

ASBESTOS SURVEY

Of

Common Areas of Morshead Mansions

Morshead Road

Maida Vale

London

W9 1LG



17th March 2010



SYKES WATERFIELD TAYLOR
CHARTERED BUILDING & ASBESTOS SURVEYORS

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Client Name: Morshead Mansions Ltd.
Site: Common Areas of Mansion Block
Address: Morshead Road
Maida Vale
London
W9 1LG

Job Survey No: SWT 236
Job Survey Date: 17.03.2010

INTRODUCTION

On 16th March 2010 instructions were received from David Wismayer Esq.

On behalf of Morshead Mansions Ltd.

to undertake a Type 2 asbestos survey of

Common Areas of Morshead Mansions.

The survey was carried out in accordance with HSE Approved Code of Practice MDHS 100 (The Surveying and Sampling of Asbestos Containing Materials in Buildings.)

The survey was carried out on 17th March 2010 by PJ Taylor

Signed



Date

23/03/10

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Summary & Recommendations

The premises were surveyed for the presence of Asbestos Containing Materials (ACM's).
The findings are summarised as follows:

No asbestos containing materials were found.

No further action is required.

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OBJECTIVES:

1. To carry out a building survey to locate suspected asbestos containing materials.
2. To collect sufficient information on the presence, location and condition of asbestos containing materials.
3. To calculate material assessments for all identified and presumed asbestos containing materials.
4. To produce a report indicating areas containing identified and presumed ACM's together with relevant information on the types of asbestos found and their condition, thus providing sufficient information to enable the person or persons responsible for the building, to formulate an ongoing asbestos management plan.

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VARIATIONS:

While the survey was conducted in consideration of the guidance provided within HSE Approved Code of Practice MDHS 100 (July 2001) the following variations were necessary:

There were no variations in the methodology as described in MDHS 100

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AREAS INCLUDED

All areas were included in the survey however as the block had all been built at the same time, with identical common areas, a representative sample of 25% was examined in detail. The roof spaces & roof construction was also included.

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TECHNIQUE

1. All reasonable steps were taken to ensure all areas indicated within the report were examined for the presence of asbestos containing materials
2. Areas which were not accessed, for whatever reason, are clearly listed and presumed to contain asbestos, pending further investigation
3. Representative samples were taken of suspected asbestos containing materials and were sent for analysis to a laboratory accredited for the analysis of asbestos in bulk samples.
4. Where materials of a similar type exist, only a small percentage of the materials were sampled, on the assumption that the other similar materials were identical to those sampled. The number and types of the samples taken comply with the recommendations given in MDHS 100
5. Results of analysis together with other relevant information on the location and condition of asbestos containing materials were used to calculate material assessments in compliance with procedures listed in MDHS 100 – The Surveying and Sampling of Asbestos Containing Materials in Buildings.

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CAVEAT

TYPE 1 & TYPE 2 SURVEYS

This report is based on a non-destructive survey of an unfamiliar site. Every effort was made to locate the presence of all asbestos containing materials within the areas included in the survey. It is recognised that construction techniques often create inaccessible void spaces, which without destructive sampling techniques being employed, would not be accessed during these types of survey. It must therefore be presumed, that asbestos containing materials, other than those located during the survey may exist within the building.

It was not possible both in terms of costs and time, to sample each and every panel, tile or materials of similar type. Where these exist, only a percentage of similar type materials were sampled, on the assumption that other like-materials were of an identical composition. It is therefore possible that other materials of apparently identical composition may vary and as such could contain asbestos not detected in samples taken.

For the reasons set out above we cannot give assurances that all asbestos containing materials have been located and as such we recommend that further sampling be undertaken, should these areas become accessible during the course of any future refurbishment or demolition works.

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NOTES

The following terms have been used in this report: -

ACM = Asbestos containing material

NADIS = No asbestos detected in sample

Chrysotile = The technical name for white asbestos

Amosite = The technical name for brown asbestos

Crocidolite = The technical name for blue asbestos

Amphibole = The group terminology for all non white asbestos material

RWG = Rain water goods (gutters & downpipes)

1. Air monitoring was not carried out either during or on completion of sampling. Safe sampling techniques were employed to ensure that no contamination was caused by the sampling process.
2. Diagrams and plans included are not to scale, unless otherwise indicated, but are true representations of the building layout.
3. The survey and sampling techniques employed, were undertaken with reference to and in compliance with the various asbestos guidance notes, in particular, the HSE Approved Code of Practise MDHS 100 (The Surveying & Sampling of Asbestos Containing Materials in Buildings)
4. All recommendations contained in this report, have been made taking full account of the types, locations, amounts and condition of asbestos containing materials. Where suspected asbestos containing materials have not been sampled, assumptions have been made that they contain Crocidolite and assessment calculations reflect this.

