

ASBESTOS REFURBISHMENT SURVEY REPORT



Site Reference: 60254 Ocean House

Site Address: Ocean House,
22 Cousin Lane,
London,
EC4R 3TE

Client: Oktra Limited
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London
EC1N 8UB

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Survey carried out by:
Simon Legg

Project Number:	Survey Date:	Issue Date:	Revision:	Description of Modification
5d005027	13/04/2022	14/04/2022	Original	

Asbestos containing material status:

High risk ☐

Medium risk ☐

Low risk ☐

No asbestos present ☒

This report is subject to confidentiality between 5d Compliance Ltd and the client. Its contents may only be divulged to other parties by the client or with the explicit consent from the client. The report is not to be separated and must be maintained as a complete document in order to be valid. This report forms a basis upon which the client can make informed judgements regarding their duties to manage asbestos.

Ref: AITD11 Pre-Refurbishment-Demolition Survey Template	Issue Number: 8	Template Date: 12 th July 2021
Template approved by: Brett Howard	Project No. 5d005027	Page 1 of 41

EXECUTIVE SUMMARY

5d Compliance Ltd were commissioned by Tom Metcalfe of Oktra Limited, to undertake a Pre-Refurbishment Asbestos Survey ('Full access sampling and identification survey') at **62054 Ocean House, Ocean House, 22 Cousin Lane, London, EC4R 3TE**. survey was carried out on the 5th April 2022 by Simon Legg.

The scope of the intended refurbishment works are as follows:

- Removal of ceilings,
- Removal of existing floorings
- Installation new ceilings and floor finishes throughout.
- Upgrading distribution boards, new lighting throughout

We confirm that the information which we have been provided by yourself is as follows:

- 62054-OKT-V1-00-DR-I-0100-P06-GENERAL ARRANGEMENT - LEVEL 00
- 62054-OKT-V1-01-DR-I-0101-P06-GENERAL ARRANGEMENT - LEVEL 01
- 62054-OKT-V1-02-DR-I-0102-P02-GENERAL ARRANGEMENT - LEVEL 02
- 62054-OKT-V1-03-DR-I-0103-P02-GENERAL ARRANGEMENT - LEVEL 03
- 62054-OKT-V1-04-DR-I-0104-P02-GENERAL ARRANGEMENT - LEVEL 04

The purpose of the executive summary is to summarise the most important information collected during the survey.

The executive summary provides an outline of the asbestos containing material locations in material risk order. This is to aid the client and or duty holder on the first step to prioritising future asbestos management requirements.

The executive summary also includes details of all locations which have not been accessed during the survey. The client and or duty holder must presume that asbestos containing materials are present within all restricted or non-accessed areas.

Asbestos Containing Material Locations

High Risk

Floor	Area	Location	Material	Recommendations	Action date
No High-Risk items were identified at the time of the inspection.					

Medium Risk

Floor	Area	Location	Material	Recommendations	Action date
No Medium-Risk items were identified at the time of the inspection.					

Low Risk

Floor	Area	Location	Material	Recommendations	Action date
No Low-Risk items were identified at the time of the inspection.					

Locations Not Accessed

The following areas were excluded from the scope of the survey (as agreed with the client's representative):

Agreed Exclusions: (NB: only those which are checked were excluded from the scope of the survey)			
Live plant and equipment	☒	Architrave	☐
Lift shaft and car	☒	Ceiling Voids	☐
Gaskets within joints, plant and equipment	☐	Floor Voids	☐
Ventilation ducts	☒	Structural elements: concrete column and beams	☒
Ducts and Risers	☐	Partition walls	☐
Window frames and sills	☒	Fixtures and fittings	☐
Door Frames	☐	Listed/Heritage/Protected species (e.g. bats)	☒
External	☒	Any area/room or space occupied at time of survey	☒
External Roof	☒	Building Perimeter	☒
Internal Roof	☒	Site Perimeter	☒
Behind known/presumed Asbestos Containing Materials (may be subject to HSE Notification and presence by a licensed ARC)	☒	Other (please specify):	

In addition to the agreed exclusions, the following rooms/areas were also not accessed at the time of the survey:

Room / Area	No access and restriction details
4/004 Lift Motor Room	No internal access – no keys present

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SECTION 1: ASBESTOS REGISTER AND RISK MANAGEMENT PLAN

Location Ref	Building	Floor	Room /Area	Location Description	Product Type	Damage Extent	Surface Treatment	Sample Number and Asbestos Type	Quantity	Material Risk Score	Action
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

SECTION 2: SURVEY DATA SHEETS

- 2.1 This section contains data collected during the survey. Each element is fully detailed with a material risk assessment, photograph, relevant comments and recommendations.
- 2.2 Each data sheet has been given a unique location reference number which can be used to reference each location of interest within the survey. Each location may also be referenced on the site plans which, if are included will be contained within 'Appendix 2'.
- 2.3 All recommendations are in accordance with The Control of Asbestos Regulations 2012, and are based on a minimum requirement to place all asbestos containing materials into a safe and manageable condition.
- 2.4 A material risk assessment has been included for all samples collected during the survey. The following table provides a key to aid in identifying the risk scores. Each individual risk score will be coloured in relation to its material risk as detailed below.

