, AGAR GROVE, LONDON, NW1 2SN**		
Location		***Component***		***Inspection Ref***		
SECOND FLOOR FLAT 11 KITCHEN		**PLASTERBOARD CEILING TO TIMBER JOISTS CERAMIC TILES TO PLASTERED BRICK/BREEZE BLOCK WALLS TIMBER FLOORING OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE**		***Surveyor:***	**PB & MC**	
				PICTURE 72 *AS* SAMPLE 2		
				Date:	**19/01/21**	
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**	
Condition:	**FAIR**	***Access:***	**EASY**	***Asbestos?***	**YES**	
				Re Inspection Date:	**N/A**	
Friability:	**LOW**	***Amount:***	**APPROX: 12M²**	***Type:***	**CHRYSOTILE TO BOTH**	
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**TILES**	**<7%**
					BITUMEN	**<8%**
Position:	**VINYL FLOOR TILE & BITUMEN**	***Risk Factor*** **4** ***Risk Band*** **D**	***Priority Assessment:***	**MINOR RISK**		

Recommended Action	**REMOVE IDENTIFIED ASBESTOS VINYL TILES & ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210119/2

CLIENT: Hill

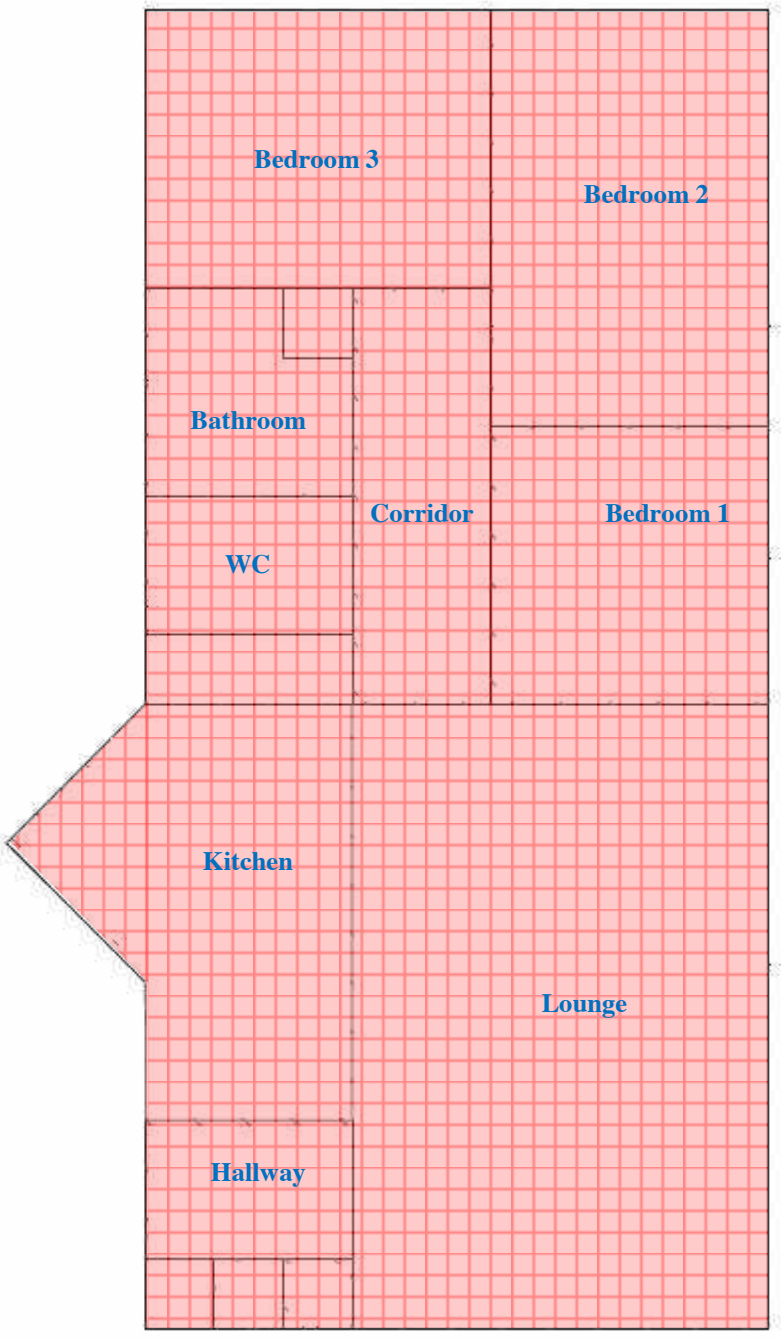
19th January 2021

Environmental Inspection Record				**FRAMPTON, AGAR GROVE, LONDON, NW1 2SN**		
Location		***Component***			***Inspection Ref***	
SECOND FLOOR FLAT 11 KITCHEN		**BOILER WITH METAL FLUE PIPE ELECTRICAL FUSE BOARD**			***Surveyor:***	**PB & MC**
					PICTURE 73 & 74	
					Date:	**19/01/21**
					Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**
Condition:	**N/A**	***Access:***		**N/A**	***Asbestos?***	**NO**
					Re Inspection Date:	**N/A**
Friability:	**N/A**	***Amount:***		**N/A**	***Type:***	**NON ASBESTOS**
Damage:	**N/A**	***Exposure:***		**N/A**	***Analysis:***	**N/A**
Position:	**CUPBOARD**	***Risk Factor***	**0**	***Priority Assessment:***	**NO RISK**	
		Risk Band	**E**			

Recommended Action	**NO ASBESTOS MATERIALS IDENTIFIED.**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

Flat 11



Vinyl Floor Tile

Bitumen Adhesive

SURVEY NO: JE/210119/2

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**FRAMPTON, AGAR GROVE, LONDON, NW1 2SN**	
Location		***Component***		***Inspection Ref***	
SECOND FLOOR FLAT 12 BEDROOM 3		**NON-ASBESTOS TEXTURED COATING TO PLASTERBOARD CEILING TO TIMBER JOISTS PLASTERED BRICK/BREEZE BLOCK WALLS TIMBER FLOORING OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE**		***Surveyor:***	**PB & MC**
				PICTURE 75 & 76 SAMPLE 7	
				Date:	**19/01/21**
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**
Condition:	**N/A**	***Access:***	**N/A**	***Asbestos?***	**NO**
				Re Inspection Date:	**N/A**
Friability:	**N/A**	***Amount:***	**N/A**	***Type:***	**NON ASBESTOS**
Damage:	**N/A**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**NADIS**
Position:	**TEXTURED COATING**	***Risk Factor*** **0** ***Risk Band*** **E**	***Priority Assessment:***	**NO RISK**	

Recommended Action	**NO ACTION REQUIRED**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210119/2

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**FRAMPTON, AGAR GROVE, LONDON, NW1 2SN**		
Location		***Component***		***Inspection Ref***		
SECOND FLOOR FLAT 12 BEDROOM 3		**ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE**		***Surveyor:***	**PB & MC**	
				PICTURE 77 *AS* SAMPLE 2		
				Date:	**19/01/21**	
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**	
Condition:	**FAIR**	***Access:***	**EASY**	***Asbestos?***	**YES**	
				Re Inspection Date:	**N/A**	
Friability:	**LOW**	***Amount:***	**APPROX: 10M²**	***Type:***	**CHRYSOTILE TO BOTH**	
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**TILES**	**<7%**
					BITUMEN	**<8%**
Position:	**VINYL FLOOR TILE & BITUMEN**	***Risk Factor***	**4**	***Priority Assessment:***	**MINOR RISK**	
		Risk Band	**D**			

Recommended Action	**REMOVE IDENTIFIED ASBESTOS VINYL TILES & ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210119/2

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**FRAMPTON, AGAR GROVE, LONDON, NW1 2SN**		
Location		***Component***		***Inspection Ref***		
SECOND FLOOR FLAT 12 BEDROOM 2		**PLASTERBOARD CEILING TO TIMBER JOISTS PLASTERED BRICK/BREEZE BLOCK WALLS CARPET & TIMBER FLOORING OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE**		***Surveyor:***	**PB & MC**	
				PICTURE 78 *AS* SAMPLE 2		
				Date:	**19/01/21**	
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**	
Condition:	**FAIR**	***Access:***	**EASY**	***Asbestos?***	**YES**	
				Re Inspection Date:	**N/A**	
Friability:	**LOW**	***Amount:***	**APPROX: 18M²**	***Type:***	**CHRYSOTILE TO BOTH**	
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**TILES**	**<7%**
					BITUMEN	**<8%**
Position:	**VINYL FLOOR TILE & BITUMEN**	***Risk Factor*** **4** / ***Risk Band*** **D**	***Priority Assessment:***	**MINOR RISK**		

Recommended Action	**REMOVE IDENTIFIED ASBESTOS VINYL TILES & ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210119/2

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**FRAMPTON, AGAR GROVE, LONDON, NW1 2SN**		
Location		***Component***		***Inspection Ref***		
SECOND FLOOR FLAT 12 BEDROOM 1		**NON-ASBESTOS TEXTURED COATING TO PLASTERBOARD CEILING TO TIMBER JOISTS PLASTERED BRICK/BREEZE BLOCK WALLS TIMBER FLOORING OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE**		***Surveyor:***	**PB & MC**	
				PICTURE 79 *AS* SAMPLE 2		
				Date:	**19/01/21**	
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**	
Condition:	**FAIR**	***Access:***	**EASY**	***Asbestos?***	**YES**	
				Re Inspection Date:	**N/A**	
Friability:	**LOW**	***Amount:***	**APPROX: 6M²**	***Type:***	**CHRYSOTILE TO BOTH**	
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**TILES**	**<7%**
					BITUMEN	**<8%**
Position:	**VINYL FLOOR TILE & BITUMEN**	***Risk Factor*** **4** / ***Risk Band*** **D**	***Priority Assessment:***	**MINOR RISK**		

Recommended Action	**REMOVE IDENTIFIED ASBESTOS VINYL TILES & ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210119/2

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**FRAMPTON, AGAR GROVE, LONDON, NW1 2SN**		
Location		***Component***		***Inspection Ref***		
SECOND FLOOR FLAT 12 CORRIDOR		**PLASTERBOARD CEILING TO TIMBER JOISTS PLASTERED BRICK/BREEZE BLOCK WALLS TIMBER FLOORING OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE**		***Surveyor:***	**PB & MC**	
				PICTURE 80 *AS* SAMPLE 2		
				Date:	**19/01/21**	
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**	
Condition:	**FAIR**	***Access:***	**EASY**	***Asbestos?***	**YES**	
				Re Inspection Date:	**N/A**	
Friability:	**LOW**	***Amount:***	**APPROX: 5M²**	***Type:***	**CHRYSOTILE TO BOTH**	
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**TILES**	**<7%**
					BITUMEN	**<8%**
Position:	**VINYL FLOOR TILE & BITUMEN**	***Risk Factor*** **4** ***Risk Band*** **D**	***Priority Assessment:***	**MINOR RISK**		

Recommended Action	**REMOVE IDENTIFIED ASBESTOS VINYL TILES & ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210119/2

CLIENT: Hill

19th January 2021

Environmental Inspection Record				FRAMPTON, AGAR GROVE, LONDON, NW1 2SN		
Location		***Component***		***Inspection Ref***		
SECOND FLOOR FLAT 12 LOUNGE		**PLASTERBOARD CEILING TO TIMBER JOISTS PLASTERED BRICK/BREEZE BLOCK WALLS TIMBER FLOORING OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE**		***Surveyor:***	**PB & MC**	
				PICTURE 81 *AS* SAMPLE 2		
				Date:	**19/01/21**	
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**	
Condition:	**FAIR**	***Access:***	**EASY**	***Asbestos?***	**YES**	
				Re Inspection Date:	**N/A**	
Friability:	**LOW**	***Amount:***	**APPROX: 25M²**	***Type:***	**CHRYSOTILE TO BOTH**	
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**TILES**	**<7%**
					BITUMEN	**<8%**
Position:	**VINYL FLOOR TILE & BITUMEN**	***Risk Factor***	**4**	***Priority Assessment:***	**MINOR RISK**	
		Risk Band	**D**			

Recommended Action	**REMOVE IDENTIFIED ASBESTOS VINYL TILES & ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210119/2

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**FRAMPTON, AGAR GROVE, LONDON, NW1 2SN**		
Location		***Component***		***Inspection Ref***		
SECOND FLOOR FLAT 12 HALLWAY		**PLASTERBOARD CEILING TO TIMBER JOISTS PLASTERED BRICK/BREEZE BLOCK WALLS TIMBER FLOORING OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE**		***Surveyor:***	**PB & MC**	
				PICTURE 83 *AS* SAMPLE 2		
				Date:	**19/01/21**	
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**	
Condition:	**FAIR**	***Access:***	**EASY**	***Asbestos?***	**YES**	
				Re Inspection Date:	**N/A**	
Friability:	**LOW**	***Amount:***	**APPROX: 5M²**	***Type:***	**CHRYSOTILE TO BOTH**	
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**TILES**	**<7%**
					BITUMEN	**<8%**
Position:	**VINYL FLOOR TILE & BITUMEN**	***Risk Factor*** **4** ***Risk Band*** **D**	***Priority Assessment:***	**MINOR RISK**		

Recommended Action	**REMOVE IDENTIFIED ASBESTOS VINYL TILES & ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210119/2

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**FRAMPTON, AGAR GROVE, LONDON, NW1 2SN**		
Location		***Component***		***Inspection Ref***		
SECOND FLOOR FLAT 12 BATHROOM		**PLASTERBOARD CEILING TO TIMBER JOISTS CERAMIC TILES TO PLASTERED BRICK/BREEZE BLOCK WALLS MODERN VINYL FLOOR COVERING OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE**		***Surveyor:***	**PB & MC**	
				PICTURE 84 *AS* SAMPLE 2		
				Date:	**19/01/21**	
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**	
Condition:	**FAIR**	***Access:***	**EASY**	***Asbestos?***	**YES**	
				Re Inspection Date:	**N/A**	
Friability:	**LOW**	***Amount:***	**APPROX: 2M²**	***Type:***	**CHRYSOTILE TO BOTH**	
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**TILES**	**<7%**
					BITUMEN	**<8%**
Position:	**VINYL FLOOR TILE & BITUMEN**	***Risk Factor*** **4** ***Risk Band*** **D**	***Priority Assessment:***	**MINOR RISK**		

Recommended Action	**REMOVE IDENTIFIED ASBESTOS VINYL TILES & ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210119/2

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**FRAMPTON, AGAR GROVE, LONDON, NW1 2SN**		
Location		***Component***		***Inspection Ref***		
SECOND FLOOR FLAT 12 WC		**PLASTERBOARD CEILING TO TIMBER JOISTS CERAMIC TILES TO PLASTERED BRICK/BREEZE BLOCK WALLS MODERN VINYL FLOOR COVERING OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE**		***Surveyor:***	**PB & MC**	
				PICTURE 85 *AS* SAMPLE 2		
				Date:	**19/01/21**	
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**	
Condition:	**FAIR**	***Access:***	**EASY**	***Asbestos?***	**YES**	
				Re Inspection Date:	**N/A**	
Friability:	**LOW**	***Amount:***	**APPROX: 2M²**	***Type:***	**CHRYSOTILE TO BOTH**	
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**TILES**	**<7%**
					BITUMEN	**<8%**
Position:	**VINYL FLOOR TILE & BITUMEN**	***Risk Factor*** **4** ***Risk Band*** **D**	***Priority Assessment:***	**MINOR RISK**		