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RISK ASSESSMENTS

A material assessment has been made for all suspected and identified asbestos containing materials indicating their potential to release fibres in disturbed conditions.

The scores are separated into bands as follows: -

10 or more – High potential for fibre release

7 to 9 – Medium

5 to 6 Low

4 or less Very low

It does not necessarily follow that those materials attracting the highest scores are the ones that need urgent attention and therefore further assessments must be made taking into account other factors such as the occupancy and activities carried out within the building

Where further assessments (Priority) are included they have been completed using information supplied by the client/building owner and as such no responsibility can be taken for the accuracy of information supplied.

The results of these assessments have been added to the material assessment scores, thus indicating a scale of risk for suspected and identified asbestos containing materials within the building.

The total scores for all materials have been placed in Risk Bands and broad recommendations have been made, indicating the need for remedial works, including the repair or removal of any materials considered a high risk and the ongoing monitoring of remaining ACM's.

RISK BAND A

18 POINTS OR MORE

HIGH RISK MATERIAL REQUIRING URGENT ATTENTION

Materials falling within this band should be immediately removed or encapsulated. Persons should not be allowed to enter areas containing these materials until the work is carried out, unless they are authorised to do so and are wearing suitable protective equipment to protect them from contamination by asbestos.

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RISK BAND B

14 TO 17 POINTS.

MEDIUM RISK MATERIAL REQUIRING NEAR TERM ATTENTION

The condition of materials falling in this category indicates that unless steps are taken in the near future to repair, seal or remove them, they may release fibres in the future and as such pose a threat to persons working in or entering the areas where they are situated. In general the time limit for carrying out such work should not exceed 12 months from the date of the last inspection.

RISK BAND C

9 to 13 POINTS

LOW RISK MATERIAL REQUIRING REGULAR INSPECTION

This category indicates the need for regular monitoring in case there is some deterioration in their condition or subsequent damage. Frequency of monitoring will vary for different material types and their locations and must therefore be assessed on an individual basis.

RISK BAND D

1 to 8 POINTS

MINOR RISK REQUIRING ANNUAL INSPECTION

This score indicates the minimum re-inspection frequency for Asbestos Containing Materials. ie 12 monthly.

RISK BAND E

NIL RISK – NO ACTION REQUIRED

No asbestos detected or believed to be present.

Sample and Photographic Records

Job Sample No	S 1
UKAS Laboratory	Tersus
Bulk Certificate No	S/SYK 1/129/001
Surveyor Name	PJ Taylor
Survey Type	Type 2

Location	Roof
Floor	Roof
Area	Tile support
Component	cement
Amount	N/A
Asbestos	No Asbestos

ACTION REQUIRED No action required



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Sample and Photographic Records

Job Sample No	S 2
UKAS Laboratory	Tersus
Bulk Certificate No	S/SYK1/129/002
Surveyor Name	PJ Taylor
Survey Type	Type 2

Location	Roof
Floor	Roof
Area	Slates
Component	Slates
Amount	N/A
Asbestos	No Asbestos

ACTION REQUIRED No action required



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For the attention of Philip Taylor

REPORT OF ANALYTICAL EXAMINATION FOR ASBESTOS IN BULK SAMPLE(S)

Job number S/SYK1/129
Number of samples 2
Date sampled / received 18/3/2010
Date analysed 19/3/2010
Analyst Kay Michie,
Site address Morshead Mansions, Morshead Road, London, W9 1LG

METHOD OF ANALYSIS

The sample(s) were analysed using Polarised Light Microscopy and McCrone Dispersion Staining by the method given in HSG248, Appendix 2. This is an accredited test method under ISO 17025. We disclaim responsibility for the accuracy of information provided and sampling undertaken the client. "Trace" is reported as defined in HSG248 where applicable. All opinions and descriptions ie. non asbestos fibre types and material types in this report fall outside the scope of our accreditation.

Sample ref no	Building	Floor level	Room	Position	Item	Material	Conclusion
S/SYK1/129/ 001	Main	Roof	-	Roof	Cement tile support	Not Applicable	No Asbestos Detected
S1							
S/SYK1/129/ 002	Main	Roof	-	Roof	Roof tile	Not Applicable	No Asbestos Detected
S2							

Authorised signatures

Kay Michie