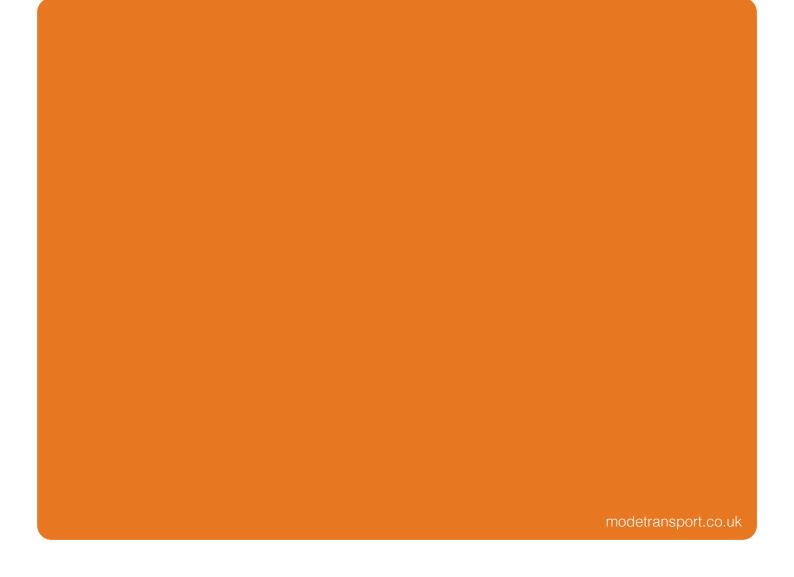


APPENDICES





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 - 18.00Saturdays 08.00 - 13.00And 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 longterm 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 longterm 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 - 18.00Saturdays 08.00 - 13.00And 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	2	19/01/21
Authorised & checked for issue by:	John England Director	Jen	28/01/21

SURVEY NO: JE/210120/1

CLIENT: ## Hill

CONTENTS

	Page No.
INTRODUCTION	3
TERMS OF REFERENCE	4
RISK ASSESSMENT	5 - 8
DESCRIPTION OF SITE	9
SUMMARY OF SURVEY	10
RECOMMENDATIONS OF ANALYSIS	11
RECOMMENDATIONS	12
LIMITATIONS OF SURVEY	13
CERTIFICATES OF ANALYSIS	14
SAMPLING INFORMATION	15
PHOTOGRAPHS	16 - 22
FLOOR PLANS	23 - 24

J. England Environmental Services Limited.

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.

J. England Environmental Services Limited.

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?

J. England Environmental Services Limited.

19th January 2021

CLIENT: # HIII

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

J. England Environmental Services Limited.

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/Chrysotile/ Crocidolite = 3

J. England Environmental Services Limited.

19th January 2021

CLIENT: ## HIII

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

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

J. England Environmental Services Limited.

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

J. England Environmental Services Limited.

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.

J. England Environmental Services Limited.

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.



J. England Environmental Services Limited.

19th January 2021

CLIENT: ## HIII

RECOMMENDATIONS ANALYSIS

Risk Ban	Risk Band A High Risk – Material requiring urgent attention									
	N/A									
Risk Band B Medium Risk – Material requiring near term attention										
	N/A									
Risk Ban	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	2 nd	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.

J. England Environmental Services Limited.

CLIENT:

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

J. England Environmental Services Limited.

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

J. England Environmental Services Limited.

19th January 2021

CLIENT: ##

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.

	CER	TIFICATI	FOR IDENTIFIC	CATION OF ASBES	TOS FIBRES			MIUM	
Client:		ENGLAND	ENVIRONMENTAL SERVICE	SLTD			EPREN	ENCT	
30000000		ROSE COT		T-1202		1			
Address:		DUNTON BRENTWO ESSEX			Analysis Re	Analysis Report No.)94
Attention:		CM13 3SH 1. ENGLAN			Reny	ort Date.	2	2/01/2	
Attenuon.		FLATS 1,2	2,3,6,7,8,10,11,12 & STAIRW	VELL	- Nep	III Date.	-	2/04/4.	
Site Address:		AGAR ROA FRAMPTO			Site	Ref No.	N/A		
Date sample to	aken:	20/01/21			P	age No:	1	Of	1
Date sample n	eceived:	22/01/21			No. of S	Samples:	oles: 8		8
Date of Analys	ás:	22/01/21			0	btained:	DE	LIVERE	D
method of train if samples have Services Limits Analysis Service SCOPES SAMPLE No.	nsmitted/polarisi ve been DELIVER ed are not respo ces Limited cann CLIENT SAMPLE No.	ed light microsc RED the site add insible for the ad not be held resp	copy and centre stop dispersi dress and actual sample loca ccuracy or competence of th onsible for the interpretation Sam	e the presence of asbestos fib ion staining, based on HSE's lation is as given by the client ie sampling by third parties. Use of the results shown. Results uple Location	HSG248. at the time of delivery. Inder these circumstan is relate only to the iter	Scopes Ances Scope ms tested.	Asbesto es Asbe Type	s Analy estos Detecte	sis
method of tran If samples have Services Limits Analysis Service SCOPES	nsmitted/polarise we been DELIVER ed are not respo tes Limited cann CLIENT	ed light microsc RED the site add insible for the ad not be held resp	copy and centre stop dispersi dress and actual sample loca ccuracy or competence of th onsible for the interpretation Sam	ion staining, based on HSE's lation is as given by the client ie sampling by third parties. Use of the results shown. Results	HSG248. at the time of delivery. Inder these circumstan is relate only to the iter	Scopes Ances Scope ms tested.	Asbesto es Asbe Type	s Analy estos	sis
method of trai If samples have Services Limits Analysis Service SCOPES SAMPLE No.	nsmitted/polarise ve been DELIVER ed are not respo ces Limited cann CLIENT SAMPLE No. 1 2	ed light microso RED the site add insible for the ar oot be held resp	opy and centre stop dispersi dress and actual sample loca ccuracy or competence of the onsible for the interpretation Sam AT 1 – GROUND FLOOR – Bi	ion staining, based on HSE's I ation is as given by the client ie sampling by third parties. U i of the results shown. Results iple Location	HSG248. at the time of delivery, Inder these circumstans relate only to the iter	. Scopes Ances Scope ms tested. Fibre	Sotile Sotile	s Analy estos Detecte	sis ed
method of trait if samples have Services Limits Mallysis Service SCOPES SAMPLE No.	nsmitted/polarise we been DELIVEF ed are not respo ces Limited cann CLIENT SAMPLE No. 1 2 3	ed light microso RED the site add insible for the ar oot be held resp	opy and centre stop dispersi dress and actual sample loca ccuracy or competence of the onsible for the interpretation Sam AT 1 – GROUND FLOOR – BI GROUND FLOOR – WC – W	ion staining, based on HSE's H ation is as given by the client. In the sampling by third parties. Un of the results shown. Results inple Location SEDROOM 4 — FLOOR TILE & SEDROOM 4 — FLOOR TILE & WALL PANEL — INSULATION B	HSG248. at the time of delivery, Inder these circumstars is relate only to the iter BITUMEN BITUMEN BOARD	Scopes Ances Scoperns tested. Fibre CHRYS AMOSI	Type SOTILE SOTILE TE/CH	Detecte TO BO TO BO	sis ed oth
method of traif f samples have Services Limits Analysis Service SCOPES SAMPLE No. 1 2 3	nsmitted/polarisme been DELIVEF de been DELIVEF ed are not responses Limited cann CLIENT SAMPLE No. 1 2 3 4	ed light microso RED the site add insible for the ar oot be held resp	opy and centre stop dispersi dress and actual sample loca ccuracy or competence of the onsible for the interpretation Sam AT 1 – GROUND FLOOR – B GROUND FLOOR – WC – WC	ion staining, based on HSE's H stion is as given by the client. be sampling by third parties. Us of the results shown. Results apple Location DEDROOM 4 – FLOOR TILE & SEDROOM 4 – FLOOR TILE & VALL PANEL – INSULATION B – WINDOW LEDGE – BOARD	HSG248. at the time of delivery, inder these circumstans is relate only to the iter BITUMEN BITUMEN BOARD	Scopes Ances Scoperns tested. Fibre CHRYS AMOSI	Asbestoes Asbest	Detecte TO BO RYSOTILE	sis ed oth
method of traif f samples have f samples have services Limits samples Service SCOPES SAMPLE No. 1 2 3 4	nsmitted/polarisme been DELIVEF ed are not responses Limited cannot CLIENT SAMPLE No. 1 2 3 4	ed light microso RED the site add nisible for the ar ot be held resp	opy and centre stop dispersi dress and actual sample loca ccuracy or competence of the onsible for the interpretation Sam AT 1 – GROUND FLOOR – B AT 1 – GROUND FLOOR – B GROUND FLOOR – WC – W GROUND FLOOR – WC – W FLAT 6 – FIRST FLOOR – V	ion staining, based on HSE's Fation is as given by the client. In of the results shown. Results in the country of the results shown. Results ple Location IEDROOM 4 - FLOOR TILE & REDROOM 4 - FLOOR TILE & REDROOM 4 - FLOOR TILE & REDROOM 4 - INSULATION B - WINDOW LEDGE - BOARD WALL PANEL - INSULATION B	HSG248. at the time of delivery, inder these circumstars is relate only to the iter BITUMEN BITUMEN BOARD BOARD	Scopes Ances Scoperns tested. Fibre CHRYS AMOSI	Type SOTILE SOTILE THE/CH CHRYSO	Detecte TO BO RYSOT DTILE	sis ed oth
method of trait framples have services Limits Analysis Service SCOPES SAMPLE No. 1 2 3 4 5	nsmitted/polarise we been DELIVEF we been DELIVEF ed are not respo ces Limited cann CLIENT SAMPLE No. 1 2 3 4 5	ed light microso RED the site add not be held resp FL	opy and centre stop dispersion of the competence of the consible for the interpretation of the consideration of the considerat	ion staining, based on HSE's Hation is as given by the client. Lee sampling by third parties. Un of the results shown. Results in the results	HSG248. at the time of delivery, Inder these circumstants relate only to the iter BITUMEN BITUMEN BOARD BOARD BOARD	Scopes Ances Scoperns tested. Fibre CHRYS AMOSI	SOTILE SOTILE SOTILE SOTILE NAD NAD	Detecte TO BO RYSOTILE IS	sis ed oth
method of trail framples have services Limits Service Service Service Service SCOPES SAMPLE No. 1 2 3 4 5 6	nsmitted/polarisme been DELIVEF ed are not responses Limited cannot CLIENT SAMPLE No. 1 2 3 4 5 6 7	ed light microso RED the site add nisible for the ar ot be held resp FL FL FLAT 12	opy and centre stop dispersi dress and actual sample loca ccuracy or competence of the onsible for the interpretation Sam AT 1 – GROUND FLOOR – B AT 1 – GROUND FLOOR – B GROUND FLOOR – WC GROUND FLOOR – WC FLAT 6 – FIRST FLOOR – W T 10 – SECOND FLOOR – WI 2 – SECOND FLOOR – ALL BE	ion staining, based on HSE's H stion is as given by the client. In of the results shown. Results ple Location REDROOM 4 - FLOOR TILE & REDROOM 5 - REDROOM 5 - TEXTURE TILE REDROOM 5 - TEXTURE REDROOM 5 - T	HSG248. at the time of delivery, inder these circumstants relate only to the iter BITUMEN BITUMEN BOARD DOARD ON BOARD URED COATING	Scopes Ances Scoperns tested. Fibre CHRYS AMOSI	Asbesto es Asbe Type SOTILE SOTILE ITE/CH CHRYSO NAD NAD	Detecte TO BO TO BO RYSOTILE IS	sis ed oth
method of trait If samples have Services Limite Analysis Service SCOPES SAMPLE No. 1 2 3 4 5 6	nsmitted/polarise we been DELIVEF we been DELIVEF ed are not respo ces Limited cann CLIENT SAMPLE No. 1 2 3 4 5	ed light microso RED the site add nisible for the ar ot be held resp FL FL FLAT 12	opy and centre stop dispersi dress and actual sample loca ccuracy or competence of the onsible for the interpretation Sam AT 1 – GROUND FLOOR – B AT 1 – GROUND FLOOR – B GROUND FLOOR – WC GROUND FLOOR – WC FLAT 6 – FIRST FLOOR – W T 10 – SECOND FLOOR – WI 2 – SECOND FLOOR – ALL BE	ion staining, based on HSE's Hation is as given by the client. Lee sampling by third parties. Un of the results shown. Results in the results	HSG248. at the time of delivery, inder these circumstants relate only to the iter BITUMEN BITUMEN BOARD DOARD ON BOARD URED COATING	Scopes Ances Scoperns tested. Fibre CHRYS AMOSI	SOTILE SOTILE SOTILE SOTILE NAD NAD	Detecte TO BO TO BO RYSOTILE IS	sis ed oth
method of trail ff samples have services Limits Analysis Service SCOPES SAMPLE No. 1 2 3 4 5 6 7	nsmitted/polarisme been DELIVEF ed are not responses Limited cannot CLIENT SAMPLE No. 1 2 3 4 5 6 7	ed light microso RED the site add nisible for the ar- ot be held respo FL FL FLAT 12 EXTERNAL ST	opy and centre stop dispersi dress and actual sample loca ccuracy or competence of the onsible for the interpretation Sam AT 1 – GROUND FLOOR – B AT 1 – GROUND FLOOR – B GROUND FLOOR – WC GROUND FLOOR – WC FLAT 6 – FIRST FLOOR – W T 10 – SECOND FLOOR – WI 2 – SECOND FLOOR – ALL BE TAIR BLOCK – SECOND FLOOR	ion staining, based on HSE's H stion is as given by the client. In of the results shown. Results ple Location REDROOM 4 - FLOOR TILE & REDROOM 5 - REDROOM 5 - TEXTURE TILE REDROOM 5 - TEXTURE REDROOM 5 - T	HSG248. at the time of delivery, inder these circumstants relate only to the iter BITUMEN BITUMEN BOARD DOARD ON BOARD URED COATING	Scopes Ances Scoperns tested. Fibre CHRYS AMOSI	Asbesto es Asbe Type SOTILE SOTILE ITE/CH CHRYSO NAD NAD	Detecte TO BO TO BO RYSOTILE IS	sis ed oth
method of trait framples have services Limits Analysis Service Scopes SAMPLE No. 1 2 3 4 5 6 7 8 KEY: NAD Note: All samp Note: This Cerl Note: All Analysis Cerl	nsmitted/polarise we been DELIVEP we been DELIVEP ed are not responses Limited cann CLIENT SAMPLE No. 1 2 3 4 5 6 7 8 IS – No Asbesto bees will be retaintysis is performed	ed light microsor RED the site add respective for the ar of the held respective for the ar of the held respective for the ar of the held respective for the held respective for the held respective for the held respective for the held of the held respective for the held r	opy and centre stop dispersion of the complete of the consiste for the interpretation of the consistence	ion staining, based on HSE's Hation is as given by the client. Use sampling by third parties. Use of the results shown. Results the control of the contro	HSG248. at the time of delivery, inder these circumstants relate only to the iter BITUMEN BITUMEN BOARD BOARD ION BOARD UNED COATING INSULATION BOARD	Chrys AMOSI Of the Lab	Isbestoses Asbestoses	is Analysis Analysis is Analysis is Analysis is Analysis is Analysis is To Bo	ed OTH OTH ILE
method of trait if samples has services Limits Analysis Service Scopes SAMPLE No. 1 2 3 4 5 6 7 8 KEY: NAD Note: All samp Note: This Cerl Note: All Analysis Cerl	nsmitted/polarisme been DELIVEF ed are not responses Limited cannot responses Limited cannot CLIENT SAMPLE No. 1 2 3 4 5 6 7 8 IS – No Asbestonies will be retain tificate for Identificate for	ed light microsor RED the site add respective for the ar of the held respective for the form of the fired with an *	opy and centre stop dispersion of the complete of the consiste for the interpretation of the consistence	ion staining, based on HSE's Hation is as given by the client. Use sampling by third parties. Use of the results shown. Results in of the results shown. Results in of the results shown. Results in the control of the	HSG248. at the time of delivery, at the time of delivery, londer these circumstants relate only to the iter BITUMEN BITUMEN BOARD BOARD JON BOARD UNED COATING INSULATION BOARD t the written approval one made to the origin	Chrys AMOSI Of the Lab	Isbestoses Asbestoses	is Analysis Analysis is Analysis is Analysis is Analysis is Analysis is To Bo	ed OTH OTH ILE

J. England Environmental Services Limited.

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.

J. England Environmental Services Limited.

Environn	nental Inspect	ion Record	!	FRAMPTON, AGAR GROVE, LONDON, NW1 9TB			
Loc	ation		Com	ponent	Inspection Ref		
				-	Surveyor:	PB & MC	
					PICTURE	E 1 & 2 SAMPLE 8	
		BOARD TO	NON-ASBESTOS INSULATION BOARD TO TIMBER JOIST CEILING		Date:	20/01/21	
STAIR	RWELL	BRICK WALLS CONCRETE FLOOR & STAIRCASE			Survey Type:	REFURBISHMENT/ DEMOLITION SURVEY	
<i>a</i>	77/4				Asbestos?	NO	
Condition:	N/A	Access: N/A		Re Inspection Date: N/A			
Friability:	N/A	Amount	t:	N/A	Type:	NON ASBESTOS	
Damage:	N/A	Exposur	re:	N/A	Analysis:	NADIS	
Position:	INSULATION BOARD	Risk Factor Risk Band	0 E	Priority Assessment:	NO RISK		
	9	7					

Recommended Action

NO ASBESTOS MATERIALS IDENTIFIED.

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

J. England Environmental Services Limited.

Environn	nental Inspecti	ion Record		PTON, AGAR ONDON, NW1		
Loca	ation	Con	ponent Inspection Ref			
			-	Surveyor:	PB & MC	
				PICTURE 3	3 & 4 <i>AS</i> SAMPLE 8	
EVTE	RNAL		OS INSULATION BER JOIST CEILING	Date:	20/01/21	
EATE	KNAL		K WALLS ETE FLOOR	Survey Type:	REFURBISHMENT DEMOLITION SURVEY	
C I''	DT/ 4	_	NT/A	Asbestos?	NO	
Condition:	N/A	Access:	N/A	Re Inspection	n Date: N/A	
Friability:	N/A	Amount:	N/A	Туре:	NON ASBESTOS	
Damage:	N/A	Exposure:	N/A	Analysis:	N/A	
Position:	INSULATION BOARD	Risk Factor 0 Risk Band E	Priority Assessment:	NO RISK		

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

NO ASBESTOS MATERIALS IDENTIFIED.

Recommended Action

J. England Environmental Services Limited.

Environmental Inspection Record					FRAMPTON, AGAR GROVE, LONDON, NW1 9TB		
Loc	Location Component			ponent	Inspection Ref		
		TIMBER ROOF		Surveyor: PB & MC PICTURE 5			
LO	OFT			ETE WALLS ETE FLOOR	5 -		
TANK	ROOM	FOIL FACES GLASS FIBRE INSULATION TO RIGID FIBRE GLASS WATER TANKS		Survey Type:	REFURBISHMENT DEMOLITION SURVEY		
C 1'4'	NT/A	27/4	NT/A	Asbestos?	NO		
Condition:	N/A	Access:	Access: N/A		Re Inspection Date: N/A		
Friability:	N/A	Amount:		N/A	Type:	NON ASBESTOS	
Damage:	N/A	Exposur	e:	N/A	Analysis:		
Position:	WATER TANK	Risk Factor Risk Band	Annana		NO RISK		
No all	SWILL		4	14/3/4	7.31/4/0	6 79	



Recommended Action

NO ASBESTOS MATERIALS IDENTIFIED.

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

J. England Environmental Services Limited.

	Environn	nental Inspect	ion Record		SBURY, AGA ONDON, NW1		
EXTERNAL NON-ASBESTOS INSULATION BOARD TO TIMBER JOIST CEILING BRICK WALLS CONCRETE FLOOR Date: 20/01/21	Loca	ation	Com	ponent	Inspection Ref		
EXTERNAL NON-ASBESTOS INSULATION BOARD TO TIMBER JOIST CEILING BRICK WALLS CONCRETE FLOOR				•	1	<u> </u>	
EXTERNAL BOARD TO TIMBER JOIST CEILING BRICK WALLS CONCRETE FLOOR Survey Type: REFURBISHMEN DEMOLITION SURVEY Asbestos? NO Re Inspection Date: N/A Friability: N/A Amount: N/A Type: NON ASBESTO Damage: N/A Risk Factor O Priority Position: NO RISK					PICTURE (6 & 7 AS SAMPLE 8	
$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	EXTERNAL		BOARD TO TIMBER JOIST CEILING		Date:	20/01/21	
Condition: N/A Access: N/A Friability: N/A Amount: N/A Type: NON ASBESTO Damage: N/A Exposure: N/A Analysis: N/A Position: NSULATION Risk Factor 0 Priority Access: N/A Re Inspection Date: N/A N/A Type: NON ASBESTO N/A Analysis: N/A						REFURBISHMENT DEMOLITION SURVEY	
Friability: N/A Amount: N/A Type: NON ASBESTO Damage: N/A Exposure: N/A Analysis: N/A Position: INSULATION Risk Factor 0 Priority Analysis: NO RISK					Asbestos?	NO	
Damage: N/A Exposure: N/A Analysis: N/A Position: INSULATION Risk Factor 0 Priority NO RISK	Condition:	N/A	Access:	N/A	Re Inspection	n Date: N/A	
Position: INSULATION Risk Factor 0 Priority NO RISK	Friability:	N/A	Amount:	N/A	Type:	NON ASBESTOS	
Position: INSULATION Priority NO RISK	Damage:	N/A	Exposure:	N/A	Analysis:	N/A	
	Position:]	NO RISK	

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

J. England Environmental Services Limited.

CLIENT: ## HIII

19th January 2021

Environn	nental Inspect	ion Record	!		SBURY, AGA ONDON, NW		
Loca	ation		Com	ponent	Inspection Ref		
				•	Surveyor:	PB & MC	
					PICTURE 8 & 9 AS SAMPLE 8		
EXTE	RNAL			OS INSULATION BER JOIST CEILING	Date:	20/01/21	
BIN S	BIN STORE		BRICK WALLS CONCRETE FLOOR		Survey Type:	REFURBISHMENT DEMOLITION SURVEY	
<i>C</i> 1:::	27/4	4		27/4	Asbestos?	NO	
Condition:	N/A	Access: N/A		Re Inspection	n Date: N/A		
Friability:	N/A	Amount: N/A		Туре:	NON ASBESTOS		
Damage:	N/A	Exposure: N/A		Analysis:	N/A		
n INSULATION		Risk Factor 0 Priority		NO DICK			
Position:	BOARD	Risk Band E Assessment:			NO RISK		
	0		9		1 55	A STATE OF	

J. England Environmental Services Limited.

19th January 2021 CLIENT: ###

Environn	nental Inspec	tion Record	!	ABBOTSBURY, AGAR GROVE, LONDON, NW1 9TB			
Loca	ation		Com	ponent	Inspection Ref		
					Surveyor:	PB & MC	
					PIC	TURE 10 & 11	
	RNAL	_		TAL SHEET ROOF K WALLS	Date: 20/01/21 Survey Type: REFURBISHMENT DEMOLITION SURVEY		
GAR	AGES			ETE FLOOR			
C 12	NT/A	4		NT/A	Asbestos?	NO	
Condition:	N/A	Access		N/A	Re Inspection Date: N/A		
Friability:	N/A	Amoun	t:	N/A	Type:	NON ASBESTOS	
Damage:	N/A	Exposur	·e:	N/A	Analysis:	N/A	
Position:	GARAGES	Risk Factor Risk Band	0 E	Priority Assessment:	NO RISK		





Recommended Action

NO ASBESTOS MATERIALS IDENTIFIED.

J. England Environmental Services Limited.

19th January 2021 CLIENT: ##

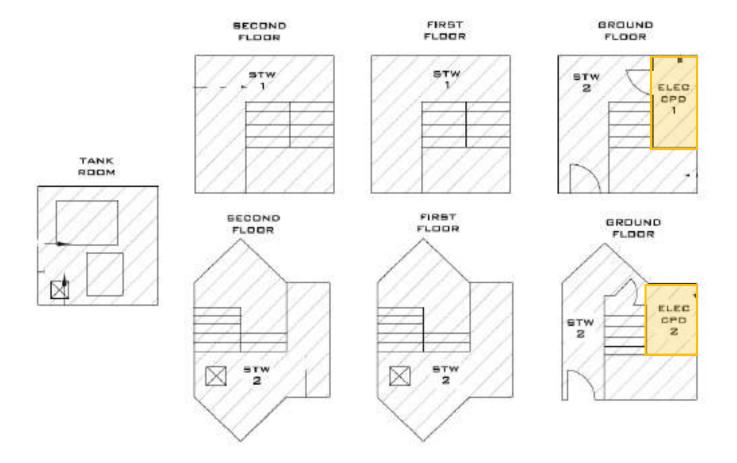
Environn	nental Inspect	ion Record		TSBURY, AGA LONDON, NW			
Loca	ution	Co	omponent	Ins	spection Ref		
			1	Surveyor:	PB & MC		
				PIC'	PICTURE 12 & 13		
EXTE		PROFILED METAL SHEET ROOF BRICK WALLS		Date:	20/01/21		
GARAGES		CONC	Survey DEMOLITIC		REFURBISHMENT DEMOLITION SURVEY		
C 1'4'	DT/A	4	NT/A	Asbestos?	NO		
Condition:	N/A	Access: N/A		Re Inspectio	n 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 (NO RISK			
Recomme	nded Action		NO ASBESTOS MA	TERIALS IDE	NTIFIED.		

J. England Environmental Services Limited.

19th January 2021

CLIENT:

FRAMPTON

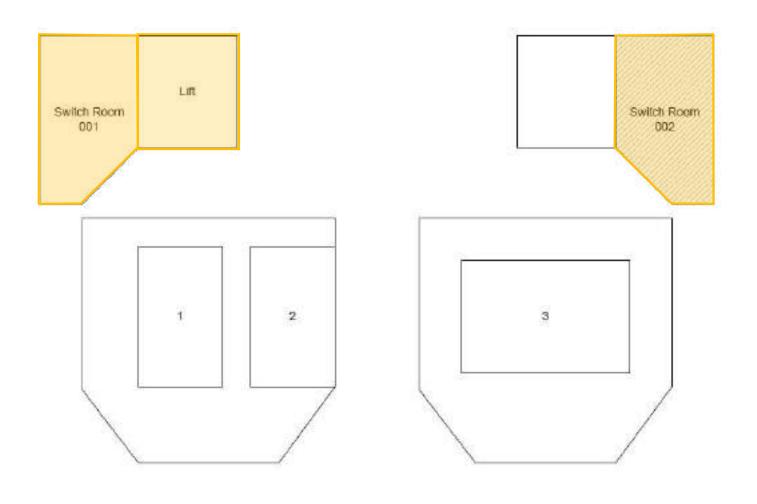


J. England Environmental Services Limited.

19th January 2021

CLIENT: # Hill

ABBOTSBURY



J. England Environmental Services Limited.



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	a-	19/01/21
Authorised & checked for issue by:	John England Director	Jan	26/01/21

CONTENTS

		Page No
INTRODUCTION		3
TERMS OF REFERENCE		4
RISK ASSESSMENT		5 - 8
DESCRIPTION OF SITE		9
SUMMARY OF SURVEY		10 - 12
RECOMMENDATIONS OF ANALYS	SIS	13
RECOMMENDATIONS		14
LIMITATIONS OF SURVEY		15
CERTIFICATES OF ANALYSIS		16
SAMPLING INFORMATION		17
PHOTOGRAPHS & FLOOR PLAN	FLAT 5	18 - 29
PHOTOGRAPHS & FLOOR PLAN	FLAT 4	30 - 39
PHOTOGRAPHS & FLOOR PLAN	FLAT 3	40 - 49
PHOTOGRAPHS & FLOOR PLAN	FLAT 2	50 - 60
PHOTOGRAPHS & FLOOR PLAN	FLAT 1	61 - 69

J. England Environmental Services Limited.

CLIENT: ###III 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.

J. England Environmental Services Limited.

CLIENT: ## 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?

J. England Environmental Services Limited.

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

J. England Environmental Services Limited.

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/Chrysotile/ Crocidolite = 3

J. England Environmental Services Limited.

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

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

J. England Environmental Services Limited.

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

J. England Environmental Services Limited.

CLIENT: #Hiii

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.

J. England Environmental Services Limited.

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 <1M²
- FLAT 4 KITCHEN/WC: IN THE FORM OF 2 INSULATION BOARD PANELS
 - MEASURING APPROXIMATELY <1M²

FIRST FLOOR

- FLAT 3 KITCHEN/WC: IN THE FORM OF 4 INSULATION BOARD PANELS
 - MEASURING APPROXIMATELY <2M²

GROUND FLOOR

- FLAT 1 KITCHEN/WC: IN THE FORM OF 2 INSULATION BOARD PANELS
 - MEASURING APPROXIMATELY <1M²

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 <0.5M²

Asbestos Textile Products

NO ASBESTOS TEXTILE MATERIALS WERE IDENTIFIED

J. England Environmental Services Limited.

CLIENT: #Hill 19th January 2021

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 <85M²
- FLAT 4: IN THE FORM OF A VINYL FLOOR TILES (ALL ROOMS)
 - MEASURING APPROXIMATELY <85M²

FIRST FLOOR

- FLAT 3: IN THE FORM OF A VINYL FLOOR TILES (ALL ROOMS)
 - MEASURING APPROXIMATELY <85M²
- FLAT 2: IN THE FORM OF A VINYL FLOOR TILES (ALL ROOMS)

 MEASURING APPROXIMATELY <85M²

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 <85M²
- FLAT 4: IN THE FORM OF A BITUMEN ADHESIVE (ALL ROOMS)
 - MEASURING APPROXIMATELY <85M²

FIRST FLOOR

- FLAT 3: IN THE FORM OF A BITUMEN ADHESIVE (ALL ROOMS)
 - MEASURING APPROXIMATELY <85M²
- FLAT 3: IN THE FORM OF A BITUMEN ADHESIVE (ALL ROOMS)
 - MEASURING APPROXIMATELY <85M²

J. England Environmental Services Limited.

CLIENT: ## January 2021

Presumed To Contain Asbestos Materials

NO MATERIALS WERE PRESUMED TO CONTAIN ASBESTOS MATERIALS



NON ASBESTOS



ASBESTOS MATERIALS IDENTIFIED



PRESUMED TO CONTAIN ASBESTOS MATERIALS

J. England Environmental Services Limited.

19th January 2021

CLIENT: ## HIII

RECOMMENDATIONS ANALYSIS

Risk Ban	ıd A	High Ris	sk – Material red	quiring urger	nt attention				
SAMPLE	FLOOR	AREA	MATERIAL	ASBESTOS Y/N	ANALYSIS	RISK	RECOMMENDED ACTION		
S2	2 nd	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 Ban	Risk Band C Low Risk – Material requires regular inspection								
			N/	A					
Risk Ban	ud D	Minor R	Risk – Material r	equires annu	al inspection				
SAMPLE	FLOOR	AREA	MATERIAL	ASBESTOS Y/N	ANALYSIS	RISK	RECOMMENDED ACTION		
S2	2 nd	Flat 5 – Bedroom 3	Vinyl Floor Tile & Bitumen Adhesive	Y	Chrysotile	Minor	Remove using a licensed contractor *		
S5	2 nd	Flat 4 – WC	Cement Shelf	Y	Chrysotile	Minor	Remove using a licensed contractor *		
Risk Ban	ıd E		No Action Ro	equired					
SAMPLE	FLOOR	AREA	MATERIAL	ASBESTOS Y/N	ANALYSIS	RISK	RECOMMENDED ACTION		
S1	2 nd	Flat 5 – Bedroom 3 Ceiling	Bitumen	N	NADIS	None	No action required		
S4	2 nd	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.

J. England Environmental Services Limited.

CLIENT: ## 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.

J. England Environmental Services Limited.

CLIENT: ## January 2021

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

J. England Environmental Services Limited.

CLIENT: ## HIII

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.