Colour	Material Risk: Potential to Release Fibre if Disturbed / Score		
Red	High	/	10+
Dark Orange	Medium	/	7-9
Orange	Low	/	5-6
Yellow	Very Low	/	2-4
Green	No ACMs Detected / 0		

SURVEY DATA SHEET

Site	62054 Ocean House, 22 Cousin Lane, London, EC4R 3TE		
Survey Date	13/04/2022	Location Reference	4/005
Building	Ocean House	Floor	Fourth Floor
Room /Area	Office	Description	MMMFF firebreak
Sample No	SL/001		
Accessibility	Unlikely		
Quantity	80 sqm		
Product Type	N/A		
Damage Extent	N/A		
Surface Treatment	N/A		
Asbestos Type	N/A		
Risk Score		Material Risk Rating	
0		No ACMs Detected / 0	
Comments:			
Within ceiling void			
Recommendations:			
No further action required.			

SURVEY DATA SHEET

Site	62054 Ocean House, 22 Cousin Lane, London, EC4R 3TE		
Survey Date	13/04/2022	Location Reference	4/005
Building	Ocean House	Floor	Fourth Floor
Room /Area	Office	Description	Screed
Sample No	SL/002		
Accessibility	Unlikely		
Quantity	160 sqm		
Product Type	N/A		
Damage Extent	N/A		
Surface Treatment	N/A		
Asbestos Type	N/A		
Risk Score		Material Risk Rating	
0		No ACMs Detected / 0	
Comments:			
To floor in floor void			
Recommendations:			
No further action required.			

SURVEY DATA SHEET

Site	62054 Ocean House, 22 Cousin Lane, London, EC4R 3TE		
Survey Date	13/04/2022	Location Reference	4/005
Building	Ocean House	Floor	Fourth Floor
Room /Area	Office	Description	Mastic seal
Sample No	SL/003		
Accessibility	Unlikely		
Quantity	10 sqm		
Product Type	N/A		
Damage Extent	N/A		
Surface Treatment	N/A		
Asbestos Type	N/A		
Risk Score		Material Risk Rating	
0		No ACMs Detected / 0	
Comments:			
To upstands in floor void			
Recommendations:			
No further action required.			

SURVEY DATA SHEET

Site	62054 Ocean House, 22 Cousin Lane, London, EC4R 3TE		
Survey Date	13/04/2022	Location Reference	3/004
Building	Ocean House	Floor	Third Floor
Room /Area	Office	Description	MMMF firebreak
Sample No	SL/001		
Accessibility	Unlikely		
Quantity	80 sqm		
Product Type	N/A		
Damage Extent	N/A		
Surface Treatment	N/A		
Asbestos Type	N/A		
Risk Score		Material Risk Rating	
0		No ACMs Detected / 0	
Comments:			
Within ceiling void			
Recommendations:			
No further action required.			

SURVEY DATA SHEET

Site	62054 Ocean House, 22 Cousin Lane, London, EC4R 3TE		
Survey Date	13/04/2022	Location Reference	3/004
Building	Ocean House	Floor	Third Floor
Room /Area	Office	Description	Screed
Sample No	SL/005		
Accessibility	Unlikely		
Quantity	160 sqm		
Product Type	N/A		
Damage Extent	N/A		
Surface Treatment	N/A		
Asbestos Type	N/A		
Risk Score		Material Risk Rating	
0		No ACMs Detected / 0	
Comments:			
To floor in floor void			
Recommendations:			
No further action required.			

SURVEY DATA SHEET

Site	62054 Ocean House, 22 Cousin Lane, London, EC4R 3TE		
Survey Date	13/04/2022	Location Reference	3/004
Building	Ocean House	Floor	Third Floor
Room /Area	Office	Description	Mastic seal
Sample No	SL/006		
Accessibility	Unlikely		
Quantity	10 sqm		
Product Type	N/A		
Damage Extent	N/A		
Surface Treatment	N/A		
Asbestos Type	N/A		
Risk Score		Material Risk Rating	
0		No ACMs Detected / 0	
Comments:			
To upstands in floor void			
Recommendations:			
No further action required.			

SURVEY DATA SHEET

Site	62054 Ocean House, 22 Cousin Lane, London, EC4R 3TE		
Survey Date	13/04/2022	Location Reference	2/004
Building	Ocean House	Floor	Second Floor
Room /Area	Office	Description	MMMF firebreak
Sample No	SL/007		
Accessibility	Unlikely		
Quantity	80 sqm		
Product Type	N/A		
Damage Extent	N/A		
Surface Treatment	N/A		
Asbestos Type	N/A		
Risk Score		Material Risk Rating	
0		No ACMs Detected / 0	
Comments:			
Within ceiling void			
Recommendations:			
No further action required.			

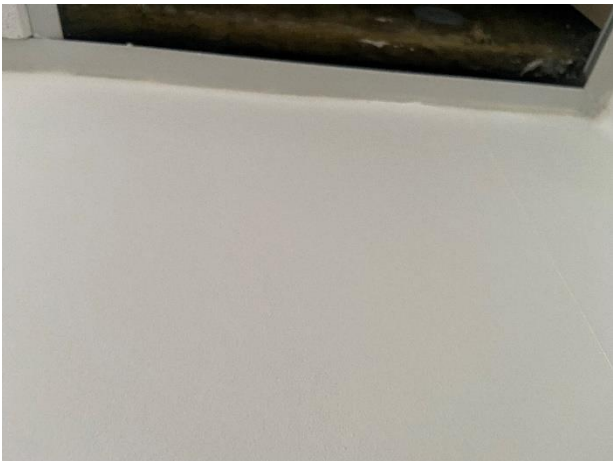
SURVEY DATA SHEET

Site	62054 Ocean House, 22 Cousin Lane, London, EC4R 3TE		
Survey Date	13/04/2022	Location Reference	2/004
Building	Ocean House	Floor	Second Floor
Room /Area	Office	Description	Screed
Sample No	SL/008		
Accessibility	Unlikely		
Quantity	160 sqm		
Product Type	N/A		
Damage Extent	N/A		
Surface Treatment	N/A		
Asbestos Type	N/A		
Risk Score		Material Risk Rating	
0		No ACMs Detected / 0	
Comments:			
To floor in floor void			
Recommendations:			
No further action required.			