Recommended Action	**REMOVE IDENTIFIED ASBESTOS VINYL TILES & ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210119/2

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**FRAMPTON, AGAR GROVE, LONDON, NW1 2SN**	
Location		***Component***		***Inspection Ref***	
SECOND FLOOR FLAT 12 WC		**ASBESTOS CEMENT SHELF**		***Surveyor:***	**PB & MC**
				PICTURE 86 *AS* SAMPLE 4	
				Date:	**19/01/21**
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**
Condition:	**FAIR**	***Access:***	**EASY**	***Asbestos?***	**YES**
				Re Inspection Date:	**N/A**
Friability:	**LOW**	***Amount:***	**APPROX: 0.5M²**	***Type:***	**CHRYSOTILE**
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**< 25%**
Position:	**CEMENT SHELF**	***Risk Factor*** / ***Risk Band***	**5** / **D**	***Priority Assessment:***	**MINOR RISK**

Recommended Action	**REMOVE IDENTIFIED ASBESTOS CEMENT SHELF BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210119/2

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**FRAMPTON, AGAR GROVE, LONDON, NW1 2SN**		
Location		***Component***		***Inspection Ref***		
SECOND FLOOR FLAT 12 KITCHEN		**PLASTERBOARD CEILING TO TIMBER JOISTS CERAMIC TILES TO PLASTERED BRICK/BREEZE BLOCK WALLS TIMBER FLOORING OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE**		***Surveyor:***	**PB & MC**	
				PICTURE 87 *AS* SAMPLE 2		
				Date:	**19/01/21**	
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**	
Condition:	**FAIR**	***Access:***	**EASY**	***Asbestos?***	**YES**	
				Re Inspection Date:	**N/A**	
Friability:	**LOW**	***Amount:***	**APPROX: 12M²**	***Type:***	**CHRYSOTILE TO BOTH**	
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**TILES**	**<7%**
					BITUMEN	**<8%**
Position:	**VINYL FLOOR TILE & BITUMEN**	***Risk Factor*** **4** ***Risk Band*** **D**	***Priority Assessment:***	**MINOR RISK**		

Recommended Action	**REMOVE IDENTIFIED ASBESTOS VINYL TILES & ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210119/2

CLIENT: Hill

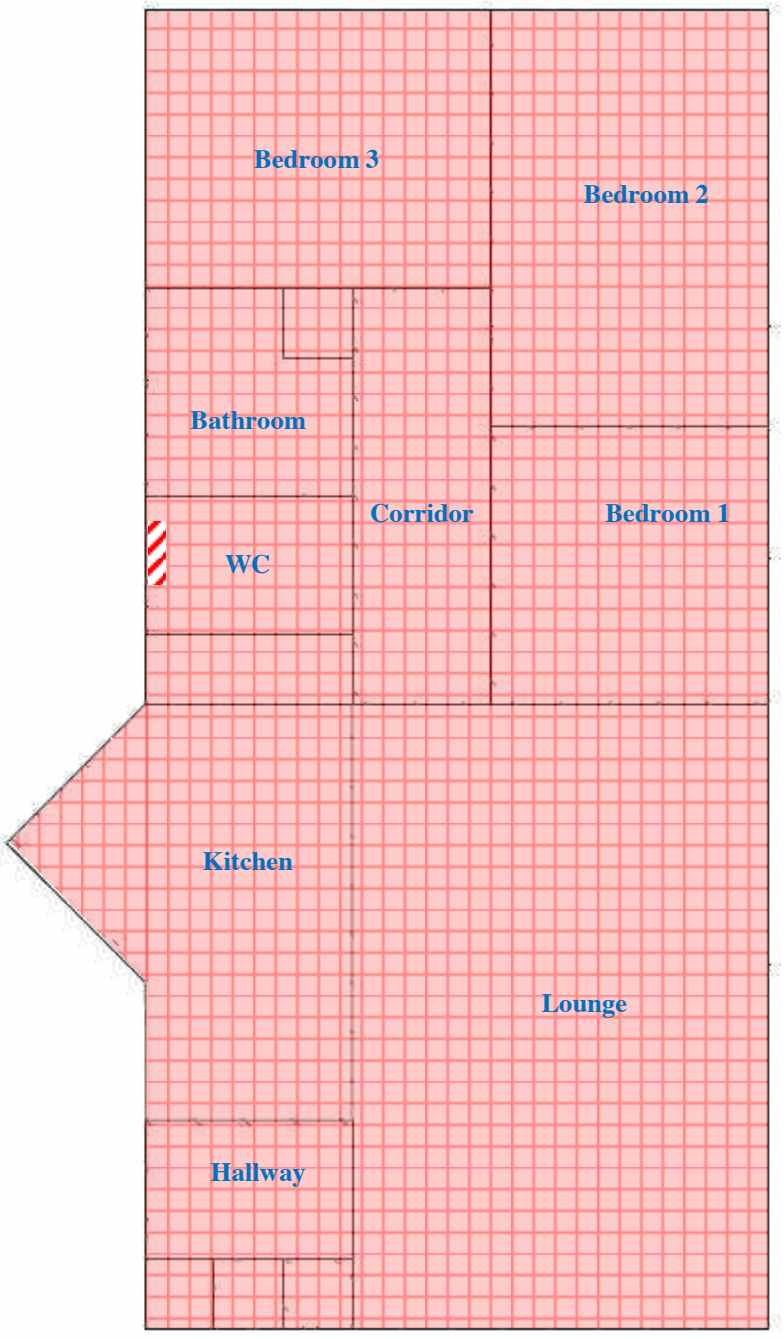
19th January 2021

Environmental Inspection Record				**FRAMPTON, AGAR GROVE, LONDON, NW1 2SN**		
Location		***Component***			***Inspection Ref***	
SECOND FLOOR FLAT 12 CUPBOARDS		**BOILER WITH METAL FLUE PIPE ELECTRICAL FUSE BOARD**			***Surveyor:***	**PB & MC**
					PICTURE 88 & 89	
					Date:	**19/01/21**
					Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**
Condition:	**N/A**	***Access:***		**N/A**	***Asbestos?***	**NO**
					Re Inspection Date:	**N/A**
Friability:	**N/A**	***Amount:***		**N/A**	***Type:***	**NON ASBESTOS**
Damage:	**N/A**	***Exposure:***		**N/A**	***Analysis:***	**N/A**
Position:	**CUPBOARD**	***Risk Factor***	**0**	***Priority Assessment:***	**NO RISK**	
		Risk Band	**E**			

Recommended Action	**NO ASBESTOS MATERIALS IDENTIFIED.**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

Flat 12



Vinyl Floor Tile	
Bitumen Adhesive	
Cement Shelf	

SURVEY NO: JE/210119/2

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**FRAMPTON, AGAR GROVE, LONDON, NW1 2SN**		
Location		***Component***		***Inspection Ref***		
GROUND FLOOR FLAT 3 BEDROOM 1		**CONCRETE CEILING PLASTERED BRICK/BREEZE BLOCK WALLS ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE**		***Surveyor:***	**PB & MC**	
				PICTURE 90 *AS* SAMPLE 2		
				Date:	**19/01/21**	
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**	
Condition:	**FAIR**	***Access:***	**EASY**	***Asbestos?***	**YES**	
				Re Inspection Date:	**N/A**	
Friability:	**LOW**	***Amount:***	**APPROX: 18M²**	***Type:***	**CHRYSOTILE TO BOTH**	
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**TILES**	**<7%**
					BITUMEN	**<8%**
Position:	**VINYL FLOOR TILE & BITUMEN**	***Risk Factor*** **4** / ***Risk Band*** **D**	***Priority Assessment:***	**MINOR RISK**		

Recommended Action	**REMOVE IDENTIFIED ASBESTOS VINYL TILES & ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210119/2

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**FRAMPTON, AGAR GROVE, LONDON, NW1 2SN**		
Location		***Component***		***Inspection Ref***		
GROUND FLOOR FLAT 3 BEDROOM 2		**CONCRETE CEILING PLASTERED BRICK/BREEZE BLOCK WALLS ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE**		***Surveyor:***	**PB & MC**	
				PICTURE 91 *AS* SAMPLE 2		
				Date:	**19/01/21**	
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**	
Condition:	**FAIR**	***Access:***	**EASY**	***Asbestos?***	**YES**	
				Re Inspection Date:	**N/A**	
Friability:	**LOW**	***Amount:***	**APPROX: 10M²**	***Type:***	**CHRYSOTILE TO BOTH**	
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**TILES**	**<7%**
					BITUMEN	**<8%**
Position:	**VINYL FLOOR TILE & BITUMEN**	***Risk Factor*** **4** ***Risk Band*** **D**	***Priority Assessment:***	**MINOR RISK**		

Recommended Action	**REMOVE IDENTIFIED ASBESTOS VINYL TILES & ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210119/2

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**FRAMPTON, AGAR GROVE, LONDON, NW1 2SN**		
Location		***Component***		***Inspection Ref***		
GROUND FLOOR FLAT 3 BEDROOM 1		**CONCRETE CEILING PLASTERED BRICK/BREEZE BLOCK WALLS ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE**		***Surveyor:***	**PB & MC**	
				PICTURE 92 *AS* SAMPLE 2		
				Date:	**19/01/21**	
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**	
Condition:	**FAIR**	***Access:***	**EASY**	***Asbestos?***	**YES**	
				Re Inspection Date:	**N/A**	
Friability:	**LOW**	***Amount:***	**APPROX: 6M²**	***Type:***	**CHRYSOTILE TO BOTH**	
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**TILES**	**<7%**
					BITUMEN	**<8%**
Position:	**VINYL FLOOR TILE & BITUMEN**	***Risk Factor*** **4** ***Risk Band*** **D**	***Priority Assessment:***	**MINOR RISK**		

Recommended Action	**REMOVE IDENTIFIED ASBESTOS VINYL TILES & ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210119/2

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**FRAMPTON, AGAR GROVE, LONDON, NW1 2SN**		
Location		***Component***		***Inspection Ref***		
GROUND FLOOR FLAT 3 CORRIDOR		**PLASTERBOARD CEILING TO TIMBER JOISTS PLASTERED BRICK/BREEZE BLOCK WALLS MODERN VINYL OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE**		***Surveyor:***	**PB & MC**	
				PICTURE 93 *AS* SAMPLE 2		
				Date:	**19/01/21**	
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**	
Condition:	**FAIR**	***Access:***	**EASY**	***Asbestos?***	**YES**	
				Re Inspection Date:	**N/A**	
Friability:	**LOW**	***Amount:***	**APPROX: 5M²**	***Type:***	**CHRYSOTILE TO BOTH**	
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**TILES**	**<7%**
					BITUMEN	**<8%**
Position:	**VINYL FLOOR TILE & BITUMEN**	***Risk Factor*** **4** / ***Risk Band*** **D**	***Priority Assessment:***	**MINOR RISK**		

Recommended Action	**REMOVE IDENTIFIED ASBESTOS VINYL TILES & ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210119/2

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**FRAMPTON, AGAR GROVE, LONDON, NW1 2SN**		
Location		***Component***		***Inspection Ref***		
GROUND FLOOR FLAT 3 LOUNGE		**PLASTERBOARD CEILING TO TIMBER JOISTS PLASTERED BRICK/BREEZE BLOCK WALLS ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE**		***Surveyor:***	**PB & MC**	
				PICTURE 94 *AS* SAMPLE 2		
				Date:	**19/01/21**	
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**	
Condition:	**FAIR**	***Access:***	**EASY**	***Asbestos?***	**YES**	
				Re Inspection Date:	**N/A**	
Friability:	**LOW**	***Amount:***	**APPROX: 25M²**	***Type:***	**CHRYSOTILE TO BOTH**	
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**TILES**	**<7%**
					BITUMEN	**<8%**
Position:	**VINYL FLOOR TILE & BITUMEN**	***Risk Factor***	**4**	***Priority Assessment:***	**MINOR RISK**	
		Risk Band	**D**			

Recommended Action	**REMOVE IDENTIFIED ASBESTOS VINYL TILES & ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210119/2

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**FRAMPTON, AGAR GROVE, LONDON, NW1 2SN**		
Location		***Component***		***Inspection Ref***		
GROUND FLOOR FLAT 3 HALLWAY		**PLASTERBOARD CEILING TO TIMBER JOISTS PLASTERED BRICK/BREEZE BLOCK WALLS MODERN VINYL OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE**		***Surveyor:***	**PB & MC**	
				PICTURE 95 *AS* SAMPLE 2		
				Date:	**19/01/21**	
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**	
Condition:	**FAIR**	***Access:***	**EASY**	***Asbestos?***	**YES**	
				Re Inspection Date:	**N/A**	
Friability:	**LOW**	***Amount:***	**APPROX: 5M²**	***Type:***	**CHRYSOTILE TO BOTH**	
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**TILES**	**<7%**
					BITUMEN	**<8%**
Position:	**VINYL FLOOR TILE & BITUMEN**	***Risk Factor***	**4**	***Priority Assessment:***	**MINOR RISK**	
		Risk Band	**D**			

Recommended Action	**REMOVE IDENTIFIED ASBESTOS VINYL TILES & ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210119/2

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**FRAMPTON, AGAR GROVE, LONDON, NW1 2SN**		
Location		***Component***		***Inspection Ref***		
GROUND FLOOR FLAT 3 BATHROOM		**PLASTERBOARD CEILING TO TIMBER JOISTS CERAMIC TILES TO PLASTERED BRICK/BREEZE BLOCK WALLS MODERN VINYL FLOOR COVERING OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE**		***Surveyor:***	**PB & MC**	
				PICTURE 96 *AS* SAMPLE 2		
				Date:	**19/01/21**	
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**	
Condition:	**FAIR**	***Access:***	**EASY**	***Asbestos?***	**YES**	
				Re Inspection Date:	**N/A**	
Friability:	**LOW**	***Amount:***	**APPROX: 2M²**	***Type:***	**CHRYSOTILE TO BOTH**	
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**TILES**	**<7%**
					BITUMEN	**<8%**
Position:	**VINYL FLOOR TILE & BITUMEN**	***Risk Factor*** **4** ***Risk Band*** **D**	***Priority Assessment:***	**MINOR RISK**		

Recommended Action	**REMOVE IDENTIFIED ASBESTOS VINYL TILES & ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210119/2

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**FRAMPTON, AGAR GROVE, LONDON, NW1 2SN**		
Location		***Component***		***Inspection Ref***		
GROUND FLOOR FLAT 3 WC		**PLASTERBOARD CEILING TO TIMBER JOISTS CERAMIC TILES TO PLASTERED BRICK/BREEZE BLOCK WALLS MODERN VINYL FLOOR COVERING OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE**		***Surveyor:***	**PB & MC**	
				PICTURE 97 *AS* SAMPLE 2		
				Date:	**19/01/21**	
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**	
Condition:	**FAIR**	***Access:***	**EASY**	***Asbestos?***	**YES**	
				Re Inspection Date:	**N/A**	
Friability:	**LOW**	***Amount:***	**APPROX: 2M²**	***Type:***	**CHRYSOTILE TO BOTH**	
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**TILES**	**<7%**
					BITUMEN	**<8%**
Position:	**VINYL FLOOR TILE & BITUMEN**	***Risk Factor*** **4** ***Risk Band*** **D**	***Priority Assessment:***	**MINOR RISK**		

Recommended Action	**REMOVE IDENTIFIED ASBESTOS VINYL TILES & ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210119/2