2707		Asbestos	Analysis Services Ltd	1.						
	CERT		ATION OF ASBESTOS FIBRES		PRI	IDARD MIUM SENCY				
Client:		ENGLAND ENVIRONMENTAL SERVICES	LTD							
		ROSE COTTAGE BRENTWOOD ROAD		,						
Address:		DUNTON BRENTWOOD ESSEX CM13 3SH	Analysis	Report No.	SC	9CO/21/1093				
Attention:		J. ENGLAND	Re	port Date.	- 1	2/01/2	1			
Site Address:		FLAT 4 & 5 ABBOTSBORY ALGAR ROAD	Ś	te Ref No.		N/A				
Date sample tal	ken:	20/01/21	0/01/21 Page No:							
Date sample re	celved:	22/01/21	No. o	f Samples:		5				
Date of Analysis	S ¹ .	22/01/21		Obtained:	DELIVERED					
SAMPLE No.	SAMPLE No.		II ING/ROOF VOID-PAPER LINED RITHIMEN	Sample Location Fibre Ty 2 ¹⁰⁰ FLOOR-ABOVE PLASTER CEILING/ROOF VOID-PAPER LINED BITUMEN						
STATE OF THE PARTY	art a		2 ^{NO} FLOOR-ABOVE PLASTER CEILING/ROOF VOID-PAPER LINED BITUMEN							
1	S1	WALLES AND WITH A SECTION OF THE SECTION OF THE	TO SERVICE OF STATE OF SERVICE OF THE SERVICE OF TH	CHBV	257007	TO DO				
1 2	S2	2 ND FLOOR-B3-	FLOOR TILE & BITUMEN	An Server	SOTILE	TO BO	10000			
2 3	S2 S3	2 ^{NO} FLOOR-B3- 2 ^{NO} FLOOR-BATHROOM	FLOOR TILE & BITUMEN M-INSULATION BOARD TO WALL	An Server	SOTILI ITE/CH	RYSOT	2000			
1 2	S2	2 ^{NO} FLOOR-B3- 2 ^{NO} FLOOR-BATHROOM 2 ^{NO} FLOOR-KITCHEN-T	FLOOR TILE & BITUMEN	AMOS	SOTILE	IRYSOT	704101			
1 2 3 4	S2 S3 S4	2 ^{NO} FLOOR-B3- 2 ^{NO} FLOOR-BATHROOM 2 ^{NO} FLOOR-KITCHEN-T	-FLOOR TILE & BITUMEN M-INSULATION BOARD TO WALL TEXTURED COATING TO CEILING	AMOS	SOTILE LTE/CH NAD	IRYSOT	10000			
1 2 3 4 5	\$2 \$3 \$4 \$5	2 ^{NO} FLOOR-BATHROOM 2 ^{NO} FLOOR-KITCHEN-T FLAT 4 2 ^{NO} FLOOR-V	-FLOOR TILE & BITUMEN M-INSULATION BOARD TO WALL TEXTURED COATING TO CEILING	AMOS	SOTILE LTE/CH NAD	IRYSOT	10000			
1 2 3 4 5 KEY: NADI: Note: All sample Note: Alf Analys Note: Alf Analys Note: Where ar	\$2 \$3 \$4 \$5 \$5 \$5 – No Asbestos I es will be retained incate for Identificate for Identific	2 ^{NO} FLOOR-B3- 2 ^{NO} FLOOR-BATHROOM 2 ^{NO} FLOOR-KITCHEN-T FLAT 4 2 ^{NO} FLOOR-V Detected in Sample of for a minimum of six months. cation of Asbestos Fibres shall not be repro- to House on the registered premises (below) the end of the analysis report number this minimum of the registered premises (below) the end of the analysis report number this minimum of the registered premises (below)	FLOOR TILE & BITUMEN M-INSULATION BOARD TO WALL FEXTURED COATING TO CEILING NC-BITUMEN WINDOW LEDGE	AMOS	SOTILE ITE/CF NAD DHRYS	IRYSOT IS DTILE	TLE			
1 2 3 4 5 Note: All sample Note: All Analys Note: Where are has been amen	\$2 \$3 \$4 \$5 \$5 \$5 – No Asbestos I es will be retained ificate for Identificate ificate for Identificate if Yappears at th	2 ^{NO} FLOOR-BATHROOM 2 ^{NO} FLOOR-KITCHEN-T FLAT 4 2 ^{NO} FLOOR-V Detected in Sample d for a minimum of six months. cation of Asbestos Fibres shall not be repro in House on the registered premises (below) when the company of the com	FLOOR TILE & BITUMEN M-INSULATION BOARD TO WALL FEXTURED COATING TO CEILING NC-BITUMEN WINDOW LEDGE Induced except in full without the written approviation.	AMOS	SOTILE ITE/CF NAD DHRYS	IRYSOT IS DTILE	TLE			
1 2 3 4 5 KEY: NADI: Note: All sample Note: Alf Analys Note: Alf Analys Note: Where ar	\$2 \$3 \$4 \$5 \$5 \$5 \$5 \$5 \$6 \$7 \$7 \$7 \$7 \$7 \$7 \$7 \$7 \$7 \$7 \$7 \$7 \$7	2 ^{NO} FLOOR-BATHROOM 2 ^{NO} FLOOR-KITCHEN-T FLAT 4 2 ^{NO} FLOOR-V Detected in Sample d for a minimum of six months. cation of Asbestos Fibres shall not be repro in House on the registered premises (below) when the company of the com	FLOOR TILE & BITUMEN M-INSULATION BOARD TO WALL TEXTURED COATING TO CEILING NC-BITUMEN WINDOW LEDGE Induced except in full without the written approval, Leans an amendment has been made to the original	AMOS	SOTILE/CH NAD NADHRYSO	INTERPORT OF THE PROPERTY OF T	TLE			

J. England Environmental Services Limited.

CLIENT: # HIII

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.

J. England Environmental Services Limited.

19th January 2021 CLIENT: ## HIII

Environn	nental Inspect	ion Record		SBURY, AGA ONDON, NW1	
Loca	ation	Com	ponent	Ins	pection Ref
			BITUMEN ABOVE	Surveyor:	PB & MC
			DARD CEILING	PICTURE 1 & 2 SAMPLE 1	
	FLOOR	WITH TIMBER JOISTS PLASTERED BRICK/BREEZE		Date:	20/01/21
	AT 5 OOM 3	CARPET OVER FLOOR TILES	BLOCK WALLS CARPET OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE		REFURBISHMENT DEMOLITION SURVEY
<i>a</i>	77/4		27/1	Asbestos? NO	
Condition:	N/A	Access:	N/A	Re Inspection	n 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	
45	The same		W. Salding		AND REAL PROPERTY.

J. England Environmental Services Limited.

19th January 2021

CLIENT: ## HIII ABBOTSBURY, AGAR GROVE, **Environmental Inspection Record** LONDON, NW1 9TB Location Component Inspection Ref Surveyor: PB & MC PICTURE 3 SAMPLE 2 SECOND FLOOR ASBESTOS VINYL FLOOR TILES Date: 20/01/21 & BITUMEN BENEATH TIMBER FLAT 5 **FLOORING BEDROOM 3 REFURBISHMENT/** Survey **DEMOLITION** Type: **SURVEY** Asbestos? **YES** Condition: **FAIR EASY** Access: Re Inspection Date: N/A **CHRYSOTILE TO APPROX:** 6M² Friability: Type: LOW Amount: **BOTH** <7% **TILES** Damage: Analysis: LOW Exposure: **OCCUPANTS BITUMEN** <8% Risk Factor **Priority** VINYL FLOOR Position: MINOR RISK TILE & BITUMEN Assessment: D Risk Band REMOVE IDENTIFIED ASBESTOS VINYL TILES & ADHESIVE BEFORE

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

DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR

Recommended Action

SECONI FL		NON-ASBESTOS	ponent	Ins	marking Daf		
\mathbf{FL}_{i}		NON-ASBESTOS	-		pection Ref		
\mathbf{FL}_{i}			S RITUMEN AROVE	Surveyor:			
\mathbf{FL}_{i}	SECOND FLOOR FLAT 5		OARD CEILING	PICTUR	E 4 AS SAMPLI	E 2	
	DI ACTEDEN DDICK/DDEE7E			Date:	20/01/21		
			ASBESTOS VINYL S & BITUMEN TO	Survey Type: REFURBISHM DEMOLITIC SURVEY		ON	
<i>a</i>	EATE	_	T. A. C. T.	Asbestos?	YES		
Condition:	FAIR	Access:	EASY	Re Inspection	n Date: N/A		
Friability:	LOW	Amount: APPROX: 10M ²		Type:	CHRYSOTIL BOTH	Е ТО	
		_	OCCUPANTS		TILES	<7%	
Damage:	LOW	Exposure:		Analysis:	BITUMEN	<89	
VINYL FLOOR		Risk Factor 4	Priority	M	MINOR RISK		
1 osmon.	TILE & BITUMEN	Risk Band D	Assessment:	WIINUK KISK			
1							

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

CLIENT: ## HIII

19th January 2021

Environn	nental Inspecti	ion Record		SBURY, AGA ONDON, NW			
Loc	ation	Co	mponent	Inspection Ref			
			OS BITUMEN ABOVE	Surveyor:	PB & MC		
		PLASTER	BOARD CEILING	PICTURE 5 AS SAMPLE 2		2	
	D FLOOR AT 5	WITH TIMBER JOISTS PLASTERED BRICK/BREEZE		Date:	20/01/21		
	OOM 1	CARPET OVE FLOOR TIL	CK WALLS R ASBESTOS VINYL ES & BITUMEN TO ONCRETE	Survey Type: REFURBISHMI DEMOLITIO SURVEY			
~				Asbestos?	·-		
Condition:	FAIR	Access: EASY Re I		Re Inspection	n Date: N/A		
Friability:	LOW	Amount:	APPROX: 18M ²	Type:	CHRYSOTILE T BOTH		
D	LOW	Б		4 7 .	TILES <	<7%	
Damage:	LOW	Exposure:	OCCUPANTS	Analysis:	BITUMEN <	<8%	
Position:	VINYL FLOOR TILE & BITUMEN	Risk Factor 4	Priority Assessment:	MINOR RISK			

J. England Environmental Services Limited.

19th January 2021 CLIENT: # HIII

Environn	nental Inspect	ion Record			SBURY, AGA ONDON, NW1	•	
Loc	ation	(Com	ponent	Inspection Ref		
					Surveyor:	PB & MC	
		ACRECTOC INCLIA ATION ROADS		PICTURE 6 & 7 SAMPLE 3			
SECOND FLOOR FLAT 5		ASBESTOS INSULATION BOARD PANELS TO KITCHEN WALL		Date:	20/01/21		
	IEN/WC	AND W/C I		IND 2 PANELS IN OTAL	Survey Type: REFURBISHME DEMOLITION SURVEY		
C 1'4'	DOOD	4		E A CN/	Asbestos?	YES	
Condition:	POOR	Access:		EASY	Re Inspection Date: N/A		
Friability:	HIGH	Amount:		APPROX: 0.5M ² EACH PANEL	Type:	AMOSITE/ CHRYSOTILE	
Damage:	нісн	Exposure.	<i>:</i>	OCCUPANTS	Analysis:	< 40%	
Position:	INSULATION BOARD	Risk Factor Risk Band	22 A	Priority Assessment:	Н	IGH RISK	
F							

Recommended Action

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

J. England Environmental Services Limited.

19th January 2021 CLIENT: ## HIII

Environn	nental Inspect	ion Record	!	ABBOTSBURY, AGAR GROVE, LONDON, NW1 9TB			
Loca	ation		Com	ponent	Ins	pection Ref	
		NON-ASBESTOS BITUMEN ABOVE		Surveyor:	PB & MC		
	SECOND FLOOR		PLASTERBOARD CEILING		PICTUR	E 8 <i>AS</i> SAMPLE	E 2
			ERED	MBER JOISTS BRICK/BREEZE	Date:	20/01/21	
	VC	CARPET O	OVER	K WALLS ASBESTOS VINYL & BITUMEN TO NCRETE	Survey Type: REFURBISHMEN DEMOLITION SURVEY		ON
C 1'4'	EAID	4		EACW	Asbestos?	YES	
Condition:	FAIR	Access:	•	EASY	Re Inspection Date: N/A		
Friability:	LOW	Amount	t:	APPROX: 18M ²	Type:	CHRYSOTILI BOTH	Е ТО
D	LOW	T.		OCCUPANTS	4 1 .	TILES	<7%
Damage:	LOW	Exposur	e:	OCCUPANTS	Analysis:	BITUMEN	<8%
D	VINYL FLOOR	Risk Factor	4	Priority		INOR RISK	
Position:	Position: TILE & BITUMEN		D	Assessment:	M		



Recommended Action

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

19th January 2021 CLIENT: ## HIII

Environn	Environmental Inspection Record				ABBOTSBURY, AGAR GROVE, LONDON, NW1 9TB						
Loc	ation	Component			Inspection Ref						
		NON-ASBESTOS BITUMEN ABOVE NON-			Surveyor:	PB & MC					
SECOND FLOOR FLAT 5		ASBESTOS TEXTURED COATING TO PLASTERBOARD CEILING WITH TIMBER JOISTS PLASTERED BRICK/BREEZE			PICTURE 9 AS SAMPLE 2						
					Date:	20/01/21					
	KITCHEN		BLOCK WALLS TIMBER FLOORING OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE			REFURBISHMENT DEMOLITION SURVEY					
C 1141	EAID	Access: EA		EACW	Asbestos?	YES					
Condition:	FAIR			Access:		Access:		Access: EA		EASY	Re Inspection
Friability:	LOW	Amount:		APPROX: 12M ²	Type:	CHRYSOTILI BOTH	ЕТО				
D						TILES	<7%				
Damage:	LOW	Exposure: O	OCCUPANTS	Analysis:	BITUMEN	<8%					
D	VINYL FLOOR	Risk Factor	4	Priority							
Position:	TILE & BITUMEN	Risk Band D		Assessment:	M	INOR RISK					



Recommended Action

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

CLIENT: ## HIII

Friability:

Damage:

Position:

N/A

N/A

TEXTURED

COATING

Amount:

Exposure:

Risk Factor

19th January 2021

NON ASBESTOS

NADIS

NO RISK

Environmental Inspection Record			ABBOTSBURY, AGAR GROVE, LONDON, NW1 9TB			
Location		Com	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	
		4	DI/A	Asbestos?	NO	
Condition:	N/A	Access:	ccess: N/A	Re Inspection	Date: N/A	

N/A

N/A

Priority

Type:

Analysis:



19th January 2021 CLIENT: ## HIII

Environmental Inspection Record				ABBOTSBURY, AGAR GROVE, LONDON, NW1 9TB				
Loc	ation		Com	ponent	Inspection Ref			
		NON-ASRI	ZCTO	S RITUMEN AROVE	Surveyor:	PB & M0	\overline{C}	
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			PICTURE 12 AS SAMPLE 2			
					Date:	Date: 20/01/21		
					Survey Type:	- 1 17171717171111		
G 11.1	FAIR	4		E A CS7	Asbestos?	YES		
Condition:	FAIR	Access:	Access: EASY		Re Inspection Date: N/A			
Friability:	LOW	Amount:		APPROX: 25M ²	Туре:	CHRYSOTIL BOTH	Е ТО	
_		-		0.00000		TILES	<7%	
Damage:	LOW	Exposur	e:	OCCUPANTS	Analysis:	BITUMEN	<8%	
Donition.	VINYL FLOOR	Risk Factor	4	Priority	M	MINOD DIGIZ		
Position:	TILE & BITUMEN	Risk Band	Band D Assessment		MINOR RISK			
1								



Recommended Action

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

J. England Environmental Services Limited.

19th January 2021 CLIENT: ## HIII

Environmental Inspection Record				ABBOTSBURY, AGAR GROVE, LONDON, NW1 9TB									
Loc	ation		Component			Inspection Ref							
		NON ASRI	FSTA	S BITUMEN ABOVE	Surveyor:	PB & M(7						
SECOND FLOOR FLAT 5 HALLWAY		PLASTERBOARD CEILING WITH TIMBER JOISTS PLASTERED BRICK/BREEZE			PICTURE 13 AS SAMPLE 2								
					Date:	20/01/21							
		BLOCK WALLS TIMBER FLOORING OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE		Survey Type:	REFURBISHMENT DEMOLITION SURVEY								
C I''			A FACY		Asbestos?	YES							
Condition:	FAIR	Access:		Access:		Access.		Access. EAS		EASY	Re Inspection	n Date: N/A	
Friability:	LOW	Amount:		APPROX: 5M ²	Type:	CHRYSOTILE BOTH	Е ТО						
.	1.011	_		LOW Exposure: OCCUPANTS			A	TILES	<7%				
Damage:	LOW	Exposure:	OCCUPANTS		Analysis:	BITUMEN	<8%						
- · ·	VINYL FLOOR	Risk Factor	4	Priority			•						
D = = 4 = = = =	TILE & BITUMEN	Risk Band D		Assessment:	MINOR RISK								



Recommended Action

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

CLIENT: ##

Friability:

N/A

19th January 2021

SURVEY

NON ASBESTOS

ABBOTSBURY, AGAR GROVE, **Environmental Inspection Record** LONDON, NW1 9TB Location Component Inspection Ref Surveyor: PB & MC **PICTURE 14** Date: 20/01/21 SECOND FLOOR MODERN BOILER WITH METAL **FLUE** FLAT 5 **REFURBISHMENT/** Survey **DEMOLITION**

Asbestos? NO Condition: N/A Access: N/A Re Inspection Date: N/A N/A

Damage: N/A Analysis: Exposure: N/A N/A

Risk Factor **Priority** Position: **CUPBOARDS NO RISK** Assessment: \mathbf{E} Risk Band

Amount:



Recommended Action

NO ASBESTOS MATERIALS IDENTIFIED.

Type:

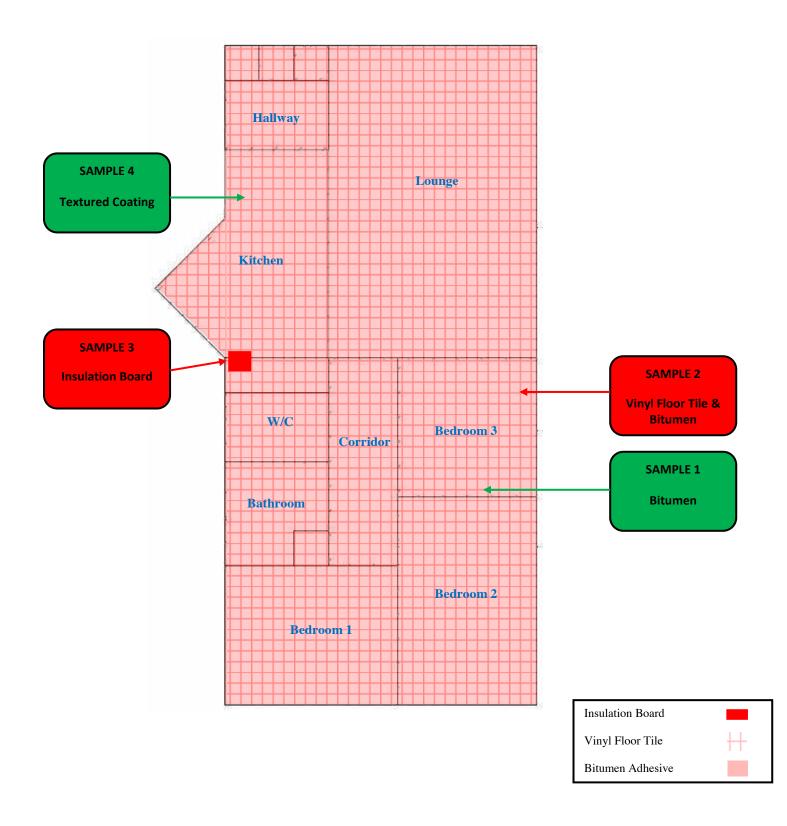
Type:

J. England Environmental Services Limited.

CLIENT: ## HIII

19th January 2021

Flat 5



J. England Environmental Services Limited.

Environn	nental Inspect	ion Record		SBURY, AGA ONDON, NW		
Loca	ation	Com	ponent	Inspection Ref		
			S BITUMEN ABOVE	Surveyor:	PB & M(7
		PLASTERBOARD CEILING		PICTURI	PICTURE 15 AS SAMPLE 2	
SECOND FLOOR FLAT 4 BEDROOM 1		WITH TIMBER JOISTS PLASTERED BRICK/BREEZE BLOCK WALLS TIMBER FLOORING OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE		Date:	20/01/21	
				Survey Type:	REFURBISHMEN DEMOLITION SURVEY	
Condition: FAIR				Asbestos?	YES	
		Access:	EASY	Re Inspection Date: N/A		
Friability:	LOW	Amount:	APPROX: 18M ²	Type:	CHRYSOTILI BOTH	Е ТО
_		_	OCCUPANTS	Analysis:	TILES	<79
Damage:	LOW	Exposure:			BITUMEN	<89
Position:	VINYL FLOOR	Risk Factor 4	Priority Assessment:	MINOR RISK		
1 Osmon.	TILE & BITUMEN	Risk Band D		WIII WOK KISK		
		-				

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

Environn	nental Inspect	ion Record		SBURY, AGA ONDON, NW1			
Loca	ation	Com	Component		Inspection Ref		
SECOND FLOOR FLAT 4 BEDROOM 2		NON-ASBESTOS BITUMEN ABOVE		Surveyor:	PB & M(7	
		PLASTERBO	OARD CEILING	PICTURE	RE 16 AS SAMPLE 2		
		WITH TIMBER JOISTS PLASTERED BRICK/BREEZE BLOCK WALLS CARPET OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE		Date:	20/01/21		
				Survey Type:	REFURBISHMEN DEMOLITION SURVEY		
C IV.				Asbestos?	YES		
Condition:	FAIR	Access:	EASY	Re Inspection Date: N/A			
Friability:	LOW	Amount:	APPROX: 10M ²	Туре:	CHRYSOTILE BOTH		
	LOW	LOW Exposure:	OCCUPANTS	Analysis:	TILES	<7	
Damage:					BITUMEN	<84	
Position:	VINYL FLOOR TILE & BITUMEN	Risk Factor 4	Priority Assessment:	MINOR RISK			
J							

J. England Environmental Services Limited.

Environn	nental Inspect	ion Record		SBURY, AGA ONDON, NW1			
Loca	ation	Com	ponent	Ins	Inspection Ref		
			S BITUMEN ABOVE	Surveyor:	PB & MC		
		PLASTERBO	OARD CEILING	PICTURI	ICTURE 17 AS SAMPLE 2		
	O FLOOR AT 4	PLASTERED	MBER JOISTS BRICK/BREEZE	Date:	20/01/21		
	OOM 2	CARPET OVER FLOOR TILES	K WALLS ASBESTOS VINYL S & BITUMEN TO ICRETE	Survey Type:	REFURBISHMENT DEMOLITION SURVEY		
				Asbestos?	YES		
Condition:	FAIR	Access:	EASY	Re Inspection	n Date: N/A		
Friability:	LOW	Amount:	APPROX: 6M ²	Type:	CHRYSOTIL BOTH	Е ТО	
					TILES	<7%	
Damage:	LOW	Exposure:	OCCUPANTS	Analysis:	BITUMEN	<8%	
Position:	VINYL FLOOR TILE & BITUMEN	Risk Factor 4 Risk Band D	Priority Assessment:	M	MINOR RISK		

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

DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR

19th January 2021

CLIENT # HIII

Environn	nental Inspect	ion Record	!	ABBOTSBURY, AGAR GROVE, LONDON, NW1 9TB			
Loca	ation		Con	iponent Inspection Ref			
				S BITUMEN ABOVE	Surveyor:	PB & MC	
		PLAS	TERB	OARD CEILING	PICTURE 18 SAMPLE 5		
	SECOND FLOOR FLAT 4		WITH TIMBER JOISTS PLASTERED BRICK/BREEZE		Date:	20/01/21	
WC		BLOCK WALLS MODERN VINYL FLOOR COVER OVER ASBESTOS BITUMEN TO CONCRETE ASBESTOS CEMENT COMPOSITE SHELF		Survey Type:	REFURBISHMENT/ DEMOLITION SURVEY		
					Asbestos?	YES	
Condition:	FAIR	Access: EASY		EASY	Re Inspection Date: N/A		
Friability:	LOW	Amount	t:	APPROX: 0.5M ²	Туре:	CHRYSOTILE	
Damage:	LOW	Exposur	e:	OCCUPANTS	Analysis:	< 25%	
Position:	CEMENT COMPOSITE SHELF	Risk Factor Risk Band	5 D	Priority Assessment:	MINOR RISK		
E							

Recommended Action

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

CLIENT: # HIII

Environn	nental Inspect	ion Record	!		SBURY, AGA ONDON, NW1	
Loc	ation		Component			pection Ref
				-	Surveyor:	PB & MC
		, appeare	G T		PICTURE 1	9 & 20 AS SAMPLE 3
SECOND FLOOR FLAT 4 KITCHEN/WC		PANELS	ASBESTOS INSULATION BOARD PANELS TO KITCHEN WALL			20/01/21
		AND BATHROOM BEHIND 4 PANELS IN TOTAL			Survey Type:	REFURBISHMENT DEMOLITION SURVEY
					Asbestos?	YES
Condition:	FAIR	Access:	Access: EASY		Re Inspection Date: N/A	
Friability:	HIGH	Amount	t:	APPROX: 0.5M ² EACH PANEL	Type:	AMOSITE/ CHRYSOTILE
Damage:	LOW	Exposur	e:	OCCUPANTS	Analysis:	< 40%
Position:	INSULATION BOARD	Risk Factor Risk Band	19 A	Priority Assessment:	HIGH RISK	

Recommended Action

REMOVE IDENTIFIED ASBESTOS INSULATION BOARD BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR $\underline{ONLY!}$

J. England Environmental Services Limited.

CLIENT: ## HIII

19th January 2021

Environn	nental Inspect	ion Record	ABBOTSBURY, AGAR GROVE, LONDON, NW1 9TB				
Loca	ation	Con	Component		Inspection Ref		
		NON-ASBESTOS BITUMEN ABOVE PLASTERBOARD CEILING WITH TIMBER JOISTS CERAMIC TILES TO		Surveyor:	PB & M(2	
				PICTURI	E 21 AS SAMPL	E 2	
	O FLOOR			Date:	20/01/21		
FLAT 4 KITCHEN		PLASTERED BRICK/BREEZE BLOCK WALLS CERAMIC TILES OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE		Survey Type:	REFURBISHM DEMOLITI SURVEY	ON	
C I''	EATE	_		Asbestos?	YES		
Condition:	FAIR	Access:	DIFFICULT	Re Inspection	n Date: N/A		
Friability:	LOW	Amount:	APPROX: 12M ²	Type:	CHRYSOTIL BOTH	Е ТО	
		_	_			TILES	<7%
Damage:	LOW	Exposure:	OCCUPANTS	Analysis:	BITUMEN	<89	
	VINYL FLOOR TILE & BITUMEN		Risk Factor 3	Priority	3.5	NIOD DIGIT	
Position:		Risk Band D	Assessment:	MINOR RISK			
Dagaran a	nded Action		IDENTIFIED ASBESTOS ON WORKS COMMENCE.				

J. England Environmental Services Limited.

CLIENT: ## HIII

19th January 2021

Environn	nental Inspecti	ion Record	!	ABBOTSBURY, AGAR GROVE, LONDON, NW1 9TB			
Loc	ation		Com	ponent	Inspection Ref		
		NON-ASBESTOS BITUMEN ABOVE			Surveyor:	PB & MC	,
			ΓERB	OARD CEILING	PICTURE	22 AS SAMPLI	E 2
SECOND FLOOR FLAT 4		WITH TIMBER JOISTS PLASTERED BRICK/BREEZE		Date:	20/01/21		
	LOUNGE TIM ASBEST		BLOCK WALLS MBER FLOORING OVER STOS VINYL FLOOR TILES & ITUMEN TO CONCRETE		Survey Type:	REFURBISHM DEMOLITIC SURVEY	
C 1'4'	EAID	4		EACW	Asbestos?	YES	
Condition:	FAIR	Access.	•	EASY	Re Inspection Date: N/A		
Friability:	LOW	Amount	t:	APPROX: 25M ²	Type:	CHRYSOTILI BOTH	Е ТО
				TILES	<7%		
Damage:	LOW	Exposure:		OCCUPANTS	Analysis:	BITUMEN	<8%
Position:	VINYL FLOOR TILE & BITUMEN	Risk Factor Risk Band	4 D	Priority Assessment:	MI	NOR RISK	



Recommended Action

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

J. England Environmental Services Limited.

Environi	nental Inspect	ion Record	l	ABBOTSBURY, AGAR GROVE, LONDON, NW1 9TB				
Loc	ation		Com	ponent	Ins	Inspection Ref		
	N		NON-ASBESTOS BITUMEN ABOVE			PB & M(C	
				OARD CEILING MBER JOISTS	PICTURE	E 23 AS SAMPL	E 2	
SECOND FLOOR FLAT 4		CE	CRAMI	IC TILES TO BRICK/BREEZE	Date:	20/01/21		
	LWAY	BLOCK WALLS CERAMIC TILES OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE		Survey Type:	REFURBISHMENT/ DEMOLITION SURVEY			
C 1'4'	EAID	4	_	E A CV	Asbestos?	YES		
Condition:	FAIR	Access	•	EASY	Re Inspection Date: N/A			
Friability:	LOW	Amoun	t:	APPROX: 5M ²	Type:	CHRYSOTIL BOTH	Е ТО	
D	T OW	Exposure: OCCUPANTS		TILES	<7%			
Damage:	LOW		OCCUPANTS	Analysis:	BITUMEN	<8%		
n '.'	VINYL FLOOR Risk Factor 4 Prio.		Priority	3.47	NOD DICK			
Position:	TILE & BITUMEN	JMEN		IEN A		MI	NOR RISK	



Recommended Action

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

_Environn	nental Inspect	tion Record		SBURY, AGA ONDON, NW		
Loca	ation	Com	ponent	Inspection Ref		
			-	Surveyor:	PB & MC	
				PIC	ΓURE 24 & 25	
SECOND FLOOR FLAT 4			ER WITH METAL LUE	Date:	20/01/21	
	LWAY	ELECTRICA	L FUSE BOARD	Survey Type:	REFURBISHMENT DEMOLITION SURVEY	
Condition:	DI/A	4	NI/A	Asbestos?	NO	
Conamon:	N/A	Access: N/A		Re Inspection Date: N/A		
Friability:	N/A	Amount:	N/A	Type:	NON ASBESTOS	
Damage:	N/A	Exposure:	N/A	Analysis:	N/A	
D ''	CUPBOARDS	Risk Factor 0	Risk Factor 0 Priority		NO PICIZ	
Position:	CUPBOARDS	Risk Band E	Assessment:	NO RISK		
	-	0				

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

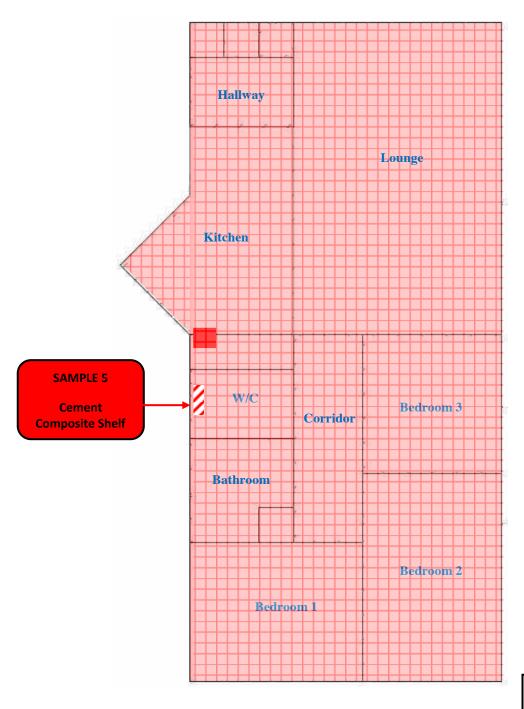
NO ASBESTOS MATERIALS IDENTIFIED.

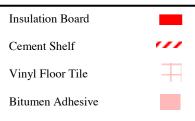
Recommended Action

J. England Environmental Services Limited.

CLIENT: ## HIII

Flat 4





J. England Environmental Services Limited.

Environn	nental Inspect	ion Record	ABBOTSBURY, AGAR GROVE, LONDON, NW1 9TB				
Loc	ation	Com	ponent	Ins	Inspection Ref		
				Surveyor:	PB & MC		
		CONCRETE CEILING		PICTURE	E 26 AS SAMPLI	E 2	
	FLOOR AT 3	PLASTERED BRICK/BREEZE BLOCK WALLS		Date:	20/01/21		
BEDROOM 1		CARPET OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE		Survey Type:	REFURBISHM DEMOLITION SURVEY		
C P.C	EAD		FLACE	Asbestos?	YES		
Condition:	FAIR	Access:	EASY	Re Inspection Date: N/A			
Friability:	LOW	Amount:	APPROX: 18M ²	Type:	CHRYSOTILE BOTH	Е ТО	
	- 0	_	0.00		TILES	<7%	
Damage:	LOW	Exposure:	OCCUPANTS	Analysis:	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 Limited.