SURVEY DATA SHEET

Site	62054 Ocean House, 22 Cousin Lane, London, EC4R 3TE		
Survey Date	13/04/2022	Location Reference	2/004
Building	Ocean House	Floor	Second Floor
Room /Area	Office	Description	Mastic seal
Sample No	SL/006		
Accessibility	Unlikely		
Quantity	10 sqm		
Product Type	N/A		
Damage Extent	N/A		
Surface Treatment	N/A		
Asbestos Type	N/A		
Risk Score		Material Risk Rating	
0		No ACMs Detected / 0	
Comments:			
To upstands in floor void			
Recommendations:			
No further action required.			

SURVEY DATA SHEET

Site	62054 Ocean House, 22 Cousin Lane, London, EC4R 3TE		
Survey Date	13/04/2022	Location Reference	1/004
Building	Ocean House	Floor	First Floor
Room /Area	Office	Description	MMMF firebreak
Sample No	SL/010		
Accessibility	Unlikely		
Quantity	80 sqm		
Product Type	N/A		
Damage Extent	N/A		
Surface Treatment	N/A		
Asbestos Type	N/A		
Risk Score		Material Risk Rating	
0		No ACMs Detected / 0	
Comments:			
Within ceiling void			
Recommendations:			
No further action required.			

SURVEY DATA SHEET

Site	62054 Ocean House, 22 Cousin Lane, London, EC4R 3TE		
Survey Date	13/04/2022	Location Reference	1/004
Building	Ocean House	Floor	First Floor
Room /Area	Office	Description	Screed
Sample No	SL/011		
Accessibility	Unlikely		
Quantity	160 sqm		
Product Type	N/A		
Damage Extent	N/A		
Surface Treatment	N/A		
Asbestos Type	N/A		
Risk Score		Material Risk Rating	
0		No ACMs Detected / 0	
Comments:			
To floor in floor void			
Recommendations:			
No further action required.			

SURVEY DATA SHEET

Site	62054 Ocean House, 22 Cousin Lane, London, EC4R 3TE		
Survey Date	13/04/2022	Location Reference	1/004
Building	Ocean House	Floor	First Floor
Room /Area	Office	Description	Mastic seal
Sample No	SL/012		
Accessibility	Unlikely		
Quantity	10 sqm		
Product Type	N/A		
Damage Extent	N/A		
Surface Treatment	N/A		
Asbestos Type	N/A		
Risk Score		Material Risk Rating	
0		No ACMs Detected / 0	
Comments:			
To upstands in floor void			
Recommendations:			
No further action required.			

SURVEY DATA SHEET

Site	62054 Ocean House, 22 Cousin Lane, London, EC4R 3TE		
Survey Date	13/04/2022	Location Reference	G/003
Building	Ocean House	Floor	Ground Floor
Room /Area	Office	Description	MMMF firebreak
Sample No	SL/013		
Accessibility	Unlikely		
Quantity	60 sqm		
Product Type	N/A		
Damage Extent	N/A		
Surface Treatment	N/A		
Asbestos Type	N/A		
Risk Score		Material Risk Rating	
0		No ACMs Detected / 0	
Comments:			
Within ceiling void			
Recommendations:			
No further action required.			

SURVEY DATA SHEET

Site	62054 Ocean House, 22 Cousin Lane, London, EC4R 3TE		
Survey Date	13/04/2022	Location Reference	G/003
Building	Ocean House	Floor	Ground Floor
Room /Area	Office	Description	Screed
Sample No	SL/014		
Accessibility	Unlikely		
Quantity	120 sqm		
Product Type	N/A		
Damage Extent	N/A		
Surface Treatment	N/A		
Asbestos Type	N/A		
Risk Score		Material Risk Rating	
0		No ACMs Detected / 0	
Comments:			
To floor in floor void			
Recommendations:			
No further action required.			

SURVEY DATA SHEET

Site	62054 Ocean House, 22 Cousin Lane, London, EC4R 3TE		
Survey Date	13/04/2022	Location Reference	G/003
Building	Ocean House	Floor	Ground Floor
Room /Area	Office	Description	Mastic seal
Sample No	SL/015		
Accessibility	Unlikely		
Quantity	10 sqm		
Product Type	N/A		
Damage Extent	N/A		
Surface Treatment	N/A		
Asbestos Type	N/A		
Risk Score		Material Risk Rating	
0		No ACMs Detected / 0	
Comments:			
To upstands in floor void			
Recommendations:			
No further action required.			

SURVEY DATA SHEET

Site	62054 Ocean House, 22 Cousin Lane, London, EC4R 3TE		
Survey Date	13/04/2022	Location Reference	G/003
Building	Ocean House	Floor	Ground Floor
Room /Area	Office	Description	Acoustic pad
Sample No	SL/016		
Accessibility	Occasional		
Quantity	1 No		
Product Type	N/A		
Damage Extent	N/A		
Surface Treatment	N/A		
Asbestos Type	N/A		
Risk Score		Material Risk Rating	
0		No ACMs Detected / 0	
Comments:			
To sink			
Recommendations:			
No further action required.			