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**FRAMPTON, AGAR GROVE, LONDON, NW1 2SN**		
Location		***Component***			***Inspection Ref***	
GROUND FLOOR FLAT 3 WC		**ASBESTOS CEMENT SHELF**			***Surveyor:***	**PB & MC**
					PICTURE 98 *AS* SAMPLE 4	
					Date:	**19/01/21**
					Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**
Condition:	**FAIR**	***Access:***		**EASY**	***Asbestos?***	**YES**
					Re Inspection Date:	**N/A**
Friability:	**LOW**	***Amount:***		**APPROX: 0.5M^2**	***Type:***	**CHRYSOTILE**
Damage:	**LOW**	***Exposure:***		**OCCUPANTS**	***Analysis:***	**< 25%**
Position:	**CEMENT SHELF**	***Risk Factor***	**5**	***Priority Assessment:***	**MINOR RISK**	
		Risk Band	**D**			

Recommended Action	**REMOVE IDENTIFIED ASBESTOS CEMENT SHELF BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210119/2

CLIENT: Hill

19th January 2021

Environmental Inspection Record				**FRAMPTON, AGAR GROVE, LONDON, NW1 2SN**		
Location		***Component***		***Inspection Ref***		
GROUND FLOOR FLAT 3 KITCHEN		**PLASTERBOARD CEILING TO TIMBER JOISTS CERAMIC TILES TO PLASTERED BRICK/BREEZE BLOCK WALLS MODERN VINYL FLOOR COVERING OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE**		***Surveyor:***	**PB & MC**	
				PICTURE 99 *AS* SAMPLE 2		
				Date:	**19/01/21**	
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**	
Condition:	**FAIR**	***Access:***	**EASY**	***Asbestos?***	**YES**	
				Re Inspection Date:	**N/A**	
Friability:	**LOW**	***Amount:***	**APPROX: 12M²**	***Type:***	**CHRYSOTILE TO BOTH**	
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**TILES**	**<7%**
					BITUMEN	**<8%**
Position:	**VINYL FLOOR TILE & BITUMEN**	***Risk Factor***	**4**	***Priority Assessment:***	**MINOR RISK**	
		Risk Band	**D**			

Recommended Action	**REMOVE IDENTIFIED ASBESTOS VINYL TILES & ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/210119/2

CLIENT: Hill

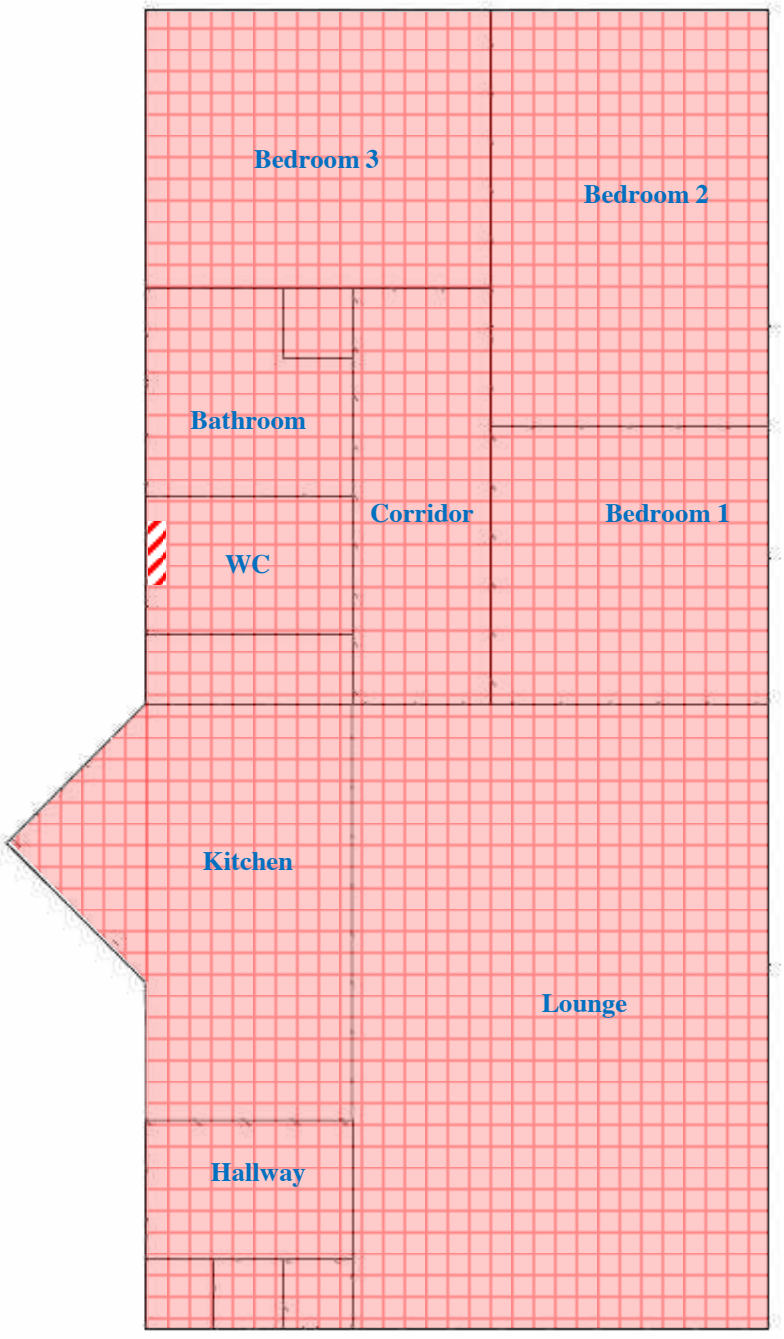
19th January 2021

Environmental Inspection Record				**FRAMPTON, AGAR GROVE, LONDON, NW1 2SN**		
Location		***Component***			***Inspection Ref***	
GROUND FLOOR FLAT 3 CUPBOARDS		**BOILER WITH METAL FLUE PIPE ELECTRICAL FUSE BOARD**			***Surveyor:***	**PB & MC**
					PICTURE 100 & 101	
					Date:	**19/01/21**
					Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**
Condition:	**N/A**	***Access:***		**N/A**	***Asbestos?***	**NO**
					Re Inspection Date:	**N/A**
Friability:	**N/A**	***Amount:***		**N/A**	***Type:***	**NON ASBESTOS**
Damage:	**N/A**	***Exposure:***		**N/A**	***Analysis:***	**N/A**
Position:	**CUPBOARD**	***Risk Factor***	**0**	***Priority Assessment:***	**NO RISK**	
		Risk Band	**E**			

Recommended Action	**NO ASBESTOS MATERIALS IDENTIFIED.**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

Flat 3



Vinyl Floor Tile	
Bitumen Adhesive	
Cement Shelf	

Rev	Description	Date
T01	Issued for Stage E Main Contractor Tender	19.09.20
T02	Issued for Tender	20.02.21
T03	Issued for Stage E Main Contractor Tender	20.03.25

1 Phase 1c - Demolition Plan
1 : 500

Site Phasing Key

- To be demolished
- New Block
- New Single Story Element
- Existing Block
- Contractor Site Welfare - TBC by Contractor
- Proposed Temporary Road
- Future Phase Block
- Phase 1c 'Active Boundary'

Please refer to Landscape and Civils drawings for Contractual Red Line Boundary

- Phase 1c Hoarding
- Access Routes
- DANGER: Below Ground HV Cable

159 St John Street
London EC1V 4QJ
mail@hawkinsbrown.com
hawkinsbrown.com

Hawkins\
Brown

Project
Agar Grove
Phase 1c - Block JKL

Drawing
Phase 1c - Demolition Plan

Scale @ A1	Date
As indicated	20/09/19
Drawn By: SW	Checked By: JW
Job Number: 1423	Status: D2 / Purpose of Issue: TENDER
Drawing No.: AGV-HBA-NE-00-DR-A-20-0001	Rev: T03

mode
transport planning

APPENDIX J

Air Quality

AGAR GROVE

AIR QUALITY REPORT

DECEMBER 2013

Document prepared on behalf of the London Borough of Camden (Applicant) by:

16 Brewhouse Yard
London
EC1V 4LJ

T: 020 7566 8600
W: www.peterbrett.com

Agar Grove, Camden

Air Quality Assessment

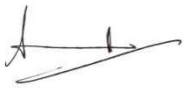
On behalf of **London Borough of Camden**

Project Ref: 28732/004 I Rev: Rev02 I Date: December 2013

Office Address: 10 Queen Square, Bristol, BS1 4NT
T: +44 (0)117 928 1560 F: +44 (0)117 928 1570 E: bristol@peterbrett.com

Document Control Sheet

Project Name: **Agar Grove, Camden**
Project Ref: **28732/004**
Report Title: **Air Quality Assessment**
Doc Ref: **Rev02**
Date: **December 2013**

	Name	Position	Signature	Date
Prepared by:	Celine Bouvet	Graduate Air Quality Scientist		December 2013
	Denise Welch	Principal Air Quality Scientist		December 2013
Reviewed by:	Graham Harker	Senior Associate		December 2013
Approved by:	Anthony Russell	Partner		December 2013
For and on behalf of Peter Brett Associates LLP				

Revision	Date	Description	Prepared	Reviewed	Approved
Draft	October 2013	Draft Baseline Report for Comment	CB	GH	APR
Rev01	November 2013	Draft Report for Comment	DW	GH	APR
Rev02	December 2013	Issued	DW	GH	APR

Contents

Tables

Appendices

1 Introduction

1.1 Proposed Development

1.1.1 The London Borough of Camden (LBC) has commissioned Peter Brett Associates LLP (PBA) to undertake an air quality assessment in support of the planning application for the proposed redevelopment of the Agar Grove Estate in Camden.

1.1.2 Agar Grove Estate was constructed by the London Borough of Camden in the 1960s and comprises 249 residential units; two small retail units; and community facilities. The Estate consists of a series of low / medium rise blocks of flats and an 18 storey tower (Lulworth House) along with areas of open space and surface car-parking. The site is centrally located in the borough to the east of Camden town centre in a predominantly residential area which comprises a mix of period housing; post-war municipal estates; 20th century in-fill; and some remnants of light-industrial activity.

1.1.3 The Estate is bordered to the north by Agar Grove beyond which sits an area of mid-to-late 19th century high-quality terraces and villas focused around Camden Square. To the east lies Camley Street which is occupied by low rise light-industrial units. Beyond Camley Street lies the mainline railway into St Pancras and then the 1960s Benson and Forsyth Maiden Lane Estate which is also undergoing refurbishment as part of the Council's estate programme. Further to the south-east is the Kings Cross development area. To the south is the London Overground railway line beyond which sits a pocket of low rise late 20th century housing. To the west is a predominantly residential area heading back towards Camden town.

1.1.4 The Agar Estate Regeneration project forms part of Camden's 'Community Investment Programme' (CIP) which aims to generate investment, deliver new homes and regenerate neighbourhoods. A detailed description of the application proposals is provided in the Design and Access Statement which, in broad terms, comprises:

- Demolition of the existing low-rise blocks (with the exception of the children's centre) and comprehensive refurbishment of Lulworth House
- Creation of 493 new homes [net increase of 244 units] including a mix of social rent, shared-ownership and private units designed to meet current housing needs and space standards (including a single decant for the majority of existing tenants)
- Replacement community and retail facilities along with new small-scale business space; and
- Landscaped open and amenity spaces to support the development and contribute towards the creation of a high-quality environment.

1.1.5 LBC has declared a borough wide Air Quality Management Area (AQMA) for both nitrogen dioxide and fine particulate matter (PM_{10}). Adjacent to the main roads in the borough, nitrogen dioxide concentrations are in excess of the annual mean objective.

1.2 Scope

1.2.1 This report describes existing air quality within the study area, considers the suitability of the site for residential development, and assesses the impact of the construction activities on air quality in the surrounding area. The site will not generate any additional traffic, and therefore the effect of development related traffic has been scoped out of the assessment. The main air pollutants of concern related to construction are dust and fine particulate matter (PM_{10}), whilst for existing road traffic they are nitrogen dioxide and fine particulate matter (PM_{10}).

1.2.2 The assessment has been prepared taking into account all relevant local and national guidance and regulations.

2 Legislation and Policy

2.1 The Air Quality Strategy

2.1.1 The Air Quality Strategy (2007) establishes the policy framework for ambient air quality management and assessment in the UK. The primary objective is to ensure that everyone can enjoy a level of ambient air quality which poses no significant risk to health or quality of life. The Strategy sets out the National Air Quality Objectives (NAQOs) and Government policy on achieving these objectives.

2.1.2 Part IV of the Environment Act 1995 introduced a system of Local Air Quality Management (LAQM). This requires local authorities to regularly and systematically review and assess air quality within their boundary, and appraise development and transport plans against these assessments. The relevant NAQOs for LAQM are prescribed in the Air Quality (England) Regulations 2000 and the Air Quality (Amendment) (England) Regulations 2002.

2.1.3 Where an objective is unlikely to be met, the local authority must designate an Air Quality Management Area (AQMA) and draw up an Air Quality Action Plan (AQAP) setting out the measures it intends to introduce in pursuit of the objectives within its AQMA.

2.1.4 The Local Air Quality Management Technical Guidance 2009 (LAQM.TG(09))[1] issued by the Department for Environment, Food and Rural Affairs (Defra) for Local Authorities provides advice as to where the NAQOs apply. These include outdoor locations where members of the public are likely to be regularly present for the averaging period of the objective (which vary from 15 minutes to a year). Thus, for example, annual mean objectives apply at the façades of residential properties, whilst the 24-hour objective (for PM_{10}) would also apply within the garden. They do not apply to occupational, indoor or in-vehicle exposure

2.2 EU Limit Values

2.2.1 The Air Quality Standards Regulations 2010 implements the European Union's Directive on ambient air quality and cleaner air for Europe (2008/50/EC), and includes limit values for NO_2. These limit values are numerically the same as the NAQO values but differ in terms of compliance dates, locations where they apply and the legal responsibility for ensuring that they are complied with. The compliance date for the NO_2 EU Limit Value was 1 January 2010, five years later than the date for the NAQO.

2.2.2 Directive 2008/50/EC consolidated the previous framework directive on ambient air quality assessment and management and its first three daughter directives. The limit values remained unchanged, but it now allows Member States a time extension for compliance, subject to European Commission (EC) approval.

2.2.3 The UK has a time extension for compliance of the daily PM_{10} limit value in London until the end of 2011. Despite many areas of the UK not being compliant with the annual average NO_2 limit value, the UK has decided not to seek an extension to the compliance date for this pollutant. This was on the basis that it could not be guaranteed that the UK would be compliant by the latest date allowable under the Directive (1 January 2015).

2.2.4 The Directive limit values are applicable at all locations except:

- Where members of the public do not have access and there is no fixed habitation;
- On factory premises or at industrial installations to which all relevant provisions concerning health and safety at work apply; and

[1] Defra, 2009, Local Air Quality Management Technical Guidance LAQM.TG(09).

- On the carriageway of roads; and on the central reservations of roads except where there is normally pedestrian access.

2.3 Planning Policy

National Policy

2.3.1 The National Planning Policy Framework was published in March 2012. This sets out the Government's planning policies for England and how they are expected to be applied. In relation to conserving and enhancing the natural environment, paragraph 109 states that:

"*The planning system should contribute to and enhance the natural and local environment by…. preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability."*

2.3.2 Paragraph 124, also states that:

"Planning policies should sustain compliance with and contribute towards EU limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and the cumulative impacts on air quality from individual sites in local areas. Planning decisions should ensure that any new development in Air Quality Management Areas is consistent with the local air quality action plan."