Environn	nental Inspect	ion Record	!	ABBOTSBURY, AGAR GROVE, LONDON, NW1 9TB			
Loca	ation	Component			Inspection Ref		
					Surveyor:	PB & MC	
			CONCRETE CEILING PLASTERED BRICK/BREEZE BLOCK WALLS			E 27 AS SAMPL	E 2
	FLAT 3 BEDROOM 2 BLOCCARPET OVE FLOOR TILI					20/01/21	
			TILES	R ASBESTOS VINYL S & BITUMEN TO NCRETE Survey Type:		REFURBISHMENT/ DEMOLITION SURVEY	
C 1'4'	EAID		Asbestos?	YES			
Condition:	FAIR	Access:		EASY	Re Inspection Date: N/A		
Friability:	LOW	Amount	t:	APPROX: 10M ²	Type:	CHRYSOTIL BOTH	Е ТО
_		_				TILES	<7%
Damage:	LOW	Exposur	e:	OCCUPANTS	Analysis:	BITUMEN	<8%
Position:	VINYL FLOOR TILE & BITUMEN	Risk Factor Risk Band	4 D	Priority Assessment:	MI	NOR RISK	



Recommended Action

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

Environn	nental Inspect	ion Record	!	ABBOTSBURY, AGAR GROVE, LONDON, NW1 9TB			
Loca	Location		Component			pection Ref	
	FIRST FLOOR FLAT 3 KITCHEN/WC				Surveyor:	PB & MC	
			C INC		PICTURE 2	8 & 29 AS SAMPLE 3	
			ASBESTOS INSULATION BOARD PANELS TO KITCHEN WALL AND BATHROOM BEHIND 4 PANELS IN TOTAL			20/01/21	
						REFURBISHMENT/ DEMOLITION SURVEY	
C 1'4'	EAID	4		EACW	Asbestos?	YES	
Condition:	FAIR	Access:		EASY	Re Inspection Date: N/A		
Friability:	HIGH	Amount	t:	APPROX: 0.5M ² EACH PANEL	Type:	AMOSITE/ CHRYSOTILE	
Damage:	LOW	Exposure:		OCCUPANTS	Analysis:	< 40%	
Position:	INSULATION BOARD	Risk Factor Risk Band	Aggaggment		Н	IGH RISK	



Recommended Action

REMOVE IDENTIFIED ASBESTOS INSULATION BOARD BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR $\underline{ONLY!}$

CLIENT: ## HII	I				19 th January 2021
Environn	nental Inspect	ion Record		SBURY, AGAR GROVE, ONDON, NW1 9TB	
Loca	ation	Com	ponent	Ins	pection Ref
			•	Surveyor:	PB & MC
		CONCRETE CEILING CERAMIC TILES TO		PICTURE	E 30 AS SAMPLE 2
	FIRST FLOOR FLAT 3		BRICK/BREEZE K WALLS	Date:	20/01/21
KITO		OVER BITUM	FLOOR COVERING EN ADHESIVE TO ETE FLOOR	Survey Type:	REFURBISHMENT DEMOLITION SURVEY
C I''	EAID	_		Asbestos?	YES
Condition:	FAIR	Access:	DIFFICULT	Re Inspection Date: N/A	
Friability:	LOW	Amount:	APPROX: 12M ²	Туре:	CHRYSOTILE TO BOTH
Damage:	LOW	Exposure:	OCCUPANTS	Analysis:	<8%
Position:	BITUMEN ADHESIVE	Risk Factor 3 Risk Band D	Priority Assessment:	M	INOR RISK
Recommen	nded Action		TIFIED ASBESTOS BITU KS COMMENCE, USING		BEFORE DEMOLITION CONTRACTOR

CLIENT: ##

19th January 2021

N/A

Re Inspection Date:

Environn	nental Inspec	ction Record	ABBOTSBURY, AGAR GROVE, LONDON, NW1 9TB			
Loca	Location		Component		pection Ref	
	FIRST FLOOR FLAT 3 BATHROOM			Surveyor:	PB & MC	
			ETE CEILING IIC TILES TO	PICTURE 31 AS SAMPLE 2		
			D BRICK/BREEZE CK WALLS	Date:	20/01/21	
			L FLOOR COVERING IEN ADHESIVE TO RETE FLOOR	Survey Type:	REFURBISHMENT/ DEMOLITION SURVEY	
Condition:	FAIR	Access:	DIFFICULT	Asbestos?	YES	
Conamon:	FAIR	Access:	DIFFICULI	D 7	D . DY/A	

CHRYSOTILE TO APPROX: 2M² Friability: Type: LOW Amount: **BOTH** <8% Damage: Exposure: **OCCUPANTS** Analysis: LOW

3 **Priority BITUMEN** Position: MINOR RISK **ADHESIVE** Assessment: D Risk Band

Risk Factor



Recommended Action

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

J. England Environmental Services Limited.

Environn	Environmental Inspection Record			ABBOTSBURY, AGAR GROVE, LONDON, NW1 9TB			
Loca	ation	Con	nponent	Ins	pection Ref		
		_		Surveyor:	PB & MC		
			ETE CEILING	PICTURE	E 31 AS SAMPLE 2		
	FLOOR AT 3	BLOC	BRICK/BREEZE CK WALLS	Date:	20/01/21		
	VC	MODERN VINYL FLOOR COVERING OVER BITUMEN ADHESIVE TO CONCRETE FLOOR		Survey Type:	REFURBISHMENT/ DEMOLITION SURVEY		
C 1'4'	EAID	A		Asbestos?	YES		
Condition:	FAIR	Access:	DIFFICULT	Re Inspection Date: N/A			
Friability:	LOW	Amount:	APPROX: 2M ²	Type:	CHRYSOTILE TO BOTH		
Damage:	LOW	Exposure:	OCCUPANTS	Analysis:	<8%		
Position:	BITUMEN ADHESIVE	Risk Factor 3 Priority Risk Band D Assessment:		M	INOR RISK		



Recommended Action

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

J. England Environmental Services Limited.

Environn	Environmental Inspection Record				ABBOTSBURY, AGAR GROVE, LONDON, NW1 9TB			
Loca	ation		Com	ponent	Ins	pection Ref		
					Surveyor:	PB & MC	1	
				TE CEILING	PICTURE	E 32 AS SAMPLI	E 2	
	FLOOR AT 3	В	BLOC	BRICK/BREEZE K WALLS	Date:	20/01/21		
	NGE	MODERN VINYL FLOORING OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE FLOOR		Survey Type:	REFURBISHMENT/ DEMOLITION SURVEY			
C 1'4'	EAID	4	ccess: EASY		Asbestos?	YES		
Condition:	FAIR	Access:			Re Inspection Date: N/A			
Friability:	LOW	Amount	•	APPROX: 25M ²	Type:	CHRYSOTILI BOTH	Е ТО	
D.	LOW	П			4 7 .	TILES	<7%	
Damage:	LOW	Exposure:		osure: OCCUPANTS	Analysis:	BITUMEN	<8%	
Position:	VINYL FLOOR TILE & BITUMEN	Risk Factor Risk Band	4 D	Priority Assessment:	MI	NOR RISK		



Recommended Action

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

	ARROTSRIIRV AGAR CROVE
CLIENT: # Hill	19 th January 2021

Environn	nental Inspect	ion Record	on Record LONDON, NW1 9TB			/		
Loc	Location Co			ponent	Inspection Ref			
					Surveyor:	PB & Mo	C	
				TE CEILING IC TILES TO	PICTURE	E 33 AS SAMPL	E 2	
	FLOOR AT 3	PLASTERED BRICK/BREEZE BLOCK WALLS			Date:	20/01/21	-	
	LWAY	CERAMIC VINYL FL	TILE COOR	S OVER ASBESTOS TILES & BITUMEN ONCRETE Survey Type: REFURBISHM DEMOLITY SURVEY		ON		
C 1141	EAID	4		EACW	Asbestos?	YES		
Condition:	FAIR	Access	Access: EASY		Re Inspection Date: N/A			
Friability:	LOW	LOW Amount:	t:	APPROX: 5M ²	Type:	CHRYSOTIL BOTH	Е ТО	
.	_						TILES	<7%
Damage:	LOW	Exposure: OCCUPA		OCCUPANTS	S Analysis:	BITUMEN	<8%	
D :::	VINYL FLOOR	Risk Factor	Risk Factor 4 Priority			NOD DIGIZ	•	
Position:	TILE & BITUMEN			Assessment:	M	NOR RISK		



Recommended Action

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

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



Risk Band

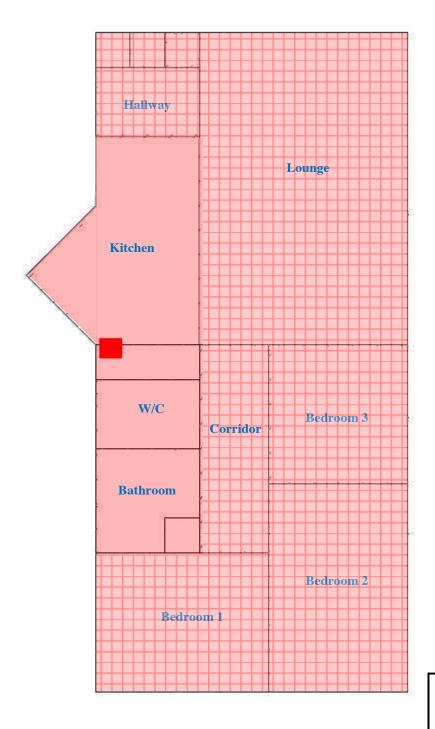
Recommended Action

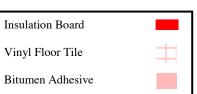
NO ASBESTOS MATERIALS IDENTIFIED.

J. England Environmental Services Limited.

CLIENT: ## Hill

Flat 3





J. England Environmental Services Limited.

Environn	Environmental Inspection Record				ABBOTSBURY, AGAR GROVE, LONDON, NW1 9TB			
Loc	Location		Component			pection Ref		
					Surveyor:	PB & M(7	
				TE CEILING	PICTURI	E 36 AS SAMPL	E 2	
	FLOOR AT 2]	BLOC	BRICK/BREEZE K WALLS	Date:	20/01/21		
	OOM 1	CARPET OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE		Survey Type:	REFURBISHMENT/ DEMOLITION SURVEY			
C IV	EAID	4		FLACE	Asbestos?	YES		
Condition:	FAIR	Access	•	EASY	Re Inspection Date: N/A			
Friability:	LOW	Amoun	t:	APPROX: 10M ²	Type:	CHRYSOTIL BOTH	ЕТО	
	1.011						TILES	<7%
Damage:	LOW	Exposure:		sure: OCCUPANTS	Analysis:	BITUMEN	<8%	
	VINYL FLOOR	Risk Factor	4	Priority			•	
Position:	TILE & BITUMEN	Risk Band D		Assessment:	MINOR RISK			



Recommended Action

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

Environn	Environmental Inspection Record				ABBOTSBURY, AGAR GROVE, LONDON, NW1 9TB			
Loc	ation		Com	ponent	Inspection Re			
					Surveyor:	PB & M(
				TE CEILING	PICTURE	E 37 AS SAMPL	E 2	
	FLOOR AT 2] 1	PLASTERED BRICK/BREEZE BLOCK WALLS			20/01/21		
	OOM 2	CARPET OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE		Survey Type:	REFURBISHMENT/ DEMOLITION SURVEY			
a r.c	EATD	4	Access: EASY		Asbestos?	YES		
Condition:	FAIR	Access.			Re Inspection Date: N/A			
Friability:	LOW	Amount	t:	APPROX: 10M ²	Type:	CHRYSOTIL BOTH	Е ТО	
T.	T 0111					TILES	<7%	
Damage:	LOW	Exposure:		Exposure: OCCUPANTS	Analysis:	BITUMEN	<8%	
Position:	VINYL FLOOR TILE & BITUMEN	Risk Factor Risk Band	4 D	Priority Assessment:	M	INOR RISK		



Recommended Action

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

CLIENT: ## HIII

19th January 2021

Environn	nental Inspect	ion Record	!	ABBOTSBURY, AGAR GROVE, LONDON, NW1 9TB			
Loca	ation		Component			pection Ref	
				Surveyor:	PB & MC	7	
				TE CEILING	PICTURE	E 38 AS SAMPLI	E 2
	FLOOR AT 2	I	BLOC	BRICK/BREEZE K WALLS	Date:	20/01/21	
	OOM 3		TILES	R ASBESTOS VINYL ES & BITUMEN TO NCRETE Survey Type:		REFURBISHMENT/ DEMOLITION SURVEY	
C - 112	EAID	4		EACV	Asbestos?	YES	
Condition:	FAIR	Access:	•	EASY	Re Inspection Date: N/A		
Friability:	LOW	Amount	t:	APPROX: 7M ²	Type:	CHRYSOTILI BOTH	Е ТО
D		T.				TILES	<7%
Damage:	LOW	Exposur	e:	OCCUPANTS	Analysis:	BITUMEN	<8%
Position:	VINYL FLOOR TILE & BITUMEN	Risk Factor Risk Band	4 D	Priority Assessment:	MI	NOR RISK	



Recommended Action

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

J. England Environmental Services Limited.

Environn	nental Inspect	ion Record		SBURY, AGA ONDON, NW1			
Loc	ation	Com	ponent	Ins	pection Ref		
			•	Surveyor: PB & MC			
			TE CEILING	PICTURE	E 39 AS SAMPL	E 2	
	FLOOR		PLASTERED BRICK/BREEZE BLOCK WALLS CARPET OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE Survey Type:		20/01/21		
	AT 2 OOM 4	FLOOR TILES			REFURBISHMENT/ DEMOLITION SURVEY		
Condition:	FAIR	Agggg	EASY	Asbestos?	YES		
Conamon:	FAIR	Access: EASY		Re Inspection	n Date: N/A		
Friability:	LOW	Amount:	APPROX: 7M ²	Type:	CHRYSOTIL BOTH	Е ТО	
D	LOW	Exposure:	OCCUPANTS	Anglusia	TILES	<7%	
Damage:	LOW	Exposure:		Analysis:	BITUMEN	<8%	
Position:	VINYL FLOOR TILE & BITUMEN	Risk Factor 4 Risk Band D	Priority Assessment:	MINOR RISK			

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

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

Recommended Action

J. England Environmental Services Limited.

Environn	nental Inspect	ion Record	l	ABBOTSBURY, AGAR GROVE, LONDON, NW1 9TB				
Loc	ation		Com	ponent	ponent Inspection Ref			
					Surveyor:	PB & MC		
				TE CEILING	PICTURE 4	40 & 41 <i>AS</i> SAM	PLE	
	FLOOR AT 2]	BLOC	BRICK/BREEZE K WALLS	Date:	20/01/21		
	CHEN	VINYL FL	OOR	CONCRETE Survey DEMOL		REFURBISHM DEMOLITIO SURVEY		
C T'	EAD	4			Asbestos?	YES		
Condition:	FAIR	Access	:	EASY	Re Inspection Date: N/A			
Friability:	LOW	Amoun	t:	APPROX: 12M ²	Type:	CHRYSOTILI BOTH	Е ТО	
	- 0			0.0000000000000000000000000000000000000		TILES	<7%	
Damage:	LOW	Exposur	e:	OCCUPANTS	Analysis:	BITUMEN	<8%	
Position:	VINYL FLOOR TILE & BITUMEN	Risk Factor Risk Band	4 D	Priority Assessment:	M	INOR RISK	•	
		P			P	-11		



Recommended Action

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

J. England Environmental Services Limited.

Environi	nental Inspect	ion Record	ABBOTSBURY, AGAR GROVE, LONDON, NW1 9TB				
Loc	ation	Com	aponent Inspection Ref				
				Surveyor:	PB & MO	$\overline{\mathbb{C}}$	
			TE CEILING	PICTURE	E 42 AS SAMPL	E 2	
	FLOOR AT 2		BRICK/BREEZE K WALLS	Date:	20/01/21		
	VC	ASBESTOS VINY	LOORING OVER NYL FLOOR TILES & TO CONCRETE Survey Type:		REFURBISHMENT/ DEMOLITION SURVEY		
				Asbestos?	YES		
Condition:	FAIR	Access:	EASY	Re Inspection Date: N/A			
Friability:	LOW	Amount:	APPROX: 2M ²	Type:	CHRYSOTIL BOTH	Е ТО	
<u> </u>	T OTT	E OCCUPANTE		TILES	<7%		
Damage:	LOW	Exposure:	OCCUPANTS	Analysis:	BITUMEN	<8%	
Position:	VINYL FLOOR TILE & BITUMEN	Risk Factor 4 Risk Band D	Priority Assessment:	MINOR RISK			

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

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

Recommended Action

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

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

REMOVE IDENTIFIED ASBESTOS VINYL TILES & ADHESIVE BEFORE

DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR

Recommended Action

CLIENT: ## HIII

Position:

19th January 2021

MINOR RISK

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

Priority

Risk Factor

VINYL FLOOR

TILE & BITUMEN



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

DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR

Environi	nental Inspect	ion Record			ABBOTSBURY, AGAR GROVE, LONDON, NW1 9TB		
Loc	ation	(Com	ponent	Ins	pection Ref	
					Surveyor:	PB & MC	
					PI	CTURE 45	
	FLOOR AT 2	ELECTI	ELECTRICAL FUSE BOARD			20/01/21	
	LWAY				Survey Type: REFURBISHME DEMOLITION SURVEY		
C 1'4'	NT/A		Asbestos?	NO			
Condition:	N/A	Access:	N/A		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	Assessment:			



Recommended Action

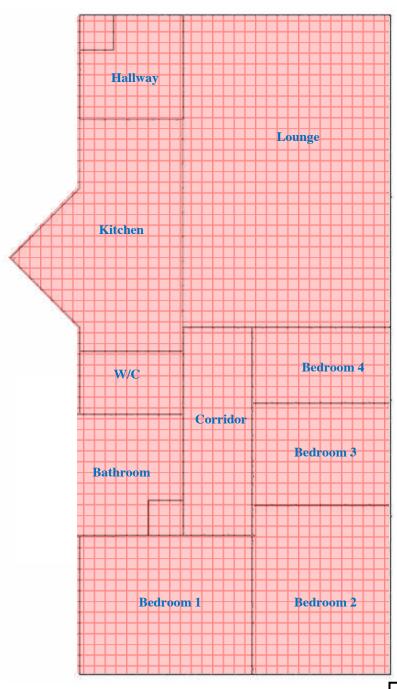
NO ASBESTOS MATERIALS IDENTIFIED.

J. England Environmental Services Limited.

CLIENT: ## HIII

19th January 2021

Flat 2



Vinyl Floor Tile	#
Bitumen Adhesive	

J. England Environmental Services Limited.

Environi	mental Inspect	tion Record	1	ABBOTSBURY, AGAR GROVE, LONDON, NW1 9TB			
Loc		Component			pection Ref		
				Surveyor:	PB & MC		
		go.	CDE		PI	CTURE 46	
	GROUND FLOOR FLAT 1		CONCRETE CEILING PLASTERED BRICK WALLS		Date:	20/01/21	
BEDROOM 3		TIMBER FLOORING OVER CONCRETE FLOOR		Survey Type:	REFURBISHMENT/ DEMOLITION SURVEY		
Condition:	N/A	4		N/A	Asbestos?	NO	
Conauton:	IN/A	Access:	•	N/A	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 Risk Band E Assessment:			NO RISK		
				1-			



Recommended Action

NO ASBESTOS MATERIALS IDENTIFIED.

J. England Environmental Services Limited.

Environi	nental Inspect	tion Record		TSBURY, AGA LONDON, NW1		
Location Com			mponent	Inspection Ref		
GROUND FLOOR FLAT 1 BEDROOM 2				Surveyor:	PB & MC	
		CONCD	ere cell inc	PI	CTURE 47	
		CONCRETE CEILING PLASTERED BRICK WALLS		Date:	20/01/21	
			LOORING OVER RETE FLOOR	Survey Type:	REFURBISHMENT DEMOLITION SURVEY	
<i>a</i>				Asbestos?	NO	
Condition:	N/A	Access:	N/A	Re Inspection	n 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 Limited.

Environmental Inspection Record				ABBOTSBURY, AGAR GROVE, LONDON, NW1 9TB			
Loc	Location			ponent	Inspection Ref		
		=		Surveyor:	PB & MC		
		GO.				CTURE 48	
	GROUND FLOOR FLAT 1 BEDROOM 3		CONCRETE CEILING PLASTERED BRICK WALLS			20/01/21	
			TIMBER FLOORING OVER CONCRETE FLOOR		Survey Type:	REFURBISHMENT/ DEMOLITION SURVEY	
C - 12	DI/A	4			Asbestos?	NO	
Condition:	N/A	Access	•	N/A	Re Inspection Date: N/A		
Friability:	N/A	Amount:		N/A	Type:	NON ASBESTOS	
Damage:	N/A	Exposure:		N/A	Analysis:	N/A	
D 1.1	DEDDOGA	Risk Factor	0	Priority		VO DVOV	
Position:	BEDROOM	Risk Band	Е	Assessment:	NO RISK		



Recommended Action

NO ASBESTOS MATERIALS IDENTIFIED.

J. England Environmental Services Limited.

CLIENT: ## HIII

19th January 2021

Environn	nental Inspec	tion Record		TSBURY, AGA LONDON, NW	
Loca	ation	Com	 ponent	<u> </u>	spection Ref
Locuiton			Сотронен		PB & MC
GROUND FLOOR FLAT 1				Surveyor:	ICTURE 49
		PLASTERED	FE CEILING BRICK WALLS OORING OVER	Date:	20/01/21
CORF	CODDIDOD		TE FLOOR	Survey Type:	REFURBISHMENT DEMOLITION SURVEY
Contidana N/A			27/1	Asbestos?	NO
Condition:	ondition: N/A Access:		N/A	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 Risk Band E Assessment:		NO RISK	
Danaman	nded Action	NC) ASBESTOS MA	DEDIAL S IDE	NUMBER

J. England Environmental Services Limited.

Environi	nental Inspect	ion Record	Į.	ABBOTSBURY, AGAR GROVE, LONDON, NW1 9TB			
Loca	Location			ponent	Inspection Ref		
					Surveyor:	PB & MC	
		CON	ICRE'	TE CEILING	PI	CTURE 50	
	GROUND FLOOR FLAT 1 BATHROOM		CERAMIC TILES PLASTERED BRICK WALLS			20/01/21	
			VINYL FLOOR COVERING OVER CONCRETE FLOOR		Survey Type:	REFURBISHMENT/ DEMOLITION SURVEY	
Condition:	N/A	4		N/A	Asbestos?	NO	
Conauton:	N/A	Access:			Re Inspection Date: N/A		
Friability:	N/A	Amount:		N/A	Туре:	NON ASBESTOS	
Damage:	N/A	Exposure:		N/A	Analysis:	N/A	
T 0 1.1	DATINGOM.	Risk Factor	0	Priority		NO DYGY	
Position:	BATHROOM	Risk Band	E	Assessment:	NO RISK		



Recommended Action

NO ASBESTOS MATERIALS IDENTIFIED.

J. England Environmental Services Limited.

Environn	nental Inspect	ion Record	!	ABBOTSBURY, AGAR GROVE, LONDON, NW1 9TB			
Loca	Location			ponent	Inspection Ref		
					Surveyor:	PB & MC	
						E 51 AS SAMPLE 3	
	GROUND FLOOR FLAT 1 KITCHEN		ASBESTOS INSULATION BOARD PANELS TO KITCHEN WALL PANEL			20/01/21	
						REFURBISHMENT/ DEMOLITION SURVEY	
Condition:	FAIR	Access		EASY	Asbestos?	YES	
Conamon:	FAIK	Access	•	EASI	Re Inspection Date: N/A		
Friability:	HIGH	Amount:		APPROX: 0.5M ²	Туре:	AMOSITE/ CHRYSOTILE	
Damage:	LOW	Exposure:		OCCUPANTS	Analysis:	< 40%	
Position:	INSULATION	Risk Factor	19	Priority	п	IGH RISK	
i osiilon:	BOARD	Risk Band A		Assessment:	nigh kisk		



Recommended Action

REMOVE IDENTIFIED ASBESTOS INSULATION BOARD BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR $\underline{ONLY!}$

J. England Environmental Services Limited.

Environn	nental Inspect	tion Record	ABBOTSBURY, AGAR GROVE, LONDON, NW1 9TB			
Loca	Location Co			Inspection Ref		
				Surveyor:	PB & MC	
		CONCE		PI	CTURE 52	
	GROUND FLOOR FLAT 1		TE CEILING BRICK WALLS	Date:	20/01/21	
KITCHEN		CERAMIC TILES OVER CONCRETE FLOOR		Survey Type:	REFURBISHMENT/ DEMOLITION SURVEY	
Condition:	NT/A	4	DT/A	Asbestos?	NO	
Conauton:	N/A	Access:	N/A	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 Risk Band E	Priority Assessment:	NO RISK		



Recommended Action

NO ASBESTOS MATERIALS IDENTIFIED.

J. England Environmental Services Limited.

Environn	nental Inspecti	ion Record	ABBOTSBURY, AGAR GROVE, LONDON, NW1 9TB			
Loc	Location Con			Ins	pection Ref	
				Surveyor:	PB & MC	
				PI	CTURE 53	
	GROUND FLOOR FLAT 1		H METAL FLUE PIPE	Date:	20/01/21	
CORRIDOR		ELECTRICAL FUSE BOARD		Survey Type:	REFURBISHMENT/ DEMOLITION SURVEY	
Condition:	N/A	Access:	NT/A	Asbestos?	NO	
Conauton:	IN/A	Access:	N/A	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

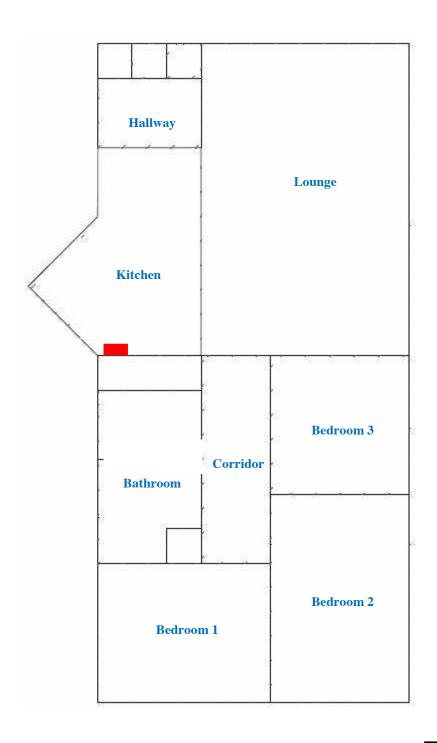
NO ASBESTOS MATERIALS IDENTIFIED.

J. England Environmental Services Limited.

19th January 2021

CLIENT: ## HIII

Flat 1



Insulation Board

J. England Environmental Services Limited.



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	a-	20/01/21
Authorised & checked for issue by:	John England Director	Jan	27/01/21

SURVEY NO: JE/210119/2

CLIENT: ## Hill

CONTENTS

	Page No.
INTRODUCTION	3
TERMS OF REFERENCE	4
RISK ASSESSMENT	5 - 8
DESCRIPTION OF SITE	9
SUMMARY OF SURVEY	10 - 12
RECOMMENDATIONS OF ANALYSIS	13
RECOMMENDATIONS	14
LIMITATIONS OF SURVEY	15
CERTIFICATES OF ANALYSIS	16
SAMPLING INFORMATION	17
PHOTOGRAPHS & FLOOR PLAN FLAT 1	18 - 32
PHOTOGRAPHS & FLOOR PLAN FLAT 2	33 - 35
PHOTOGRAPHS & FLOOR PLAN FLAT 6	36 - 47
PHOTOGRAPHS & FLOOR PLAN FLAT 10	48 - 59
PHOTOGRAPHS & FLOOR PLAN FLAT 8	60 - 69
PHOTOGRAPHS & FLOOR PLAN FLAT 7	70 - 79
PHOTOGRAPHS & FLOOR PLAN FLAT 11	80 - 90
PHOTOGRAPHS & FLOOR PLAN FLAT 12	91 - 103
PHOTOGRAPHS & FLOOR PLAN FLAT 3	104 - 115

J. England Environmental Services Limited.

CLIENT: #Hill

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.

J. England Environmental Services Limited.

CLIENT: #Hill

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?

J. England Environmental Services Limited.

19th January 2021

CLIENT: ## HIII

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

J. England Environmental Services Limited.

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

J. England Environmental Services Limited.

CLIENT: ## 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

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

J. England Environmental Services Limited.

CLIENT: ## Hill

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

J. England Environmental Services Limited.

CLIENT: #Hiii

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.

J. England Environmental Services Limited.

CLIENT: ###III

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 <1M²

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 <0.5M²

FIRST FLOOR

• FLAT 6 WC: IN THE FORM OF A CEMENT SHELF

• MEASURING APPROXIMATELY <0.5M²

GROUND FLOOR

• FLAT 1 WC: IN THE FORM OF A CEMENT SHELF

MEASURING APPROXIMATELY <0.5M²

• FLAT 2 WC: IN THE FORM OF A CEMENT SHELF

• MEASURING APPROXIMATELY <0.5M²

• FLAT 3 WC: IN THE FORM OF A CEMENT SHELF

• MEASURING APPROXIMATELY < 0.5M²

Asbestos Textile Products

NO ASBESTOS TEXTILE MATERIALS WERE IDENTIFIED

Asbestos Plastic Products

ASBESTOS PLASTIC PRODUCTS WERE IDENTIFIED WITHIN:

CLIENT: #Hiii 19th January 2021

SECOND FLOOR

- FLAT 10 : IN THE FORM OF A VINYL FLOOR TILES (ALL ROOMS EXCEPT BATHROOM & WC)
 - MEASURING APPROXIMATELY <81M²
- FLAT 11: IN THE FORM OF A VINYL FLOOR TILES (ALL ROOMS)
 - MEASURING APPROXIMATELY <85M²
- FLAT 12: IN THE FORM OF A VINYL FLOOR TILES (ALL ROOMS)
 - MEASURING APPROXIMATELY <85M²

FIRST FLOOR

- FLAT 6: IN THE FORM OF A VINYL FLOOR TILES (ALL BEDROOMS, HALLWAY & CORRIDOR)
 - MEASURING APPROXIMATELY <69M²
- FLAT 8: IN THE FORM OF A VINYL FLOOR TILES (ALL ROOMS)
 - MEASURING APPROXIMATELY <85M²
- FLAT 7: IN THE FORM OF A VINYL FLOOR TILES (ALL ROOMS)
 - MEASURING APPROXIMATELY <85M²

GROUND FLOOR

- FLAT 1: IN THE FORM OF A VINYL FLOOR TILES (ALL ROOMS)
 - MEASURING APPROXIMATELY <85M²
- FLAT 3: IN THE FORM OF A VINYL FLOOR TILES (ALL ROOMS)
 - MEASURING APPROXIMATELY <85M²

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 <85M²
- FLAT 11: IN THE FORM OF A BITUMEN ADHESIVE (ALL ROOMS)
 - MEASURING APPROXIMATELY <85M²
- FLAT 12: IN THE FORM OF A BITUMEN ADHESIVE (ALL ROOMS)
 - MEASURING APPROXIMATELY <85M²

FIRST FLOOR

J. England Environmental Services Limited.

CLIENT: #Hiii 19th January 2021

- FLAT 6: IN THE FORM OF A BITUMEN ADHESIVE (ALL ROOMS)
 - MEASURING APPROXIMATELY <85M²
- FLAT 8: IN THE FORM OF A BITUMEN ADHESIVE (ALL ROOMS)
 - MEASURING APPROXIMATELY <85M²
- FLAT 7: IN THE FORM OF A BITUMEN ADHESIVE (ALL ROOMS)
 - MEASURING APPROXIMATELY <85M²

GROUND FLOOR

- FLAT 1: IN THE FORM OF A BITUMEN ADHESIVE (ALL ROOMS)
 - MEASURING APPROXIMATELY <85M²
- FLAT 3: IN THE FORM OF A BITUMEN ADHESIVE (ALL ROOMS)
 - MEASURING APPROXIMATELY <85M²

Presumed To Contain Asbestos Materials

NO MATERIALS WERE PRESUMED TO CONTAIN ASBESTOS MATERIALS



NON ASBESTOS



ASBESTOS MATERIALS IDENTIFIED



PRESUMED TO CONTAIN ASBESTOS MATERIALS

J. England Environmental Services Limited.

19th January 2021

RECOMMENDATIONS ANALYSIS

Risk Ban	od A	High Ris	sk – Material red	quiring urger	nt 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 Ban	ed B	Medium	Risk – Materia	l requiring ne	ear term atten	ition					
	N/A										
Risk Ban	Risk Band C Low Risk – Material requires regular inspection										
	N/A										
Risk Ban	od D	Minor R	lisk – Material r	equires annu	al 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 Ban	ed E		No Action R	equired							
SAMPLE	FLOOR	AREA	MATERIAL	ASBESTOS Y/N	ANALYSIS	RISK	RECOMMENDED ACTION				
S5	1 st	Flat 6 – Kitchen Wall - Panel	Insulation Board	N	NADIS	None	No action required				
S6	2 nd	Flat 10 – WC Wall - Panel	Insulation Board	N	NADIS	None	No action required				
S7	2 nd	Flat 12 – All Rooms	Textured Coating	N	NADIS	None	No action required				
S8	2 nd	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.

J. England Environmental Services Limited.

CLIENT: #Hill

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.

J. England Environmental Services Limited.

CLIENT: ## January 2021

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

J. England Environmental Services Limited.

19th January 2021

CLIENT: ## HIII

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.