SURVEY DATA SHEET

Site	62054 Ocean House, 22 Cousin Lane, London, EC4R 3TE		
Survey Date	13/04/2022	Location Reference	G/006
Building	Ocean House	Floor	Ground Floor
Room /Area	Plant Room	Description	Supalux panels
Sample No	SL/017		
Accessibility	Unlikely		
Quantity	16 Lm		
Product Type	N/A		
Damage Extent	N/A		
Surface Treatment	N/A		
Asbestos Type	N/A		
Risk Score		Material Risk Rating	
0		No ACMs Detected / 0	
Comments:			
To columns and ceiling			
Recommendations:			
No further action required.			

SECTION 3: SURVEY LOCATION AND SITE DESCRIPTIONS

- 3.1 This document is an asbestos survey report and is intended to provide the reader with specific detailed information on the locations of asbestos containing materials identified at the site.
- 3.2 Detailed asbestos information is located within the specific asbestos data sheets, which are located within Section 2 of this report. The following location descriptions have been compiled, and are intended, to aid in a general understanding of the overall construction of the site. The descriptions contain a basic site layout and general build information. The location descriptions are not intended to be utilised as, and do not constitute, a general building or construction material survey.

Insp No	Location	Description Notes
1	4/001 Stairs	No suspect asbestos materials identified
2	4/002 Lift Lobby	No suspect asbestos materials identified
3	4/003 WC	No suspect asbestos materials identified
4	4/005 Office	No asbestos detected in sample of MMMF firebreak within ceiling void
5	4/005 Office	No asbestos detected in sample of screed to floor in floor void
6	4/005 Office	No asbestos detected in sample of mastic seal to upstands in floor void
7	4/006 Riser	No suspect asbestos materials identified
8	4/007 Stairs 2	No suspect asbestos materials identified
9	3/001 Stairs 1	No suspect asbestos materials identified
10	3/002 Lift Lobby	No suspect asbestos materials identified
11	3/003 WC	No suspect asbestos materials identified
12	3/004 Office	No asbestos detected in sample of MMMF firebreak within ceiling void
13	3/004 Office	No asbestos detected in sample of screed to floor in floor void
14	3/004 Office	No asbestos detected in sample of mastic seal to upstands in floor void
15	3/005 Riser	No suspect asbestos materials identified
16	3/006 Stairs 2	No suspect asbestos materials identified
17	2/001 Stairs 1	No suspect asbestos materials identified
18	2/002 Lift Lobby	No suspect asbestos materials identified
19	2/003 WC	No suspect asbestos materials identified
20	2/004 Office	No asbestos detected in sample of MMMF firebreak within ceiling void
21	2/004 Office	No asbestos detected in sample of screed to floor in floor void
22	2/004 Office	No asbestos detected in sample of mastic seal to upstands in floor void
23	2/005 Riser	No suspect asbestos materials identified
24	2/006 Stairs 2	No suspect asbestos materials identified

Insp No	Location	Description Notes
25	1/001 Stairs 1	No suspect asbestos materials identified
26	1/002 Lift Lobby	No suspect asbestos materials identified
27	1/003 WC	No suspect asbestos materials identified
28	1/004 Office	No asbestos detected in sample of MMMF firebreak within ceiling void
29	1/004 Office	No asbestos detected in sample of screed to floor in floor void
30	1/004 Office	No asbestos detected in sample of mastic seal to upstands in floor void
31	1/005 Riser	No suspect asbestos materials identified
32	1/006 Stairs 2	No suspect asbestos materials identified
33	G/001 Reception	No suspect asbestos materials identified
34	G/002 Stairs	No suspect asbestos materials identified
35	G/003 Office	No asbestos detected in sample of MMMF firebreak within ceiling void
36	G/003 Office	No asbestos detected in sample of screed to floor in floor void
37	G/003 Office	No asbestos detected in sample of mastic seal to upstands in floor void
38	G/003 Office	No asbestos detected in sample of acoustic pad to sink
39	G/004 WC	No suspect asbestos materials identified
40	G/005 Riser	No suspect asbestos materials identified
41	G/006 Plant Room	No asbestos detected in sample of supalux panels to columns and ceiling

SITE DESCRIPTION

Ocean House is a 5 storey commercial office space, located on the river Thames, London.

The building is a concrete framed structure with the external walls clad in masonry walls with metal framed windows.

Internally the fourth floor has modern suspended ceiling tiles above which is a metal corrugated ceiling with concrete above, within the ceiling void are MMMF firebreaks. The floors modern floorings to metal suspended floor tiles below which is a solid concrete slab floor. The walls are a mixture of solid rendered and plasterboard stud partitions. Toilets are modern. Modern electrics.

Internally the third floor has modern suspended ceiling tiles above which is a metal corrugated ceiling with concrete above, within the ceiling void are MMMF firebreaks. The floors modern floorings to metal suspended floor tiles below which is a solid concrete slab floor. The walls are a mixture of solid rendered and plasterboard stud partitions. Toilets are modern. Modern electrics.

Internally the second floor has modern suspended ceiling tiles above which is a metal corrugated ceiling with concrete above, within the ceiling void are MMMF firebreaks. The floors modern floorings to metal suspended floor tiles below which is a solid concrete slab floor. The walls are a mixture of solid rendered and plasterboard stud partitions. Toilets are modern. Modern electrics.

Internally the first floor has modern suspended ceiling tiles above which is a metal corrugated ceiling with concrete above, within the ceiling void are MMMF firebreaks. The floors modern floorings to metal suspended floor tiles below which is a solid concrete slab floor. The walls are a mixture of solid rendered and plasterboard stud partitions. Toilets are modern. Modern electrics.

Internally the ground floor has modern suspended ceiling tiles above which is a metal corrugated ceiling with concrete above, within the ceiling void are MMMF firebreaks. The floors modern floorings to metal suspended floor tiles below which is a solid concrete slab floor. The walls are a mixture of solid rendered and plasterboard stud partitions. Toilets are modern. Modern electrics.