2.3.3 Paragraph 203 goes on to say:

"Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition."

The London Plan

2.3.4 The London Plan[2] provides strategic planning guidance for Greater London. Each Borough's development plans must be in 'general conformity' with it.

2.3.5 The plan includes Policy 7.14 (Improving Air Quality) which states that development proposals should:

- Promote sustainable design and construction to reduce emissions from the demolition and construction of buildings following the best practice guidance in the GLA and London Councils;
- Where biomass boilers are included, set out a detailed air quality assessment that should forecast pollutant concentrations. Permission should only be granted if no adverse impacts from biomass are identified; and
- Aim to be 'air quality neutral' and not lead to further deterioration of existing poor air quality (such as areas designated as AQMAs).

2.3.6 Boroughs and others with relevant responsibilities should also have policies that:

- Seek reductions in levels of pollutants referred to in the Government's National Air Quality Strategy having regard to the Mayor's Air Quality Strategy; and

[2] Available at: www.london.gov.uk/priorities/planning/londonplan

- Take account of the findings of the Air Quality Review and Assessments and Action Plans, in particular where AQMAs have been designated.

2.3.7 The Mayor will work with strategic partners to ensure the spatial, transport and design policies of the London Plan support his Air Quality Strategy.

2.3.8 Draft Supplementary Planning Guidance (SPG) on Sustainable Design and Construction has been published for consultation in July 2013 as part of the Implementation Framework for the London Plan[3]. For air pollution, the Mayor's Priorities are stated as:

- Developers are to design their schemes so that they are at least 'air quality neutral'.
- Developments should be designed to minimise the generation of air pollution.
- Developments should be designed to minimise and mitigate against increased exposure to poor air quality.
- Developers should select plant that meets the standards for emissions from combined heat and power and biomass plants set out in Appendix 7 (of the document).
- Developers and contractors should follow the guidance set out in the emerging Minimising dust and emissions from construction and demolition SPG when constructing their development.

2.3.9 The draft Sustainable Design and Construction SPG requires that air quality assessments are prepared for major developments where the development:

- is located within an AQMA;
- is likely to result in a new air pollution exceedence;
- is likely to exacerbate an existing air pollution exceedence;
- is located within 150 metres of a sensitive receptor (schools, hospitals, care homes, nurseries);
- will bring sensitive receptors into an area of poor air quality; and
- includes biomass boilers and/or combined heat and power.

2.3.10 For major developments that meet the above criteria, an air quality assessment is required to be submitted with the planning application and include:

- a review of air quality around the development site using existing air quality monitoring and/or modelling data;
- air quality dispersion modelling data carried out in accordance with the London Councils Air Quality and Planning Guidance;
- an indication of the number of people (receptors) which will be exposed to poor air quality as a result of the development, and show their location on a map;
- an assessment of the impact on air quality during the construction phase and detailed mitigation methods for controlling dust and pollution emissions in line with the emerging revised SPG on *The control of dust and emissions from construction and demolition*; and

[3] Available at: www.london.gov.uk/priorities/planning/consultations/draft-sustainable-design-and-construction

- an outline and justification of mitigation measures associated with the design, location and operation of the development in order to reduce air pollution and exposure to poor air quality.

2.3.11 The draft Sustainable Design and Construction SPG provides guidance on:

- Minimising air quality emissions from location, transport, construction and demolition, and design and occupation;
- Protecting internal air quality;
- What is meant by 'air quality neutral';
- Emissions standards for combustion plant; and
- Offsetting provisions.

2.3.12 'Air quality neutral' is meant to apply across all developments in London, not per development, and emission benchmarks have been proposed in terms of buildings' operation and transport emissions. It is understood that the benchmark should be capable of being met without the need for significant additional mitigation. The emission benchmarks are summarised in **Appendix C** along with emissions standards for combustion plant for smaller developments. If the particular combustion equipment is not known at the time of the planning application, developers would be required to provide a written statement of their commitment and ability to meet the emissions standards within their Air Quality Assessments.

2.3.13 Where developments do not meet the air quality neutral benchmarks, it is suggested that appropriate on-site mitigation measures will be required to off-set any excess in emissions. Measures could include:

- green planting/walls and screens;
- upgrade or abatement work to combustion plant;
- retro-fitting abatement technology for vehicles and flues; and
- exposure reduction.

2.3.14 In addition, a draft SPG on The Control of Dust and Emissions During Construction and Demolition has been published in September 2013 for consultation as part of the Implementation Framework for the London Plan[4]. The draft SPG provides guidance for:

- the preparation of an Air Quality Statement for construction and demolition activities, including air quality (dust) risk assessments;
- the stages of development the Air Quality Statement is to cover, that is for demolition, earthwork, construction stages and trackout (vehicles leaving the site) stages of the works;
- the identification of the potential scale (large, medium, small) of dust emissions for each stage of work;

[4] Available at: www.london.gov.uk/priorities/planning/consultations/draft-the-control-of-dust-and-emissions-during-construction-and-demolition

- the identification of the level of risk due to the scale of dust emissions on health, soiling (dirt) and the natural environment, depending on activities, their intensity and the sensitivity of receptors;
- best practice methods for controlling dust on-site and to prevent trackout;
- recommendations for monitoring; and
- early notification of new 2015 and 2020 standards for non-road mobile machinery.

2.3.15 If adopted, the draft SPG would require an Air Quality Statement to be submitted at the time of a planning application; with a detailed dust risk assessment prepared at the time of detailed construction and logistics planning for the site, and submitted prior to the commencement of works.

Mayor's Air Quality Strategy

2.3.16 The Mayor's Air Quality Strategy[5] (2010) sets out policies to improve air quality in London and includes the following measures:

- Ensuring that public transport becomes cleaner;
- Reducing traffic growth by improving public transport and encouraging developers to make easy access to public transport in new developments;
- Introduction of Phase 3 of the Low Emission Zone (LEZ) in 2012 to cover PM_{10} emissions from minibuses and heavier Light Goods Vehicles (LGVs), and a LEZ nitrogen oxides (NO_x) standard from 2015.

2.3.17 Policy 7 on 'Using the planning process to improve air quality' aims to ensure that no new development has a negative impact on air quality in London. It states that the Mayor will use his planning powers to:

- Develop a check list to guide boroughs and developers in the assessment of potential emissions from new developments;
- Minimise increased exposure to existing poor air quality, particularly in AQMAs and where developments are to be used by large numbers of vulnerable people;
- Ensure air quality benefits are realised through planning conditions and Section 106 agreements; and
- A package of non-transport policy measures is also proposed to reduce localised pollution sources.

Local Policy

2.3.18 The Camden Core Strategy[6] was adopted in November 2010. It contains Policy CS16 Improving Camden's Health and Well-being, which states:

"*The Council will seek to improve health and well-being in Camden. We will:*

[5] Available at: www.london.gov.uk/sites/default/files/Air%20Quality%20Strategy%20v3.pdf

[6] Available at: www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-policy/local-development-framework--ldf-/core-strategy/

e) recognise the impact of poor air quality on health and implement Camden's Air Quality Action Plan which aims to reduce air pollution levels."

2.3.19 The Camden Development Polices 2010-2025 document[7], adopted in 2010, forms part of the Local Development Framework and sets out the local development policies for the borough. Policy DP32 Air quality and Camden's Clear Zone, states:

"The Council will require air quality assessments where development could potentially cause significant harm to air quality. Mitigation measures will be expected in developments that are located in areas of poor air quality."

2.3.20 In addition, Camden adopted the Camden Planning Guidance document CPG6[8] on Amenity in September 2011. This document is a formal Supplementary Planning Document supporting the policies of the Core Strategy and Development Policies. Chapter two provides guidance on amenity issues relating to air quality. It highlights that Camden has declared a whole borough AQMA for nitrogen dioxide and PM_{10}, and that all developments are required to limit their impact on local air quality. It sets out when an air quality assessment will be required, what an assessment should cover, and measures which may be introduced where a development is shown to negatively impact on air quality.

Camden Air Quality Action Plan

2.3.21 The London Borough of Camden has prepared a revised and updated Air Quality Action Plan covering the period 2013 – 2015. The draft plan sets out the measures to be implemented to improve air quality within the borough. The AQAP sets out the sources of emissions within the borough and identifies road transport and gas boilers as the largest contributors to both NO_x and PM_{10}.

2.3.22 The AQAP includes a range of measures relating to five themes:

- Reducing transport emissions;
- Reducing emissions associated with new development;
- Reducing emissions from gas boilers and industrial processes;
- Air quality awareness raising initiatives; and
- Lobbying and partnership working.

2.3.23 The measures relating to new developments include the requirement for an air quality assessment where a development may have a negative impact on air quality, reductions in emissions from construction sites, the reduction of transport and gas boiler emissions, and controlling emissions from biomass heating.

[7] Available at: http://camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/planning-policy/local-development-framework/development-policies.en

[8] Available at: www.camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/planning-policy/supplementary-planning-documents/camden-planning-guidance.en

3 Methodology

3.1 General

3.1.1 The methodology for the assessment is based on the requirements of the LBC Supplementary Planning Document, Amenity Policy CPG6. In addition, consideration has been given to the draft SPG on Sustainable Design and Construction published in support of the London Plan. Given the nature of the application proposals a "basic" assessment has been carried out in line with LB Camden requirements, however, this is supplemented by consideration of likely construction impacts and detailed dispersion modelling to determine air quality for future residents of the proposed development.

3.2 Existing Conditions

3.2.1 Information on existing air quality has been obtained by collating the results of monitoring carried out by the London Borough of Camden. Background concentrations for the site have been defined using the national pollution maps published by Defra. These cover the whole country on a 1x1 km grid[9].

3.3 Construction Impacts

Construction

3.3.1 During demolition and construction the main potential effects are dust annoyance and locally elevated concentrations of PM_{10}. The suspension of particles in the air is dependent on surface characteristics, weather conditions and on-site activities. Impacts have the potential to occur when dust generating activities coincide with dry, windy conditions, and where sensitive receptors are located downwind of the dust source.

3.3.2 Separation distance is also an important factor. Large dust particles (greater than 30µm), responsible for most dust annoyance, will largely deposit within 100m of sources. Intermediate particles (10-30µm) can travel 200-500m. Consequently, significant dust annoyance is usually limited to within a few hundred metres of its source. Smaller particles (less than 10µm) are deposited slowly and may travel up to 1km; however, the impact on the short-term concentrations of PM_{10} occurs over a shorter distance. This is due to the rapid decrease in concentrations with distance from the source due to dispersion.

3.3.3 A Design Manual for Roads and Bridges (DMRB) Scoping Assessment has been carried out to determine whether construction traffic impacts are likely to be significant.

3.3.4 The Greater London Authority (GLA, 2006) provides guidelines to determine the likely level of risk construction and demolition impacts will have on local dust complaints and PM_{10} concentrations. Sites are categorised into low, medium and high risk (**Table 3.1**) based on the size of the development, and potential for impacts at sensitive receptors, and the appropriate level of mitigation consequently required; by applying the recommended mitigation, the site is reduced to a low risk site.

3.3.5 The sensitivity of the study area to construction dust impacts is defined based on the examples provided within the Institute of Air Quality Management (IAQM, 2012) guidance (**Table 3.2**), taking into account professional judgement.

[9] http://laqm.defra.gov.uk/maps/maps2010.html

3.3.6 Consideration was also given to wind and rainfall data. A wind rose from the London City Airport weather station for 2012 was used along with average rainfall data (1981-2010) obtained from the Met Office website.

Table 3.1: Risk Criteria for Control of Dust and Emissions from Construction

Risk	Criteria
High	Development of over 15,000 square metres Development of over 150 properties Potential for emissions and dust to have significant impact on sensitive receptors
Medium	Development of between 1,000 and 15,000 square metres Development of between 10 to 150 properties Potential for emissions and dust to have an intermittent or likely impact on sensitive receptors
Low	Development of up to 1,000 square metres Development of one property and up to a maximum of ten Potential for emissions and dust to have an infrequent impact on sensitive receptors

Table 3.2: Area Sensitivity Definitions

Sensitivity	Health Receptors	Ecological Receptors
Very High	More than 100 dwellings within 20m. PM_{10} concentrations exceed the daily mean objective. Contamination present. Very sensitive receptors (schools / hospitals). Construction activities in one area for more than one year.	European Designated Site
High	10 – 100 dwellings within 20m. PM_{10} concentrations approach the daily mean objective.	Nationally Designated Site
Medium	Less than 10 dwellings within 20m. PM_{10} concentrations below the daily mean objective.	Locally Designated Site
Low	No dwellings within 20m. PM_{10} concentrations well below the daily mean objective.	No designation

Significance Criteria

3.3.7 The construction impact significance criteria are based on:

- Guidance on the Assessment of the Impacts of Construction on Air Quality and the Determination of their Significance, IAQM 2012;

- The control of dust and emissions from construction and demolition Best Practice Guidance, GLA 2006;
- Particulate Matter in the United Kingdom, Air Quality Expert Group, 2005; and
- Air Quality (England) Regulations, 2000 and Air Quality (England) (Amendment) Regulations 2002.

3.3.8 The significance criteria take account of the risk of impact and the likely magnitude (taking into account the scale and nature of the works, the proximity of sensitive receptors, and existing conditions in the area) and the sensitivity of the receptors (as defined by the IAQM guidance). The significance criteria also assume that mitigation appropriate to the level of risk (defined in the mitigation section, based on the GLA 2006 guidance) is put into place.

3.3.9 **Table 3.3** presents the significance criteria used to assess the construction impacts.

Table 3.3: Construction Phase Significance Criteria

Sensitivity of Area	Risk of site giving rise to dust effects		
	High	Medium	Low
Without Mitigation			
Very High	Substantial Adverse	Moderate Adverse	Moderate Adverse
High	Moderate Adverse	Moderate Adverse	Slight Adverse
Medium	Moderate Adverse	Slight Adverse	Negligible
Low	Negligible	Negligible	Negligible
With Mitigation			
Very High	Slight Adverse	Slight Adverse	Negligible
High	Slight Adverse	Negligible	Negligible
Medium	Negligible	Negligible	Negligible
Low	Negligible	Negligible	Negligible

3.4 Road Traffic and Rail Impacts

Sensitive Locations

3.4.1 Relevant sensitive locations are places where members of the public might be expected to be regularly present over the averaging period of the objectives. For the annual mean and daily mean objectives that are the focus of this assessment, sensitive receptors will generally be residential properties, schools, nursing homes, etc. When identifying these receptors, particular attention has been paid to assessing impacts close to junctions, where traffic may become congested, and where there is a combined effect of several road links / railway lines.

3.4.2 For this assessment, the receptors include the proposed new residential properties. Concentrations of nitrogen dioxide and PM_{10} have been predicted across the proposed redevelopment site, as shown in **Figure 1**. Receptors were modelled at a height of 1.5m representing ground floor exposure, or at 4.5m representing first floor exposure where no residential properties are proposed at ground floor.

3.4.3 Concentrations have been also been predicted at the closest roadside diffusion tube to the site (located in Camden Road, approximately 300m west of the site), in order to verify the modelled results (see **Appendix D** for further details on the verification method).

Impact Predictions

3.4.4 Predictions have been carried out using the ADMS-Roads dispersion model (v3.1.4). The model requires the user to provide various input data, including the Annual Average Daily Traffic (AADT) flow, the proportion of heavy duty vehicles (HDVs), road characteristics (including road width and street canyon height, where applicable), and the vehicle speed. It also requires meteorological data. The model has been run using 2012 meteorological data from the London City Airport monitoring station, which is considered suitable for this area.