2707		5		PE	5				
2/0/			Asbestos	Analysis Serv	/Ices Ltd.				
	CEF	RTIFICATI	E FOR IDENTIFIC	ATION OF ASBEST	OS FIBRES			IDARD MIUM GENCY	
Client:		ENGLAND	ENVIRONMENTAL SERVICES	LTD]				
Address: DUNTON BRENTW ESSEX			DOD ROAD DOD		Analysis Rep	port No.	so	0/21/10	094
Attention:		J. ENGLA			Repo	ort Date.	2	2/01/2	1
Site Address:		Control of the Contro	2,3,6,7,8,10,11,12 & STAIRW AD	ELL		Ref No.		N/A	
Date sample ta	aken:	20/01/21			Pi	age No:	1	Of	1
Date sample re	eceived:	22/01/21			No. of Si	amples:	8		
Date of Analys	ás:	22/01/21			Ot	Obtained:		DELIVERED	
Services Limite Analysis Servic SCOPES	ed are not respo ces Limited cann CLIENT	RED the site ad onsible for the a	dress and actual sample locat ccuracy or competence of the onsible for the interpretation	on staining, based on HSE's HSO clon is as given by the client at the esampling by third parties. Und of the results shown. Results re- ple Location	the time of delivery. der these circumstan	ns tested.	es Asb	estos Detecti	
Services Limite Analysis Servic SCOPES	ed are not respo ces Limited cann CLIENT	RED the site ad onsible for the a	dress and actual sample locat ccuracy or competence of the onsible for the interpretation	tion is as given by the client at it is sampling by third parties. Und of the results shown. Results re	the time of delivery. der these circumstan	ns tested.	es Asb	estos	
Services Limite Analysis Servic SCOPES	ed are not respo ses Limited cann	RED the site ad onsible for the a not be held resp	dress and actual sample locat ccuracy or competence of the onsible for the interpretation Samp	tion is as given by the client at it is sampling by third parties. Und of the results shown. Results re	the time of delivery. der these circumstan elate only to the iten	ns tested. Fibre	es Asb	estos	ed
Services Limite Analysis Servic SCOPES SAMPLE No.	ed are not responses Limited cannot CLIENT SAMPLE No.	RED the site ad onsible for the a not be held resp	dress and actual sample local ccuracy or competence of the onsible for the interpretation Samp	tion is as given by the client at e sampling by third parties. Und of the results shown. Results re ale Location	the time of delivery. Jer these circumstan elate only to the iten TUMEN	rices Scope ns tested. Fibre CHRY	es Asb	estos Detecti	ed OTH
Services Limite Analysis Servic SCOPES SAMPLE No. 1	ed are not respo ces Limited cann CLIENT SAMPLE No.	RED the site ad onsible for the a not be held resp	dress and actual sample local ccuracy or competence of the onsible for the interpretation Samp AT 1 – GROUND FLOOR – BE AT 1 – GROUND FLOOR – BE	tion is as given by the client at a sampling by third parties. Und of the results shown. Results reple Location EDROOM 4 - FLOOR TILE & BIT	the time of delivery, ler these circumstan elate only to the iten TUMEN TUMEN	CHRY	Type SOTILI	estos Detecti E TO BO	ed OTH OTH
Services Limite Analysis Servic SCOPES SAMPLE No. 1	ed are not responses Limited cannot CLIENT SAMPLE No.	RED the site ad onsible for the a not be held resp	dress and actual sample local couracy or competence of the onsible for the interpretation Samp AT 1 – GROUND FLOOR – BE GROUND FLOOR – WC – W.	tion is as given by the client at a sampling by third parties. Und of the results shown. Results replie Location EDROOM 4 - FLOOR TILE & BIT EDROOM 4 - FLOOR TILE & BIT EDROOM 4 - FLOOR TILE & BIT EDROOM 5 - FLOOR TILE & BIT	the time of delivery, ler these circumstan elate only to the iten TUMEN TUMEN	CHRY: AMOS	Type SOTILI	Detection TO BO TO BO	oth OTH
Services Limits Analysis Servic SCOPES SAMPLE No. 1 2 3 4	ed are not responses Limited cannot response Limited cannot CLIENT SAMPLE No. 1 2 3 4	RED the site ad onsible for the a not be held resp FL	dress and actual sample local couracy or competence of the onsible for the interpretation Samp AT 1 – GROUND FLOOR – BE GROUND FLOOR – WC – W. GROUND FLOOR – WC – W. FLAT 6 – FIRST FLOOR – W	tion is as given by the client at a sampling by third parties. Und of the results shown. Results repole Location EDROOM 4 - FLOOR TILE & BIT EDROOM 4 - FLOOR TILE & BIT ALL PANEL - INSULATION BOA - WINDOW LEDGE - BOARD ALL PANEL - INSULATION BOA	the time of delivery. Jer these circumstan elate only to the iten TUMEN TUMEN ARD	CHRY: AMOS	SOTILI SOTILI SOTILI SOTILI SHRYSO NAD	Detection TO BO TO BO RYSOT TILE	oth OTH
Services Limits Analysis Servic SCOPES SAMPLE No. 1 2 3 4 5	cd are not responses Limited cannot response Limited cannot CLIENT SAMPLE No. 1 2 3 4 5	RED the site ad onsible for the a not be held resp FL FL	dress and actual sample local couracy or competence of the onsible for the interpretation AT 1 – GROUND FLOOR – BE GROUND FLOOR – WC – W. GROUND FLOOR – WC – W. FLAT 6 – FIRST FLOOR – WC T 10 – SECOND FLOOR – WC	tion is as given by the client at a sampling by third parties. Und of the results shown. Results reple Location EDROOM 4 - FLOOR TILE & BIT ALL PANEL - INSULATION BOAL - WINDOW LEDGE - BOARD ALL PANEL - INSULATION BOAL - WALL PANEL - INSULATION BOAL - WALL PANEL - INSULATION BOAL - WALL PANEL - INSULATION	the time of delivery. Jer these circumstan elate only to the iten TUMEN TUMEN ARD ARD N BOARD	CHRY: AMOS	SOTILI SOTILI SOTILI ITE/OHRYSO NAD	Detector TO BO TO BO RYSOT OTILE IS	oth OTH
Services Limits Analysis Servic SCOPES SAMPLE No. 1 2 3 4 5 6	ed are not responses Limited cannot response Limited cannot culent SAMPLE No. 1 2 3 4 5 6	RED the site ad onsible for the a not be held resp	dress and actual sample local couracy or competence of the onsible for the interpretation. Sample AT 1 – GROUND FLOOR – BE GROUND FLOOR – WC – FLAT 6 – FIRST FLOOR – WC T 10 – SECOND FLOOR – WC – SECOND FLOOR – WC – SECOND FLOOR – ALL BE	tion is as given by the client at a sampling by third parties. Und of the results shown. Results reple Location EDROOM 4 - FLOOR TILE & BIT ALL PANEL - INSULATION BOAL PANEL - INSULATION DROOMS/CEILINGS - TEXTURE	the time of delivery. Jer these circumstan elate only to the iten TUMEN TUMEN ARD ARD N BOARD ED COATING	CHRY: AMOS	E Type SOTILI SOTILI SOTILI ITE/CH CHRYSO NAD NAD	Detector TO BO TO BO RYSOT OTILE IS	oth OTH
Services Limits Analysis Servic SCOPES SAMPLE No. 1 2 3 4 5	cd are not responses Limited cannot response Limited cannot CLIENT SAMPLE No. 1 2 3 4 5	RED the site ad onsible for the a not be held resp	dress and actual sample local couracy or competence of the onsible for the interpretation. Sample AT 1 – GROUND FLOOR – BE GROUND FLOOR – WC – FLAT 6 – FIRST FLOOR – WC T 10 – SECOND FLOOR – WC – SECOND FLOOR – WC – SECOND FLOOR – ALL BE	tion is as given by the client at a sampling by third parties. Und of the results shown. Results reple Location EDROOM 4 - FLOOR TILE & BIT ALL PANEL - INSULATION BOAL - WINDOW LEDGE - BOARD ALL PANEL - INSULATION BOAL - WALL PANEL - INSULATION BOAL - WALL PANEL - INSULATION BOAL - WALL PANEL - INSULATION	the time of delivery. Jer these circumstan elate only to the iten TUMEN TUMEN ARD ARD N BOARD ED COATING	CHRY: AMOS	SOTILI SOTILI SOTILI ITE/OHRYSO NAD	Detector TO BO TO BO RYSOT OTILE IS	oth OTH
Services Limits Analysis Servic SCOPES SAMPLE No. 1 2 3 4 5 6 7	cd are not responses Limited cannot response Limited cannot culent SAMPLE No. 1 2 3 4 5 6 7 8	RED the site ad onsible for the a not be held resp	dress and actual sample local couracy or competence of the onsible for the interpretation Samp AT 1 – GROUND FLOOR – BE GROUND FLOOR – WC – WC GROUND FLOOR – WC – WC FLAT 6 – FIRST FLOOR – WC T 10 – SECOND FLOOR – WC TAIR BLOCK – SECOND FLOOR	tion is as given by the client at a sampling by third parties. Und of the results shown. Results reple Location EDROOM 4 - FLOOR TILE & BIT ALL PANEL - INSULATION BOAL PANEL - INSULATION DROOMS/CEILINGS - TEXTURE	the time of delivery. Jer these circumstan elate only to the iten TUMEN TUMEN ARD ARD N BOARD ED COATING	CHRY: AMOS	E Type SOTILI SOTILI SOTILI ITE/CH CHRYSO NAD NAD	Detector TO BO TO BO RYSOT OTILE IS	oth OTH
Services Limits Analysis Servic SCOPES SAMPLE No. 1 2 3 4 5 6 7 8 KEY: NADI Note: All Samp Note: This Cer Note: All Analy Note: Where a	cd are not responses Limited cannot response Limited cannot CLIENT SAMPLE No. 1 2 3 4 5 6 7 8 IS – No Asbestor des will be retaintificate for Idea in 'A' appears a' 'A' 'Appears a' 'A' 'A' 'A' 'A' 'A' 'A' 'A' 'A' 'A'	PED the site ad onsible for the a not be held respond for the site and the held respond for the site and the held respond for the held respond for a minimutification of Asia in House on the the end of the site and si	dress and actual sample local couracy or competence of the onsible for the interpretation Samp AT 1 – GROUND FLOOR – BE GROUND FLOOR – WC – W. GROUND FLOOR – WC – W. GROUND FLOOR – WC – W. T 10 – SECOND FLOOR – WC SECOND FLOOR – ALL BE TAIR BLOCK – SECOND FLOOR – ALL BE TAIR BLOCK – SECOND FLOOR – WC cample sets of Fibres shall not be reprise stos Fibres shall not be reprise registered premises (below	tion is as given by the client at a sampling by third parties. Und of the results shown. Results reple Location EDROOM 4 - FLOOR TILE & BIT EDROOM 4 - FLOOR TILE & BIT ALL PANEL - INSULATION BOAR - WINDOW LEDGE - BOARD ALL PANEL - INSULATION BOARD - WALL PANEL - INSULATION BOARD - WALL PANEL - INSULATION BOARD - WALL PANEL - INSULATION DROOMS/CEILINGS - TEXTURE IR - STAIRWELL CEILING - INSULATION BOARD - STAIRWELL CEILING - INSULATION BOARD - WALL PANEL - INSULATION DROOMS/CEILINGS - TEXTURE IR - STAIRWELL CEILING - INSULATION BOARD - STAIRWELL CEILING -	the time of delivery, der these circumstan elate only to the item rumen. TUMEN TUMEN ARD ARD N BOARD ED COATING SULATION BOARD	CHRY: AMOS	: Type : Type SOTILLI STE/CH NAD NAD NAD NAD	Detechine To Bo	oth oth oth
Services Limits Analysis Servic SCOPES SAMPLE No. 1 2 3 4 5 6 7 8 KEY: NAD: Note: All samp Note: All samp Note: All Analys Note: Where an has been ame:	ed are not responses Limited cannot cullent CLIENT SAMPLE No. 1 2 3 4 5 6 7 8 IS – No Asbestones will be retain tificate for Iden risks is performed in 'A' appears and old will be mainted and control of the con	RED the site ad onsible for the a not be held respond for the site and the held respond for the site and the site and the held respond for a minimutification of Asbid in House of the arked with an *	dress and actual sample local couracy or competence of the onsible for the interpretation Samp AT 1 – GROUND FLOOR – BE GROUND FLOOR – WC – W. GROUND FLOOR – WC – W. GROUND FLOOR – WC – W. T 10 – SECOND FLOOR – WC SECOND FLOOR – ALL BE TAIR BLOCK – SECOND FLOOR – ALL BE TAIR BLOCK – SECOND FLOOR – WC cample sets of Fibres shall not be reprise stos Fibres shall not be reprise registered premises (below	tion is as given by the client at a sampling by third parties. Und of the results shown. Results reple Location EDROOM 4 - FLOOR TILE & BIT EDROOM 4 - FLOOR TILE & BIT ALL PANEL - INSULATION BOA - WINDOW LEDGE - BOARD ALL PANEL - INSULATION BOA - WALL PANEL - INSULATION BOA - WALL PANEL - INSULATION BOA - WALL PANEL - INSULATION DROOMS/CEILINGS - TEXTURE R - STAIRWELL CEILING - INSULATION BOA - WALL PANEL - INSULATION DROOMS/CEILINGS - TEXTURE R - STAIRWELL CEILING - INSULATION BOA - WALL PANEL - INSULATION DROOMS/CEILINGS - TEXTURE R - STAIRWELL CEILING - INSULATION BOA - WALL PANEL - WALL P	the time of delivery, der these circumstan elate only to the iten TUMEN TUMEN ARD ARD ARD ARD ARD ARD ARD AR	CHRY: AMOS	: Type : Type SOTILLI STE/CH NAD NAD NAD NAD	Detechine To Bo	oth oth oth
Services Limits Analysis Servic SCOPES SAMPLE No. 1 2 3 4 5 6 7 8 KEY: NADI Note: All Samp Note: This Cer Note: All Analy Note: Where a	cd are not responses Limited cannot response Limited cannot CLIENT SAMPLE No. 1 2 3 4 5 6 7 8 IS – No Asbestor des will be retaintificate for Idea in 'A' appears a' 'A' 'Appears a' 'A' 'A' 'A' 'A' 'A' 'A' 'A' 'A' 'A'	RED the site ad onsible for the a not be held respond for the site and the held respond for the site and the site and the held respond for a minimutification of Asbid in House of the arked with an *	dress and actual sample local couracy or competence of the onsible for the interpretation. Sample AT 1 – GROUND FLOOR – BE GROUND FLOOR – WC – W	tion is as given by the client at a sampling by third parties. Und of the results shown. Results are alle Location EDROOM 4 - FLOOR TILE & BIT EDROOM 4 - FLOOR TILE & BIT ALL PANEL - INSULATION BOAR - WINDOW LEDGE - BOARD ALL PANEL - INSULATION BOAR - WALL PANEL - INSULATION BOAR - WALL PANEL - INSULATION BOAR - WALL PANEL - INSULATION DROOMS/CEILINGS - TEXTURE IR - STAIRWELL CEILING - INSULATION BOAR - STAIRWELL CEILING - INSULATION BOARD - STAIRWELL CEILING - STAIRWELL CEILING - ST	the time of delivery, der these circumstan elate only to the iten TUMEN TUMEN ARD ARD ARD ARD ARD ARD ARD AR	CHRY! CHRY! AMOS C of the Lab	: Type : Type SOTILI TTE/CH HRYSO NAD NAD NAD NAD NAD Inform	Detection to Book to B	oth oth oth

J. England Environmental Services Limited.

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.

J. England Environmental Services Limited.

19th January 2021

Environi	nental Inspect	ion Record		PTON, AGAI ONDON, NW			
Loc	ation	Com	ponent	Inspection Ref			
					PB & M0	7	
		CONCRE	TE CEILING	Surveyor: PB & MC PICTURE 1 & 2 SAMPLE 1			
	D FLOOR AT 1	PLASTERED	BRICK/BREEZE K WALLS	Date:	19/01/21		
	OOM 4	ASBESTOS VIN	ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE		REFURBISHM DEMOLITI SURVEY	ON	
		,		Asbestos?	YES		
Condition:	FAIR	Access:	Access: EASY		n Date: N/A		
Friability:	LOW	Amount:	APPROX: 12M ²	Type:	CHRYSOTIL BOTH	Е ТО	
_		_			TILES	<7%	
Damage:	LOW	Exposure:	OCCUPANTS	Analysis:	BITUMEN	<8%	
Position:	VINYL FLOOR TILE & BITUMEN	Risk Factor 4 Risk Band D	Priority Assessment:				

19th January 2021 CLIENT: ## HIII

Environn	nental Inspect	ion Record	,		MPTON, AGAR GROVE, LONDON, NW1 2SN		
Loc	Location			ponent	Inspection Ref		
					Surveyor:	Surveyor: PB & MC	
	GROUND FLOOR FLAT 1				PICTU	RE 3 SAMPLE	2
				YL FLOOR TILES &	Date:	19/01/21	
	OOM 4	BITUN	MEN 1	FO CONCRETE	Survey Type: REFURBISHMENT DEMOLITION SURVEY		ON
C 1:4:	EAID	4		EACY	Asbestos?	YES	
Condition:	FAIR	Access:		EASY	Re Inspection	n Date: N/A	
Friability:	LOW	Amount	:	APPROX: 12M ²	Type:	CHRYSOTIL BOTH	Е ТО
_		_				TILES	<7%
Damage:	LOW	Exposure	e:	OCCUPANTS	Analysis:	BITUMEN	<8%
Position:	VINYL FLOOR TILE & BITUMEN	Risk Factor Risk Band	4 D	Priority Assessment:	M	MINOR RISK	
		1	94				



Recommended Action

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

19th January 2021

Environi	nental Inspect	ion Record		PTON, AGAR ONDON, NW	· ·		
Loc	ation	Com	ponent	Inspection Ref			
			•	Surveyor: PB & MC			
		CONCRE	TE CEILING	PICTUR	E 4 <i>AS</i> SAMPLI	E 2	
	FLAT 1 BLC		BRICK/BREEZE K WALLS	Date:	19/01/21		
		ASBESTOS VIN	L FLOOR TILES & O CONCRETE Survey DEMOLI		REFURBISHM DEMOLITI SURVEY	ON	
				Asbestos? YES			
Condition:	FAIR	Access:	EASY	Re Inspection	n Date: N/A		
Friability:	LOW	Amount:	APPROX: 10M ²	Type:	CHRYSOTILI BOTH	Е ТО	
Damage:	LOW	Exposure:	OCCUPANTS	Analysis:	TILES BITUMEN	<7% <8%	
Position:	VINYL FLOOR TILE & BITUMEN	Risk Factor 4 Risk Band D	Priority Assessment:	M	INOR RISK		

19th January 2021

Environn	nental Inspect	ion Record			IPTON, AGAR GROVE, ONDON, NW1 2SN				
Loc	ation	(Component			Inspection Ref			
				•	Surveyor:	PB & MO	2		
		CON	CRE	TE CEILING	PICTURE 5 AS SAMPLE 2				
	D FLOOR AT 1	CONCRETE CEILING PLASTERED BRICK/BREEZE BLOCK WALLS			Date:	19/01/21			
BEDROOM 2		ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE			Survey Type:	REFURBISHM DEMOLITI SURVEY	ON		
					Asbestos?	Asbestos? YES			
Condition:	FAIR	Access:		EASY	Re Inspection	n Date: N/A			
Friability:	LOW	Amount:		APPROX: 10M ²	Туре:	CHRYSOTIL BOTH	Е ТО		
	_	_				TILES	<7%		
Damage:	LOW	Exposure	:	OCCUPANTS	Analysis:	BITUMEN	<8%		
Position:	VINYL FLOOR TILE & BITUMEN	Risk Factor Risk Band	4 D	Priority Assessment:	M	INOR RISK	·		

19th January 2021

Environn	nental Inspect	ion Record		IPTON, AGAI ONDON, NW	•		
Loc	ation	Com	ponent	Inspection Ref			
				Surveyor:			
		CONCRE	TE CEILING	PICTUR	E 6 AS SAMPL	E 2	
	D FLOOR AT 1	PLASTERED	BRICK/BREEZE K WALLS	Date:	19/01/21	l	
BEDROOM 1		ASBESTOS VIN	YL FLOOR TILES & TO CONCRETE	Survey Type:	REFURBISHM DEMOLITI SURVEY	ION	
~				Asbestos?	YES		
Condition:	FAIR	Access: EASY		Re Inspection	n Date: N/A		
Friability:	LOW	Amount:	APPROX: 6M ²	Type:	CHRYSOTIL BOTH	Е ТО	
_	_	_			TILES	<7%	
Damage:	LOW	Exposure:	OCCUPANTS	Analysis:	BITUMEN	<8%	
Position:	VINYL FLOOR TILE & BITUMEN	Risk Factor 4 Risk Band D	Priority Assessment:	M	INOR RISK		
Recomme	nded Action		DENTIFIED ASBESTOS N WORKS COMMENCE,				

19th January 2021

Environn	nental Inspect	ion Record	FRAMPTON, AGAR GROVE, LONDON, NW1 2SN				
Loc	ation	Com	ponent	spection Ref			
			•	Surveyor:	PB & MO	C	
		CONCRE	TE CEILING	PICTUR	E 7 AS SAMPL	E 2	
	D FLOOR AT 1	PLASTERED	BRICK/BREEZE K WALLS	Date:	19/01/21	-	
CORI	RIDOR	OOR ASBESTOS VINYL FLOO BITUMEN TO CONC		Survey Type:	REFURBISHN DEMOLITI SURVEY	ON	
	ondition. FAID			Asbestos?	YES		
Condition:	FAIR	Access: EASY		Re Inspectio			
Friability:	LOW	Amount:	APPROX: 6M ²	Type:	CHRYSOTIL BOTH	Е ТО	
_		_			TILES	<7%	
Damage:	LOW	Exposure:	OCCUPANTS	Analysis:	BITUMEN	<8%	
Position:	VINYL FLOOR TILE & BITUMEN	Risk Factor 4 Risk Band D	Priority Assessment:	M	MINOR RISK		
Recomme	nded Action		DENTIFIED ASBESTOS N WORKS COMMENCE				

Environn	nental Inspect	ion Record	ļ.		PTON, AGAR ONDON, NW1		
Loc	ation		Com	ponent	Inspection Ref		
					Surveyor:	PB & MC	
				TE CEILING	PICTUR	E 8 AS SAMPL	E 2
	D FLOOR AT 1	CERAMIC TILES TO PLASTERED BRICK/BREEZE			Date:	19/01/21	l
	ROOM	ASBESTOS	S VIN	COCK WALLS VINYL FLOOR TILES & EN TO CONCRETE Survey Type: REFURBISH DEMOLIT SURVI			
					Asbestos?	YES	
Condition:	FAIR	Access.	:	EASY	Re Inspection		
Friability:	LOW	Amount:		APPROX: 2M ²	Туре:	CHRYSOTIL BOTH	E TO
_	_	_				TILES	<7%
Damage:	LOW	Exposur	e:	OCCUPANTS	Analysis:	BITUMEN	<8%
Position:	VINYL FLOOR TILE & BITUMEN	Risk Factor Risk Band	4 D	Priority Assessment:	MI	INOR RISK	

Recommended Action

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

J. England Environmental Services Limited.

CLIENT: # Hil	I.				19 th January	2021		
Environn	nental Inspect	ion Record		IPTON, AGAL ONDON, NW				
Loca	ation	Com	ponent	Ins	spection Ref			
			•	Surveyor:	PB & M0	C		
			TE CEILING	PICTURI	E 10 AS SAMPL	E 2		
	O FLOOR	CERAMIC TILES TO PLASTERED BRICK/BREEZE		Date:	19/01/21	-		
FLAT 1 WC		ASBESTOS VIN	K WALLS YL FLOOR TILES & TO CONCRETE	Survey Type:	REFURBISHMEN DEMOLITION SURVEY			
		,		Asbestos? YES				
Condition:	FAIR	Access: EASY		Re Inspection	n Date: N/A			
Friability:	LOW	Amount:	APPROX: 2M ²	Type:	CHRYSOTIL BOTH	CHRYSOTILE TO		
	_	_		Analysis:	TILES	<7%		
Damage:	LOW	Exposure:	OCCUPANTS		BITUMEN	<8%		
D ''	VINYL FLOOR	Risk Factor 4	Priority	1.4	INOD DIGIZ			
Position:	TILE & BITUMEN	Risk Band D	A an anna arata		MINOR RISK			
Recomme	nded Action		DENTIFIED ASBESTOS N WORKS COMMENCE					

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

19th January 2021

					•	
Environn	nental Inspect	ion Record		PTON, AGAR ONDON, NW1		
Loca	ation	Com	ponent	Inspection Ref		
GROUND FLOOR FLAT 1 WC			1	Surveyor: PB & MC		
				PICTURE 1	11 & 12 SAMPLES 3	
			ULATION BOARD O WC WALL	Date:	19/01/21	
		2 PANELS IN TOTAL		Survey Type:	REFURBISHMENT DEMOLITION SURVEY	
				Asbestos?	YES	
Condition:	POOR	Access:	MEDIUM	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 Risk Band A Assessment:			HIGH RISK		
Recomme	nded Action		TIFIED ASBESTOS INSUCOMMENCE, USING A C		BEFORE DEMOLITION	

19th January 2021

Environm	nental Inspec	tion Record	FRAMPTON, AGAR GROVE, LONDON, NW1 2SN			
Location Co			nponent	spection Ref		
GROUND FLOOR FLAT 1 WC		1		Surveyor:	PB & MC	
				PICTURE 13 SAMPLE 4		
				Date:	19/01/21	
		ASBESTOS	CEMENT SHELF	Survey Type:	REFURBISHMENT DEMOLITION SURVEY	
G 11.1	T. (T.)		EASY	Asbestos?	YES	
Condition:	FAIR	Access:		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 Risk Band D	Priority Assessment:	MINOR RISK		
Racomman	nded Action		TIFIED ASBESTOS CEME		RE DEMOLITION WORK	

19th January 2021

Environn	nental Inspect	ion Record		IPTON, AGAI ONDON, NW				
Loca	ation	Con	iponent	Inspection Ref				
GROUND FLOOR FLAT 1 CORRIDOR			•	Surveyor:	1			
		CONCRE	TE CEILING	PICTURI	PICTURE 14 AS SAMPLE 2			
		CONCRETE CEILING PLASTERED BRICK/BREEZE BLOCK WALLS ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE		Date: 19/0				
				Survey Type:	REFURBISHMENT DEMOLITION SURVEY			
				Asbestos?	YES			
Condition:	FAIR	Access:	EASY	Re Inspection	n Date: N/A			
Friability:	LOW	Amount:	APPROX: 25M ²	Type:	CHRYSOTILE T BOTH			
Damage:	nage: LOW Exposure: OCCUPANT		OCCUPANTS	Analysis:	TILES	<7%		
		-			BITUMEN	<8%		
Position:	VINYL FLOOR TILE & BITUMEN	Risk Factor 4 Risk Band D	Priority Assessment:	M	INOR RISK			
	nded Action	REMOVE I	IDENTIFIED ASBESTOS	VINVI TILES &	ADHESIVE REFOR	P		

19th January 2021

Environn	nental Inspecti	ion Record		FRAMPTON, AGAR GROVE, LONDON, NW1 2SN				
Loca	ation	(Com	ponent	Ins	pection Ref		
		-			Surveyor: PB & MC		C	
		CONCRETE CEILING		PICTURE 15 AS SAMPLE 2				
	D FLOOR AT 1	PLASTEI	RED	BRICK/BREEZE K WALLS	Date:	19/01/21	L	
KITCHEN		ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE		Survey Type:	REFURBISHMEN DEMOLITION SURVEY			
					Asbestos?	YES		
Condition:	FAIR	Access:		EASY	Re Inspection	Re Inspection Date: N/A		
Friability:	LOW	Amount:		APPROX: 12M ²	Туре:	CHRYSOTILE T BOTH		
		Exposure:		OCCUPANTS	Analysis:	TILES	<7%	
Damage:	LOW					BITUMEN	<8%	
Position:	VINYL FLOOR TILE & BITUMEN	Risk Factor Risk Band	4 D	Priority Assessment:	MINOR RISK			
			-					

Recommended Action

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

19th January 2021 CLIENT: ## HIII

Environn	Environmental Inspection Record				FRAMPTON, AGAR GROVE, LONDON, NW1 2SN				
Loca	Location		Component			Inspection Ref			
					Surveyor:	PB & MC			
		CON	ICRE	TE CEILING	PICTURE	E 16 AS SAMPLI	E 2		
	GROUND FLOOR FLAT 1 HALLWAY		PLASTERED BRICK/BREEZE BLOCK WALLS ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE		Date:	19/01/21			
					Survey Type:	REFURBISHMENT DEMOLITION SURVEY			
C 1'4'	EAID	,		T. A. C. T.	Asbestos?	YES			
Condition:	FAIR	Access:	EASY		Re Inspection Date: N/A				
Friability:	LOW	Amount:		APPROX: 5M ²	Type:	CHRYSOTILI BOTH	Е ТО		
	_				, , ,	TILES	<7%		
Damage:	LOW	Exposure:		OCCUPANTS	Analysis:	BITUMEN	<8%		
Position:	VINYL FLOOR TILE & BITUMEN	Risk Factor Risk Band	4 D	Priority Assessment:	MINOR RISK				



Recommended Action

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

Environi	nental Inspect	ion Record	!	FRAMPTON, AGAR GROVE, LONDON, NW1 2SN			
Loc	Location			ponent	Inspection Ref		
					Surveyor:	PB & MC	
						TURE 17 & 18	
	GROUND FLOOR FLAT 1 HALLWAY		MODERN BOILER WITH METAL FLUE ELECTRICAL FUSE BOARD			19/01/21	
						REFURBISHMENT/ DEMOLITION SURVEY	
Condition:	DT/A	4	NI/A	Asbestos?	NO		
Conamon:	N/A	Access	•	N/A	Re Inspection Date: N/A		
Friability:	N/A	Amount:		N/A	Type:	NON ASBESTOS	
Damage:	Damage: N/A		e:	N/A	Analysis:	N/A	
D'4'	CUPBOARDS	Risk Factor	0	Priority	1		
Position:		Risk Band E		Assessment:	NO RISK		

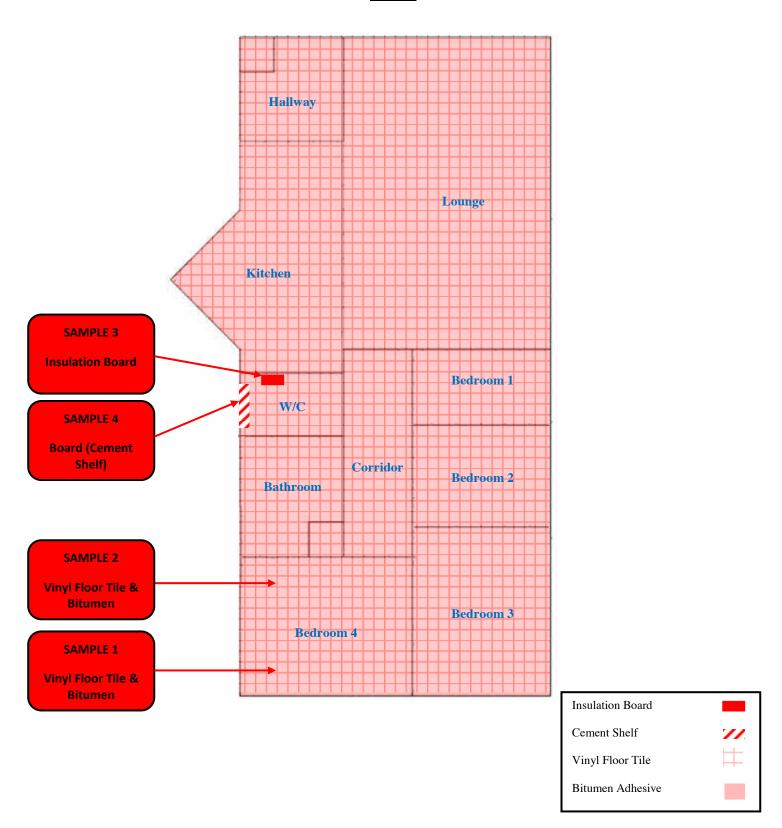


Recommended Action

NO ASBESTOS MATERIALS IDENTIFIED.

19th January 2021

Flat 1



J. England Environmental Services Limited.

Environm	ental Inspec	tion Record	!	FRAMPTON, AGAR GROVE, LONDON, NW1 2SN			
Location Con			Com	ponent	Inspection Ref		
GROUND FLOOR FLAT 2 WC					Surveyor:	PB & MC	
					PICTURE 19 AS SAMPLE 4		
					Date:	19/01/21	
		ASBESTOS CEMENT SHELF			Survey Type:	REFURBISHMENT/ DEMOLITION SURVEY	
G 11.1		,			Asbestos?	YES	
Condition:	FAIR	Access.	•	EASY	Re Inspection Date: N/A		
Friability:	LOW	Amount:		APPROX: 0.5M ²	Type:	CHRYSOTILE	
Damage:	LOW	Exposur	e:	OCCUPANTS	Analysis:	< 25%	
D '4'	CEMENT	Risk Factor	5	Priority	M	AIOD DICK	
Position:	SHELF	Risk Band D		Assessment:	MINOR RISK		

Recommended Action

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

19th January 2021

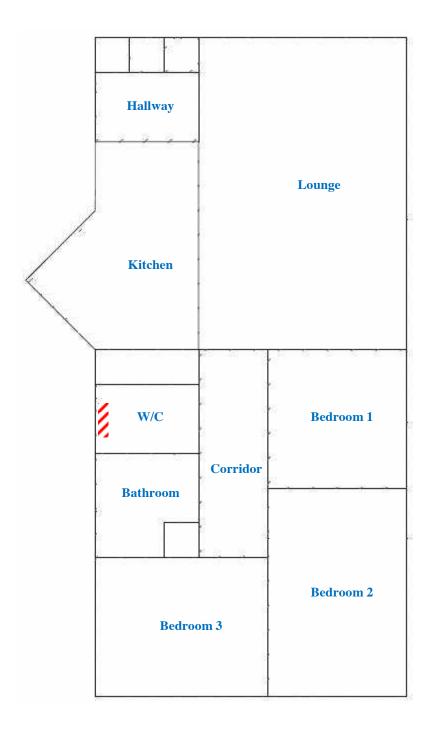
CLIENT: ## HIII FRAMPTON, AGAR GROVE, **Environmental Inspection Record** LONDON, NW1 2SN Component Location Inspection Ref Surveyor: PB & MC **ROOM EXAMPLE - NO ASBESTOS PICTURE 20 & 21** MATERIALS DETECTED WITHIN FLAT 2 ASIDE FROM CEMENT **GROUND FLOOR** Date: 19/01/21 **SHELF IN WC-**FLAT 2 **CONCRETE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

Recommended Action

NO ASBESTOS MATERIALS IDENTIFIED.