SECTION 4: EXCLUSIONS, NO ACCESS AREAS & RESTRICTIONS

- 4.1 The following table details areas which were excluded from the scope of the survey (as agreed with the client's representative).

Agreed Exclusions: <i>(NB: only those which are checked were excluded from the scope of the survey)</i>			
Live plant and equipment	☒	Architrave	☐
Lift shaft and car	☒	Ceiling Voids	☐
Gaskets within joints, plant and equipment	☐	Floor Voids	☐
Ventilation ducts	☒	Structural elements: concrete column and beams	☒
Ducts and Risers	☐	Partition walls	☐
Window frames and sills	☒	Fixtures and fittings	☐
Door Frames	☐	Listed/Heritage/Protected species (e.g. bats)	☒
External	☒	Any area/room or space occupied at time of survey	☒
External Roof	☒	Building Perimeter	☒
Internal Roof	☒	Site Perimeter	☒
Behind known/presumed Asbestos Containing Materials (may be subject to HSE Notification and presence by a licensed ARC)	☒	Other (please specify):	

- 4.2 The following table details additional specific areas (over and above the agreed exclusions) which were not accessed at the site and the reasons why the inspection could not be conducted.

Room / Area	No access and restriction details
4/004 Lift Motor Room	No internal access – no keys present

- 4.3 The client and or duty holder must presume that asbestos containing materials are present within all restricted or non-accessed areas until proven otherwise and take appropriate precautionary asbestos management measures.

SECTION 5: DESCRIPTION & SCOPE OF SURVEY

- 5.1 The purpose of this survey was to identify and establish as far as reasonably practicable, the presence of ACMs and their quantitative extent within the building(s). This is intended to assist the client to manage and minimise any health & safety risks associated with refurbishment works and to give a sufficient level of information to progress these works including any remedial actions required.
- 5.2 The survey and subsequent report was carried out in full accordance with HSG264 'Asbestos: The Survey Guide' and HSG248 'Asbestos: The Analysts guide for sampling analysis and clearance procedures'.
- 5.3 In the case of Pre-refurbishment Surveys, other than discrete representative sampling, no ACMs have been disturbed or removed during the course of this survey. It is therefore a possibility that additional ACMs may be present behind those identified. These may only be discovered during any subsequent asbestos removal work.
- 5.4 **Please refer to Section 4 for any specific exclusions, restrictions and non-accessed areas.**
- 5.5 The scope of the survey was selected on the basis of the specific redevelopment proposed by the Client and may be inappropriate to another form of redevelopment or scheme. The information provided takes into consideration current available guidance relating to intrusive surveys and our understanding of the proposed redevelopment provided by the Client; no liability can be accepted for the retrospective effects of any future changes or amendments to these information sources.
- 5.6 All locations/areas other than those defined in the scope of works, were excluded from this inspection.
- 5.7 Where sampling was carried out as part of the Pre-refurbishment Survey, samples from each type of suspect ACM were collected and analysed. If the material sampled was found to contain asbestos they were considered to be representative of other similar materials used in the same way in the building. Bulk sampling was undertaken in-line with the recognised safe procedures in order to cause minimal possible potential risk to health of the building occupants and visitors.
- 5.8 Please note that the quantities of ACMs given are only approximate and any persons utilising this document should satisfy themselves of the accuracy of their extent.

SECTION 6: MATERIAL RISK ASSESSMENTS

- 6.1 The risk categories detailed within this report are part of the material assessment algorithm as detailed within HSG264 Asbestos: The Survey Guide.
- 6.2 The following algorithm is a material assessment that identifies high-risk materials, that is those, which will most readily release airborne fibres if disturbed. It does not automatically follow that those materials assigned the highest score in the material assessment will be the materials that should be given priority for a remedial action.
- 6.3 Materials with assessment scores of 10 or more are regarded as having a high potential to release fibres if disturbed. Scores of between 7 and 9 are regarded as having a medium potential, and those materials with a score between 5 and 6 are regarded as having a low potential to release fibres if disturbed. Scores of 4 or less have a very low potential to release fibres and those materials which are analysed and found to be non-asbestos are not given a materials assessment score.
- 6.4 The following tables contain examples of scores, which are combined to calculate a total score of between 2 and 12. The total score forms the material assessment score.

Sample Variable	Score	Examples of Scores
Product Type	1	Asbestos reinforced composites (plastics, resins, mastics, roofing, felts, vinyl floor tiles, semi rigid paints or decorative finishes asbestos cement etc.)
	2	Asbestos insulating board, mill boards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.
	3	Thermal insulation (e.g. pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.
Damage Extent	0	Good condition: no visible damage.
	1	Low damage: a few scratches or surface marks; broken edges on boards, tiles etc.
	2	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose fibres.
	3	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris.
Surface Treatment	0	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles.
	1	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated), asbestos cement sheets etc.
	2	Unsealed AIB, or encapsulated lagging and sprays.
	3	Unsealed lagging and sprays.
Asbestos Type	1	Chrysotile.
	2	Amphibole asbestos excluding crocidolite.
	3	Crocidolite

6.5 Risk Rating

Cumulative score	Risk Rating	Action Required
10 – 12	High	This is allocated to those items requiring urgent attention as they currently, or in the foreseeable future, present an unacceptable risk. That is to say that fibre concentrations could rise above 0.01 fibres/ml
7 – 9	Medium	These are items which as single entities have a high risk of being damaged/disturbed or where there is an accumulation of asbestos materials in a single location, that when examined as a whole have a high risk of being damaged/disturbed. The main difference between a 'Medium' and a 'High' rating is that 'High' rated materials are currently in a state likely to expose people whereas 'Medium' rated items may show signs of historic damage but this damage has been made good and debris cleared up
5 – 6	Low	These are items that have no or very little sign of historical damage and are usually board or panels, which are not easily accessed
0 – 4	Very low	This covers ACMs e.g. asbestos cement, resins, artex, plastics, rubber etc. that do not generally present a significant risk

During the survey, the level of risk (the potential and nature of fibre release) is assessed for each ACM occurrence. The material assessment utilises an algorithm where numerical values are assigned to each of the above criteria, to provide a quantitative risk assessment.