3.4.5 Annual Average Daily Traffic (AADT) flows, and the proportions of Heavy Duty Vehicles (HDVs), for roads adjacent to the site have been provided by the project transport consultants (PBA) for 2023, which were calculated from counts carried out for the project. Traffic speeds were based on local speed restrictions, taking into account congestion and proximity to a junction. Traffic data used in this assessment are summarised in **Appendix E**.

3.4.6 Emissions were calculated for 2016 (which is the anticipated first year of occupation of any of the redeveloped properties) using the recently released Emission Factor Toolkit (EFT) v5.2c, which utilises NO_x emission factors taken from the European Environment Agency COPERT 4 (v8.1) emission tool. The 2023 traffic data were entered into the EFT, along with speed data to provide emission rates for each of the road links entered into the model.

3.4.7 Rail lines bound the southern boundary of the site, and lie within 100m of the eastern boundary. The LAEI include emissions for these railway lines which have been converted into emission rates in g/km/s, and input into the model as line sources. Emissions data for the rail sources are also presented in **Appendix E**.

Assessment Criteria

3.4.8 The NAQOs for NO_2 and PM_{10} set out in the Air Quality Regulations (England) 2000 and the Air Quality (England) (Amendment) Regulations 2002, are shown in **Table 3.4**.

Table 3.4: Nitrogen Dioxide and PM_{10} Objectives

Pollutant	Time Period	Objective
Nitrogen dioxide (NO_2)	1-hour mean	200μg/m^3 not to be exceeded more than 18 times a year
	Annual mean	40μg/m^3
Particulate matter (PM_{10})	24-hour mean	50μg/m^3 not to be exceeded more than 35 times a year
	Annual mean	40μg/m^3

3.4.9 The objectives for nitrogen dioxide and PM_{10} were to have been achieved by 2005 and 2004, respectively, and continue to apply in all future years thereafter. Analysis of long term monitoring data suggests that if the annual mean nitrogen dioxide concentration is less than 60μg/m^3 then the one-hour mean nitrogen dioxide objective is unlikely to be exceeded where road transport is the main source of pollution. This concentration has been used to screen whether the one-hour mean objective is likely to be achieved[10].

[10] Defra, 2009. Local Air Quality Management Technical Guidance LAQM.TG(09).

Significance

3.4.10 There is no official guidance in the UK on how to assess the significance of air quality impacts of existing sources on a new development. The approach developed by the Institute of Air Quality Management[11], and incorporated in Environmental Protection UK's guidance document on planning and air quality[12], has therefore been used.

3.4.11 This guidance states that the assessment of significance should be based on professional judgement, taking into account the factors set out in **Table 3.5**, with the overall air quality impact of the scheme described as either 'insignificant', 'minor', 'moderate' or 'major'.

Table 3.5: Factors to be taken into Account in Assigning Significance

Factors to be taken into account in assigning significance
Number of people affected by increase and/or decreases in concentrations and a judgement on the overall balance.
Where new exposure is being introduced into an existing area of poor air quality, then the number of people exposed to levels above the objective or limit value will be relevant.
Uncertainty, including the extent to which worst-case assumptions have been made.
The extent to which an objective or limit value is exceeded e.g. an annual mean NO_2 of 41μg/m^3 should attract less significance than an annual mean of 51μg/m^3.

[11] Institute of Air Quality Management, 2009. Position on the Description of Air Quality Impacts and the Assessment of their Significance, November 2009. The IAQM is the professional body for air quality practitioners in the UK.

[12] EPUK, 2010. Development Control: Planning for Air Quality (2010 Update)

4 Existing Air Quality

4.1 LAQM

4.1.1 LBC has investigated air quality within its area as part of its responsibilities under the LAQM regime. A borough wide AQMA has been declared for exceedences of both nitrogen dioxide and PM_{10} objectives.

4.1.2 The draft 2013 Progress Report for the borough confirmed that exceedences of the annual mean NO_2 objective continues at roadside sites, with some also likely to be exceeding the hourly mean objective as well.

4.2 Monitoring

4.2.1 LBC operated four automatic monitoring stations within its area during 2012, however, none are located in close proximity to the proposed redevelopment site. The Borough also deploys nitrogen dioxide diffusion tubes, prepared and analysed by Gradko Environment (50% TEA and acetone method), at a number of locations. Data for those monitors located within approximately 1.2km of the site are presented in **Table 4.1**.

Table 4.1: Measured Nitrogen Dioxide Concentrations, 2008 - 2012

Location	Site Type	Annual Mean (µg/m^3)				
		2008	2009	2010	2011	2012
Camden Road (CA20)	Roadside	**66.5**	**73.0**	**84.0**	**72.2**	**67.4**
Kentish Town Road (CA15)	Roadside	**61.8**	**68.3**	**74.0**	**57.2**	**59.0**
Brill Place (CA16)	Roadside	**49.0**	**51.9**	**54.0**	**50.8**	**50.0**
Objective		**40**				

Data provided by the LB Camden. Data are bias adjusted using national bias adjustment factors.
Data taken from the LBC draft 2013 Progress Report

4.2.2 The data indicate that alongside the road network, the annual mean nitrogen dioxide objective is exceeded. There is no clear trend in the measured concentrations, although concentrations appear to have peaked in 2010, and subsequently reduced fairly significantly (average of 15% for the 3 sites presented).

4.2.3 There is no PM_{10} monitoring carried out in close proximity to the site, however, measured concentrations in 2012 were well below the relevant objectives, even at roadside monitoring sites.

4.3 Background Concentrations

4.3.1 A comparison of measured and mapped background nitrogen dioxide concentrations at three monitoring sites classified as urban background is presented in **Table 4.2**.

Table 4.2: Measured and Estimated Background Concentrations in 2012 (µg/m^3).

Site	NO_2		
	Measured	Mapped	Ratio
CA6	39.2	48.6	0.81
CA7	28.9	33.0	0.88
CA10	40.1	51.0	0.79
Average Ratio			0.82

4.3.2 The data suggest that the Defra background maps are over-estimating nitrogen dioxide concentrations by, on average, 17.6%. Based on the above comparison, it is considered appropriate to adjust the mapped nitrogen dioxide concentrations using the average ratio calculated to better reflect the measured data.

4.3.3 There are no background PM_{10} monitoring data with which to make a comparison, and therefore the mapped backgrounds have been utilised. The background concentrations for the development site utilised in the assessment are presented in **Table 4.3.** The background concentrations are all below the relevant objectives.

Table 4.3: Background Concentrations Used in the Assessment (µg/m^3).

Year	NO_2 (Adjusted)	PM_{10}
2012	31.9	21.8
2016	28.1	20.7
Objectives	**40**	**40**

5 Impact Assessment

5.1 Construction Effects

5.1.1 The main potential effects during construction are dust deposition and elevated PM_{10} concentrations. The following activities have the potential to cause emissions of dust:

- Site preparation including delivery of construction material, erection of fences and barriers;
- Demolition of existing buildings on site;
- Earthworks including digging foundations and landscaping;
- Materials handling such as storage of material in stockpiles and spillage;
- Movement of construction traffic including haulage, vehicles and plant movements;
- Construction and fabrication of units; and
- Disposal of waste materials off-site.

5.1.2 Typically the main cause of unmitigated dust generation on construction sites is from demolition and vehicles using unpaved haul roads, and off-site from the suspension of dust from mud deposited on local roads by construction traffic. The main determinants of unmitigated dust annoyance are the weather and the distance to the nearest receptor.

5.1.3 The development proposals include the demolition of the majority of existing properties on site (excluding Lulworth House and the Children's Centre), and the construction of up to approximately 500 new properties over a number of phases. Based on the GLA criteria (**Table 3.1**), the site is considered to be high risk, however each phase of development is considered to be of medium risk. The study area is considered to be of medium sensitivity (**Table 3.2**), due to background PM_{10} concentrations being well below the objectives and the existence of a number of existing properties in close proximity to the site boundary.

5.1.4 The wind rose for London City Airport weather station for 2012 (**Figure 2**) shows that the dominant wind directions are from the southwest. Winds from the southwest occur for approximately 51% of the time. Properties close to the site downwind of the dominant winds are most likely to be affected by construction dust impacts. The Children's Centre is upwind of the demolition and construction activities for the majority of the time, whilst the residential properties on the eastern boundary of the site (L&Q Housing), which will remain occupied, are also downwind. Properties in Wrotham Road and Agar Place to the west of the site are upwind of the site for the majority of time, and therefore are unlikely to experience significant effects.

5.1.5 Wind speeds of moderate strength (3m/s) or greater are required to suspend dust in the air. For approximately 34% of the time the wind speed was less than moderate, below which dust is unlikely to become suspended in the air.

5.1.6 A daily rainfall of 0.2mm is considered sufficient to prevent fugitive dust generation. Analysis of rainfall data for the area around the site shows that, over the 30 year period from 1981 to 2010, an average of 41 - 44% of days were 'wet days' (i.e. within rainfall over 0.2mm) when there will be natural dust suppression.

5.1.7 For the majority of the time there will be little potential for dust generation even with no mitigation in place because:

- On approximately 41 - 44% of days the rainfall is greater than 0.2mm when there will be natural dust suppression to minimise emissions of dust;
- In winter months surfaces tend to stay damp for significant periods of time; and
- 34% of the time winds are typically less than moderate strength and would not suspend dust in the air from stockpile and open surfaces.

5.1.8 There may, however, be periods when sufficient dust is generated to cause annoyance. This is more likely in the summer months, when higher temperatures evaporate surface moisture more readily.

5.1.9 Based on **Table 3.3**, the risk of adverse dust effects is considered to be negligible following the application of mitigation appropriate to medium - high risk sites (set out in the Mitigation section). These measures should be applied rigorously when demolition and construction activities take place in close proximity to the Children's Centre, the existing residential properties immediately to the east and west of the site, and also when activities take place in close proximity to those new properties which are occupied during the earlier phases of the development, and those properties which remain occupied.

5.1.10 It is predicted that the construction phase will generate less than 60 Heavy Duty Vehicles (HDVs). This is below the threshold set out in the DMRB guidance, of 200 HDVs, and therefore air quality impacts associated with construction traffic emissions are considered negligible.

5.2 Road and Rail Traffic Impacts

5.2.1 The impact of emissions from existing traffic and railway emissions on air quality for residents of the proposed development in the first year of occupation (2016) has been predicted; a conservative assessment has been carried out utilising traffic flows for 2023 and emissions factors / backgrounds for 2016. Rail emissions have been assumed to remain static (see **Appendix E** for further details).

5.2.2 Predicted concentrations at the ten modelled receptors are presented in **Table 5.1**. Concentrations were predicted at a height of 1.5m at all receptors, apart from Receptors PR1 and PR5, where there is no proposed residential exposure at ground floor and concentrations were predicted at a height of 4.5m, representing residential exposure at first floor level.

5.2.3 Predicted concentrations are below the objectives at all receptor locations in 2016. Air quality is thus acceptable for future residents of the site.

Table 5.1: Predicted Concentrations of Nitrogen Dioxide and PM_{10} for Receptors within the Development.

Receptor	NO_2	PM_{10} [a]	
	Annual Mean ($\mu g/m^3$)	Annual Mean ($\mu g/m^3$)	Number of Days >50$\mu g/m^3$
PR1	35.4	21.5	5
PR2	36.4	21.6	6
PR3	36.7	21.6	6
PR4	34.3	21.3	5
PR5	35.2	21.3	5
PR6	31.6	20.9	5
PR7	31.3	20.9	5
PR8	31.4	20.9	5
PR9	31.4	21.0	5
PR10	32.7	21.2	5
Objectives	**40**	**40**	**35**

Exceedences of the objective are highlighted in bold.
[a] The numbers of days with PM_{10} concentrations greater than 50$\mu g/m^3$ have been estimated from the relationship with the annual mean concentration described in Defra, 2009.

5.3 Uncertainty

5.3.1 There are many components that contribute to the uncertainty in predicted concentrations. The model used in this assessment is dependent upon the traffic data that have been input which will have inherent uncertainties associated with them. There is then additional uncertainty as the model is required to simplify real-world conditions into a series of algorithms.

5.3.2 A disparity between the national road transport emission projections and measured annual mean concentrations of nitrogen oxides and NO_2 has been identified in recent years[13]. Whilst projections suggest that both annual mean nitrogen oxides and nitrogen dioxide concentrations from road traffic emissions should have fallen by around 15-25% over the past 6 to 8 years, at many monitoring sites levels have remained relatively stable, or have even shown a slight increase. Monitoring data compiled for this assessment indicate that roadside nitrogen dioxide concentrations have fallen by on average 15% in proximity to the site since 2010, and are back to levels measured in 2008.

5.3.3 The proposed development will not be fully occupied until at least 2023. In order to take account of uncertainties in future year vehicle emission factors, traffic data for 2023 have been combined with emission factors and background concentrations for 2016, the first year of occupation of the first phase of development (Block A). This is considered to provide a reasonable prediction of concentrations on site once the development is complete.

5.4 Impact Significance

5.4.1 Without mitigation in place, demolition and construction activities are judged to have the potential for minor adverse impacts in the surrounding area. Mitigation measures for High Risk sites are therefore recommended (**Section 6**); with these measures in place, the impacts are judged to be negligible and thus the effect is insignificant.

[13] Carslaw, D, Beevers, S, Westmoreland, E and Williams, M, 2011. Trends in NO_x and NO_2 emissions and ambient measurements in the UK. Available at: http://uk-air.defra.gov.uk/library/reports?report_id=645

5.4.2 The impact of road and traffic on air quality for residents of the development has been determined, and is judged to be insignificant. This judgement is made in accordance with the methodology set out in **paragraph 3.4.10**, and takes account of the factors set out in **Table 3.5**, in particular that the predicted concentrations at all receptors are below the relevant objectives when the development is complete.

6 Mitigation

6.1 Construction

6.1.1 The construction effects identified can be minimised through the use of the recommended mitigation measure. The following mitigation measures are recommended for inclusion within a Construction Environmental Management Plan (CEMP) to be agreed with the local authority, consistent with measures for High Risk sites set out in the GLA Best Practice Guidance.

6.1.2 Dust control measures should be rigorously applied close to the boundaries of development activity (particularly adjacent to the Children's Centre and existing / occupied properties adjacent to and within the site boundary) in order to reduce the risk of dust impacts and public exposure to elevated PM_{10} concentrations:

Site Preparation:

- Erect solid barriers to site boundary;
- No bonfires on site;
- Plan site layout – machinery and dust causing activities should be located away from sensitive receptors; and
- Identify responsible person in charge.

Construction Traffic:

- No idling vehicles;
- Vehicles should be cleaned and wheels washed before leaving the site;
- All loads entering and leaving the site must be covered.
- There should be no runoff of water or mud from the site; and
- All non-road mobile machinery to use ultra-low sulphur tax exempt diesel where available.

Demolition Works:

- Cutting equipment to use water as dust suppressant;
- Cover skips and minimise drop heights; and
- Wrap buildings to be demolished.

Site Activities:

- Minimise dust generating activities, using water as a dust suppressant where appropriate;
- Enclose stockpiles or keep them securely sheeted; and
- Ensure any concrete crusher / batcher has permit to operate.

6.2 Operation

6.2.1 The assessment has demonstrated that air quality would be acceptable for all future residents. Additional mitigation is not considered necessary.