CLIENT: # Hill

Flat 2



Cement Shelf

19th January 2021

Environn	nental Inspect	ion Record		IPTON, AGAI ONDON, NW	•		
Loca	ation	Component		Inspection Ref			
			•	Surveyor:	PB & M	C	
		CONCRETE CEILING		PICTURI	E 22 AS SAMPL	E 2	
	FIRST FLOOR FLAT 6		PLASTERED BRICK/BREEZE BLOCK WALLS		19/01/21		
	OOM 3	FLOOR TILE	R ASBESTOS VINYL ES & BITUMEN TO NCRETE	Survey Type:	REFURBISHM DEMOLITI SURVEY	ON	
		Access: EASY		Asbestos?	YES	YES	
Condition:	Condition: FAIR		EASY	Re Inspectio	n Date: N/A		
Friability:	LOW	Amount:	APPROX: 6M ²	Type:	CHRYSOTIL BOTH	Е ТО	
		_		Analysis:	TILES	<7%	
Damage:	LOW	Exposure:	OCCUPANTS		BITUMEN	<8%	
Position:	VINYL FLOOR TILE & BITUMEN	Risk Factor 4 Risk Band D	Priority Assessment:	М	INOR RISK	•	

19th January 2021

MANAGE CO.			FRAM	IPTON, AGAI	R GROVE.		
Environn	nental Inspecti	ion Record		ONDON, NW	*		
Loc	ation	Component		Inspection Ref			
			-	Surveyor:	PB & MC		
		CONCRETE CEILING		PICTURI	E 23 AS SAMPLE 2		
	FIRST FLOOR FLAT 6		PLASTERED BRICK/BREEZE BLOCK WALLS		19/01/21		
BEDROOM 2		FLOOR TIL	ER ASBESTOS VINYL ES & BITUMEN TO ONCRETE	Survey Type:	REFURBISHMENT DEMOLITION SURVEY		
				Asbestos?	YES		
Condition:	FAIR	Access:	EASY	Re Inspectio	Re Inspection Date: N/A		
Friability:	LOW	Amount: APPROX: 18M ²		Type:	CHRYSOTILE TO BOTH		
	LOW	_	0.00		TILES <79		
Damage:	LOW	Exposure:	OCCUPANTS	Analysis:	BITUMEN <89		
Position:	VINYL FLOOR TILE & BITUMEN	Risk Factor 4 Risk Band D		M	INOR RISK		
Recomme	nded Action		E IDENTIFIED ASBESTOS ON WORKS COMMENCE				

CLIENT: ## HII	ı				19 th January	2021	
Environn	nental Inspecti	ion Record		PTON, AGAI ONDON, NW			
Loca	ation	Com	ponent	Ins	spection Ref		
			1		PB & M0	C	
		CONCRETE CEILING		PICTURI	Surveyor: PB & MC PICTURE 24 AS SAMPLE 2		
	FIRST FLOOR FLAT 6		PLASTERED BRICK/BREEZE BLOCK WALLS		19/01/21		
BEDROOM 1		FLOOR TILES	ASBESTOS VINYL S & BITUMEN TO NCRETE	Survey Type:	REFURBISHM DEMOLITI SURVEY	ON	
				Asbestos?	YES		
Condition:	FAIR	Access:	EASY	Re Inspection	n Date: N/A		
Friability:	LOW	Amount:	APPROX: 10M ²	Type:	CHRYSOTIL BOTH	Е ТО	
_		_				TILES	<7%
Damage:	mage: LOW	nage: LOW	Exposure:	OCCUPANTS	Analysis:	BITUMEN	<8%
Position:	VINYL FLOOR TILE & BITUMEN	Risk Factor 4 Risk Band D	Priority Assessment:	MINOR RISK			
Recomme	nded Action		DENTIFIED ASBESTOS N WORKS COMMENCE				

Dogitions	LOOR	CONCRE PLASTERED BLOCK CARPET OVER FLOOR TILES	TE CEILING BRICK/BREEZE K WALLS ASBESTOS VINYL & BITUMEN TO ICRETE EASY APPROX: 5M ²	Surveyor:	PB & MO E 25 AS SAMPL 19/01/21 REFURBISHM DEMOLITI SURVEY YES The Date: N/A	E 2 IENT/ ON	
FLAT CORRID Condition: Friability: Damage:	FAIR LOW	PLASTERED BLOCE CARPET OVER FLOOR TILES CON Access:	BRICK/BREEZE K WALLS ASBESTOS VINYL S & BITUMEN TO ICRETE EASY	PICTURE Date: Survey Type: Asbestos?	25 AS SAMPL 19/01/21 REFURBISHM DEMOLITI SURVEY YES	E 2 IENT/ ON	
FLAT CORRID Condition: Friability: Damage:	FAIR LOW	PLASTERED BLOCE CARPET OVER FLOOR TILES CON Access:	BRICK/BREEZE K WALLS ASBESTOS VINYL S & BITUMEN TO ICRETE EASY	Date: Survey Type: Asbestos?	19/01/21 REFURBISHM DEMOLITI SURVEY YES	IENT/ ON	
FLAT CORRID Condition: Friability: Damage:	FAIR LOW	BLOCI CARPET OVER FLOOR TILES CON Access:	K WALLS ASBESTOS VINYL S & BITUMEN TO ICRETE EASY	Survey Type: Asbestos?	REFURBISHM DEMOLITI SURVEY YES	IENT/ ON	
CORRID Condition: Friability: Damage:	FAIR LOW	FLOOR TILES CON Access:	EASY	Type: Asbestos?	DEMOLITI SURVEY YES	ON	
Friability: Damage:	LOW						
Friability: Damage:	LOW			Re Inspection	n Date: N/A		
Damage:		Amount:	APPROX: 5M ²			_	
Dogition	LOW			Type:	CHRYSOTIL BOTH	Е ТО	
Dogition	LOW			Analysis:		TILES	<7%
Dogitions		Exposure:	OCCUPANTS		BITUMEN	<8%	
1 osition.	VINYL FLOOR TILE & BITUMEN	Risk Factor 4 Priority Assessment:		MINOR RISK			

19th January 2021

Environn	nental Inspect	tion Record		PTON, AGAR ONDON, NW1	
Loca	ation	Com	ponent	Ins	pection Ref
			-	Surveyor:	PB & MC
		CONCRETE CEILING CERAMIC TILES TO PLASTERED		PICTURE 26 AS SAMPLE	
	FIRST FLOOR FLAT 6		BRICK/BREEZE BLOCK WALLS		19/01/21
BATH	ROOM	OVER ASBE	FLOOR COVERING STOS BITUMEN TO CONCRETE	Survey Type:	REFURBISHMENT/ DEMOLITION SURVEY
Condition:	FAIR	Access:	MEDIUM	Asbestos?	YES
Condition:	FAIN	Access:	WIEDIOWI	Re Inspection	n Date: N/A
Friability:	LOW	Amount:	APPROX: 2M ²	Туре:	CHRYSOTILE
Damage:	LOW	Exposure:	OCCUPANTS	Analysis:	<8%
Position:	BITUMEN ADHESIVE	Risk Factor 4 Risk Band D	Priority Assessment:	MI	INOR RISK

Environn	nental Inspect	ion Record		PTON, AGAR ONDON, NW1	
Location C			ponent	Insp	pection Ref
				Surveyor:	PB & MC
		CONCRETE CEILING CERAMIC TILES TO PLASTERED		PICTURE	27 AS SAMPLE 2
FIRST FLOOR FLAT 6		BRICK/BREEZE BLOCK WALLS		Date:	19/01/21
	CC	MODERN VINYL OVER ASBE	FLOOR COVERING STOS BITUMEN TO CONCRETE	REFURBISHMENTA DEMOLITION SURVEY	
<i>a</i>	C			Asbestos?	YES
Condition:	FAIR	FAIR Access: MEDIU	MEDIUM	Re Inspection	Date: N/A
Friability:	LOW	Amount:	APPROX: 2M ²	Туре:	CHRYSOTILE
Damage:	LOW	Exposure:	OCCUPANTS	Analysis:	<8%
Position:	BITUMEN ADHESIVE	Risk Factor 4 Risk Band D	Priority Assessment:	MI	NOR RISK

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

REMOVE IDENTIFIED ASBESTOS BITUMEN ADHESIVE BEFORE DEMOLITION

WORKS COMMENCE, USING A COMPETENT CONTRACTOR

Recommended Action

19th January 2021

CEIEI VI					19 Valladi y 2021
Environm	nental Inspec	tion Record		PTON, AGAI ONDON, NW	
Loca	ution	Con	Component Inspection		spection Ref
			1	Surveyor:	PB & MC
				PICTURI	E 28 AS SAMPLE 4
FIRST I FLA				Date:	19/01/21
W		ASBESTOS	CEMENT SHELF	Survey Type:	REFURBISHMENT/ DEMOLITION SURVEY
<i>a</i>	7.470		5 4 6 7	Asbestos?	YES
Condition:	FAIR	Access:	EASY	Re Inspection	n Date: N/A
Friability:	LOW	Amount: APPROX: 0.5M ²		Type:	CHRYSOTILE
Damage:	LOW	Exposure:	OCCUPANTS	Analysis:	< 25%
Position:	CEMENT SHELF	Risk Factor 5 Risk Band D	Priority Assessment:	M	INOR RISK
Recommen	nded Action		IFIED ASBESTOS CEME OMMENCE, USING A C		RE DEMOLITION WORKS

Environn	iental Inspect	ion Record	ļ		PTON, AGAR ONDON, NW1	· ·
Loca	ation		Com	ponent	Ins	pection Ref
		GO.			Surveyor:	PB & MC
FIRST FLOOR FLAT 6 KITCHEN		CONCRETE CEILING CERAMIC TILES TO PLASTERED BRICK/BREEZE BLOCK WALLS		PICTURE	29 AS SAMPLE 2	
				Date:	19/01/21	
		MODERN V OVER	INYL ASBE	FLOOR COVERING STOS BITUMEN TO CONCRETE	Survey Type:	REFURBISHMENT DEMOLITION SURVEY
G 1''	DAID			MEDITA	Asbestos?	YES
Condition:	FAIR	FAIR Access: MEDIU	MEDIUM	Re Inspection	n Date: N/A	
Friability:	LOW	Amount	t:	APPROX: 12M ²	Type:	CHRYSOTILE
Damage:	LOW	Exposur	e:	OCCUPANTS	Analysis:	<8%
	BITUMEN	Risk Factor	4	Priority	MINOR RISK	
Position:	ADHESIVE	Risk Band	D	Assessment:		

Recommended Action

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

CLIENT: # Hill	<u>19th January 2021</u>

Environn	nental Inspect	ion Record	'		IPTON, AGAR ONDON, NW1		
Location			Component		Inspection Ref		
					Surveyor:	PB & MC	
				PICTURE 30 SAMPLE 5			
FIRST FLOOR FLAT 6 KITCHEN		NON-ASBESTOS INSULATION		Date:	19/01/21		
		В	OARI) PANELS	Survey Type:	REFURBISHMENT DEMOLITION SURVEY	
Condition:	NT/A	4		NT/A	Asbestos?	NO	
Conauton:	N/A	Access:		N/A	Re Inspection	n Date: N/A	
Friability:	N/A	Amount: Exposure:		N/A	Type:	NON ASBESTOS	
Damage:	N/A			N/A	Analysis:	NADIS	
D ''.	INSULATION	Risk Factor	0	Priority		NO DICK	
Position:	BOARD	Risk Band	E	Assessment:	1	NO RISK	

Recommended Action

NO ASBESTOS MATERIALS IDENTIFIED.

Damage:

Position:

19th January 2021

TILES

BITUMEN

MINOR RISK

Analysis:

<7%

<8%

Environn	nental Inspect	tion Record		IPTON, AGAR ONDON, NW1	′
Loca	Location		iponent	Ins	pection Ref
				Surveyor:	PB & MC
			TE CEILING	PICTURE	E 31 AS SAMPLE 2
FIRST I		BLOC	BRICK/BREEZE K WALLS	Date:	19/01/21
	TT A T T XX7 A X7		Cuman		REFURBISHMENT/ DEMOLITION SURVEY
Condition:	FAIR	Agggg	EASY	Asbestos?	YES
Condition:	FAIK	Access:	EASI	Re Inspection	n Date: N/A
Friability:	LOW	Amount:	APPROX: 5M ²	Type:	CHRYSOTILE TO BOTH

OCCUPANTS

Priority

Assessment:



Recommended Action

LOW

VINYL FLOOR

TILE & BITUMEN

Exposure:

4

Risk Factor

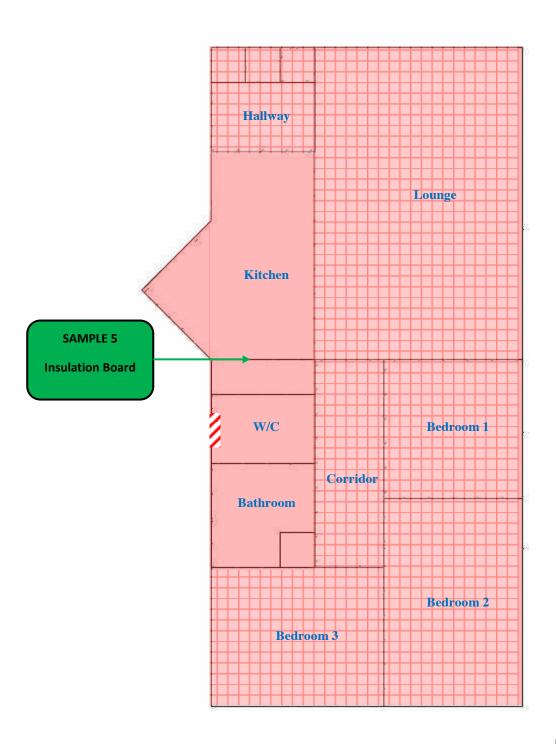
REMOVE IDENTIFIED ASBESTOS VINYL TILES & ADHESIVE BEFORE DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR

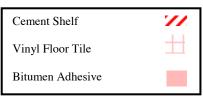
19th January 2021 CLIENT: ## HIII

FIRST FI FLAT HALLY Condition: Friability:	LOOR F 6		mponent CAL FUSE BOARD	Surveyor:	PB & MC ICTURE 32 19/01/21 REFURBISHMENT DEMOLITION
FLATHALLV	Γ6 WAY	ELECTRIC		Date: Survey	19/01/21 REFURBISHMENT DEMOLITION
FLATHALLV	Γ6 WAY		CAL FUSE BOARD	Date: Survey	19/01/21 REFURBISHMENT DEMOLITION
FLATHALLV	Γ6 WAY		CAL FUSE BOARD	Survey	REFURBISHMENT DEMOLITION
Condition:		Access		-	DEMOLITION
	N/A	Access:			SURVEY
	N/A	$\Delta ccocc$	DT/A	Asbestos?	NO
Friability:		7100033.	N/A	Re Inspection	n Date: N/A
	N/A	Amount:	N/A	Туре:	NON ASBESTOS
Damage:	N/A	Exposure:	N/A	Analysis:	N/A
Position:	CUPBOARDS	Risk Factor 0 Risk Band E]	NO RISK

19th January 2021

Flat 6





Environn	nental Inspect	ion Record		IPTON, AGAR ONDON, NW		
Location Component			Ins	pection Ref		
SECOND FLOOR FLAT 10			_		PB & MO	Z
		CONCRETE CEILING PLASTERED BRICK/BREEZE		PICTURE	E 33 AS SAMPLE 2	
		BLOC	K WALLS	Date:	19/01/21	
	OOM 3	ASBESTOS VINY	OORING OVER YL FLOOR TILES & TO CONCRETE	Survey Type:	REFURBISHM DEMOLITI SURVEY	ON
C 1''	edition: FAIR Access:		EACV	Asbestos?	YES	
Condition:	FAIR	Access:	EASY	Re Inspection	n Date: N/A	
Friability:	LOW	Amount:	APPROX: 6M ²	Type:	CHRYSOTIL BOTH	Е ТО
.	LOW F OCCUP		4 7 .	TILES	<7%	
Damage:	LOW	Exposure:	OCCUPANTS	Analysis:	BITUMEN	<8%
Position:	No.:4: VINYL FLOOR	Risk Factor 4	Priority	MINOR RISK		
	TILE & BITUMEN	Risk Band D	Assessment:			

Environn	iental Inspect	ion Record			PTON, AGAR ONDON, NW1		
Location Compo			, , , , , , , , , , , , , , , , , , ,				
2000000		CONCRETE CEILING		Surveyor:	PB & MO	7	
					E 34 AS SAMPL	E 2	
	SECOND FLOOR FLAT 10		OC	BRICK/BREEZE K WALLS	Date:	19/01/21	
	OOM 2	ASBESTOS V	IN	OORING OVER YL FLOOR TILES & TO CONCRETE	Survey Type:	REFURBISHM DEMOLITIC SURVEY	ON
C 11.1	EAID Access			T A CTY	Asbestos?	YES	
Condition:	FAIR	Access:		EASY	Re Inspection	Inspection Date: N/A	
Friability:	LOW	Amount:		APPROX: 18M ²	Type:	CHRYSOTILI BOTH	Е ТО
	. LOW Exposure: OCCUPANTS	4 7 .	TILES	<7%			
Damage:	LOW	Exposure: OCCUPANTS		OCCUPANTS	Analysis:	BITUMEN	<8%
Position:	VINYL FLOOR	Risk Factor	4	Priority	MINOR RISK		
Position:	TILE & BITUMEN	Risk Band D		Assessment:	MINOR RISK		
9			P. SPECIAL I				111
Recomme	nded Action			DENTIFIED ASBESTOS WORKS COMMENCE.			

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

19th January 2021

Environn	nental Inspect	ion Record		PTON, AGAI			
Location Component			nponent	Inspection Ref			
			1	Surveyor:	PB & MO	C	
CECOND EL COD		CONCRETE CEILING		PICTURE 35 AS SAMPLE 2		E 2	
	SECOND FLOOR FLAT 10 BEDROOM 1		PLASTERED BRICK/BREEZE BLOCK WALLS		19/01/21		
			OORING OVER YL FLOOR TILES & TO CONCRETE	Survey Type:	REFURBISHM DEMOLITI SURVEY	ON	
<i>a</i>	Condition: FAIR			Asbestos?	YES		
Condition:	FAIR	Access:	EASY	Re Inspection	n Date: N/A		
Friability:	LOW	Amount:	APPROX: 10M ²	Type:	CHRYSOTIL BOTH	Е ТО	
_	_				TILES	<7%	
Damage:	LOW	Exposure:	OCCUPANTS	Analysis:	BITUMEN	<8%	
Position:	VINYL FLOOR TILE & BITUMEN	Risk Factor 4 Risk Band D	Priority Assessment:	MINOR RISK			
Recomme	nded Action		IDENTIFIED ASBESTOS N WORKS COMMENCE.				

Environmental Inspection Decord	FRAMPTON, AGAR GROVE,
CLIENT: # HIII	19 th January 2021

Environn	nental Inspecti	ion Record			PTON, AGAR ONDON, NW		
Loc	ation	(Com	iponent Inspection I			
				Surveyor:	PB & MC		
		CONCRETE CEILING		PICTURE 36 AS SAMPLE 2		E 2	
	O FLOOR	BI	LOC	BRICK/BREEZE K WALLS	Date:	19/01/21	-
	CARPET OVER FLOOR TILES		ASBESTOS VINYL S & BITUMEN TO NCRETE	Survey Type:	REFURBISHM DEMOLITI SURVEY	ON	
					Asbestos?	YES	
Condition:	FAIR	Access:		EASY	Re Inspection	on Date: N/A	
Friability:	LOW	Amount:		APPROX: 5M ²	Туре:	CHRYSOTIL BOTH	Е ТО
D	LOW	_			Analysis:	TILES	<7%
Damage:	LOW	Exposure.	Exposure: OCCUPANTS	BITUMEN		<8%	
Position:	VINYL FLOOR TILE & BITUMEN	Risk Factor Risk Band	4 D	Priority Assessment:	M	INOR RISK	
							No. of Lot, House, etc.,

Recommended Action

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

19th January 2021

Environn	nental Inspect	ion Record		IPTON, AGAR ONDON, NW1	
Location Component				Ins	pection Ref
					PB & MC
SECOND FLOOR		CONCRETE CEILING CERAMIC TILES TO PLASTERED		Surveyor: PB & MC PICTURE 37 AS SAMPLE 2	
		BRICE	K/BREEZE K WALLS	Date:	19/01/21
	FLAT 10 BATHROOM CER		S OVER ASBESTOS ADHESIVE TO ETE FLOOR	Survey Type:	REFURBISHMENT DEMOLITION SURVEY
<i>C</i> ***	EATE		160011116	Asbestos?	YES
Condition:	FAIR	Access:	MEDIUM	Re Inspection	n Date: N/A
Friability:	LOW	Amount:	APPROX: 2M ²	Type:	CHRYSOTILE
Damage:	LOW	Exposure:	OCCUPANTS	Analysis:	<8%
Position:	BITUMEN ADHESIVE	Risk Factor 4 Risk Band D	Priority Assessment:	MI	INOR RISK
Recomme	nded Action		TIFIED ASBESTOS BIT KS COMMENCE, USING		BEFORE DEMOLITION

19th January 2021

Environn	nental Inspect	ion Record		PTON, AGAR ONDON, NW1		
Location Comp			ponent	Ins	pection Ref	
			•	Surveyor:	PB & MC	
		CONCRETE CEILING		PICTURE 38 AS SAMPLE 2		
	FLOOR T 10	BRICK	CERAMIC TILES TO PLASTERED BRICK/BREEZE		19/01/21	
W	7C	ASBESTOS BITU	K WALLS MEN ADHESIVE TO ICRETE	Survey Type:	REFURBISHMENT DEMOLITION SURVEY	
C 1'4'	EAID	A	MEDIUM	Asbestos?	YES	
Condition:	FAIR	Access:	MEDIUM	Re Inspection Date: N/A		
Friability:	LOW	Amount:	Amount: APPROX: 2M ²		CHRYSOTILE	
Damage:	LOW	Exposure:	OCCUPANTS	Analysis:	< 8%	
Position:	BITUMEN ADHESIVE	Risk Factor 4 Risk Band D	Priority Assessment:	MINOR RISK		
	nded Action	DEMONE IDEN	TIFIED ASBESTOS BITU	n servi i navnosvin		

19th January 2021 CLIENT: ## HIII

Environn	nental Inspect	ion Record		MPTON, AGAR LONDON, NW1		
Loca	Location Compo			Ins	pection Ref	
			•	Surveyor:	PB & MC	
					RE 39 SAMPLE 6	
	O FLOOR AT 10		NON-ASBESTOS INSULATION		19/01/21	
	VC	BOA	ARD PANEL	Survey Type:	REFURBISHMENT DEMOLITION SURVEY	
C 1:::	27/4	_	27/4	Asbestos?	NO	
Condition:	N/A	Access:	N/A	Re Inspection	n Date: N/A	
Friability:	N/A	Amount:	Amount: N/A		NON ASBESTOS	
Damage:	N/A	Exposure:	Exposure: N/A		NADIS	
Position:	INSULATION BOARD	Risk Factor 0 Risk Band E			NO RISK	
ALDE TOTAL	nded Action	OR OTHER DESIGNATION OF THE PERSON OF THE PE	NO ASBESTOS MA		STATE TO STATE OF THE STATE OF	

Condition:

FAIR

19th January 2021

N/A

BITUMEN

<8%

FRAMPTON, AGAR GROVE, **Environmental Inspection Record** LONDON, NW1 2SN Location Component Inspection Ref Surveyor: PB & MC PICTURE 40 AS SAMPLE 2 **CONCRETE CEILING** PLASTERED BRICK/BREEZE SECOND FLOOR 19/01/21 Date: **BLOCK WALLS FLAT 10** TIMBER FLOORING OVER **KITCHEN REFURBISHMENT/** ASBESTOS VINYL FLOOR TILES & Survey **BITUMEN TO CONCRETE DEMOLITION** Type: **SURVEY** Asbestos? **YES**

Friability: LOW Amount: APPROX: 12M² Type: CHRYSOTILE TO BOTH

Damage: LOW Exposure: OCCUPANTS Analysis: NYWY CONTROL OF CHRYSOTILE TO BOTH

EASY

Re Inspection Date:

Position:

VINYL FLOOR TILE & BITUMEN

Risk Factor 4 Priority
Assessment:

MINOR RISK

Access:



Recommended Action

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

19th January 2021 CLIENT: ## HIII

Environn	nental Inspect	ion Record	!	FRAMPTON, AGAR GROVE, LONDON, NW1 2SN			
Loca	Location Co			ponent	Ins	pection Ref	
				Surveyor:	PB & M0		
				TE CEILING	PICTURE	E 41 AS SAMPL	E 2
	O FLOOR AT 10	1	BLOC	BRICK/BREEZE K WALLS	Date:	19/01/21	
	NGE	ASBESTOS VINY		TIMBER FLOORING OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE		REFURBISHMENT DEMOLITION SURVEY	
C I'v'	EAID	4	Access: EASY	Asbestos?	YES		
Condition:	FAIR	Access:		EASY	Re Inspection	n Date: N/A	
Friability:	LOW	Amount	t:	APPROX: 25M ²	Type:	CHRYSOTIL BOTH	Е ТО
.	1.011	- F				TILES	<7%
Damage:	LOW	Exposure:		OCCUPANTS	Analysis:	BITUMEN	<8%
Position:	VINYL FLOOR TILE & BITUMEN	Risk Factor Risk Band	4 D	Priority Assessment:	MINOR RISK		



Recommended Action

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

19th January 2021 CLIENT: ## HIII

Environi	Environmental Inspection Record				FRAMPTON, AGAR GROVE, LONDON, NW1 2SN			
Loc	ation		Com	ponent	Inspection Ref			
					Surveyor:	PB & M0	C	
				TE CEILING	PICTURE	E 42 AS SAMPL	E 2	
	D FLOOR AT 10		BLOC	BRICK/BREEZE K WALLS	Date:	19/01/21		
	LWAY	TIMBER FLOORING OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE		Survey Type:	REFURBISHM DEMOLITI SURVEY	ON		
C 1'4'	EAID	4	A TAGY	Asbestos?	YES			
Condition:	FAIR	Access	EASY		Re Inspection	n Date: N/A		
Friability:	LOW	Amoun	t:	APPROX: 5M ²	Type:	CHRYSOTIL BOTH	Е ТО	
D	LOW		F 0.00			TILES	<7%	
Damage:	LOW	Exposur	Exposure: OCCUPANTS	Analysis:	BITUMEN	<8%		
Position:	VINYL FLOOR	Risk Factor	4	Priority	M	NOD DICK	•	
Position:	TILE & BITUMEN	Risk Band	D	Assessment:	IVII	NOR RISK		



Recommended Action

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

CLIENT: # Hill	19 th January 2021
	 _

Environi	mental Inspect	ion Record	!	FRAMPTON, AGAR GROVE, LONDON, NW1 2SN			
Loc	Location Con			ponent	Inspection Ref		
					Surveyor:	PB & MC	
					PICT	TURE 43 & 44	
	D FLOOR	BOII		VITH METAL JE PIPE	Date:	19/01/21	
	FLAT 10 HALLWAY			L FUSE BOARD	Survey Type:	REFURBISHMENT DEMOLITION SURVEY	
C 1'4'	DT/A	4	_	NT/A	Asbestos?	NO	
Condition:	N/A	Access		N/A	Re Inspection Date: N/A		
Friability:	N/A	Amoun	t:	N/A	Type:	NON ASBESTOS	
Damage:	N/A	Exposur	re:	N/A	Analysis:	N/A	
		Risk Factor	0	Priority			
Position:	CUPBOARDS	Risk Band	E	Assessment:		NO RISK	
					-		

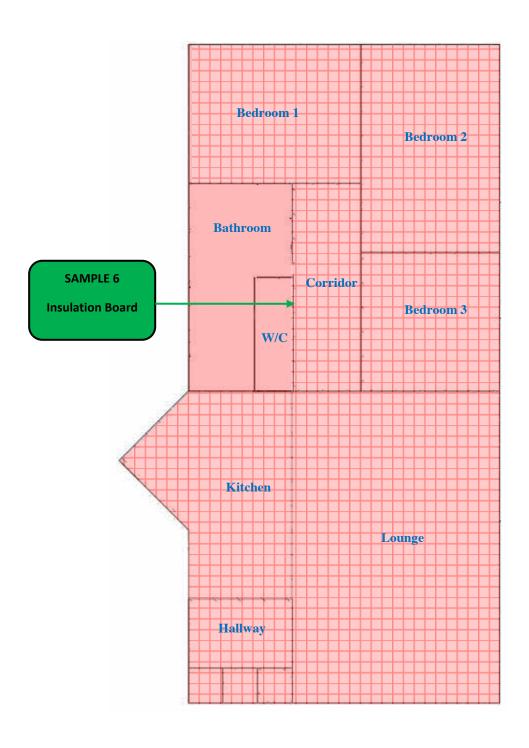


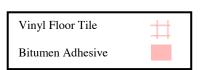
Recommended Action

NO ASBESTOS MATERIALS IDENTIFIED.