If ACMs are to be retained, then an asbestos management system should be implemented. Initially this should incorporate all materials on to an asbestos register. A priority assessment will be required to supplement the material assessment to produce an overall risk rating for each ACM.

SECTION 7: SURVEY NOTES & CONSIDERATIONS

- 7.1 The results of sample analysis refer specifically to the sample taken from the locations defined in the report. Presumptions have been made to samples taken where the appearance of the material is the same, as agreed with the client.
- 7.2 Sampling can be restricted on boilers and electrical equipment due to potential hazards and potentially causing damage to the integrity of the equipment. If any major works are to be undertaken to this equipment we would recommend that the manufacturer of the equipment is contacted for reassurance that asbestos is not present.
- 7.3 Whilst we endeavour to establish the presence of asbestos in floor tiles and adhesive it must be appreciated that there could be instances where in large areas more than one type of adhesive could have been used, so apart from sampling every single tile and the adhesive beneath these, results are the only indication practicable. It must be presumed that cross-contamination would occur from the adhesive to the tile or visa-versa.
- 7.4 Our procedure for taking samples of textured coating is to take particles of the material from at least four areas of any one location and place these in the same sample bag, since textured coating is randomly mixed and can vary from area to area.
- 7.5 Should any further suspicious materials be encountered during any demolition or refurbishment, works, this may require further investigation and the materials identified before work proceeds.
- 7.6 It is the responsibility of the duty holder of the building to undertake the risk assessment and subsequently a re-inspection program should be implemented in accordance with the Duty to Manage asbestos in buildings, Regulation 4 of The Control of Asbestos Regulations 2012.

SECTION 8: QC SHEET

Client Details

Oktra Limited
6 St Cross Street
London
EC1N 8UB

Site Details

Site Code: Ocean House

Ocean House,
22 Cousin Lane,
London,
EC4R 3TE

Project Number

5d005027

Survey Date

13/04/2022

Issue Date

14/04/2022

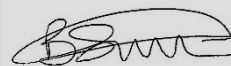
Reported By

Kai Howard



Quality Checked By

Brett Howard



Lead Surveyor

Simon Legg

Designation

Lead Asbestos Surveyor

Signature



APPENDIX 1: BULK SAMPLE CERTIFICATE

During the survey, materials suspected of containing asbestos were sampled in accordance with 5d Compliance's documented in-house technical procedures which are based on the HSE publications HSG264 entitled 'Asbestos: The Survey Guide' and HSG248 entitled 'Asbestos: The analysts' guide for sampling, analysis and clearance procedures'. Additional reference was also made to the guidance presented in the Department of the Environment, Transport and the Regions (DETR) publication entitled 'Asbestos and Man-Made Mineral Fibres in Buildings: Practical Guidance' (1999).

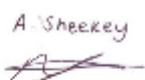
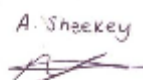
On completion of the sampling all materials were left in a safe condition. Where appropriate all sampling points were uniquely marked.

Analysis

An independent UKAS accredited laboratory has analysed all bulk samples for asbestos content by polarised light microscopy using the dispersion staining technique as outlined in the HSE guidance document HSG248. The results of the analysis are presented in the following certificates.

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CERTIFICATE OF IDENTIFICATION OF ASBESTOS FIBRES

CERTIFICATE NUMBER: ATH/22/04/0280 DATE SAMPLED: 13/04/22 DATE RECEIVED: 14/04/22 DATE ANALYSED: 14/04/22 DATE ISSUED: 14/04/22 SAMPLES OBTAINED BY: DELIVERED NUMBER OF SAMPLES: 17	SITE ADDRESS: 22 COUSIN LANE, LONDON SITE REFERENCE: 5D005027 CLIENT: 5D COMPLIANCE LTD CLIENT ADDRESS: CEDAR TREE COTTAGE, HAGLANDS LANE, WEST CHILTINGTON, WEST SUSSEX, RH20 2QR PHONE NUMBER: 07720 341247
ANALYST NAME & SIGNATURE: 	AUTHORISER NAME & SIGNATURE: 
COMMENTS:	

ATH/22/04/0280 RESULTS

SAMPLE NUMBER	CLIENT NUMBER	SAMPLE LOCATION	FIBRE TYPE DETECTED	COMMENTS
1.	SL/001	ROOM 4/003 – MMMF	NADIS	INSULATION
2.	SL/002	ROOM 4/003 – SCREED	NADIS	SCREED
3.	SL/003	ROOM 4/003 – MASTIC	NADIS	MASTIC
4.	SL/004	ROOM 3/004 – MMMF	NADIS	INSULATION
5.	SL/005	ROOM 3/004 – SCREED	NADIS	SCREED
6.	SL/006	ROOM 3/004 – MASTIC	NADIS	MASTIC
7.	SL/007	ROOM 2/004 – MMMF	NADIS	INSULATION
8.	SL/008	ROOM 2/004 – SCREED	NADIS	SCREED
9.	SL/009	ROOM 2/004 – MASTIC	NADIS	MASTIC
10.	SL/010	ROOM 1/004 – MMMF	NADIS	INSULATION
11.	SL/011	ROOM 1/004 – SCREED	NADIS	SCREED
12.	SL/012	ROOM 1/004 – MASTIC	NADIS	MASTIC
13.	SL/013	ROOM G/003 – MMMF	NADIS	INSULATION
14.	SL/014	ROOM G/003 – SCREED	NADIS	SCREED
15.	SL/015	ROOM G/003 – MASTIC	NADIS	MASTIC
16.	SL/016	ROOM G/003 – SINK PAD	NADIS	BITUMEN
17.	SL/017	ROOM G/006 – SUPALUX	NADIS	INSULATING BOARD