7 Conclusions

7.1.1 The air quality impacts associated with the construction and operation of the proposed redevelopment at Agar Grove, Camden have been assessed. The site lies within the borough wide AQMA declared by the London Borough of Camden for exceedences of the nitrogen dioxide and PM_{10} objectives.

7.1.2 The construction works have the potential to create dust. During construction it will therefore be necessary to apply a package of mitigation measures to minimise the risk of elevated PM_{10} concentrations and dust nuisance in the surrounding area. With the proposed measures in place, construction dust impacts are judged to be insignificant. Construction traffic emissions are unlikely to have a insignificant effect on air quality within the surrounding area.

7.1.3 Concentrations of nitrogen dioxide and PM_{10} have been predicted for a number of worst-case locations representing proposed properties adjacent to the road and rail network. Predicted concentrations are below the relevant objectives and air quality is thus considered acceptable for all future residents of the site.

Appendix A Glossary

AADT	Annual Average Daily Traffic
AQMA	Air Quality Management Area
Diffusion Tube	A passive sampler used for collecting NO_2 in the air
HDV	Heavy Duty Vehicle; a vehicle with a gross vehicle weight greater than 3.5 tonnes Includes HGVs and buses
LAQM	Local Air Quality Management
LDV	Light Duty Vehicle
NAQO	National Air Quality Objective as set out in the Air Quality Strategy and the Air Quality Regulations
NO_2	Nitrogen dioxide
NO_x	Nitrogen oxides, generally considered to be nitric oxide and NO_2. Its main source is from combustion of fossil fuels, including petrol and diesel used in road vehicles
PM_{10}	Small airborne particles less than 10μm in diameter
Receptor	A location where the effects of pollution may occur
TEA	Triethanolamine

Appendix B References

Carslaw, D., Beevers, S., Westmoreland, E. and Williams, M. (2011). *Trends in NO_x and NO_2 emissions and ambient measurements in the UK*. Available: http://uk-air.defra.gov.uk/library/reports?report_id=645.

Department of the Environment, Food and Rural Affairs (Defra) (2013). *2010 Based Background Maps for NO_x, NO_2, PM_{10} and $PM_{2.5}$*. Available: http://laqm.defra.gov.uk/maps/maps2010.html.

Department of the Environment, Food and Rural Affairs (Defra) in partnership with the Scottish Executive, The National Assembly for Wales and the Department of the Environment for Northern Ireland (2009). *Local Air Quality Management Technical Guidance, LAQM.TG(09).* HMSO, London.

Department of the Environment, Transport and the Regions (DETR, 2007) in Partnership with the Welsh Office, Scottish Office and Department of the Environment for Northern Ireland (2007). *The Air Quality Strategy for England, Scotland, Wales, Northern Ireland*, HMSO, London.

Greater London Authority (2006) The Control of Dust and Emissions from Construction and Demolition: Best Practice Guidance, Greater London Authority, London

Institute of Air Quality Management (2012) Guidance on the Assessment of the Impacts of Construction on Air Quality and the Determination of their Significance, IAQM, London

Environmental Act 1995, Part IV.

Statutory Instrument 2000, No 921, *The Air Quality (England) Regulations 2000*, HMSO, London.

Statutory Instrument 2002, No 3034, *The Air Quality (England) (Amendment) Regulations 2002*, HMSO, London.

Statutory Instrument 2007, No. 64, *The Air Quality Standards Regulations 2007*, HMSO, London

Appendix C Draft SPG Emissions Standards

C.1 Air Quality Neutral Emissions Benchmarks for Buildings

C.1.1 The following table provides the Building Emissions Benchmarks based on the gross floor area for each type of development class.

Land Use Class	NO_x (g/m^2)	PM_{10} (g/m^2)
Class A1	14.4	1.57
Class A3 – A5	47.9	5.23
Class A2 and Class B1	19.6	2.15
Class B2 – B7	29.6	4.29
Class B8	19.1	2.76
Class C1	45.2	4.93
Class C2	150	11.5
Class C3	57.3	4.38
Class D1 (a)	27.4	2.99
Class D1 (b)	47.9	5.22
Class D1 (c – h)	19.7	2.15
Class D2 (a – d)	57.5	6.28
Class D2 (e)	181	19.8

C.2 Air Quality Neutral Emissions Benchmarks for Transport

C.2.1 The following table provides the Transport Emissions Benchmarks based on the gross floor area and the location of the development.

Land Use	Central Area Zone	Inner	Outer
NO_x (g/m^2/annum)			
Retail (A1)	152	194	206
Office (B1)	1.14	10.1	56.5
NO_x (g/dwelling/annum)			
Residential (C3)	212	496	1278
PM_{10} (g/m^2/annum)			

Land Use	Central Area Zone	Inner	Outer
Retail (A1)	14.7	35.1	35.4
Office (B1)	0.11	1.83	9.72
PM_{10} (g/dwelling/annum)			
Residential (C3, C4)	20.4	89.6	220

C.3 Emissions Benchmarks for Solid Biomass and CHP Plant

C.3.1 Emission benchmarks are set for equipment based on the location of the development in terms of background pollutant concentrations.

Band	Baseline Annual Mean NO_2 and PM_{10}	Baseline 24-Hour Mean PM_{10}
Band A	> 5% below national objective	> 1-day less than national objective
Band B	Between 5% below or above national objective	1 day below or above national objective

C.3.2 The following emissions standards are for plant in the 50kW_{th} - 20MW_{th} thermal input range.

Combustion Appliance	Pollutant	Emission Standard (mg/Nm^3)	Indicative Emission Factor	Likely Technique Required to Meet Emission Standard
Band A				
Spark Ignition Engine (natural gas/ biogas)	NO_x	250	0.7g/kWh	Advanced lean burn operation or NSCR
Compression Ignition Engine (diesel/ biodiesel)	NO_x	400	1.1g/kWh	SCR
Gas Turbine	NO_x	50	0.4g/kWh	Standard technology
Solid biomass boiler (including CHP applications)	NO_x PM_{10}	275 50	100g/GJ 20g/GJ	Staged combustion and automatic control. Cyclone/ multicyclone
All (stack release < 1MW)	NO_x	10m/s	-	Stack diameter
All (stack release > 1MW)	NO_x	15m/s	-	Stack diameter
Band B				

Combustion Appliance	Pollutant	Emission Standard (mg/Nm^3)	Indicative Emission Factor	Likely Technique Required to Meet Emission Standard
Spark Ignition Engine (natural gas/ biogas)	NO_x	150	0.3g/kWh	SCR or NSCR
Compression Ignition Engine (diesel/ biodiesel)	NO_x	400	1.1g/kWh	SCR
Gas Turbine	NO_x	50	0.4g/kWh	Standard technology
Solid biomass boiler (including CHP applications)	NO_x PM_{10}	180 15	70g/GJ 6g/GJ	Staged combustion, automatic control and/or SCR Fabric/ceramic filter
All (stack release < 1MW)	NO_x	10m/s	-	Stack diameter
All (stack release > 1MW)	NO_x	15m/s	-	Stack diameter

C.4 Emission Benchmarks for Individual/Communal Gas Fired Boilers

C.4.1 NO_x emissions from gas fired boilers should be below 40mg/kWh.

Appendix D Model Verification

Nitrogen Dioxide

Most nitrogen dioxide is produce in the atmosphere by the reaction of nitric oxide (NO) with ozone. It is therefore most appropriate to verify the model in terms of primary pollutant emission of nitrogen oxides (NO_x = NO + NO_2). The model has been run to predict the 2012 annual mean road-NO_x contribution at the diffusion tube located on Camden Road, approximately 300m from the site.

The model output of road-NO_x has been compared with the 'measured' road-NO_x, which was determined from the measured nitrogen dioxide concentration using the NO_x from NO_2 calculator and the adjusted background NO_2 concentration from the Defra background map.

An adjustment factor was determined as follows:

- Measured NO_2: 67.4µg/m^3
- Measured road-NO_x: 99.0µg/m^3
- Modelled road-NO_x = 68.4µg/m^3
- Road-NO_x adjustment factor: 99.0/68.4 = 1.449

This factor implies that the model is slightly under-predicting the road-NO_x contribution. This is a common experience with this and most other models.

PM_{10}

There is no monitoring of PM_{10} carried out in close proximity to the proposed development and it has therefore not been possible to verify the model outputs of PM_{10}. The adjustment factor calculated for nitrogen dioxide has therefore been applied to the modelled road-PM_{10} concentrations

Appendix E Traffic and Rail Data

Road Link	2012		2023	
	AADT	%HDV	AADT	%HDV
Data from Traffic Counts				
Agar Grove	11,412	8.1%	12,240	8.1%
St Pancras Way south of Agar Grove	14,490	7.0%	15,541	7.0%
LAEI data				
Randolph Street	1,676	3.6%	1,798	3.6%
St Pancras Way north of Agar Grove	12,084	6.6%	12,961	6.6%
St Pancras Way north of Camden Rd	6,991	5.0%	7,498	5.0%
Royal College St north of Camden Rd	7,964	6.8%	8,542	6.8%
Royal College St south of Camden Rd	18,893	13.3%	20,264	13.3%
Camden Rd west of Camden St	31,744	10.2%	34,047	10.2%
Camden Rd west of Royal College St	30,877	7.8%	33,117	7.8%
Camden Rd west of St Pancras Way	35,185	8.4%	37,738	8.4%
Camden Rd east of St Pancras Way	30,896	7.7%	33,138	7.7%
Camden St north of Camden Rd	19,207	9.4%	20,601	9.4%
Camden St south of Camden Rd	21,006	3.2%	22,530	3.2%

LAEI 2011 data have been factored to 2023 using the same factor applied to 2012 count data.

Rail line	NO_x Emissions (g/km/s)	PM_{10} Emissions (g/km/s)
Between Kentish Town and London St. Pancras (within 100m of eastern boundary)	0.202	0.004
Between Camden Road and Camden Rd. E. Jn. (along southern boundary of site) – North London Line	0.022	0.001
Between Camden Rd. E. Jn. And Caledonian Rd Barnsbury	0.153	0.003
Between Camden Rd. E. Jn. and Kings X Freight Jn.	0.044	0.001

Rail emissions data have been taken from the LAEI. The North London Line is being promoted as part of the High Speed 2 route. Trains associated with HS2 will be electrically powered and therefore there will be no additional emissions associated with these proposals.

Appendix F Figures

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Offices throughout the UK and Europe
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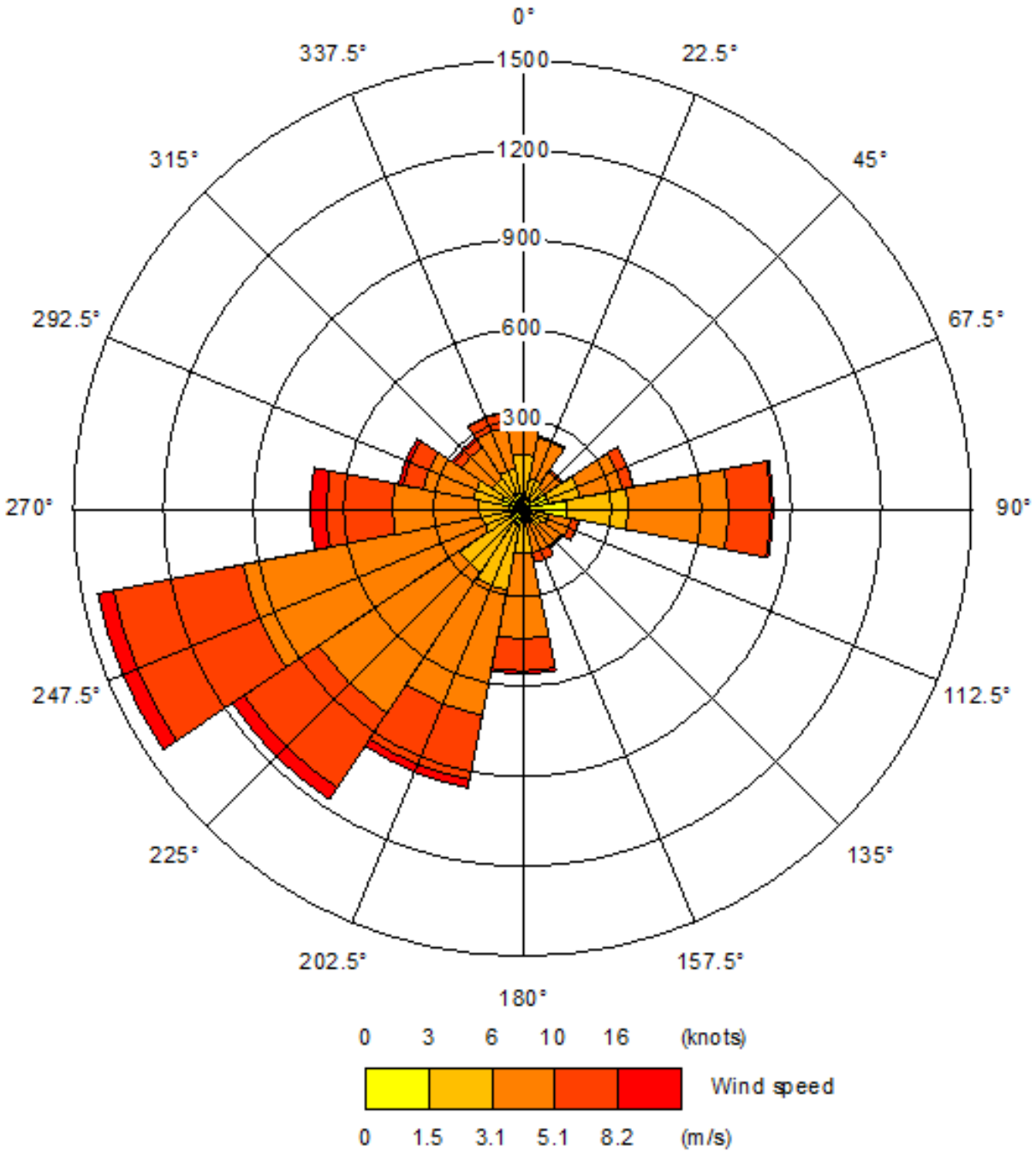
BRISTOL
Tel: 0117 928 1560 Fax: 0117 928 1570

Client
London Borough of Camden

Agar Grove, Camden

Receptor Locations

Date	Dec 2013
Scale	N.T.S.
Drawn By	DW
Checked By	GH
Figure Number	Figure 1



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Tel: 0117 928 1560 Fax: 0117 928 1570

Client
London Borough of Camden

Agar Grove, Camden

London City Airport Wind Rose 2012

Date	September 2013
Scale	N.T.S.
Drawn By	DW
Checked By	GH
Figure Number	**Figure 2**

Subject: RE: Agar Grove 2A - Air Quality Monitors Requirement (Planning Ref 2022/2359/P)
Date: Tuesday, 30 January 2024 at 13:01:09 Greenwich Mean Time
From: Ben Spode
To: Farzan Shabir, Joshua Mills | Phlorum
CC: James Ferguson-Moore | Phlorum, Lewis Scarfe, Air Quality, Danny Man
Attachments: image001.png, image002.jpg, image003.png, image004.png, image005.png, image006.png

Hi Farzan,

Sorry for the delay in responding to this, I have been trying to find out more about the original conditions.

After reviewing these, I am happy to agree to two monitors being used, rather than three, as the proposed monitoring locations accommodate the closest sensitive receptor (Agar Childrens Centre). I am however, reluctant to remove the requirement for an anemometer as this was presumably required for a reason at the time of the agreement. Presumably the anemometer can be collocated with one of the two monitors?