19th January 2021

<u>Flat 10</u>





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

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

REMOVE IDENTIFIED ASBESTOS VINYL TILES & ADHESIVE BEFORE

DEMOLITION WORKS COMMENCE, USING A COMPETENT CONTRACTOR

Recommended Action

Environi	nental Inspect	ion Record	!		PTON, AGAR ONDON, NW		
Loc	ation		Com	ponent	Ins	pection Ref	
				•	Surveyor:	PB & MC	2
				TE CEILING	PICTURE	E 46 AS SAMPL	E 2
	FLOOR AT 8			BRICK/BREEZE K WALLS	Date:	19/01/21	
	OOM 2	ASBESTOS	VIN	OORING OVER YL FLOOR TILES & TO CONCRETE	Survey Type:	REFURBISHM DEMOLITION SURVEY	ON
Candition	EAID	4		EASY	Asbestos?	YES	
Condition:	FAIR	Access:		EASY	Re Inspection	n Date: N/A	
Friability:	LOW	Amount	t:	APPROX: 10M ²	Type:	CHRYSOTIL BOTH	Е ТО
	1.011	T.			4 7 .	TILES	<7%
Damage:	LOW	Exposure	e:	OCCUPANTS	Analysis:	BITUMEN	<8%
Position:	VINYL FLOOR TILE & BITUMEN	Risk Factor Risk Band	4 D	Priority Assessment:	M	INOR RISK	

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

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

Recommended Action

Environn	iental Inspect	ion Record		IPTON, AGAR ONDON, NW1		
Loca	ation	Com	ponent	pection Ref		
			-	Surveyor:	PB & MO	7
			TE CEILING	PICTURE	E 47 AS SAMPL	E 2
FIRST I			BRICK/BREEZE K WALLS	Date:	19/01/21	
BEDRO		ASBESTOS VINY	OORING OVER YL FLOOR TILES & TO CONCRETE	Survey Type:	REFURBISHM DEMOLITI SURVEY	ON
G 11:1	EAR		ELA CEL	Asbestos?	YES	
Condition:	FAIR	Access:	EASY	Re Inspection	n Date: N/A	
Friability:	LOW	Amount:	APPROX: 6M ²	Type:	CHRYSOTIL BOTH	Е ТО
D	LOW	T.		4 7 .	TILES	<7%
Damage:	LOW	Exposure:	OCCUPANTS	Analysis:	BITUMEN	<8%
Position:	VINYL FLOOR TILE & BITUMEN	Risk Factor 4	Priority Assessment:	M	INOR RISK	
					F	

19th January 2021

Environn	nental Inspect	ion Record		IPTON, AGAI ONDON, NW		
Loca	ation	Com	iponent	Ins	spection Ref	
			1	Surveyor: PB & M		
			TE CEILING	PICTURI	E 48 AS SAMPL	E 2
	FLOOR AT 8	BLOC	BRICK/BREEZE K WALLS	Date:	19/01/21	
	RIDOR	VINYL FLOOR	S OVER ASBESTOS TILES & BITUMEN ONCRETE	Survey Type:	REFURBISHM DEMOLITI SURVEY	ON
<i>a</i>			- 1 0-1	Asbestos?	YES	
Condition:	FAIR	Access:	EASY	Re Inspection	n Date: N/A	
Friability:	LOW	Amount:	APPROX: 5M ²	Type:	CHRYSOTIL BOTH	Е ТО
		_			TILES	<7%
Damage:	LOW	Exposure:	OCCUPANTS	Analysis:	BITUMEN	<8%
Position:	VINYL FLOOR TILE & BITUMEN	Risk Factor 4 Risk Band D	Priority Assessment:	M	INOR RISK	•
Recomme	nded Action		DENTIFIED ASBESTOS N WORKS COMMENCE			

19th January 2021

FIRST FI FLAT KITCH Condition: Friability: Damage: Position:	LOOR F 8	CONCRI PLASTERED BLOC CERAMIC TILE VINYL FLOOR	ETE CEILING D BRICK/BREEZE CK WALLS ES OVER ASBESTOS TILES & BITUMEN ONCRETE EASY	Surveyor:	PB & MO E 51 AS SAMPL 19/01/21 REFURBISHM DEMOLITI SURVEY YES n Date: N/A	E 2 MENT/ ON
FLAT KITCH Condition: Friability: Damage:	FAIR	CONCRE PLASTERED BLOC CERAMIC TILE VINYL FLOOR TO CO	ETE CEILING D BRICK/BREEZE CK WALLS ES OVER ASBESTOS TILES & BITUMEN ONCRETE	Surveyor: PICTURI Date: Survey Type: Asbestos?	PB & MO E 51 AS SAMPL 19/01/21 REFURBISHM DEMOLITI SURVEY YES	E 2 MENT/ ON
FLAT KITCH Condition: Friability: Damage:	FAIR	PLASTERED BLOC CERAMIC TILE VINYL FLOOR TO CO Access:	BRICK/BREEZE CK WALLS ES OVER ASBESTOS TILES & BITUMEN ONCRETE	Date: Survey Type: Asbestos?	19/01/21 REFURBISHM DEMOLITE SURVEY YES	IENT/ ON
FLAT KITCH Condition: Friability: Damage:	FAIR	BLOC CERAMIC TILE VINYL FLOOR TO CO	CK WALLS ES OVER ASBESTOS TILES & BITUMEN ONCRETE	Survey Type: Asbestos?	REFURBISHM DEMOLITI SURVEY YES	IENT/ ON
KITCH Condition: Friability: Damage:	FAIR LOW	VINYL FLOOR TO CO	TILES & BITUMEN ONCRETE	Type: Asbestos?	DEMOLITI SURVEY YES	ON
Friability: Damage:	LOW		EASY			
Friability: Damage:	LOW		EASY	Re Inspection	n Datas N/A	
Damage:		Amount:			n Date: N/A	
Donition.	LOW		APPROX: 12M ²	Type:	CHRYSOTIL BOTH	ЕТО
Donition.	LOW				TILES	<7%
Position:		Exposure:	OCCUPANTS	Analysis:	BITUMEN	<8%
100	VINYL FLOOR TILE & BITUMEN	Risk Factor 4 Risk Band D	Priority Assessment:	M	INOR RISK	

	I					19 th January 2	<u> 2021</u>
Environn	nental Inspecti	ion Record	1		PTON, AGAR ONDON, NW1		
Location Co.				ponent	Ins	pection Ref	
				-	Surveyor:	PB & MC	1
				TE CEILING	PICTURE	E 50 AS SAMPLI	E 2
	FLOOR AT 8			BRICK/BREEZE K WALLS	Date:	19/01/21	
	NGE	ASBESTOS	VINY	OORING OVER YL FLOOR TILES & TO CONCRETE	Survey Type:	REFURBISHM DEMOLITIO SURVEY	
Condition:	FAIR	Access:		EASY	Asbestos?	YES	
Condition.	TAIK	Access.		LAGI	Re Inspection	n Date: N/A	
Friability:	LOW	Amount	: •	APPROX: 25M ²	Type:	CHRYSOTILE BOTH	Е ТО
	- 0			0.00		TILES	<7%
Damage:	LOW	Exposure	e:	OCCUPANTS	Analysis:	BITUMEN	<8%
D	VINYL FLOOR	Risk Factor	4	Priority	M	NOD DICK	
Position:	TILE & BITUMEN	Risk Band	D	Assessment:	NII	NOR RISK	

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

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

Recommended Action

Environn	nental Inspect	ion Record	!		PTON, AGAR ONDON, NW1	•	
Loc	ation		Com	ponent	Ins	pection Ref	
					Surveyor:	PB & M(7
				TE CEILING	PICTURE	E 51 AS SAMPL	E 2
	FLOOR AT 8	1	BLOC	BRICK/BREEZE K WALLS	Date:	19/01/21	
	LWAY	ASBESTOS	S VIN	OORING OVER YL FLOOR TILES & TO CONCRETE	Survey Type:	REFURBISHM DEMOLITI SURVEY	ON
<i>a</i>					Asbestos?	YES	
Condition:	FAIR	Access:	:	EASY	Re Inspection	n Date: N/A	
Friability:	LOW	Amount	t:	APPROX: 5M ²	Туре:	CHRYSOTIL BOTH	Е ТО
_	_					TILES	<7%
Damage:	LOW	Exposur	e:	OCCUPANTS	Analysis:	BITUMEN	<8%
Position:	VINYL FLOOR TILE & BITUMEN	Risk Factor Risk Band	4 D	Priority Assessment:	MI	NOR RISK	
			4				



Recommended Action

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

19th January 2021

Environn	nental Inspect	ion Record		IPTON, AGAI ONDON, NW	•		
Loca	ation	Com	ponent	Inspection Ref			
			-	Surveyor:	PB & M0	C	
			TE CEILING	PICTURI	E 52 AS SAMPL	E 2	
	FLOOR AT 8		BRICK/BREEZE K WALLS	Date:	19/01/21	-	
	ROOM	ASBESTOS VINY	OORING OVER YL FLOOR TILES & TO CONCRETE	Survey Type:	REFURBISHM DEMOLITI SURVEY	ON	
C I''	EATD	4	TI A CITY	Asbestos?	YES		
Condition:	FAIR	Access:	EASY	Re Inspection	n Date: N/A		
Friability:	LOW	Amount:	APPROX: 4M ²	Type:	CHRYSOTIL BOTH	ЕТО	
n.	1.011				TILES	<7%	
Damage:	LOW	Exposure:	OCCUPANTS	Analysis:	BITUMEN	<8%	
Position:	VINYL FLOOR TILE & BITUMEN	Risk Factor 4	Priority Assessment:	M	INOR RISK		
	-14			K			

CLIENT: ## HIII

Environn	nental Inspect	ion Record	!		MPTON, AGAR LONDON, NW1	
Loc	ation		Com	ponent	Ins	pection Ref
				_	Surveyor:	PB & MC
					PI	CTURE 53
	FLOOR AT 8	воп		VITH METAL	Date:	19/01/21
	CHEN		FLU	JE PIPE	Survey Type:	REFURBISHMENT DEMOLITION SURVEY
Condition:	N/A	4	_	N/A	Asbestos?	NO
Conamon:	IN/A	Access:	1	N/A	Re Inspection	n Date: N/A
Friability:	N/A	Amount	t:	N/A	Type:	NON ASBESTOS
Damage:	N/A	Exposur	e:	N/A	Analysis:	N/A
	CYIPPOAR	Risk Factor	0	Priority		
Position:	CUPBOARD	Risk Band	E	Assessment:		NO RISK
					4	
1						
S ELLE	18.30					

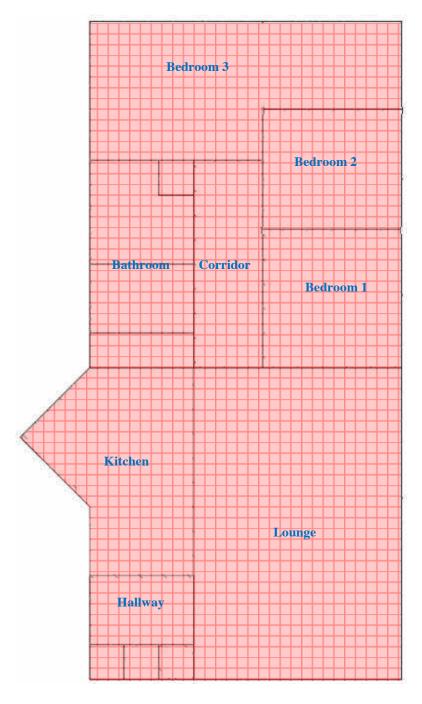


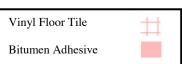
Recommended Action

NO ASBESTOS MATERIALS IDENTIFIED.

19th January 2021

Flat 8





19th January 2021 CLIENT: ## HIII

Environn	nental Inspect	ion Record			PTON, AGAI ONDON, NW		
Loca	ation		Con	iponent	Ins	spection Ref	
					Surveyor:	PB & MO	C
				CTE CEILING	PICTURI	E 54 AS SAMPL	E 2
·-	FLOOR AT 7	P	BLOC	BRICK/BREEZE K WALLS	Date:	19/01/21	
BEDR	OOM 3	ASBESTOS	VIN	OORING OVER YL FLOOR TILES & TO CONCRETE	Survey Type:	REFURBISHM DEMOLITI SURVEY	ON
					Asbestos?	YES	
Condition:	FAIR	Access:		EASY	Re Inspection	n Date: N/A	
Friability:	LOW	Amount	:	APPROX: 10M ²	Type:	CHRYSOTIL BOTH	Е ТО
_		_				TILES	<7%
Damage:	LOW	Exposure	e:	OCCUPANTS	Analysis:	BITUMEN	<8%
Position:	VINYL FLOOR TILE & BITUMEN	Risk Factor Risk Band	4 D	Priority Assessment:	M	INOR RISK	·
						1171	

19th January 2021

BITUMEN TO CONCRETE Survey Type: DEMOLITION SURVEY Asbestos? Re Inspection Date: N/A Friability: LOW Amount: APPROX: 18M² Type: CHRYSOTILE TO BOTH TILES COCCUPANTS Analysis: TILES	Environn	nental Inspecti	ion Record			PTON, AGAR ONDON, NW1	· ·
FIRST FLOOR FLAT 7 BEDROOM 2 CONCRETE CEILING PLASTERED BRICK/BREEZE BLOCK WALLS TIMBER FLOORING OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE Condition: FAIR Access: EASY Survey Type: Condition: FAIR Access: EASY Asbestos? Refurbishmen Demolition SURVEY Asbestos? Re Inspection Date: N/A CHRYSOTILE T BOTH Damage: LOW Exposure: OCCUPANTS Analysis: WINYL FLOOR THE & BITUMEN Assessment in the strumen MINOR RISK	Loca	ation		Com	ponent	Ins	pection Ref
FIRST FLOOR FLAT 7 BEDROOM 2 PLASTERED BRICK/BREEZE BLOCK WALLS TIMBER FLOORING OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE Survey Type: REFURBISHMEN DEMOLITION SURVEY Asbestos? Re Inspection Date: N/A Friability: LOW Amount: APPROX: 18M² Type: CHRYSOTILE TO BOTH Analysis: TILES BITUMEN Areason of the BITUMEN Areason of the BITUMEN Areason of the BITUMEN Areason of the BITUMEN MINOR RISK						Surveyor:	PB & MC
BLOCK WALLS TIMBER FLOORING OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE Survey Type: REFURBISHMEN DEMOLITION SURVEY Asbestos? REFURBISHMEN DEMOLITION SURVEY Asbestos? Re Inspection Date: N/A Type: CHRYSOTILE TO BOTH Damage: LOW Exposure: OCCUPANTS REFURBISHMEN DEMOLITION SURVEY Asbestos? Type: CHRYSOTILE TO BOTH TILES BITUMEN Assessment: VINYL FLOOR THE & BITUMEN Risk Factor Assessment: MINOR RISK						PICTURE	E 55 AS SAMPLE 2
BEDROOM 2 ASBESTOS VINYL FLOOR TILES & Survey Type: Condition: FAIR Access: EASY Asbestos? REFURBISHMENT DEMOLITION SURVEY Asbestos? Re Inspection Date: N/A CHRYSOTILE TO BOTH Damage: LOW Exposure: OCCUPANTS Analysis: WINYL FLOOR THE & RITHMEN Assessment of the As						Date:	19/01/21
Condition: FAIR Access: EASY Re Inspection Date: N/A Friability: LOW Amount: APPROX: 18M ² Type: CHRYSOTILE TO BOTH Damage: LOW Exposure: OCCUPANTS Analysis: BITUMEN VINYL FLOOR TILE & BITUMEN Position: VINYL FLOOR TILE & BITUMEN Access: EASY Re Inspection Date: N/A CHRYSOTILE TO BOTH Analysis: BITUMEN Access: Priority MINOR RISK			ASBESTOS	VIN	YL FLOOR TILES &	-	REFURBISHMENT DEMOLITION SURVEY
Friability: LOW Amount: APPROX: 18M ² Type: CHRYSOTILE TO BOTH Damage: LOW Exposure: OCCUPANTS Analysis: BITUMEN VINYL FLOOR THE & BITUMEN Account of the priority Account						Asbestos?	YES
Tiles Damage: LOW Amount: APPROX: 18M Type: BOTH	Condition:	FAIR	Access:		EASY	Re Inspection	n Date: N/A
Damage: LOW Exposure: OCCUPANTS Analysis: BITUMEN < Position: VINYL FLOOR THE & BITUMEN Agreement: MINOR RISK	Friability:	LOW	Amount:	:	APPROX: 18M ²	Type:	CHRYSOTILE TO BOTH
Position: VINYL FLOOR THE & BITUMEN		- 0			0.000		TILES <79
Position: VINYL FLOOR TILE & BITUMEN Aggregament. MINOR RISK	Damage:	LOW	Exposure	? :	OCCUPANTS	Analysis:	BITUMEN <89
	Dogition.		Risk Factor	4	Priority	M	INOD DICK
	1 osition:	TILE & BITUMEN	Risk Band	D	Assessment:	IVII	INOK KISK

19th January 2021

					•	
Environn	nental Inspect	ion Record		IPTON, AGAI ONDON, NW		
Loc	ation	Con	iponent Inspection Ref			
			1	Surveyor: PB & MC PICTURE 56 AS SAMPLE 2		
			ETE CEILING			
FIRST FLOOR FLAT 7 PEDDOOM 1		PLASTERED BRICK/BREEZE BLOCK WALLS TIMBER FLOORING OVER		Date:	19/01/21	L
BEDR	OOM 1	ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE		Survey Type: REFURBISHM DEMOLITE SURVEY		ON
				Asbestos?	YES	
Condition:	FAIR	Access:	EASY	Re Inspectio		
Friability:	LOW	Amount:	APPROX: 6M ²	Type:	CHRYSOTIL BOTH	ЕТО
			0.000	A aluaia	TILES	<7%
Damage:	LOW	Exposure:	OCCUPANTS	Analysis:	BITUMEN	<8%
Position:	VINYL FLOOR TILE & BITUMEN	Risk Factor 4 Risk Band D	Priority Assessment:	М	INOR RISK	
Recomme	nded Action		DENTIFIED ASBESTOS N WORKS COMMENCE			

19th January 2021

Position:

TILE & BITUMEN

19th January 2021

MINOR RISK

Environ	nental Inspect	ion Record			PTON, AGAR ONDON, NW1	,	
Loc	ation	Component			Inspection Ref		
		_				PB & M(7
				TE CEILING	PICTURE	58 AS SAMPL	E 2
	FLOOR AT 7	PLASTERED BRICK/BREEZE BLOCK WALLS TIMBER FLOORING OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE		K WALLS	Date:	19/01/21	
	JNGE			ASBESTOS VINY		Survey Type: REFURBISHMENT DEMOLITION SURVEY	
C 1'4'	EAID	4		EACW	Asbestos?	YES	
Condition:	FAIR	Access:		EASY	Re Inspection	n Date: N/A	
Friability:	LOW	Amount	Amount: APPROX: 25M ²		Type:	CHRYSOTIL BOTH	Е ТО
.	LOW					TILES	<7%
Damage:	LOW	Exposure	e:	OCCUPANTS	Analysis:	BITUMEN	<8%
Position	VINYL FLOOR	Risk Factor	4	Priority	M	NOR RISK	•



CLIENT: #HI	II				19 th January	<u>2021</u>
Environi	nental Inspect	ion Record		PTON, AGAI ONDON, NW		
Loc	ation	Con	ponent Inspection R			
				Surveyor:	PB & M(7
			CTE CEILING	PICTURI	E 59 <i>AS</i> SAMPL	E 2
	FIRST FLOOR FLAT 7 HALLWAY		BRICK/BREEZE K WALLS	Date:	19/01/21	
			OORING OVER YL FLOOR TILES & TO CONCRETE	Survey Type:	REFURBISHMEN DEMOLITION SURVEY	
				Asbestos?	YES	
Condition:	FAIR	Access:	EASY	Re Inspection Date: N/A		
Friability:	LOW	Amount:	APPROX: 5M ²	Type:	CHRYSOTIL BOTH	Е ТО
-	- 0	_			TILES	<7%
Damage:	LOW	Exposure:	OCCUPANTS	Analysis:	BITUMEN	<8%
Position:	VINYL FLOOR TILE & BITUMEN	Risk Factor 4 Risk Band D	Priority Assessment:	M	INOR RISK	•

Recommended Action

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

19th January 2021

18 1 Table 1 Table 1			T					
Environn	nental Inspect	ion Record		IPTON, AGAI ONDON, NW				
Loc	ation	Con	ponent	Ins	spection Ref			
			-	Surveyor:	PB & MO	C		
	FIRST FLOOR FLAT 7		CONCRETE CEILING CERAMIC TILES TO PLASTERED BRICK/BREEZE BLOCK WALLS		PICTURE 60 AS SAMPLE 2			
					19/01/21			
BATH	ROOM	TIMBER FLOORING OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE		S & Survey Type: REFURBISHME DEMOLITION SURVEY		ON		
				Asbestos? YES				
Condition:	FAIR	Access:	EASY	Re Inspectio	n Date: N/A			
Friability:	LOW	Amount:	2		CHRYSOTIL BOTH	Е ТО		
.	I OW				TILES	<7%		
Damage:	LOW	Exposure:	OCCUPANTS	Analysis:	BITUMEN	<8%		
Position:	VINYL FLOOR TILE & BITUMEN	Risk Factor 4 Risk Band D	Priority Assessment:	М	INOR RISK			
Recomme	nded Action		DENTIFIED ASBESTOS N WORKS COMMENCE					

	EDAMPTON ACAD CDOVE
CLIENT: # HIII	<u>19th January 2021</u>

Environn	Environmental Inspection Record				ONDON, NW	/		
Loc	ocation		Com	ponent	Ins	Inspection Ref		
					Surveyor:	PB & M0	C	
			CONCRETE CEILING		PICTURI	E 61 AS SAMPL	E 2	
	FLOOR AT 7	N I		ES TO PLASTERED E BLOCK WALLS	Date:	19/01/21		
	VC	ASBESTOS	S VIN	OORING OVER YL FLOOR TILES & TO CONCRETE	Survey Type: REFURBISHMENT DEMOLITION SURVEY		ON	
Condition:	FAIR	4	_	EASY	Asbestos?	YES		
Conamon:	FAIR	Access	•	EASI	Re Inspection	n Date: N/A		
Friability:	LOW	Amoun	Amount: APPROX: 2M ²		Type:	CHRYSOTIL BOTH	Е ТО	
						TILES	<7%	
Damage:	LOW	Exposur	cposure: OCCUPANTS		Analysis:	BITUMEN	<8%	
D141	VINYL FLOOR	Risk Factor	4	Priority	3.47	NOD DICK	•	
Position:	TILE & BITUMEN	Risk Band	D	Assessment:	MI	NOR RISK		



Recommended Action

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

19th January 2021 CLIENT: ## HIII

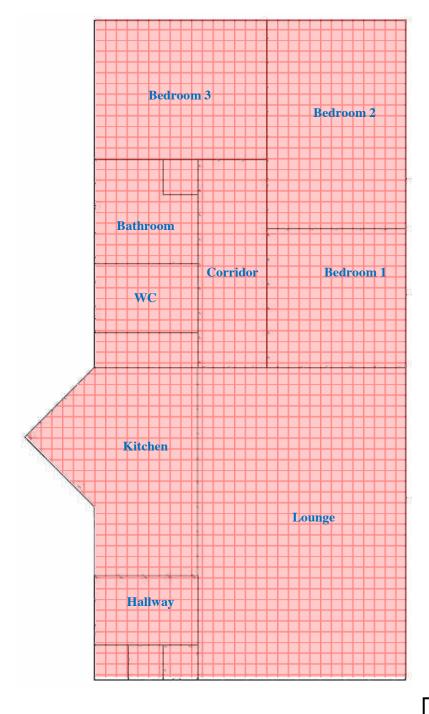
Environn	nental Inspect	ion Record	,		IPTON, AGAR ONDON, NW1		
Loc	Location Co			ponent	Inspection Ref		
					Surveyor:	PB & MC	
					PICT	TURE 62 & 63	
	FLOOR AT 7	BOIL		VITH METAL JE PIPE	Date:	19/01/21	
	CHEN	ELECTI		L FUSE BOARD	Survey Type: REFURBISHME DEMOLITION SURVEY		
C T'	N T/A	4		NT/ A	Asbestos?	NO	
Condition:	N/A	Access:		N/A	Re Inspection	n Date: N/A	
Friability:	N/A	Amount	:	N/A	Type:	NON ASBESTOS	
Damage:	N/A	Exposure	e:	N/A	Analysis:	N/A	
Position:	CUPBOARD	Risk Factor Risk Band	0 E	Priority Assessment:]	NO RISK	

Recommended Action

NO ASBESTOS MATERIALS IDENTIFIED.

19th January 2021

Flat 7



Vinyl Floor Tile

Bitumen Adhesive

Position:

TILE & BITUMEN

19th January 2021

MINOR RISK

Environn	nental Inspect	ion Record	,		PTON, AGAR ONDON, NW1	,	
Loca	ation	Component			Inspection Ref		
		NON-ASREST		NON-ASBESTOS TEXTURED		PB & M0	C
		COATIN	COATING TO PLASTERBOARD		PICTURE	E 64 AS SAMPL	E 2
	O FLOOR AT 11	CEILING TO TIMBER JOISTS PLASTERED BRICK/BREEZE BLOCK WALLS TIMBER FLOORING OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE		Date:	19/01/21	-	
	OOM 3			OORING OVER YL FLOOR TILES &	Survey Type: REFURBISHMENT DEMOLITION SURVEY		ON
C I''	EAID	4		EACW	Asbestos?	YES	
Condition:	FAIR	Access:	•	EASY	Re Inspection	n Date: N/A	
Friability:	LOW	Amount	Amount: APPROX: 10M ²		Туре:	CHRYSOTIL BOTH	Е ТО
-	- 0			0.00000		TILES	<7%
Damage:	LOW	Exposure	e:	OCCUPANTS	Analysis:	BITUMEN	<8%
Position	VINYL FLOOR	Risk Factor	4	Priority	M	INOR RISK	•



Assessment:

Recommended Action

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

19th January 2021

Environn	nental Inspecti	ion Record	!		PTON, AGAR ONDON, NW							
Loc	Location		Component		Inspection Ref							
		NON-ASREST		NON A SDE4		NON-ASBESTOS TEXTURED		PB & MO				
		COATIN	G TO	PLASTERBOARD	PICTURE	E 65 AS SAMPL	E 2					
	O FLOOR AT 11			TIMBER JOISTS BRICK/BREEZE	Date:	19/01/21						
	OOM 2	CARPET OVER AS	& TII	K WALLS MBER FLOORING OS VINYL FLOOR IEN TO CONCRETE	Survey Type: REFURBISHMENT DEMOLITION SURVEY		ON					
C 1'4'	EAID	4		EACW	Asbestos?	YES						
Condition:	FAIR	Access	Access: EASY		Re Inspection Date: N/A							
Friability:	LOW Amount: APPROX: 18M ²		LOW Amount:		Type:	CHRYSOTIL BOTH	ЕТО					
_	- 0	_					LOW		0.00000		TILES	<7%
Damage:	LOW	Exposure: OCCU		OCCUPANTS	Analysis:	BITUMEN	<8%					
	VINYL FLOOR	Risk Factor	4	Priority			•					
Position:	TILE & BITUMEN	Risk Band D		Assessment:	M	NOR RISK						



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

Recommended Action

FLA	ution			ONDON, NW1	1 2SN		
FLA		Com	ponent	Inspection Ref			
FLA	SECOND FLOOR FLAT 11		NON-ASBESTOS TEXTURED COATING TO PLASTERBOARD CEILING TO TIMBER JOISTS PLASTERED BRICK/BREEZE		PB & MO	Z	
FLA					urveyor:PB & MCPICTURE 66 AS SAMPLE		
					19/01/21		
BEDROOM 1		BLOCK WALLS TIMBER FLOORING OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE		Survey Type:	REFURBISHM DEMOLITI SURVEY	ON	
Condition: FAIR		A E A CV		Asbestos?	YES		
Condition:	FAIR	Access:	EASY	Re Inspection	n Date: N/A		
Friability:	LOW	Amount:	APPROX: 6M ²	Type:	CHRYSOTIL BOTH	Е ТО	
_			0.000	A sa a lucia a	TILES	<7%	
Damage:	LOW	Exposure:	OCCUPANTS	Analysis:	BITUMEN	<8%	
Position:	VINYL FLOOR TILE & BITUMEN	Risk Factor 4 Risk Band D	Priority Assessment:	M	INOR RISK		

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

Environi	mental Inspect	ion Record	1		PTON, AGAR ONDON, NW		
Location Con			Com	ponent	Ins	pection Ref	
				_	Surveyor:	PB & MC	
	TIM		PLASTERBOARD CEILING TO TIMBER JOISTS		PICTURE 67 AS SAMPLE		
	D FLOOR AT 11	PLASTI	ERED	BRICK/BREEZE K WALLS	Date:	19/01/21	
	CORRIDOR		TIMBER FLOORING OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE		S & Survey Type: REFURBISH DEMOLITED SURVE		
					Asbestos?	YES	
Condition:	FAIR	Access:	•	EASY	Re Inspection	n Date: N/A	
Friability:	LOW	Amount	: •	APPROX: 5M ²	Type:	CHRYSOTILE TO BOTH	
D	LOW				4 7 .	TILES <7%	
Damage:	LOW	Exposur	e:	OCCUPANTS	Analysis:	BITUMEN <89	
Position:	VINYL FLOOR	Risk Factor	4	Priority	M	INOD DICK	
1 osmon.	TILE & BITUMEN	Risk Band	D	Assessment:	MINOR RISK		

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

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

Recommended Action

Fnviron	mental Inspect	ion Record	1		PTON, AGAR	,	
	-	1			ONDON, NW		
Loc	ation		Com	ponent	Ins	pection Ref	
		DI ACIDE	DDO.	ADD CEILING TO	Surveyor:	PB & M(
				ARD CEILING TO ER JOISTS	PICTURE	E 68 AS SAMPL	E 2
SECOND FLOOR FLAT 11				BRICK/BREEZE K WALLS	Date:	19/01/21	
	JNGE	TIMBI ASBESTOS	ER FL S VIN	OORING OVER YL FLOOR TILES & TO CONCRETE	Survey Type:	REFURBISHM DEMOLITIC SURVEY	ON
Condition:	EAID	4		ELA CINZ	Asbestos?	YES	
Condition:	FAIR	Access:		EASY	Re Inspection	n Date: N/A	
Friability:	LOW	Amount	t:	APPROX: 25M ²	Туре:	CHRYSOTILI BOTH	Е ТО
D						TILES	<7%
Damage:	LOW	Exposur	e:	OCCUPANTS	Analysis:	BITUMEN	<8%
Position:	VINYL FLOOR TILE & BITUMEN	Risk Factor Risk Band	4 D	Priority Assessment:	M	INOR RISK	•
				THE REAL PROPERTY.	00		
					-	-	SNE
1973	- T				THE LOCAL PROPERTY OF THE PARTY		
- 000			3				
100					I SHELLING		
_	The same of the sa			150		THE RESERVE TO SERVE THE PERSON	

Recommended Action

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

Component Inspection Ref	Environn	nental Inspect	ion Record		IPTON, AGAR ONDON, NW1		
SECOND FLOOR FLAT 11 HALLWAY PLASTERED BRICK/BREEZE BLOCK WALLS BITUMEN TO CONCRETE Condition: FAIR Access: EASY Asbestos? Asbestos? Refurbishment DEMOLITION SURVEY Asbestos? Re Inspection Date: N/A Friability: LOW Amount: APPROX: 5M² Type: CHRYSOTILE TO BOTH Damage: LOW Exposure: OCCUPANTS Analysis: TILES TILES PB & MC PICTURE 69 AS SAMPLE 2 Date: 19/01/21 REFURBISHMENT DEMOLITION SURVEY Type: CHRYSOTILE TO BOTH TILE & BITUMEN ASPROX: 5M² Type: BITUMEN < 49 Priority Assessment: MINOR RISK	Loca	ation	Com	ponent	Ins	pection Ref	
SECOND FLOOR FLAT 11 HALLWAY FLAT 11 HALLWAY Condition: FAIR Access: EASY Friability: LOW Amount: Approx: 5M² Damage: LOW Exposure: CCUPANTS PLASTERED BRICK/BREEZE BLOCK WALLS TIMBER FLOORING OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE Survey Type: REFURBISHMENT DEMOLITION SURVEY Asbestos? Re Inspection Date: N/A Type: CHRYSOTILE TO BOTH TILES <79 BITUMEN <89 Position: VINYL FLOOR Risk Factor 4 Priority Assessment: MINOR RISK				_	+	<u> </u>	C
SECOND FLOOR FLAT 11 HALLWAY BLOCK WALLS TIMBER FLOORING OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE Condition: FAIR Access: EASY EASY Asbestos? Refurbishment DEMOLITION SURVEY Type: CHRYSOTILE TO BOTH TILES TILES 79 BITUMEN COCCUPANTS Position: VINYL FLOOR TILE & BITUMEN Risk Band D Assessment: Date: 19/01/21 REFURBISHMENT DEMOLITION SURVEY Type: CHRYSOTILE TO BOTH TILES 79 BITUMEN 889					PICTURE	E 69 AS SAMPL	E 2
HALLWAY ASBESTOS VINYL FLOOR TILES & Survey Type: Condition: FAIR Access: EASY Asbestos? Re Inspection Date: N/A CHRYSOTILE TO BOTH BOTH Damage: LOW Exposure: OCCUPANTS OCCUPANTS Analysis: WINVL FLOOR TILE & BITUMEN Risk Factor Risk Factor Risk Band D Assessment: MINOR RISK REFURBISHMENT DEMOLITION SURVEY YES Re Inspection Date: N/A CHRYSOTILE TO BOTH BOTH TILES <79 BITUMEN <89 MINOR RISK			PLASTERED BRICK/BREEZE		Date:	19/01/21	
Condition: FAIR Access: EASY Re Inspection Date: N/A Friability: LOW Amount: APPROX: 5M² Type: CHRYSOTILE TO BOTH Damage: LOW Exposure: OCCUPANTS Analysis: TILES <79 BITUMEN <89 Position: VINYL FLOOR TILE & BITUMEN Risk Band D Assessment: MINOR RISK			TIMBER FLOORING OVER ASBESTOS VINYL FLOOR TILES &		_	DEMOLITION	
Re Inspection Date: N/A					Asbestos?	YES	
Position: LOW Amount: APPROX: SM Type: BOTH TILES <79 BITUMEN <89 Priority Assessment: MINOR RISK MINOR RISK	Condition:	FAIR	Access: EASY		Re Inspection	n Date: N/A	
Position: LOW Exposure: OCCUPANTS Analysis: BITUMEN <89	Friability:	LOW	Amount:	APPROX: 5M ²	Type:		Е ТО
Position: VINYL FLOOR TILE & BITUMEN Risk Factor 4 Priority Assessment: MINOR RISK	Damaga		T. 0.TV.			TILES	<7%
Position: VINYL FLOOR THE & BITUMEN Risk Band D Assessment: MINOR RISK MINOR RISK	Damage:	LOW	Exposure:	OCCUPANTS	Analysis:	BITUMEN	<8%
	Position:		-	_	MI	NOR RISK	

Position:

19th January 2021

MINOR RISK

Environn	Environmental Inspection Record		FRAMPTON, AGAR GROVE, LONDON, NW1 2SN			
Loca	ation	Con	iponent	Ins	pection Ref	
				Surveyor:	PB & MO	C
			ARD CEILING TO ER JOISTS	PICTURE	Z 70 AS SAMPL	E 2
SECOND FLA		CERAMIC TIL	CERAMIC TILES TO PLASTERED BRICK/BREEZE BLOCK WALLS		19/01/21	
BATHI		MODERN VINYI OVER ASBEST	FLOOR COVERING OS VINYL FLOOR IEN TO CONCRETE	Survey Type: REFURBISHM DEMOLITION SURVEY		ON
C I'v'	EAID		FLACY	Asbestos?	YES	
Condition:	FAIR	Access:	EASY	Re Inspection	n Date: N/A	
Friability:	LOW	Amount:	APPROX: 2M ²	Type:	CHRYSOTILE TO BOTH	
					TILES	<7%
Damage:	LOW	Exposure:	OCCUPANTS	Analysis:	BITUMEN	<8%

Priority

Risk Factor

VINYL FLOOR

TILE & BITUMEN

4



19th January 2021

CLILIVI.	"		EDAM	DTON ACAT	2 CROVE		
Environn	nental Inspect	ion Record		PTON, AGAR ONDON, NW	*		
Loc	ation	Com	ponent	Ins	Inspection Ref		
		D. 1 (2000)	. D.D. G.D.V. D.G. M.O.	Surveyor:	PB & MC		
			ARD CEILING TO ER JOISTS	PICTURI	E 71 AS SAMPLE 2		
	O FLOOR AT 11	CERAMIC TILI	ES TO PLASTERED E BLOCK WALLS	Date:	19/01/21		
	WC	MODERN VINYL OVER ASBEST	FLOOR COVERING OS VINYL FLOOR IEN TO CONCRETE	Survey Type:	REFURBISHMENT/ DEMOLITION SURVEY		
C = 1:4: = = .	EAID	4	EACW	Asbestos?	YES		
Condition:	FAIR	Access:	EASY	Re Inspection	n Date: N/A		
Friability:	LOW	Amount:	APPROX: 2M ²	Type:	CHRYSOTILE TO BOTH		
D	LOW	E	OCCUPANTES	A	TILES <7%		
Damage:	LOW	Exposure:	OCCUPANTS	Analysis:	BITUMEN <8%		
Position:	VINYL FLOOR TILE & BITUMEN	Risk Factor 4	Risk Factor 4 Priority Risk Band D Assessment:		MINOR RISK		
Recomme	nded Action		DENTIFIED ASBESTOS WORKS COMMENCE,				

CLIENT: ## HI	II				19 th January	2021
Environn	nental Inspect	ion Record		PTON, AGAR ONDON, NW		
Loc	ation	Com	ponent	Ins	spection Ref	
			-	Surveyor:	PB & M0	<u></u>
			ARD CEILING TO	PICTURE	E 72 AS SAMPL	E 2
	D FLOOR AT 11	CERAMIC TILI	TIMBER JOISTS CERAMIC TILES TO PLASTERED BRICK/BREEZE BLOCK WALLS		19/01/21	:
	KITCHEN		TIMBER FLOORING OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE		REFURBISHMENT DEMOLITION SURVEY	
a v	EATD	A DACY		Asbestos?	YES	
Condition:	FAIR	Access:	EASY	Re Inspection	n Date: N/A	
Friability:	LOW	Amount: APPROX: 12M		Type:	CHRYSOTIL BOTH	ЕТО
_	LOW	_	OCCUPANTS		TILES	<7%
Damage:	LOW	Exposure:		Analysis:	BITUMEN	<8%
Position:	VINYL FLOOR TILE & BITUMEN	Risk Factor 4 Risk Band D	Priority Assessment:	M	INOR RISK	•
Recomme	nded Action		DENTIFIED ASBESTOS N WORKS COMMENCE,			

19th January 2021 CLIENT: ## HIII

nental Inspect	ion Record	FRAMPTON, AGAR GROVE, LONDON, NW1 2SN			
ation	Com	ponent	Ins	pection Ref	
			Surveyor:	PB & MC	
			PICT	TURE 73 & 74	
SECOND FLOOR FLAT 11		BOILER WITH METAL		19/01/21	
CHEN		ELECTRICAL FUSE BOARD		REFURBISHMENT DEMOLITION SURVEY	
NT/A	4	Access: N/A		NO	
N/A	Access:			Re Inspection Date: N/A	
N/A	Amount:	N/A	Type:	NON ASBESTOS	
N/A	Exposure:	N/A	Analysis:	N/A	
CUPBOARD	Risk Factor 0 Risk Band E	Priority Assessment:	1	NO RISK	
	D FLOOR T 11 CHEN N/A N/A	N/A Access: N/A Amount: N/A Exposure: CUPBOARD BOILER W FLU ELECTRICAT	Tation Component District Component BOILER WITH METAL FLUE PIPE ELECTRICAL FUSE BOARD N/A Access: N/A N/A Amount: N/A N/A Exposure: N/A CUPBOARD Risk Factor 0 Priority Assessment:	The state of the s	



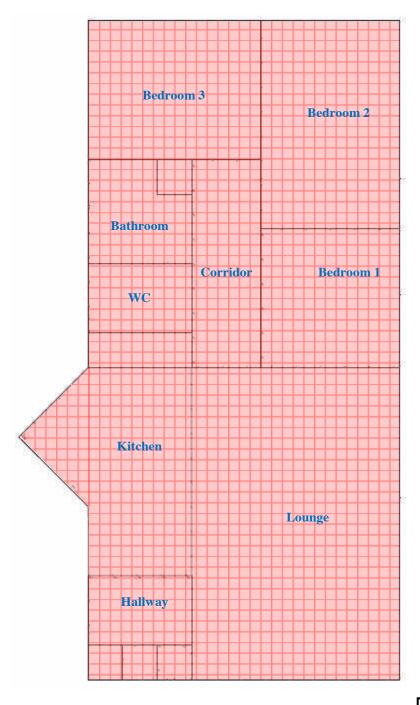
Recommended Action

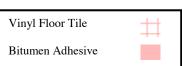
NO ASBESTOS MATERIALS IDENTIFIED.