KEY: CHRYSOTILE (WHITE ASBESTOS) – CROCIDOLITE (BLUE ASBESTOS) – AMOSITE (BROWN ASBESTOS)
NADIS (NO ASBESTOS DETECTED IN SAMPLE) – TREMOLITE, ANTHOPHYLLITE & ACTINOLITE (LESS COMMON ASBESTOS FIBRE TYPES)

Note: When a trace of asbestos fibres are reported this represents only one or two fibres identified during PLM analysis.
Note: The material type reported is an opinion of the analyst only and does not form part of the ATHENA UKAS accreditation.
Note: Samples will be kept for a minimum of 6 months.
Note: This Certificate of Identification of Asbestos Fibres can only be reproduced in full unless written approval from Athena has been obtained.
Note: If the sample condition or size is deemed unacceptable or unsatisfactory by the analyst, the client will be contacted.
Note: The results relate only to the items tested.
Note: All samples are analysed at the Athena Laboratory, Suite 3 Sopwith House, Sopwith Crescent, Wickford, Essex, SS11 8YU
Note: The results apply to the sample as received.

Samples have been analysed to determine the presence of asbestos fibres using Athena Environmental Solutions "in house" method of polarised light microscopy and central stop dispersion staining based on HSG 248. The site address and sample locations are given by the client and Athena are not responsible for the accuracy or competence of these details or of the sampling

BULK 001 VERSION 8 – 04/01/22

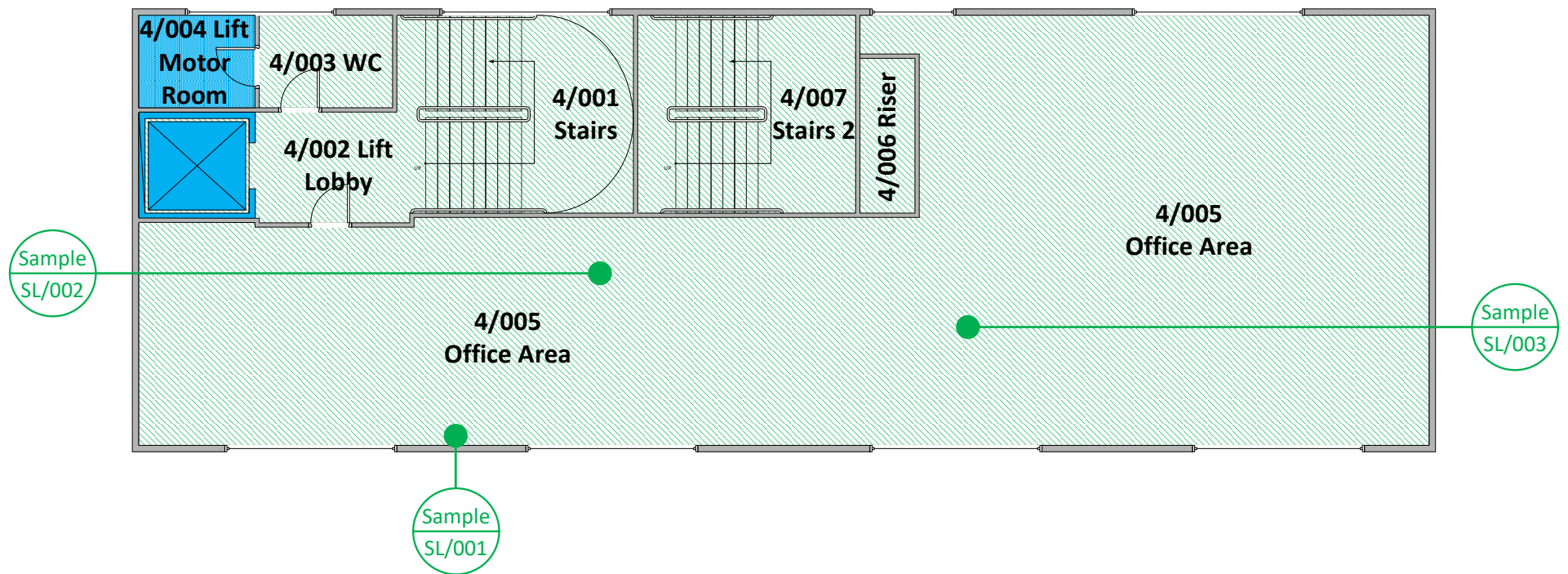
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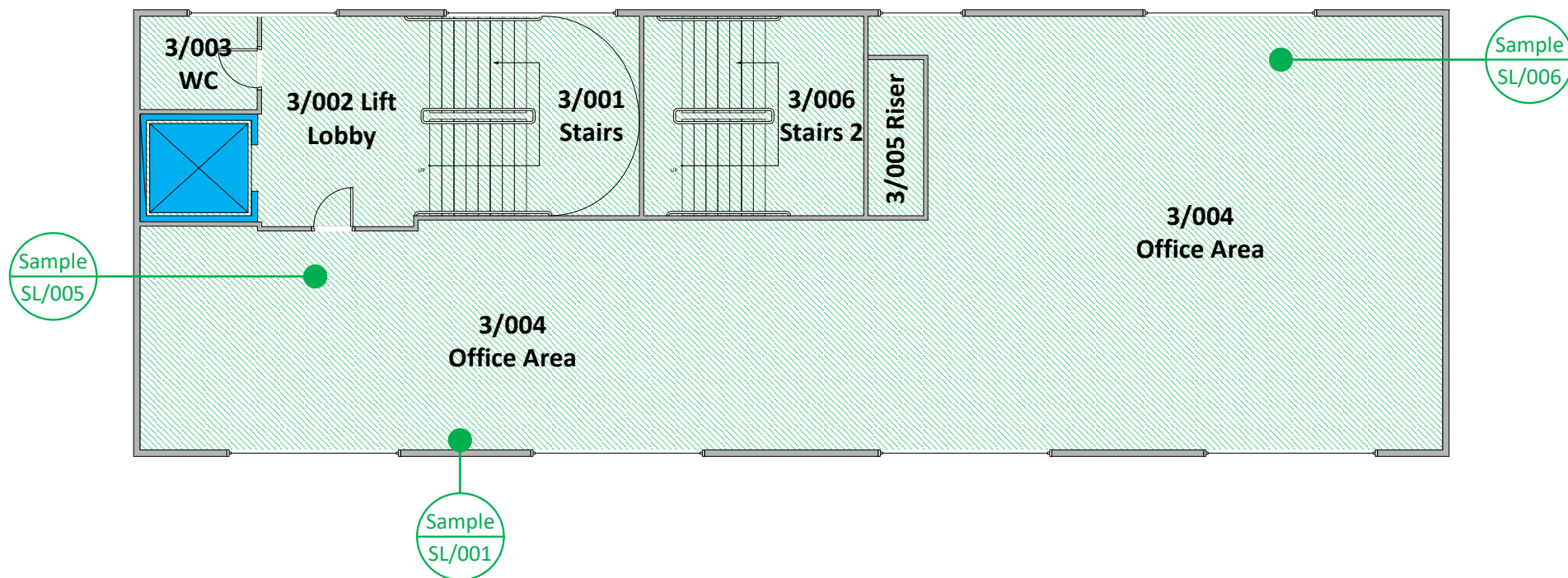
APPENDIX 2: SURVEY PLANS