Kind regards,

Ben Spode
Air Quality Officer (Planning)
Supporting Communities
London Borough of Camden

Telephone: 020 7974 1695
Web: camden.gov.uk

5 Pancras Square
London N1C 4AG

From: Farzan Shabir <FarzanShabir@hill.co.uk>
Sent: Monday, January 29, 2024 11:55 AM
To: Joshua Mills | Phlorum <Joshua.Mills@phlorum.com>; Ben Spode <Ben.Spode@camden.gov.uk>
Cc: James Ferguson-Moore | Phlorum <James.Ferguson-Moore@phlorum.com>; Lewis Scarfe <LewisScarfe@hill.co.uk>; Air Quality <AirQuality@camden.gov.uk>; Danny Man <DannyMan@hill.co.uk>
Subject: Agar Grove 2A - Air Quality Monitors Requirement (Planning Ref 2022/2359/P)

Importance: High

[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc.

Morning Ben,

I hope you had a good weekend.

Apologies to chase, did you manage to review Joshua's email below and confirm the Air Quality Monitoring requirements at Agar Grove Phase 2A? (Block B)

We look forward to hearing from you.

Kind regards,

Farzan Shabir
Assistant Technical Coordinator
07745 539233

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From: Joshua Mills | Phlorum <Joshua.Mills@phlorum.com>
Sent: Wednesday, January 24, 2024 10:56 AM
To: Ben Spode <Ben.Spode@camden.gov.uk>

Cc: James Ferguson-Moore | Phlorum <James.Ferguson-Moore@phlorum.com>; Farzan Shabir <FarzanShabir@hill.co.uk>; Lewis Scarfe <LewisScarfe@hill.co.uk>; AirQuality@camden.gov.uk; Danny Man <DannyMan@hill.co.uk>
Subject: RE: Agar Grove 2A - Air Quality Monitors Requirement (Planning Ref 2022/2359/P)

Hi Ben,

The decision notice does reference the Agar Grove Phase 2A works, however, this also references works at adjacent blocks such as Lulworth House, which are not part of Phase 2A, which we are looking to arrange the monitoring for. Farzan has provided the attached plan (*220111_Plan01*) to indicate where the works will be focused.

Section 5.1.3 of the Air Quality Assessment submitted within the planning application for the wider Agar Grove redevelopment project states the following with regard to the site's risk level:

"*The development proposals include the demolition of the majority of existing properties on site (excluding Lulworth House and the Children's Centre), and the construction of up to approximately 500 new properties over a number of phases. Based on the GLA criteria (Table 3.1), the site is considered to be high risk, however each phase of development is considered to be of medium risk*."

Given that Agar Grove 2A is a phase of the wider development, the Air Quality Assessment suggests that this can be categorised as *Medium Risk*, and therefore 2 x dust monitors would be required.

Regarding the decision notice itself, this states in the first schedule (Paragraph 3) that: *"Techniques to control dust from construction activities and emissions from vehicles and plant, and undertake air quality monitoring, shall confirm to the 'medium' or 'high' risk categorised outlined in the Best Practice Guidance"* which would seem to suggest that monitoring could conform to the *Medium Risk* category (and so again 2 x monitors).

Lastly, Part C – Air Quality Monitoring (of schedule 1) states the following at section a): "*Throughout the Construction Phase continuous particulate matter (PM10) monitoring shall be undertaken. Two instruments will be deployed at the site boundary in a transect orientated to the prevailing wind direction, with a third monitor located at the nearest sensitive receptor. One monitor shall be co-located with an anemometer*.". The wording of Part C suggests that a total of three monitors are required, with one co-located with an anemometer.

Regarding the arrangement of the monitors, the above text from Part C (point a) suggests that two monitors shall be deployed along a transect, with a third located at the closest sensitive receptor. The Site Wide Logistics Plan shows that the proposed monitor locations are oriented on a transect, focusing on the main build area. Monitor 1 is already located adjacent to the closest sensitive receptor; the Agar Childrens Nursery. Based on this, it would seem that the two monitors proposed are capable of addressing the requirements in terms of the transect and proximity to the nearest sensitive receptor.

Based on the above, please could you confirm how many monitors will be required for the Agar Grove Phase 2A works, as the contractors are keen to start the monitoring as soon as is practicably possible.

Would you please also confirm whether an anemometer is required, as we have not seen this asked for by LB Camden before?

Many thanks,
Josh

Joshua Mills BSc AMIEnvSc AMIAQM - Air Quality Consultant - Phlorum Limited, Unit 12, Hunns Mere Way, Brighton, BN2 6AH - Other offices in Manchester and Cardiff - Tel: 01273 307167

From: Ben Spode <Ben.Spode@camden.gov.uk>
Sent: Wednesday, January 24, 2024 9:34 AM
To: Farzan Shabir <FarzanShabir@hill.co.uk>; Joshua Mills | Phlorum <Joshua.Mills@phlorum.com>
Cc: Ben Clarke <BenClarke@hill.co.uk>; Lewis Scarfe <LewisScarfe@hill.co.uk>; Air Quality <AirQuality@camden.gov.uk>; James Ferguson-Moore | Phlorum <James.Ferguson-Moore@phlorum.com>; Danny Man <DannyMan@hill.co.uk>
Subject: RE: Agar Grove 2A - Air Quality Monitors Requirement (Planning Ref 2022/2359/P)

Hi Farzan & Josh,

If this project relates to the attached, then given the scale of the works included I would expect this to be a high-risk site for dust impact, which would therefore require four air quality monitors to be installed onsite. Do you have any more information that would oppose this?

Kind regards,

Ben Spode
Air Quality Officer (Planning)
Supporting Communities
London Borough of Camden

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From: Farzan Shabir <FarzanShabir@hill.co.uk>
Sent: Tuesday, January 23, 2024 4:27 PM
To: Ben Spode <Ben.Spode@camden.gov.uk>; Joshua Mills | Phlorum <Joshua.Mills@phlorum.com>
Cc: Ben Clarke <BenClarke@hill.co.uk>; Lewis Scarfe <LewisScarfe@hill.co.uk>; Air Quality <AirQuality@camden.gov.uk>; James Ferguson-Moore | Phlorum <James.Ferguson-Moore@phlorum.com>; Danny Man <DannyMan@hill.co.uk>
Subject: Agar Grove 2A - Air Quality Monitors Requirement (Planning Ref 2022/2359/P)

Hi Ben,

Thank you for getting back to us.

Please see attached site logistics plan with 2no. proposed Air Quality Monitor locations highlighted. These will be installed on the site hoarding which runs around the perimeter of the site.

In terms of the scope of work this involves the following;

- Groundworks
- Piling
- RC Frame
- Brickwork

If you could please confirm whether we can proceed with 2no. air quality monitors based on this? Please note that this is regarding Block B as per attached mark up (Phase 2A).

We look forward to hearing from you.

Kind regards,

Farzan Shabir
Assistant Technical Coordinator
07745 539233

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From: Ben Spode <Ben.Spode@camden.gov.uk>
Sent: Tuesday, January 23, 2024 4:01 PM
To: Farzan Shabir <FarzanShabir@hill.co.uk>; Joshua Mills | Phlorum <Joshua.Mills@phlorum.com>
Cc: Ben Clarke <BenClarke@hill.co.uk>; Lewis Scarfe <LewisScarfe@hill.co.uk>; Air Quality <AirQuality@camden.gov.uk>; James Ferguson-Moore | Phlorum <James.Ferguson-Moore@phlorum.com>; Danny Man <DannyMan@hill.co.uk>
Subject: RE: Agar Grove 2A - Air Quality Monitors Requirement (Planning Ref 2022/2359/P)

Hi Farzan,

Can you please provide more detail as to the scope of work that will be carried out and monitored? I am assuming from your emails that this refers specifically to block 2A however, the air quality assessment is more than 10 years old and does not provide a breakdown of site works.

Can you also provide information on where the monitors will be located onsite and how they will be installed?

Kind regards,

Ben Spode
Air Quality Officer (Planning)
Supporting Communities
London Borough of Camden

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5 Pancras Square
London N1C 4AG

From: Farzan Shabir <FarzanShabir@hill.co.uk>
Sent: Monday, January 22, 2024 4:40 PM
To: Joshua Mills | Phlorum <Joshua.Mills@phlorum.com>; Ben Spode <Ben.Spode@camden.gov.uk>
Cc: Ben Clarke <BenClarke@hill.co.uk>; Lewis Scarfe <LewisScarfe@hill.co.uk>; Air Quality <AirQuality@camden.gov.uk>; James Ferguson-Moore | Phlorum <James.Ferguson-Moore@phlorum.com>; Danny Man <DannyMan@hill.co.uk>
Subject: Agar Grove 2A - Air Quality Monitors Requirement (Planning Ref 2022/2359/P)
Importance: High

Afternoon Ben,

Just a quick follow up, did you manage to review our emails below regarding Air Quality monitors at Agar Grove 2A?

Sorry to chase however we need to get these installed ASAP in order to commence works on site.

Kind regards,

Farzan Shabir
Assistant Technical Coordinator
07745 539233

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From: Joshua Mills | Phlorum <Joshua.Mills@phlorum.com>
Sent: Friday, January 19, 2024 9:34 AM
To: Ben.Spode@camden.gov.uk
Cc: Ben Clarke <BenClarke@hill.co.uk>; Lewis Scarfe <LewisScarfe@hill.co.uk>; AirQuality@camden.gov.uk; James Ferguson-Moore | Phlorum <James.Ferguson-Moore@phlorum.com>; Farzan Shabir <FarzanShabir@hill.co.uk>
Subject: RE: Agar Grove 2A - Air Quality Monitors Requirement (Planning Ref 2022/2359/P)

Good morning Ben,

I hope you are well?

Just a follow-up to see whether you've had a chance to review Farzan's email below? We understand that works are due to commence on this site soon so The Hill Group would like to agree the number of monitors required to enable the installation of these ASAP.

Thanks,
Josh

Joshua Mills BSc AMIEnvSc AMIAQM - Air Quality Consultant - Phlorum Limited, Unit 12, Hunns Mere Way, Brighton, BN2 6AH - Other offices in Manchester and Cardiff - Tel: 01273 307167

From: Farzan Shabir <FarzanShabir@hill.co.uk>
Sent: Tuesday, January 16, 2024 11:22 AM
To: Ben.Spode@camden.gov.uk
Cc: Ben Clarke <BenClarke@hill.co.uk>; Lewis Scarfe <LewisScarfe@hill.co.uk>; Joshua Mills | Phlorum <Joshua.Mills@phlorum.com>; AirQuality@camden.gov.uk
Subject: Agar Grove 2A - Air Quality Monitors Requirement (Planning Ref 2022/2359/P)

Morning Ben,

I hope you had a good break.

Please see below a query regarding the air quality monitoring at Agar Grove 2A, if you could please review and confirm that we can proceed with 2 air quality monitors?

Kind regards,

Farzan Shabir
Assistant Technical Coordinator
07745 539233

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software viruses transmitted with this email and we advise that you carry out your own virus checks on any attachments included in this message.

From: Farzan Shabir
Sent: Monday, January 15, 2024 2:08 PM
To: Ben.Spode@camden.gov.uk
Cc: Ben Clarke <BenClarke@hill.co.uk>; Lewis Scarfe <LewisScarfe@hill.co.uk>; Joshua Mills | Phlorum <Joshua.Mills@phlorum.com>
Subject: Agar Grove 2A - Air Quality Monitors Requirement (Planning Ref 2022/2359/P)

Afternoon Ben,

I hope your well.

We're currently in the process of obtaining quotations for the air quality monitors at Agar Grove Phase 2A development in Camden (refer to Block B on the attached plan for phase 2A scope).

Speaking to Phlorum they advise that 2x dust monitors are required as per the attached Air Quality Assessment submitted for planning. Please refer to section 5.1.3 and note that phase 2A is a single phase which is part of the wider development as shown on the plan provided.

If you could please confirm that our approach is acceptable so that we can proceed with 2x dust monitors?

For your information the planning reference is 2022/2359/P.

This is much appreciated.