J. England Environmental Services Limited.

19th January 2021

Flat 11





Environn	nental Inspect	ion Record		IPTON, AGAR ONDON, NW1	*
Loca	ation	Com	ponent	Ins	pection Ref
		NON-ASBESTOS TEXTURED		Surveyor:	PB & MC
		COATING TO	PLASTERBOARD	PICTURE	75 & 76 SAMPLE 7
) FLOOR		TIMBER JOISTS BRICK/BREEZE	Date:	19/01/21
	AT 12 OOM 3	TIMBER FL ASBESTOS VINY	K WALLS OORING OVER YL FLOOR TILES & TO CONCRETE	Survey Type:	REFURBISHMENT DEMOLITION SURVEY
G TV	27/4		27/4	Asbestos?	NO
Condition:	N/A	Access:	N/A Re Insp		n 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

19th January 2021

Environn	nental Inspect	ion Record		IPTON, AGAI ONDON, NW	•		
Loc	ation	Con	nponent	Ins	Inspection Ref		
				Surveyor:	PB & M0	7	
				PICTURI	E 77 AS SAMPL	E 2	
	O FLOOR AT 12		YL FLOOR TILES &	Date:	19/01/21		
	OOM 3	BITUMEN	TO CONCRETE	Survey Type:	REFURBISHM DEMOLITI SURVEY	ON	
C 1'4'	EAID	4	E A CV	Asbestos?	YES		
Condition:	FAIR	Access:	EASY	Re Inspection	n Date: N/A		
Friability:	LOW	Amount:	APPROX: 10M ²	Type:	CHRYSOTIL BOTH	Е ТО	
Damage: LOV	LOW	Exposure:	OCCUDANTS	4 7 .	TILES	<7%	
Damage:	LOW	Exposure:	OCCUPANTS	Analysis:	BITUMEN	<8%	
Position:	VINYL FLOOR	Risk Factor 4	Priority	MINOR RISK			
1 Osmon.	TILE & BITUMEN	Risk Band D Assessment:		MINORRIDA			
	-						

Environn	nental Inspecti	ion Record		PTON, AGAR ONDON, NW			
Loca	ation	Con	nponent	Ins	pection Ref		
				Surveyor:	PB & M0	7)	
			ARD CEILING TO ER JOISTS	PICTURI	E 78 AS SAMPL	E 2	
	O FLOOR AT 12	PLASTERED	BRICK/BREEZE CK WALLS	Date:	19/01/21		
	OOM 2	CARPET & TI OVER ASBEST	MBER FLOORING OS VINYL FLOOR MEN TO CONCRETE	Survey Type:	REFURBISHM DEMOLITI SURVEY	ON	
<i>a</i>		A ELACY		Asbestos?	YES		
Condition:	FAIR	Access:	EASY	Re Inspection	n Date: N/A		
Friability:	LOW	W Amount: APPROX: 18M ²	Туре:	CHRYSOTIL BOTH	Е ТО		
Damage:	LOW	_			TILES	<7%	
Damage:	LOW	Exposure:	OCCUPANTS	Analysis:	BITUMEN	<8%	
n :::	VINYL FLOOR	Risk Factor 4	Priority	1.41	NOD DICK		
Position:	TILE & BITUMEN	Risk Band D	- Aggaggmants		MINOR RISK		

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

Environn	nental Inspect	ion Record			PTON, AGAR ONDON, NW		
Loca	ation	(Com	ponent	Ins	pection Ref	
		NON-AS	BEST	TOS TEXTURED	Surveyor:	PB & MO	C
		COATING	TO	PLASTERBOARD	PICTURE	E 79 AS SAMPL	E 2
) FLOOR T 12	PLASTEI	RED	TIMBER JOISTS BRICK/BREEZE	Date:	19/01/21	
BEDR		TIMBER ASBESTOS	R FLO	K WALLS OORING OVER //L FLOOR TILES & TO CONCRETE	Survey Type:	REFURBISHM DEMOLITI SURVEY	ON
C 1'4'	EAID	, D. O.Y.		Asbestos?	YES		
Condition:	FAIR	Access: EASY		Re Inspection	n Date: N/A		
Friability:	LOW	Amount:		APPROX: 6M ²	Type:	CHRYSOTIL BOTH	Е ТО
Damage:	LOW	Exposure:	OCCUPANTS	4 7 .	TILES	<79	
Damage:	LOW	Exposure.	:	OCCUPANTS	Analysis:	BITUMEN	<89
Position:	VINYL FLOOR	Risk Factor 4		Priority	M	INOR RISK	
1 00000	TILE & BITUMEN	Risk Band	D	Assessment:	112		
		Poss	Act 1	o osso			

19th January 2021

Environn	nental Inspecti	ion Record		IPTON, AGAI ONDON, NW			
Loca	ation	Con	ponent	Ins	Inspection Ref		
			1	Surveyor:	PB & MC		
			ARD CEILING TO ER JOISTS	PICTURI	E 80 AS SAMPLE	E 2	
	FLOOR T 12	PLASTERED	BRICK/BREEZE K WALLS	Date:	19/01/21		
CORE	RIDOR	ASBESTOS VIN	OORING OVER YL FLOOR TILES & TO CONCRETE	Survey Type:	REFURBISHME DEMOLITIO SURVEY		
				Asbestos?	YES		
Condition:	FAIR	Access:	EASY	Re Inspection	Re Inspection Date: N/A		
Friability:	LOW	Amount:	APPROX: 5M ²	Type:	CHRYSOTILE BOTH	TO	
Damage:	LOW	Exposure:	OCCUPANTS	Analysis:	TILES BITUMEN	<7 % <8 %	
Position:	VINYL FLOOR TILE & BITUMEN	Risk Factor 4 Risk Band D	Priority Assessment:	INOR RISK			
		The same of the sa	THE RESIDENCE	100	10- 1		

Environn	nental Inspecti	ion Record	l		PTON, AGAR ONDON, NW		
Loc	ation		Com	ponent	Ins	pection Ref	
				Surveyor:	PB & M(7	
		PLASTERBOARD CEILING TO TIMBER JOISTS			PICTURI	E 81 AS SAMPL	E 2
	O FLOOR AT 12	PLASTERED BRICK/BREEZE BLOCK WALLS		Date:	19/01/21		
LOUNGE TIMBER F ASBESTOS VIN		ER FL S VIN	OORING OVER YL FLOOR TILES & TO CONCRETE	Survey Type:	REFURBISHMENT DEMOLITION SURVEY		
C 1'.	EAD	FAIR Access: EASY	ELA CIV	Asbestos?	YES		
Condition:	FAIR	Access.	EASI		Re Inspection Date: N/A		
Friability:	LOW	Amount	t:	APPROX: 25M ²	Type:	CHRYSOTIL BOTH	Е ТО
.						TILES	<7%
Damage:	LOW	Exposur	·e:	OCCUPANTS	Analysis:	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

19th January 2021 CLIENT: ## HIII

Environn	Environmental Inspection Record				FRAMPTON, AGAR GROVE, LONDON, NW1 2SN			
Loc	ation		Com	ponent	Ins	pection Ref		
					Surveyor:	PB & MC	7	
			_	ARD CEILING TO ER JOISTS	PICTURE	E 83 AS SAMPL	E 2	
	SECOND FLOOR FLAT 12 HALLWAY		ERED	BRICK/BREEZE K WALLS	Date:	19/01/21		
			TIMBER FLOORING OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE			REFURBISHMEN DEMOLITION SURVEY		
Condition:	FAIR	4			Asbestos?	YES		
Conailion:	FAIR	Access:	•	EASY	Re Inspection Date: N/A			
Friability:	LOW	Amount:		APPROX: 5M ²	Type:	CHRYSOTILI BOTH	Е ТО	
.	1.011					TILES	<7%	
Damage:	LOW	Exposure:		OCCUPANTS	Analysis:	BITUMEN	<8%	
D 1.1	VINYL FLOOR	Risk Factor	4	Priority		NIOD DIGIT		
Position:	TILE & BITUMEN	Risk Band	D	Assessment:	M	INOR RISK		



Recommended Action

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

CLIENT: #Hil	I				19 th January	<u>2021</u>
Environn	nental Inspect	ion Record		PTON, AGAR ONDON, NW		
Loca	ation	Com	ponent	Ins	pection Ref	
Locuiton				Surveyor:	PB & M(7
			ARD CEILING TO ER JOISTS	PICTURE	E 84 AS SAMPL	E 2
	FLOOR T 12	CERAMIC TILE	ES TO PLASTERED E BLOCK WALLS	Date:	19/01/21	
	FLAT 12 BATHROOM		FLOOR COVERING OS VINYL FLOOR EN TO CONCRETE	Survey Type:	REFURBISHM DEMOLITI SURVEY	ON
Condition:	FAIR	Access:	EASY	Asbestos?	YES	
Conauton:	FAIR	Access:	EASI	Re Inspection	n Date: N/A	
Friability:	LOW	Amount:	APPROX: 2M ²	Type:	CHRYSOTIL BOTH	Е ТО
ъ	1.011			Analysis:	TILES	<7%
Damage:	LOW	Exposure:	OCCUPANTS		BITUMEN	<8%
Position:	VINYL FLOOR TILE & BITUMEN	Risk Factor 4 Risk Band D	Priority Assessment:	MINOR RISK		
				4		
Recomme	nded Action		DENTIFIED ASBESTOS N WORKS COMMENCE,			

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

19th January 2021 CLIENT: ## HIII

Environn	nental Inspecti	ion Record			PTON, AGAI ONDON, NW		
Loc	ation	C	Com	ponent	Ins	spection Ref	
				•	Surveyor:	PB & M0	$\overline{\mathbb{C}}$
				ARD CEILING TO CR JOISTS	PICTURI	E 85 AS SAMPL	E 2
	O FLOOR AT 12	CERAMIC T	ГILЕ	ES TO PLASTERED E BLOCK WALLS	Date:	19/01/21	-
WC WC		MODERN VIN OVER ASBI	NYL EST	FLOOR COVERING OS VINYL FLOOR EN TO CONCRETE	Survey Type:	REFURBISHM DEMOLITI SURVEY	ON
					Asbestos?	YES	
Condition:	FAIR	Access:		EASY	Re Inspection	n Date: N/A	
Friability:	LOW	Amount:		APPROX: 2M ²	Type:	CHRYSOTIL BOTH	ЕТО
	- 0	_		0.000	Analysis:	TILES	<7%
Damage:	LOW	Exposure:	'	OCCUPANTS		BITUMEN	<8%
Position:	VINYL FLOOR TILE & BITUMEN		4 D	Priority Assessment:	MINOR RISK		
1							
		REMO		C. COMPANY			

CLIENT: # Hill	19 th January 2021
With the second	· · · · · · · · · · · · · · · · · · ·

Environm	ental Inspec	tion Record		PTON, AGAR ONDON, NW			
Loca	tion	Con	nponent	Ins	pection Ref		
			-	Surveyor:	PB & MC		
				PICTURE 86 AS SAMPL			
SECOND FLOOR FLAT 12 WC				Date:	19/01/21		
		ASBESTOS (CEMENT SHELF	Survey Type:	REFURBISHMENT DEMOLITION SURVEY		
Condition:	FAIR	4	EACV	Asbestos?	YES		
Conauton:	FAIK	Access: EASY		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 Risk Band D	Priority Assessment:	M	INOR RISK		
-							

Recommended Action

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

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

19th January 2021 CLIENT: ## HIII

Environn	nental Inspecti	ion Record	FRAMPTON, AGAR GROVE, LONDON, NW1 2SN			
Loca	ation	Com	ponent	Ins	pection Ref	
				Surveyor:	PB & MC	7
			ARD CEILING TO ER JOISTS	PICTURE	E 87 AS SAMPLI	E 2
	SECOND FLOOR FLAT 12 KITCHEN		CERAMIC TILES TO PLASTERED BRICK/BREEZE BLOCK WALLS TIMBER FLOORING OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE		19/01/21	
					REFURBISHMENT DEMOLITION SURVEY	
Condition:	FAIR	4.00000	EASY	Asbestos?	YES	
Conamon:	FAIR	Access:	EASI	Re Inspection Date: N/A		
Friability:	LOW	Amount:	APPROX: 12M ²	Type:	CHRYSOTILI BOTH	Е ТО
D.	LOW	F		4 7 .	TILES	<7%
Damage:	LOW	Exposure:	OCCUPANTS	Analysis:	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

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



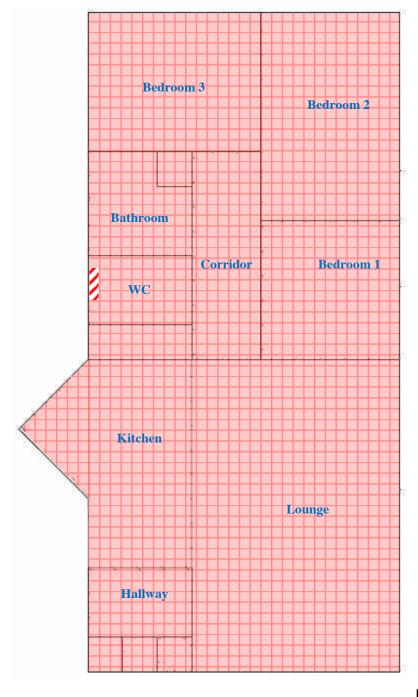


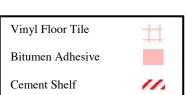
Recommended Action

NO ASBESTOS MATERIALS IDENTIFIED.

19th January 2021

Flat 12





Environn	nental Inspect	ion Record		PTON, AGAR ONDON, NW	•	
Loca	ation	Con	nponent	Ins	spection Ref	
			1	Surveyor:	PB & MO	 C
		CONCRI	ETE CEILING	PICTURI	E 90 AS SAMPL	E 2
	O FLOOR AT 3	PLASTERED	D BRICK/BREEZE CK WALLS	Date:	19/01/21	÷
FLAT 3 BEDROOM 1		ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE		Survey Type:	REFURBISHM DEMOLITI SURVEY	ON
				Asbestos?	YES	
Condition:	FAIR	Access:	EASY	Re Inspection	n Date: N/A	
Friability:	LOW	Amount:	APPROX: 18M ²	Type:	CHRYSOTIL BOTH	Е ТО
_	_		OCCUPANTS	Analysis:	TILES	<7.9
Damage:	LOW	Exposure:			BITUMEN	<89
Position:	VINYL FLOOR TILE & BITUMEN	Risk Factor 4 Risk Band D	Priority Assessment:	M	INOR RISK	

19th January 2021 CLIENT: ## HIII

Environi	Environmental Inspection Record			FRAMPTON, AGAR GROVE, LONDON, NW1 2SN				
Loc	ation		Com	ponent	Ins	pection Ref		
					Surveyor:	PB & M(7	
		CO	NCRE	ETE CEILING	PICTURE	E 91 AS SAMPL	E 2	
	GROUND FLOOR FLAT 3 BEDROOM 2		ERED	BRICK/BREEZE K WALLS	Date:	19/01/21		
			ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE			REFURBISHMEN DEMOLITION SURVEY		
C 1'4'	EAID	A FACY		EACW	Asbestos?	YES		
Condition:	FAIR	Access.	·	EASY	Re Inspection Date: N/A			
Friability:	LOW	Amount:		APPROX: 10M ²	Type:	CHRYSOTILI BOTH	Е ТО	
D	1.011					TILES	<7%	
Damage:	LOW	Exposure:		OCCUPANTS	Analysis:	BITUMEN	<8%	
D 141	VINYL FLOOR	Risk Factor	4	Priority		NOD DIGIT	•	
Position:	TILE & BITUMEN	Risk Band	D	Assessment:	M	NOR RISK		



Recommended Action

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

19th January 2021 CLIENT: ## HIII

Environmental Inspection Record				FRAMPTON, AGAR GROVE, LONDON, NW1 2SN				
Loc	ation		Com	ponent	Ins	spection Ref		
					Surveyor:	PB & M0	C	
		CONCRET	re ce	ILING PLASTERED	PICTURI	E 92 AS SAMPL	E 2	
	D FLOOR AT 3]	BRICE	K/BREEZE K WALLS	Date:	19/01/21	-	
BEDROOM 1		ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE		Survey Type:	REFURBISHM DEMOLITI SURVEY	ON		
C 1'4'	EAID	_		FLACE	Asbestos?	YES		
Condition:	FAIR	Access	•	EASY	Re Inspection Date: N/A			
Friability:	LOW	Amoun	t:	APPROX: 6M ²	Type:	CHRYSOTIL BOTH	Е ТО	
	- 0			0.0000000000000000000000000000000000000		TILES	<7%	
Damage:	LOW	Exposur	·e:	OCCUPANTS	Analysis:	BITUMEN	<8%	
ъ	VINYL FLOOR	Risk Factor	4	Priority	MINOR RISK			
Position:	TILE & BITUMEN	Risk Band	D	Assessment:				
		- 3			-			
			F		11			



Recommended Action

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

Component Component Inspection Ref	Environn	nental Inspecti	ion Record		PTON, AGAR ONDON, NW1		
GROUND FLOOR FLAT 3 CORRIDOR Condition: FAIR Access: Asbestos? Friability: LOW Amount: APPROX: 5M² APPROX: 5M² Analysis: Surveyor: PB & MC PICTURE 93 AS SAMPLE 2 Date: 19/01/21 REFURBISHMENT DEMOLITION SURVEY REFURBISHMENT DEMOLITION SURVEY Type: CHRYSOTILE TO BOTH TILES 474 BITUMEN 484 Position: VINYL FLOOR Risk Factor 4 Priority MINOR RISK	Location Com				1		
GROUND FLOOR FLAT 3 CORRIDOR CORRIDOR FAIR Condition: FAIR Access: Access: EASY Asbestos? FIGURE 93 AS SAMPLE 2 Date: 19/01/21 Survey Type: REFURBISHMENT DEMOLITION SURVEY Asbestos? Re Inspection Date: N/A CHRYSOTILE TO BOTH Damage: LOW Exposure: COCCUPANTS Position: VINYL FLOOR THE 8 BITUMEN ARRIVATE AND	Location			1	1		
GROUND FLOOR FLAT 3 CORRIDOR PLASTERED BRICK/BREEZE BLOCK WALLS MODERN VINYL OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE Survey Type: REFURBISHMENT DEMOLITION SURVEY Asbestos? Re Inspection Date: N/A Friability: LOW Amount: APPROX: 5M² Type: CHRYSOTILE TO BOTH Damage: LOW Exposure: OCCUPANTS Analysis: BITUMEN AND ANALYSIS: BITUMEN AND ANALYSIS: BITUMEN AND ANALYSIS: BITUMEN AND ANALYSIS: BITUMEN MINOR RISK						E 93 AS SAMPL	E 2
CORRIDOR MODERN VINYL OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE Survey Type: REFURBISHMENT DEMOLITION SURVEY Asbestos? Re Inspection Date: N/A CHRYSOTILE TO BOTH Damage: LOW Exposure: OCCUPANTS Position: VINYL FLOOR THE & RITIMEN REFURBISHMENT DEMOLITION SURVEY Asbestos? YES Re Inspection Date: N/A CHRYSOTILE TO BOTH TILES <7' BITUMEN <8' BITUMEN <8' BITUMEN <8' MINOR RISK	FLAT 3		PLASTERED	BRICK/BREEZE	Date:	19/01/21	
Condition: FAIR Access: EASY Re Inspection Date: N/A Priability: LOW Amount: APPROX: 5M² Type: CHRYSOTILE TO BOTH Damage: LOW Exposure: OCCUPANTS Analysis: TILES <76			MODERN VINYL OVER ASBESTOS VINYL FLOOR TILES & BITUMEN		_	DEMOLITION	
Friability: LOW Amount: APPROX: 5M ² Type: CHRYSOTILE TO BOTH Damage: LOW Exposure: OCCUPANTS Analysis: TILES <76 Position: VINYL FLOOR THE & BITUMEN Approximately Ap					Asbestos?	YES	
Position: LOW Amount: APPROX: 5M Type: BOTH Damage: LOW Exposure: OCCUPANTS Analysis: BITUMEN 4 Priority MINOR RISK	Condition:	FAIR	Access:	EASY	Re Inspection	n Date: N/A	
Damage: LOW Exposure: OCCUPANTS Analysis: BITUMEN <86 Position: VINYL FLOOR THE & BITUMEN 4 Priority MINOR RISK	Friability:	LOW	Amount:	APPROX: 5M ²	Туре:		Е ТО
Position: VINYL FLOOR THE & BITUMEN Risk Factor 4 Priority MINOR RISK				OCCUPANTS	Analysis:	TILES	<7%
Position: VINYL FLOOR TILE & RITHMEN TILE & RITHMEN MINOR RISK	Damage:	LOW	Exposure:			BITUMEN	<8%
	Position:		-	_	MINOR RISK		

CLIENT: ## HIII

19th January 2021

Loca	ation		1			
		l	Com	ponent	Ins	pection Ref
			1		Surveyor:	PB & MC
		PLASTERBOARD CEILING TO		PICTURE	E 94 AS SAMPLE 2	
	O FLOOR AT 3	PLASTE	RED :	CR JOISTS BRICK/BREEZE	Date:	19/01/21
	NGE	ASBESTOS V	VINY	K WALLS YL FLOOR TILES & TO CONCRETE	Survey Type:	REFURBISHMENT DEMOLITION SURVEY
					Asbestos?	YES
Condition:	FAIR	Access:		EASY	Re Inspection	n Date: N/A
Friability:	LOW	Amount:		APPROX: 25M ²	Type:	CHRYSOTILE TO BOTH
D.	LOW	T.			4 7 .	TILES <7%
Damage:	LOW	Exposure:	;	OCCUPANTS	Analysis:	BITUMEN <89
Position:	VINYL FLOOR	Risk Factor	4	Priority	MI	NOR RISK
1 Osmon.	TILE & BITUMEN	Risk Band	D	Assessment:	IVII	INOK KISK
			The state of the s			

VINYL FLOOR

TILE & BITUMEN

4

Risk Factor

CLIENT: ## HIII

Position:

19th January 2021

BITUMEN

MINOR RISK

<8%

Environm	ental Inspec	tion Record		IPTON, AGAR ONDON, NW1	· · · · · · · · · · · · · · · · · · ·		
Loca	tion	Con	nponent	Ins	pection Ref		
				Surveyor:	PB & MC	1	
			ARD CEILING TO	PICTURE	E 95 AS SAMPLI	Ε 2	
GROUND FLOOR FLAT 3 HALLWAY		PLASTERED	TIMBER JOISTS PLASTERED BRICK/BREEZE BLOCK WALLS MODERN VINYL OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE		19/01/21		
		MODERN VINY VINYL FLOOR			REFURBISHM DEMOLITIC SURVEY		
C I'.	EAID		EAGN	Asbestos?	YES		
Condition:	FAIR	Access:	Access: EASY		Re Inspection Date: N/A		
Friability:	LOW	Amount:	APPROX: 5M ²	Type:	Type: CHRYSOTILE TO BOTH		
	T 0777		0.000		TILES	<7%	
Damage:	LOW	Exposure:	OCCUPANTS	Analysis:	RITHMEN	-80%	

Priority



CLIENT: ## HIII

19th January 2021

Environn	nental Inspect	ion Record	FRAMPTON, AGAR GROVE, LONDON, NW1 2SN				
Location		Com	ponent	Ins	pection Ref		
			_	Surveyor:	PB & MC	1	
			ARD CEILING TO	PICTURE	E 96 AS SAMPLI	E 2	
GROUND FLOOR FLAT 3 BATHROOM		TIMBER JOISTS CERAMIC TILES TO PLASTERED BRICK/BREEZE BLOCK WALLS MODERN VINYL FLOOR COVERING OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE		Date:	19/01/21		
				Survey Type:	REFURBISHMEN' DEMOLITION SURVEY		
Condition:	FAIR	Access:	EASY	Asbestos?	YES		
Condition:	FAIR	Access:	EASI	Re Inspection	Re Inspection Date: N/A		
Friability:	LOW	Amount:	APPROX: 2M ²	Type:	CHRYSOTILI BOTH	Е ТО	
_	_	_			TILES	<7%	
Damage:	LOW	Exposure:	OCCUPANTS	Analysis:	BITUMEN	<8%	
Position:	VINYL FLOOR TILE & BITUMEN	Risk Factor 4 Risk Band D	Priority Assessment:	MINOR RISK		1	



Recommended Action

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

CLIENT: ## HIII

19th January 2021

Environn	nental Inspecti	ion Record		PTON, AGAE ONDON, NW			
Location			Component		Inspection Ref		
GROUND FLOOR FLAT 3			1	Surveyor:	PB & M	C	
		PLASTERBOARD CEILING TO TIMBER JOISTS		PICTURI	E 97 AS SAMPL	Æ 2	
		CERAMIC TILI	ES TO PLASTERED E BLOCK WALLS	Date:	19/01/21		
	VC	MODERN VINYL OVER ASBEST	FLOOR COVERING OS VINYL FLOOR IEN TO CONCRETE	Survey Type:	REFURBISHM DEMOLITI SURVEY	ION	
				Asbestos?	YES		
Condition:	FAIR	Access:	EASY	Re Inspection	n Date: N/A		
Friability:	LOW	Amount:	APPROX: 2M ²	Туре:	CHRYSOTIL BOTH	Е ТО	
D	T 0111	-			TILES	<7%	
Damage:	LOW	Exposure:	OCCUPANTS	Analysis:	BITUMEN	<8%	
Position:	osition: VINYL FLOOR TILE & BITUMEN Risk Factor 4 Priority		Priority Assessment:	MINOR RISK			
Recomme	nded Action		DENTIFIED ASBESTOS N WORKS COMMENCE,				

19th January 2021

CLIENT: ## HIII

Environn	nental Inspect	ion Record	FRAMPTON, AGAR GROVE, LONDON, NW1 2SN				
Loca	ation	Con	iponent	Inspection Ref			
					PB & MC		
				PICTURE	E 98 <i>AS</i> SAMPLE 4		
	O FLOOR AT 3			Date:	19/01/21		
	C C	ASBESTOS (Survey DE		Survey		REFURBISHMENT/ DEMOLITION SURVEY
Condition:	FAIR	4	EASY	Asbestos?	YES		
Conauton:	FAIR	Access:	EASI	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 Risk Band D	Priority Assessment:	MINOR RISK			



Recommended Action

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

19th January 2021

CLIENT: ## HIII

Environmental Inspection Record				FRAMPTON, AGAR GROVE, LONDON, NW1 2SN				
Loca	ation	(Com	ponent	Ins	Inspection Ref		
				Surveyor:	PB & MC	7		
				ARD CEILING TO ER JOISTS	PICTURE	E 99 AS SAMPLI	E 2	
	GROUND FLOOR FLAT 3		TILI	ES TO PLASTERED E BLOCK WALLS	Date:	19/01/21		
KITCHEN		MODERN VINYL FLOOR COVERING OVER ASBESTOS VINYL FLOOR TILES & BITUMEN TO CONCRETE		Survey Type:	REFURBISHM DEMOLITIO SURVEY			
Condition:	FAIR			Asbestos?	YES			
Conauton:	FAIR	Access:	Access: EASY		Re Inspection	n Date: N/A		
Friability:	LOW	Amount:		APPROX: 12M ²	Type:	Type: CHRYSOTILE TO BOTH		
	- 0				, ,	TILES	<7%	
Damage:	LOW	Exposure.	:	OCCUPANTS	Analysis:	BITUMEN	<8%	
Position:	VINYL FLOOR TILE & BITUMEN	Risk Factor Risk Band	4 D	Priority Assessment:	MINOR RISK			



Recommended Action

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

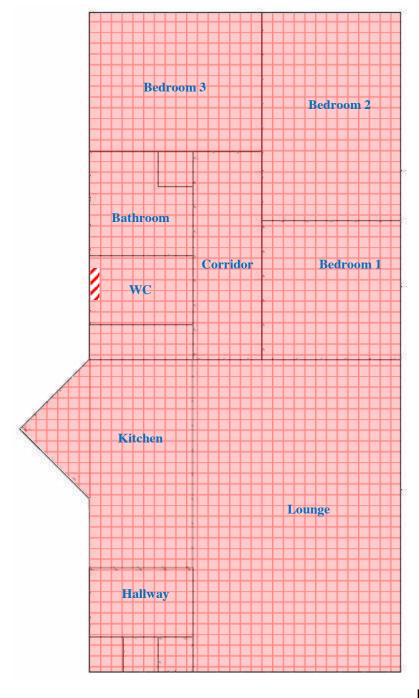
Environn	nental Inspect	ion Record	FRAMPTON, AGAR GROVE, LONDON, NW1 2SN		
Location Co			ponent	Ins	pection Ref
			-	Surveyor:	PB & MC
GROUND FLOOR FLAT 3				PICT	URE 100 & 101
			VITH METAL JE PIPE	Date:	19/01/21
	OARDS		L FUSE BOARD	Survey Type:	REFURBISHMENT DEMOLITION SURVEY
				Asbestos?	NO
Condition:	N/A	Access:	N/A	Re Inspection	n 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 Risk Band E	Priority Assessment:	NO RISK	
		HE TO			

J. England Environmental Services Limited.

CLIENT: ## HIII

19th January 2021

Flat 3





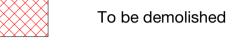


1 Phase 1c - Demolition Plan

Copyright Hawkins\Brown Architects
No implied licence exists. This drawing should
not be used to calculate areas for the purposes
of valuation. Do not scale this drawing. All dimensions to be checked on the site by the contractor and such dimensions to be their responsibility. All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect. To be read in conjunction with Architect's specification and other consultant information.

	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

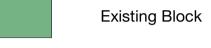
Site Phasing Key



New Block



New Single Story Element



Contractor Site Welfare -

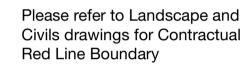


Proposed Temporary Road

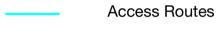
TBC by Contractor



Phase 1c 'Active Boundary'



Phase 1c Hoarding



DANGER: Below Ground HV Cable



159 St John Street London EC1V 4QJ mail@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		Checked By
SW		JW
Job Number	Status	Purpose of Issue
1423	D2	TENDER
		_

Drawing No. AGV-HBA-NE-00-DR-A-20-0001 T03

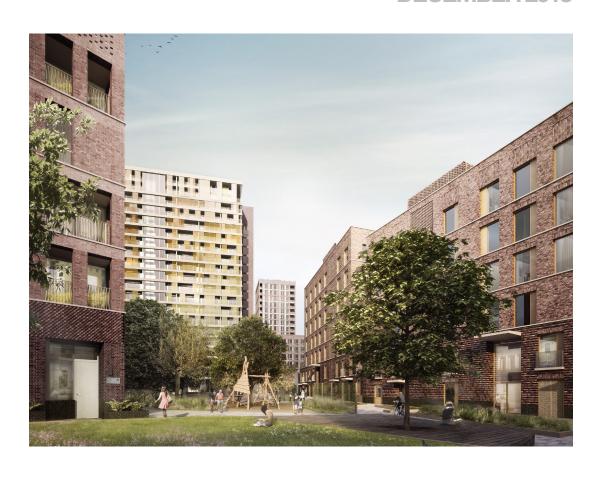


APPENDIX J

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 | Rev: Rev02 | Date: December 2013

000



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	D. Welch.	December 2013
Reviewed by:	Graham Harker	Senior Associate	916H.	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	СВ	GH	APR
Rev01	November 2013	Draft Report for Comment	DW	GH	APR
Rev02	December 2013	Issued	DW	GH	APR

Peter Brett Associates LLP disclaims any responsibility to the Client and others in respect of any matters outside the scope of this report. This report has been prepared with reasonable skill, care and diligence within the terms of the Contract with the Client and generally in accordance with the appropriate ACE Agreement and taking account of the manpower, resources, investigations and testing devoted to it by agreement with the Client. This report is confidential to the Client and Peter Brett Associates LLP accepts no responsibility of whatsoever nature to third parties to whom this report or any part thereof is made known. Any such party relies upon the report at their own risk.



Contents

1	Introdu	iction	1					
	1.1	Proposed Development	1					
	1.2	Scope	1					
2	Legisla	ation and Policy	3					
	2.1	The Air Quality Strategy	3					
	2.2	EU Limit Values	3					
	2.3	Planning Policy	4					
3	Method	dology	9					
	3.1	General	g					
	3.2	Existing Conditions	g					
	3.3	Construction Impacts	g					
	3.4	Road Traffic and Rail Impacts	11					
4	Existin	g Air Quality	14					
	4.1	LAQM	14					
	4.2	Monitoring	14					
	4.3	Background Concentrations	14					
5	Impact	Assessment	16					
	5.1	Construction Effects	16					
	5.2	Road and Rail Traffic Impacts	17					
	5.3	Uncertainty	18					
	5.4	Impact Significance	18					
6	Mitigation							
	6.1	Construction	20					
	6.2	Operation	21					
7	Conclu	ısions	22					
Tal	bles							
		k Criteria for Control of Dust and Emissions from Construction						
Tab	le 3.3: Co	nstruction Phase Significance Criteria	11					
		rogen Dioxide and PM ₁₀ Objectives						
Tab	le 4.1: Me	ctors to be taken into Account in Assigning Significance	14					
Tab	le 4.2: Me	asured and Estimated Background Concentrations in 2012 (µg/m³)	15					
		ckground Concentrations Used in the Assessment (µg/m³)edicted Concentrations of Nitrogen Dioxide and PM ₁₀ for Receptors within the	15					
		edicted Concentrations of Nitrogen Dioxide and Pivi ₁₀ for Neceptors within the	18					



Appendices

Appendix A Glossary
Appendix B References

Appendix C Draft SPG Emissions Standards

Appendix D Model Verification

Appendix E Traffic and Rail Data

Appendix F Figures



1

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 (PM₁₀). 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 (PM₁₀), whilst for existing road traffic they are nitrogen dioxide and fine particulate matter (PM₁₀).

Air Quality Assessment Agar Grove, Camden



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 PM₁₀) 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 NO₂. 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 NO₂ 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 PM₁₀ limit value in London until the end of 2011. Despite many areas of the UK not being compliant with the annual average NO₂ 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 Plan² 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 Plan³. 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 Plan⁴. 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;

J:\28732 Agar Grove\Technical\Environment\AQ\Draft Reports\Agar Grove AQ 051213.docx

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 Strategy⁵ (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 PM₁₀ 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 Strategy⁶ was adopted in November 2010. It contains Policy CS16 Improving Camden's Health and Well-being, which states:

[&]quot;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 document⁷, 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 CPG6⁸ 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 PM₁₀, 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 grid⁹.

3.3 Construction Impacts

Construction

- 3.3.1 During demolition and construction the main potential effects are dust annoyance and locally elevated concentrations of PM₁₀. 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 PM₁₀ 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 PM₁₀ 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		
	Development of between 1,000 and 15,000 square metres		
Medium	Development of between 10 to 150 properties		
Wediam	Potential for emissions and dust to have an intermittent or likely impact on sensitive receptors		
	Development of up to 1,000 square metres		
Low	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	
	More than 100 dwellings within 20m.		
	PM ₁₀ concentrations exceed the daily mean objective.	5	
Very High	Contamination present. European Des		
	Very sensitive receptors (schools / hospitals).		
	Construction activities in one area for more than one year.		
	10 – 100 dwellings within 20m.	Nationally	
High	PM ₁₀ concentrations approach the daily mean objective.	Designated Site	
Medium	Less than 10 dwellings within 20m.	Locally Designated	
iviedium	PM ₁₀ concentrations below the daily mean objective.	Site	
	No dwellings within 20m.		
Low	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

Consitivity of Area	Risk of site giving rise to dust effects			
Sensitivity of Area	High	Medium	Low	
	Without I	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 NO₂ and PM₁₀ 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 PM₁₀ Objectives

Pollutant	Time Period	Objective
Nitrogen dioxide	1-hour mean	200µg/m ³ not to be exceeded more than 18 times a year
(NO ₂)	Annual mean	40μg/m ³
Particulate matter	24-hour mean	50μg/m ³ not to be exceeded more than 35 times a year
(PM ₁₀)	Annual mean	40μg/m³

3.4.9 The objectives for nitrogen dioxide and PM₁₀ 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/m³ 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 achieved¹⁰.

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 Management¹¹, and incorporated in Environmental Protection UK's guidance document on planning and air quality¹², 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 $41\mu g/m^3$ should attract less significance than an annual mean of $51\mu g/m^3$.

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 PM₁₀ 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/m³)				
Location		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 PM₁₀ 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/m³).

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 PM₁₀ 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/m³).

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 PM₁₀ 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 PM₁₀ 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 PM₁₀ for Receptors within the Development.

	NO ₂	PM ₁₀ ^a		
Receptor	Annual Mean (μg/m³)	Annual Mean (μg/m³)	Number of Days >50µg/m³	
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.

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 NO₂ has been identified in recent years¹³. 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.

^a The numbers of days with PM₁₀ concentrations greater than $50\mu g/m^3$ have been estimated from the relationship with the annual mean concentration described in Defra, 2009.

 $^{^{13}}$ 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 PM₁₀ 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 PM₁₀ 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 PM₁₀ 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 PM₁₀ 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 NO₂ 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

NO₂ Nitrogen dioxide

NO_x Nitrogen oxides, generally considered to be nitric oxide and NO₂. Its main source is

from combustion of fossil fuels, including petrol and diesel used in road vehicles

PM₁₀ 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/m²)	PM ₁₀ (g/m²)
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/m²/annum)	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/m²/annum)	PM ₁₀ (g/m²/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/Nm³)	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/Nm³)	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 NO₂: 67.4µg/m³
- Measured road-NO_x: 99.0µg/m³
- Modelled road-NO_x = 68.4µg/m³
- 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

Dood Link	2012		2023	
Road Link	AADT	%HDV	AADT	%HDV
	Data fro	m 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%
	L	-AEI 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%

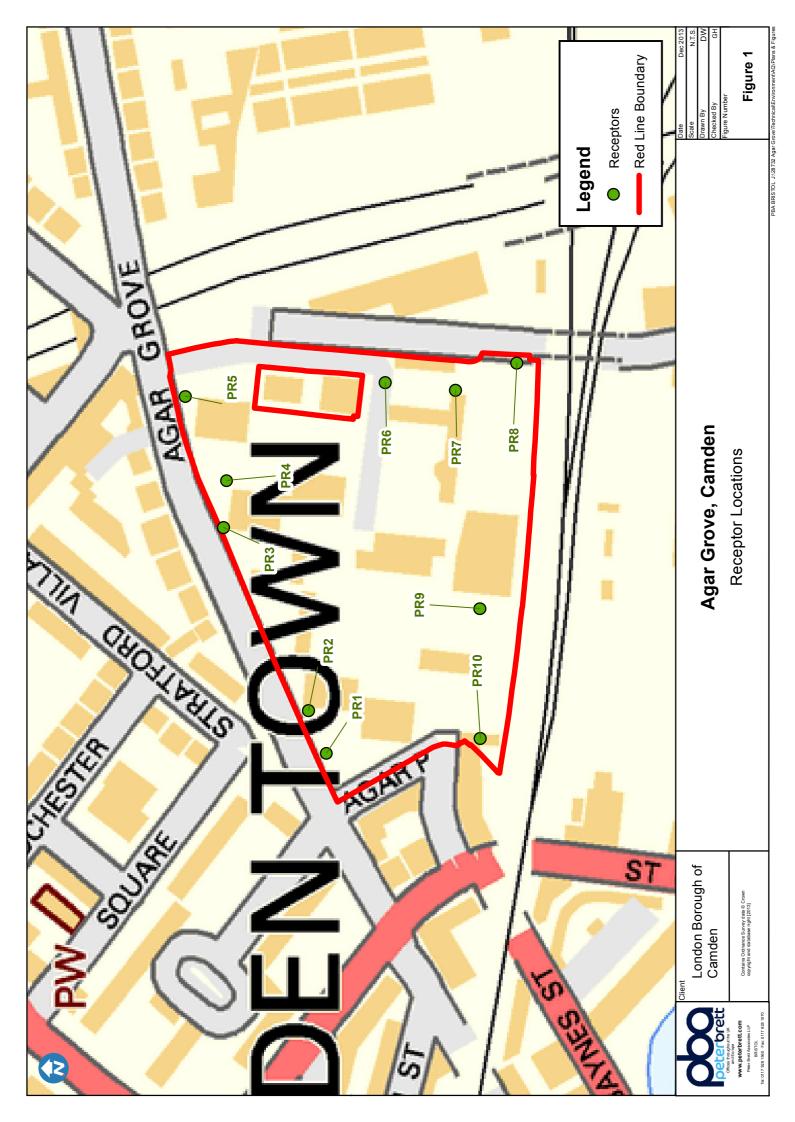
LAEI 2011 data have been factored to 2023 using the same factor applied to 2012 count data.

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

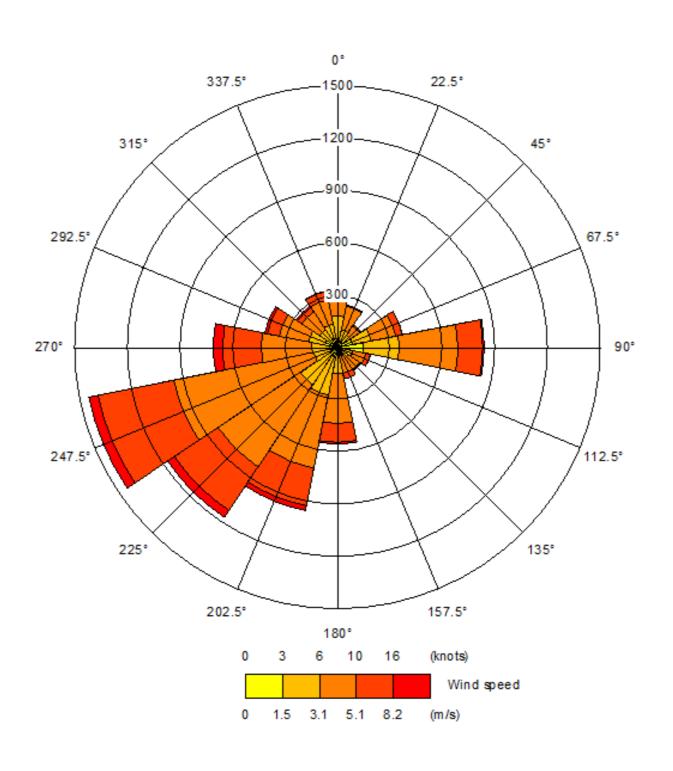
Rail emissions data have been taken from the LAEI. The North London Line is being promoted as part of the High Speed 2 route. Trains associated with HS2 will be electrically powered and therefore there will be no additional emissions associated with these proposals.



Appendix F Figures









Agar Grove, Camden

London City Airport Wind Rose 2012

Date	September 2013
Scale	N.T.S.
Drawn By	DW
Checked By	GH
Figure Number	
Figi	ure 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

You don't often get email from ben.spode@camden.gov.uk. Learn why this is important

[EXTERNAL EMAIL] This email originated from outside of Hill. Exercise caution when opening attachments or clicking links, especially from unknown senders.

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: <u>camden.gov.uk</u>

5 Pancras Square London N1C 4AG

Please consider the environment before printing this email.

From: Farzan Shabir < FarzanShabir@hill.co.uk > Sent: Monday, January 29, 2024 11:55 AM

To: Joshua Mills | Phlorum < <u>Joshua Mills@phlorum.com</u>>; Ben Spode < <u>Ben.Spode@camden.gov.uk</u>>

Cc: James Ferguson-Moore | Phlorum < <u>James.Ferguson-Moore@phlorum.com</u>>; Lewis Scarfe

<LewisScarfe@hill.co.uk>; Air Quality <<u>AirQuality@camden.gov.uk</u>>; 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,

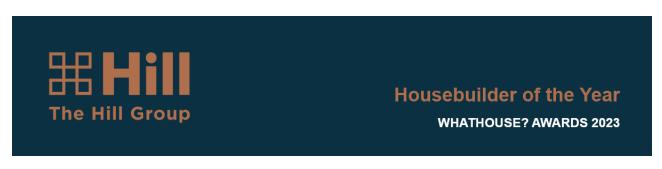
I hope you had a good weekend.

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



The Power House, Gunpowder Mill, Powdermill Lane, Waltham Abbey, Essex, EN9 1BN T 020 8527 1400 | F 020 8501 8770





hill.co.uk

Hill Holdings Ltd is a limited company registered in England - Company Number 4202304. Registered office: The Power House Gunpowder Mill Powdermill Lane Waltham Abbey Essex EN9 1BN







Hill Holdings Ltd - email disclaimer

This e-mail and any files distributed with it are intended solely for the individual or organisation to whom it is addressed. If you are not the intended recipient or the person responsible for distributing it to them you may not copy, forward, disclose or otherwise use it or any part of it in any way. To do so may be unlawful. Any opinion or advice contained anywhere in this message is that of the sender and is not intended to bind Hill Holdings Ltd or any member of the Hill Group in any way. Neither can the sender accept any responsibility for any changes made to this e-mail after it was sent. This e-mail has been scanned for viruses by Mimecast. Nevertheless, the sender cannot accept any responsibility for any loss or damage caused by any 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: Joshua Mills | Phlorum < <u>Joshua.Mills@phlorum.com</u>>

Sent: Wednesday, January 24, 2024 10:56 AM **To:** Ben Spode <Ben.Spode@camden.gov.uk>

Cc: James Ferguson-Moore | Phlorum < <u>James.Ferguson-Moore@phlorum.com</u>>; Farzan Shabir < <u>FarzanShabir@hill.co.uk</u>>; Lewis Scarfe < <u>LewisScarfe@hill.co.uk</u>>; <u>AirQuality@camden.gov.uk</u>; Danny Man < <u>DannyMan@hill.co.uk</u>>

Subject: RE: Agar Grove 2A - Air Quality Monitors Requirement (Planning Ref 2022/2359/P)

You don't often get email from joshua.mills@phlorum.com. Learn why this is important

[EXTERNAL EMAIL] This email originated from outside of Hill. Exercise caution when opening attachments or clicking links, especially from unknown senders.

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 <u>each phase of development is considered to be of medium risk</u>."

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 < Ben Clarke @hill.co.uk >; Lewis Scarfe < LewisScarfe@hill.co.uk >; Air Quality

< <u>AirQuality@camden.gov.uk</u>>; James Ferguson-Moore | Phlorum < <u>James.Ferguson-</u>

Moore@phlorum.com>; Danny Man < Danny Man@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

Telephone: 020 7974 1695 Web: <u>camden.gov.uk</u>

5 Pancras Square London N1C 4AG

Please consider the environment before printing this email.

From: Farzan Shabir < FarzanShabir@hill.co.uk Sent: Tuesday, January 23, 2024 4:27 PM

To: Ben Spode <<u>Ben.Spode@camden.gov.uk</u>>; Joshua Mills | Phlorum <<u>Joshua.Mills@phlorum.com</u>>

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 < Danny Man@hill.co.uk>

Subject: Agar Grove 2A - Air Quality Monitors Requirement (Planning Ref 2022/2359/P)

[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.

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



The Power House, Gunpowder Mill, Powdermill Lane, Waltham Abbey, Essex, EN9 1BN **T** 020 8527 1400 | **F** 020 8501 8770





hill.co.uk

Hill Holdings Ltd is a limited company registered in England - Company Number 4202304. Registered office: The Power House Gunpowder Mill Powdermill Lane Waltham Abbey Essex EN9 1BN





Hill Holdings Ltd - email disclaimer

This e-mail and any files distributed with it are intended solely for the individual or organisation to whom it is addressed. If you are not the intended recipient or the person responsible for distributing it to them you may not copy, forward, disclose or otherwise use it or any part of it in any way. To do so may be unlawful. Any opinion or advice contained anywhere in this message is that of the sender and is not intended to bind Hill Holdings Ltd or any member of the Hill Group in any way. Neither can the sender accept any responsibility for any changes made to this e-mail after it was sent. This e-mail has been scanned for viruses by Mimecast. Nevertheless, the sender cannot accept any responsibility for any loss or damage caused by any 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: 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 <a href="mailto: <a href="

Moore@phlorum.com>; Danny Man < Danny Man@hill.co.uk>

Subject: RE: Agar Grove 2A - Air Quality Monitors Requirement (Planning Ref 2022/2359/P)

You don't often get email from ben.spode@camden.gov.uk. Learn why this is important

[EXTERNAL EMAIL] This email originated from outside of Hill. Exercise caution when opening attachments or clicking links, especially from unknown senders.

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

Telephone: 020 7974 1695 Web: <u>camden.gov.uk</u>

5 Pancras Square London N1C 4AG

Please consider the environment before printing this email.

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 < <u>BenClarke@hill.co.uk</u>>; Lewis Scarfe < <u>LewisScarfe@hill.co.uk</u>>; Air Quality

< AirQuality@camden.gov.uk >; James Ferguson-Moore | Phlorum < James. Ferguson-

Moore@phlorum.com>; Danny Man < Danny Man@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.

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



The Power House, Gunpowder Mill, Powdermill Lane, Waltham Abbey, Essex, EN9 1BN T 020 8527 1400 | F 020 8501 8770





hill.co.uk

Hill Holdings Ltd is a limited company registered in England - Company Number 4202304. Registered office: The Power House Gunpowder Mill Powdermill Lane Waltham Abbey Essex EN9 1BN



Hill Holdings Ltd - email disclaimer

This e-mail and any files distributed with it are intended solely for the individual or organisation to whom it is addressed. If you are not the intended recipient or the person responsible for distributing it to them you may not copy, forward, disclose or otherwise use it or any part of it in any way. To do so may be unlawful. Any opinion or advice contained anywhere in this message is that of the sender and is not intended to bind Hill Holdings Ltd or any member of the Hill Group in any way. Neither can the sender accept any responsibility for any changes made to this e-mail after it was sent. This e-mail has been scanned for viruses by Mimecast. Nevertheless, the sender cannot accept any responsibility for any loss or damage caused by any 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: Joshua Mills | Phlorum < <u>Joshua.Mills@phlorum.com</u>>

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 >; <u>AirQuality@camden.gov.uk</u>; James Ferguson-Moore | Phlorum < James.Ferguson-Moore@phlorum.com >; Farzan Shabir < Farzan Shabir@hill.co.uk >

Subject: RE: Agar Grove 2A - Air Quality Monitors Requirement (Planning Ref 2022/2359/P)

You don't often get email from joshua.mills@phlorum.com. Learn why this is important

[EXTERNAL EMAIL] This email originated from outside of Hill. Exercise caution when opening attachments or clicking links, especially from unknown senders.

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 < Farzan Shabir@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



The Power House, Gunpowder Mill, Powdermill Lane, Waltham Abbey, Essex, EN9 1BN **T** 020 8527 1400 | **F** 020 8501 8770





hill.co.uk

Hill Holdings Ltd is a limited company registered in England - Company Number 4202304. Registered office: The Power House Gunpowder Mill Powdermill Lane Waltham Abbey Essex EN9 1BN



Hill Holdings Ltd - email disclaimer

This e-mail and any files distributed with it are intended solely for the individual or organisation to whom it is addressed. If you are not the intended recipient or the person responsible for distributing it to them you may not copy, forward, disclose or otherwise use it or any part of it in any way. To do so may be unlawful. Any opinion or advice contained anywhere in this message is that of the sender and is not intended to bind Hill Holdings Ltd or any member of the Hill Group in any way. Neither can the sender accept any responsibility for any changes made to this e-mail after it was sent. This e-mail has been scanned for viruses by Mimecast. Nevertheless, the sender cannot accept any responsibility for any loss or damage caused by any

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

This e-mail may contain information which is confidential, legally privileged and/or copyright protected. This e-mail is intended for the addressee only. If you receive this in error, please contact the sender and delete the material from your computer. See our new Privacy Notice here which tells you how we store and process the data we hold about you and residents.

This e-mail may contain information which is confidential, legally privileged and/or copyright protected. This e-mail is intended for the addressee only. If you receive this in error, please contact the sender and delete the material from your computer. See our new Privacy Notice here which tells you how we store and process the data we hold about you and residents.

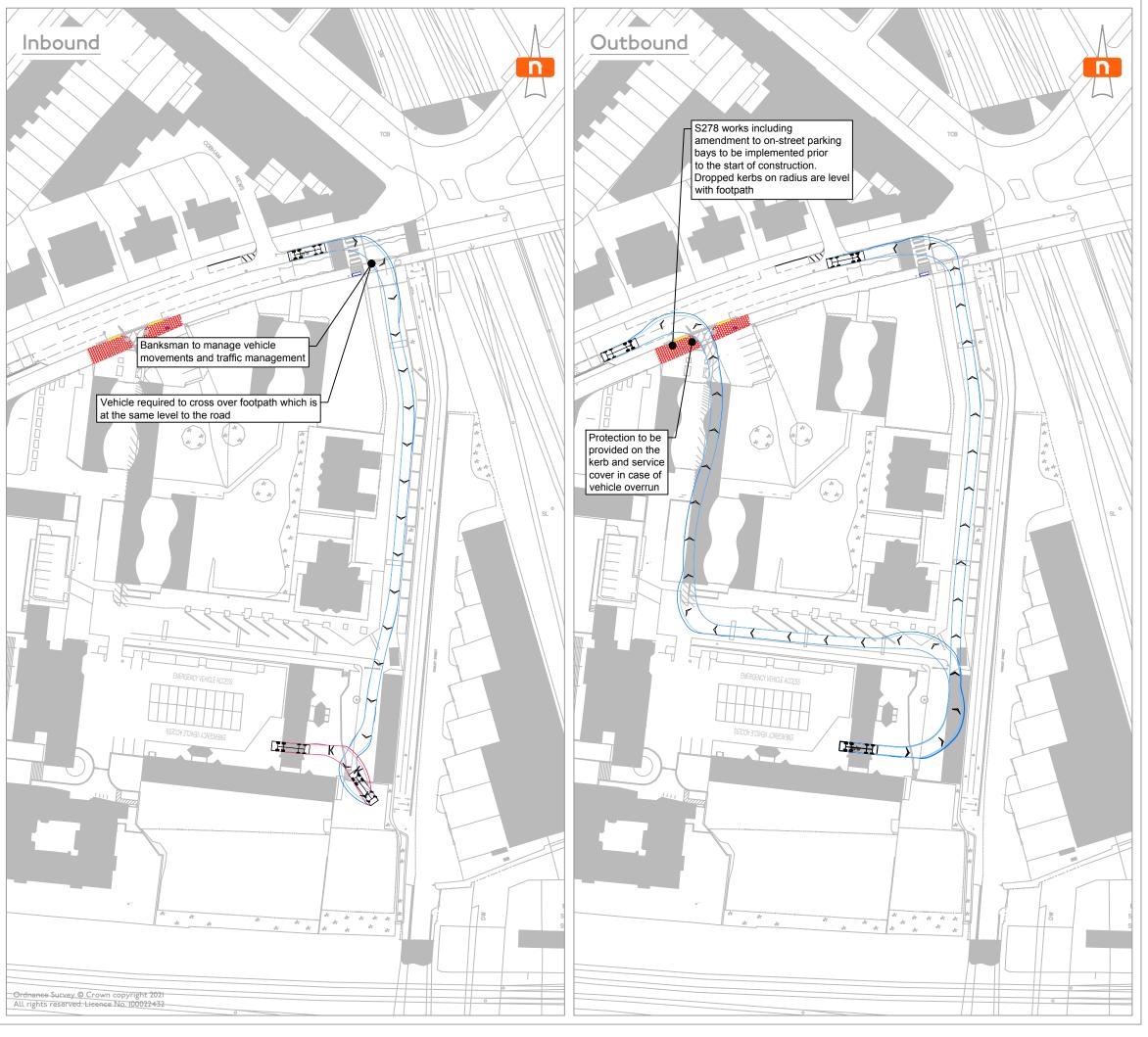
This e-mail may contain information which is confidential, legally privileged and/or copyright protected. This e-mail is intended for the addressee only. If you receive this in error, please contact the sender and delete the material from your computer. See our new Privacy Notice here which tells you how we store and process the data we hold about you and

residents.

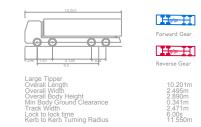


APPENDIX K

Swept Path Analysis



- 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.
- 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.
- Drawing based on topographical survey data and Hill Group layout: Site Wide Logistics Plan 24.10.23 I and Price and Myers S278 layout: AGV-PAM-SW-ZZ-DR-C-007001



С	03.07.2024	Camden Comments
В	16.04.2024	Additional Tracking
Α	19.12.2023	Updated logistics plan
-	31.10.2023	Initial Issue
REV	DATE	REMARKS
CLIENT		

The Hill Group

JOB TITLE

Agar Grove, Phase 4

DRAWING TITLE

Swept Path Analysis -Large Tipper

DRAWING NO.

J32-7389-AT-A01

DRAWN PS ΚM Oct. '23 1:1000 at A3

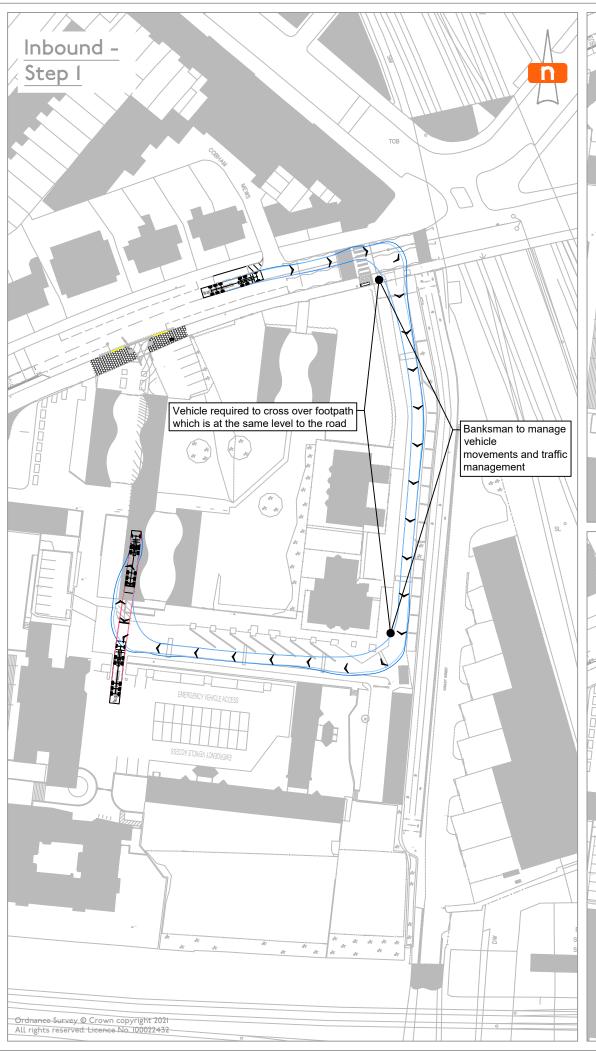
mode transport planning

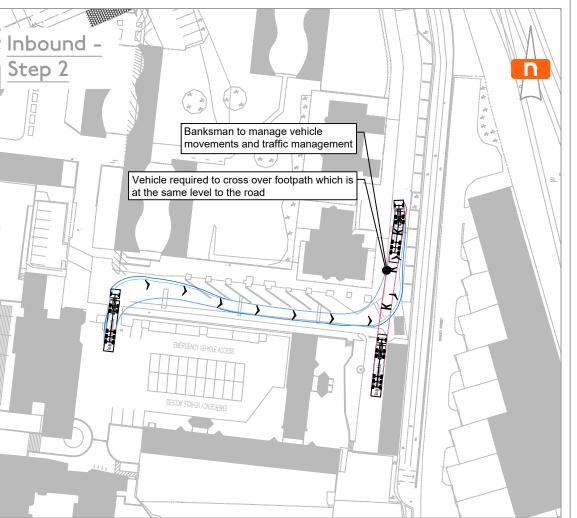
Butler House 177 - 178 Tottenham Court Road

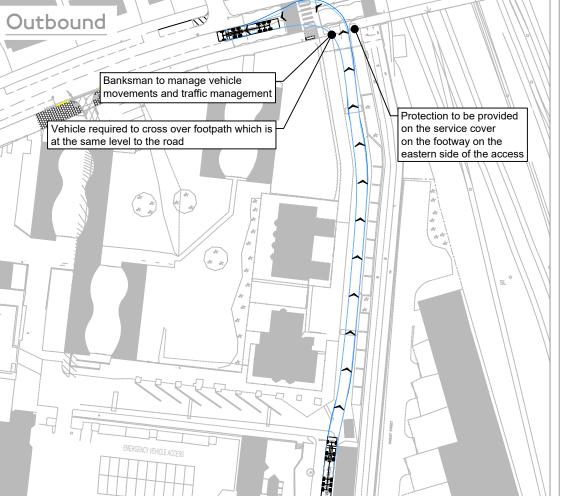


- E info@modetransport.co.uk W www.modetransport.co.uk

transport planning

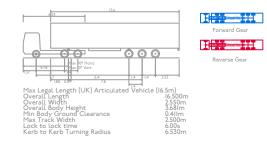






Note

- 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.
- Road markings & traffic signs are to be in accordance with "The Traffic Signs Regulations and General Directions 2016".
- ${\tt 3.}~{\tt Do}~{\tt not}~{\tt scale}~{\tt from}~{\tt this}~{\tt drawing}.$ Work from figured dimensions only.
- 4. All dimensions are shown in metres unless noted otherwise.
- Drawing based on topographical survey data and Hill Group layout: Site Wide Logistics Plan 24.10.23 - I and Price and Myers \$278 layout: AGV-PAM-SW-ZZ-DR-C-007001



Α	03.07.2024	Camden Comments
-	16.04.2024	Initial Issue
REV	DATE	REMARKS

CLIENT

The Hill Group

JOB TITLE

Agar Grove, Phase 4

DRAWING TITLE

<u>Swept Path Analysis -</u> Articulated Vehicle (I6.5m)

DRAWING NO.

J32-7389-AT-A02

PS CHECKED KM

CREATED Oct. '23 SCALE 1:1000 at A3

mode transport planning

Butler House 177 - 178 Tottenham Court Road London WIT 7NY

T 020 3848 9719
E info@modetransport.co.uk
W www.modetransport.co.uk

mode

transport planning



keep up with mode:









Birmingham **** 0121 794 8390 London **** 020 7293 0217 Manchester **** 0161 464 9495 Reading **** 0118 211 8180