Kind regards,

Farzan Shabir
Assistant Technical Coordinator
07745 539233

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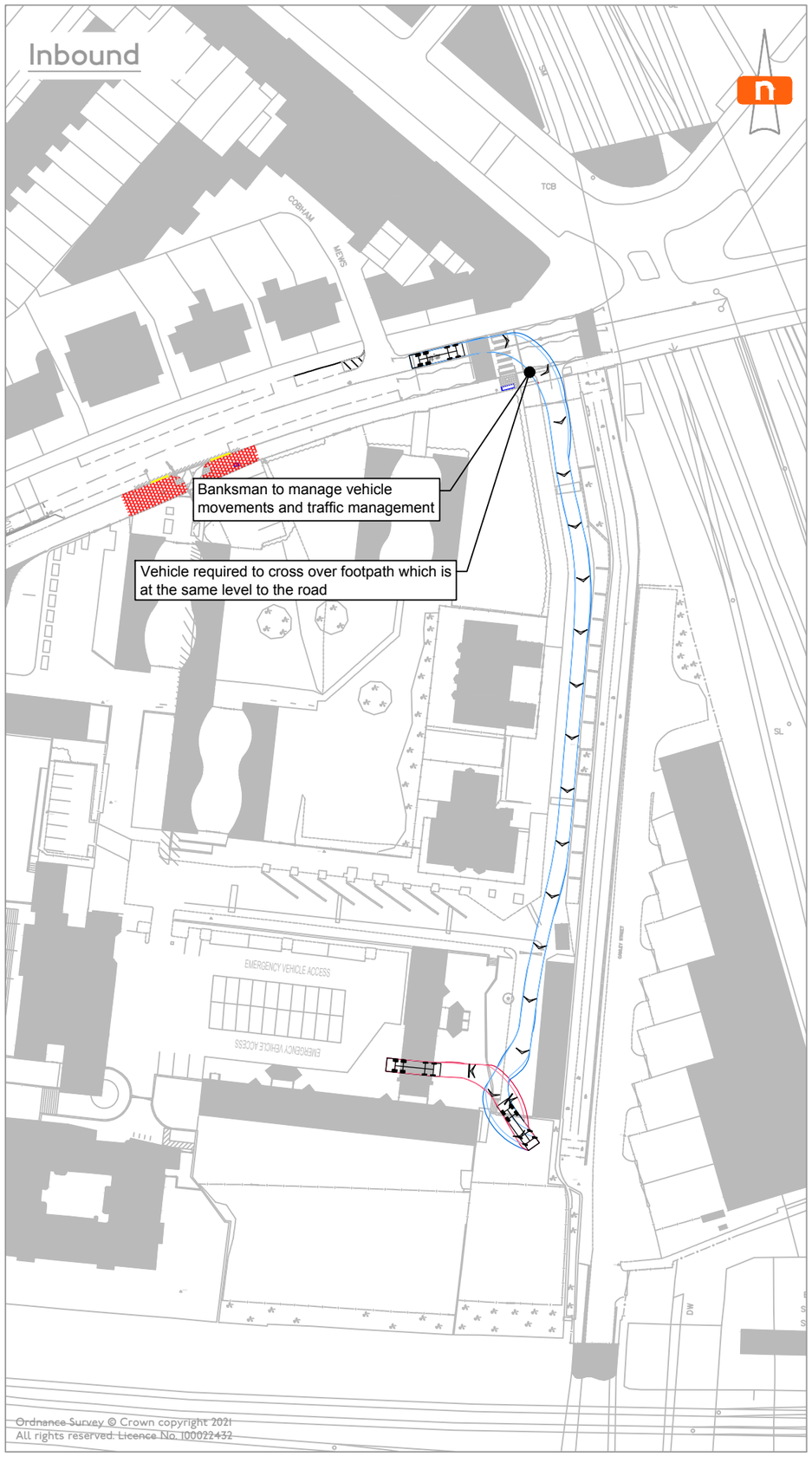
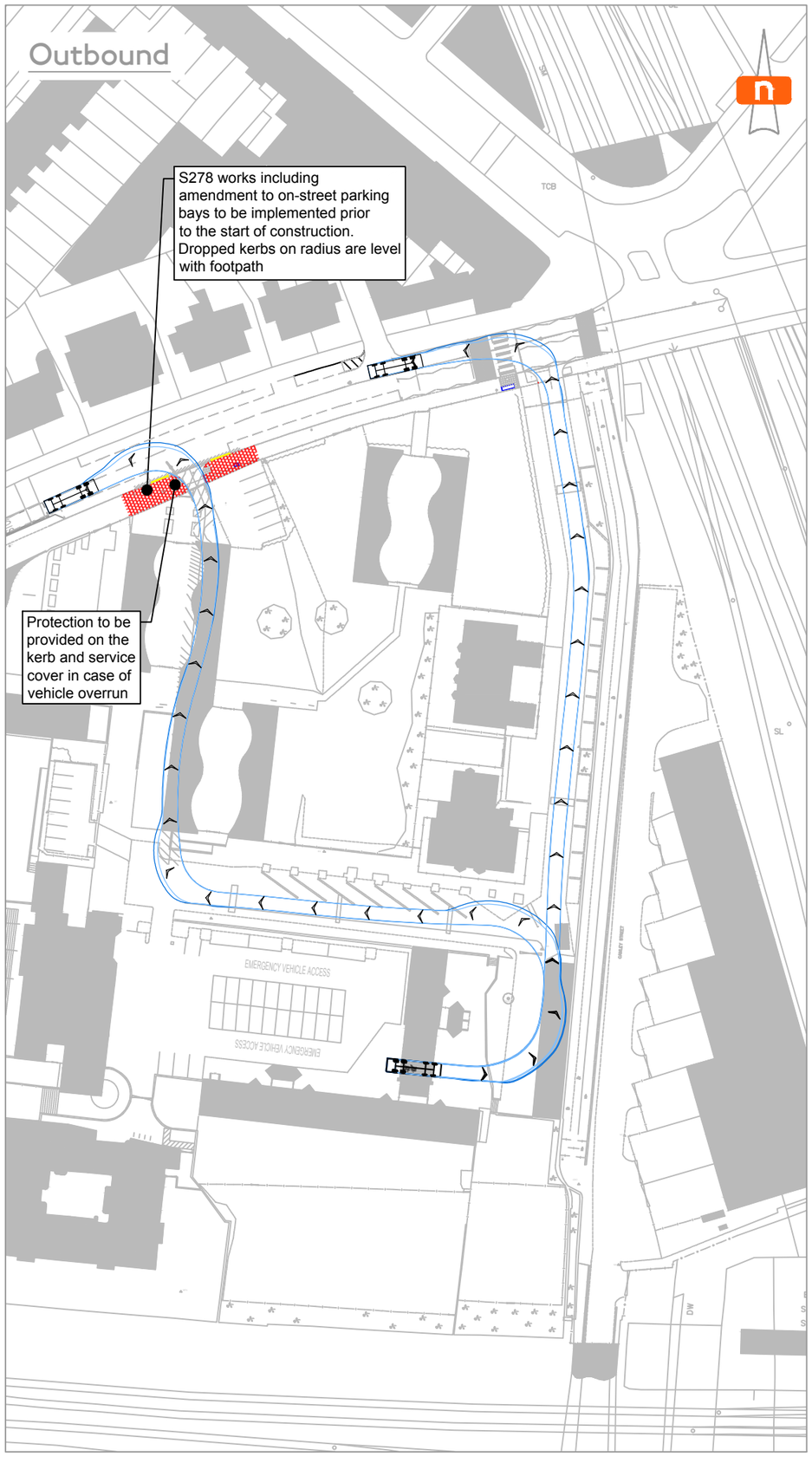
APPENDIX K

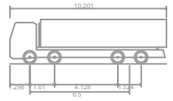
Swept Path Analysis





Note:

1. This drawing is indicative and subject to discussions with local & national highway authorities. This design is also subject to confirmation of land ownership, topography location of statutory services, detailed design and traffic modelling.
2. Road markings & traffic signs are to be in accordance with "The Traffic Signs Regulations and General Directions 2016".
3. Do not scale from this drawing. Work from figured dimensions only.
4. All dimensions are shown in metres unless noted otherwise.
5. Drawing based on topographical survey data and Hill Group layout: Site Wide Logistics Plan 24.10.23 - 1 and Price and Myers S278 layout: AGV-PAM-SW-ZZ-DR-C-00700I



Large Tipper	
Overall Length	10.201m
Overall Width	2.495m
Overall Body Height	2.890m
Min Body Ground Clearance	0.341m
Track Width	2.471m
Lock to lock time	6.00s
Kerb to Kerb Turning Radius	11.550m

REV	DATE	REMARKS
C	03.07.2024	Camden Comments
B	16.04.2024	Additional Tracking
A	19.12.2023	Updated logistics plan
-	31.10.2023	Initial Issue

CLIENT

The Hill Group

JOB TITLE

Agar Grove, Phase 4

DRAWING TITLE

Swept Path Analysis - Large Tipper

DRAWING NO.

J32-7389-AT-A01

DRAWN	CHECKED
PS	KM
CREATED	SCALE
Oct. '23	1:1000 at A3

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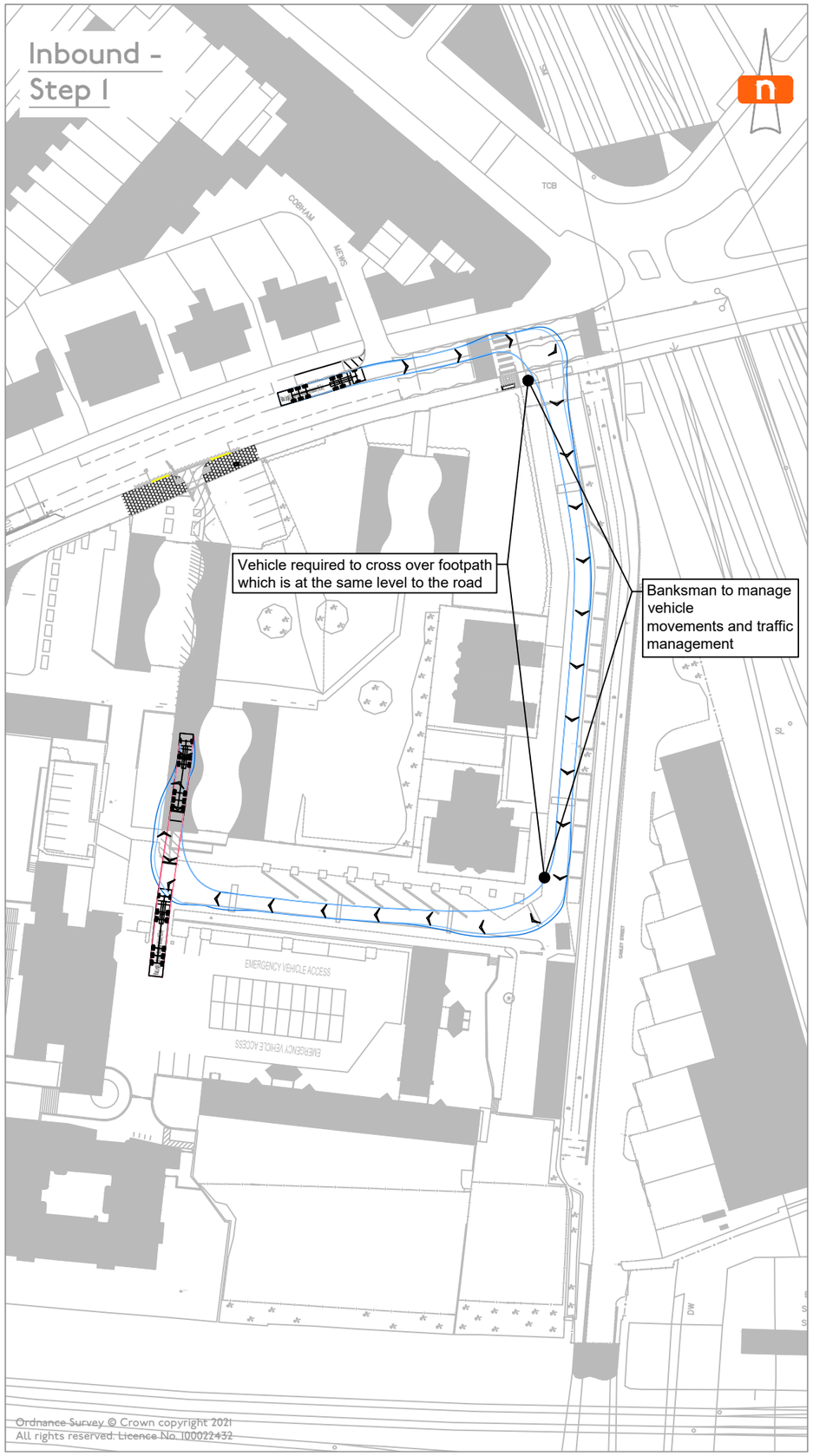

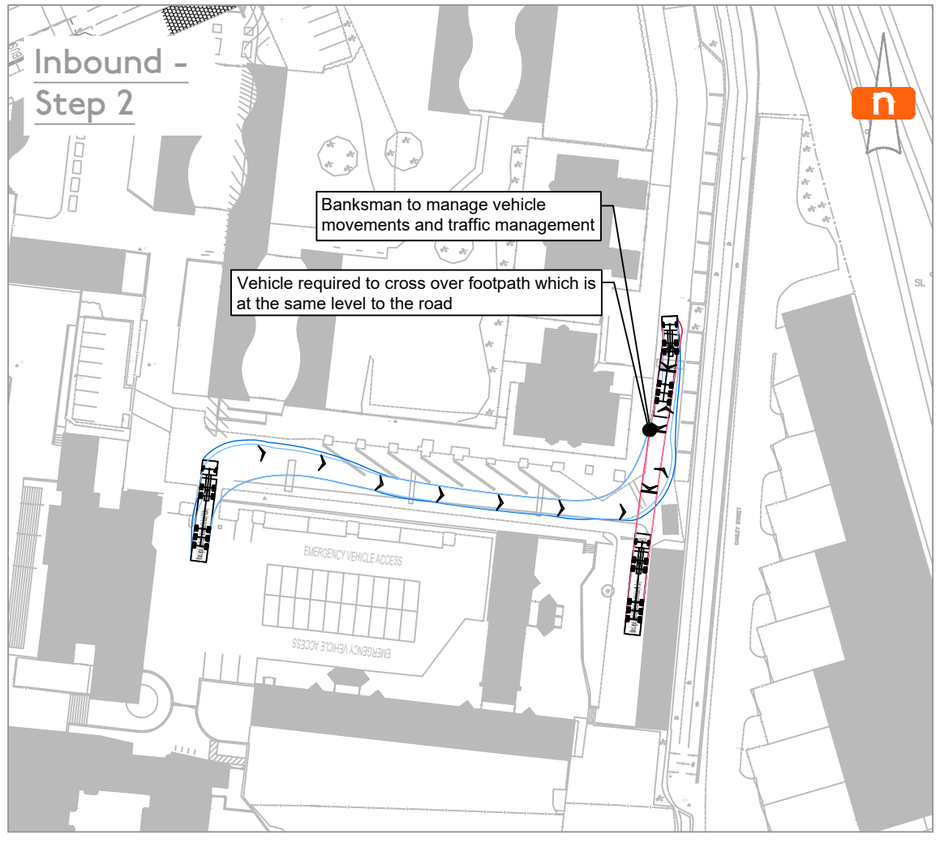

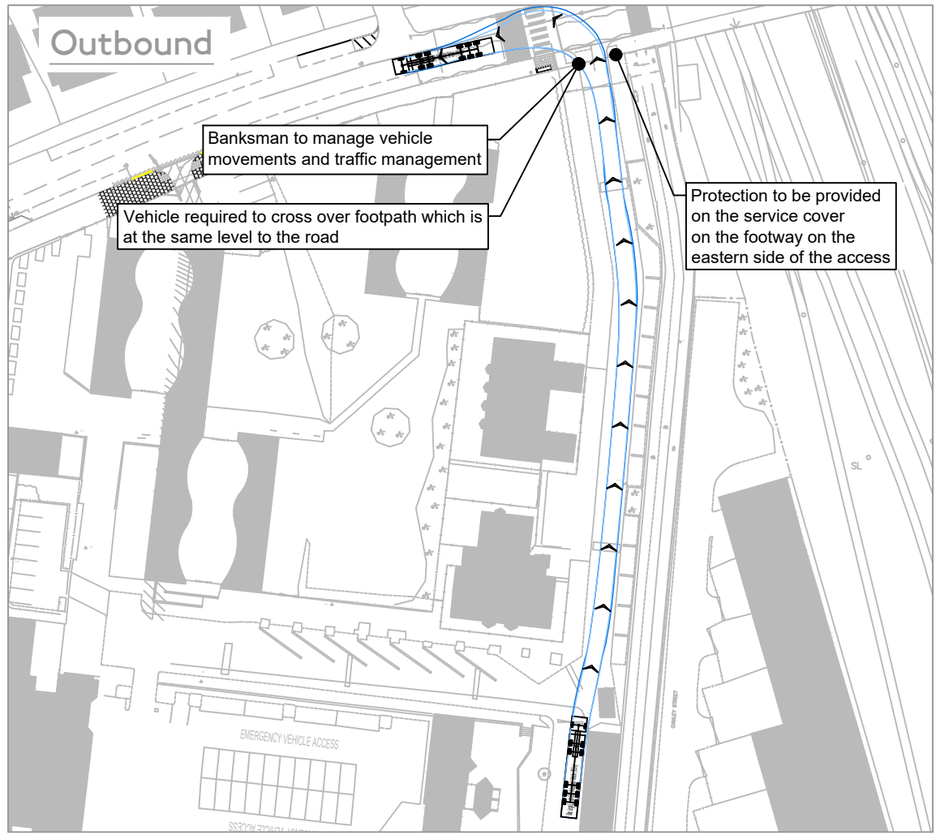

Note:

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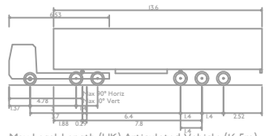

Max Legal Length (UK) Articulated Vehicle (16.5m)

Overall Length	16.500m
Overall Width	2.550m
Overall Body Height	3.681m
Min Body Ground Clearance	0.411m
Max Track Width	2.500m
Lock to lock time	6.00s
Kerb to Kerb Turning Radius	6.530m

REV	DATE	REMARKS
A	03.07.2024	Camden Comments
-	16.04.2024	Initial Issue

CLIENT

The Hill Group

JOB TITLE

Agar Grove, Phase 4

DRAWING TITLE

Swept Path Analysis -
Articulated Vehicle (16.5m)

DRAWING NO.

J32-7389-AT-A02

DRAWN	CHECKED
PS	KM
CREATED	SCALE
Oct. '23	1:1000 at A3

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