KEY	
Asbestos Locations	
Non-asbestos items/locations	
No Access Areas	
Inspection Point	

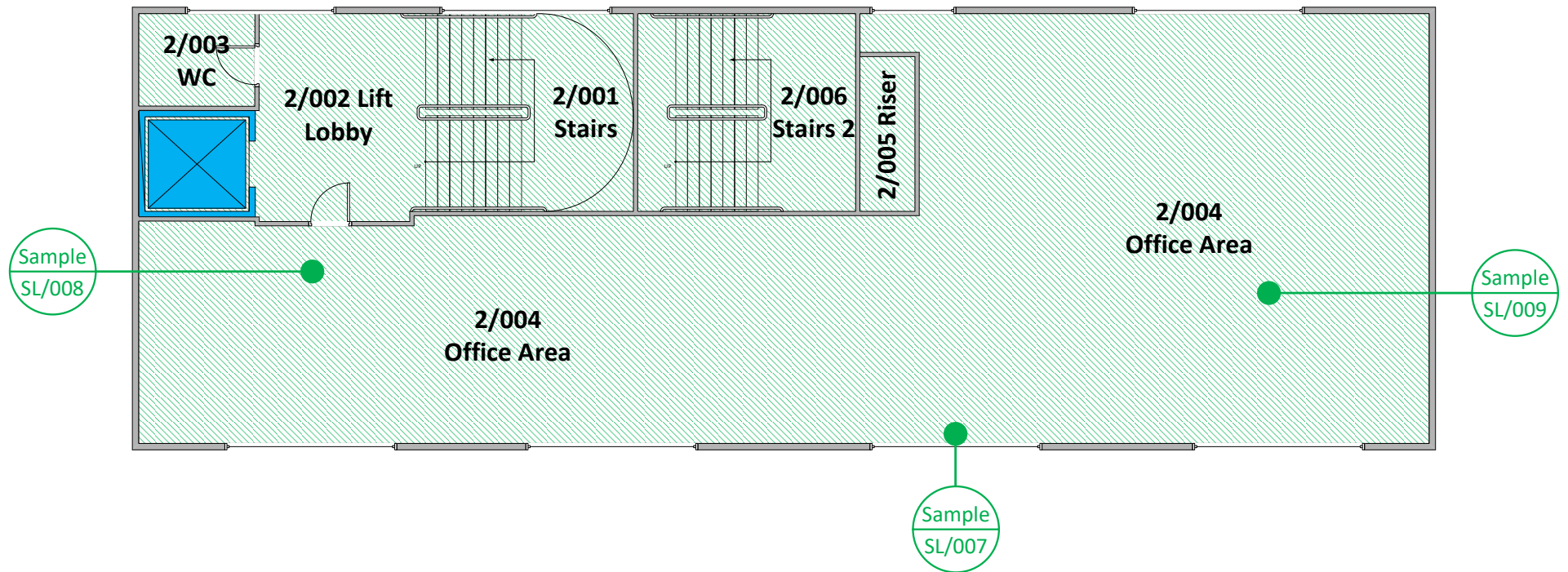
Fourth Floor



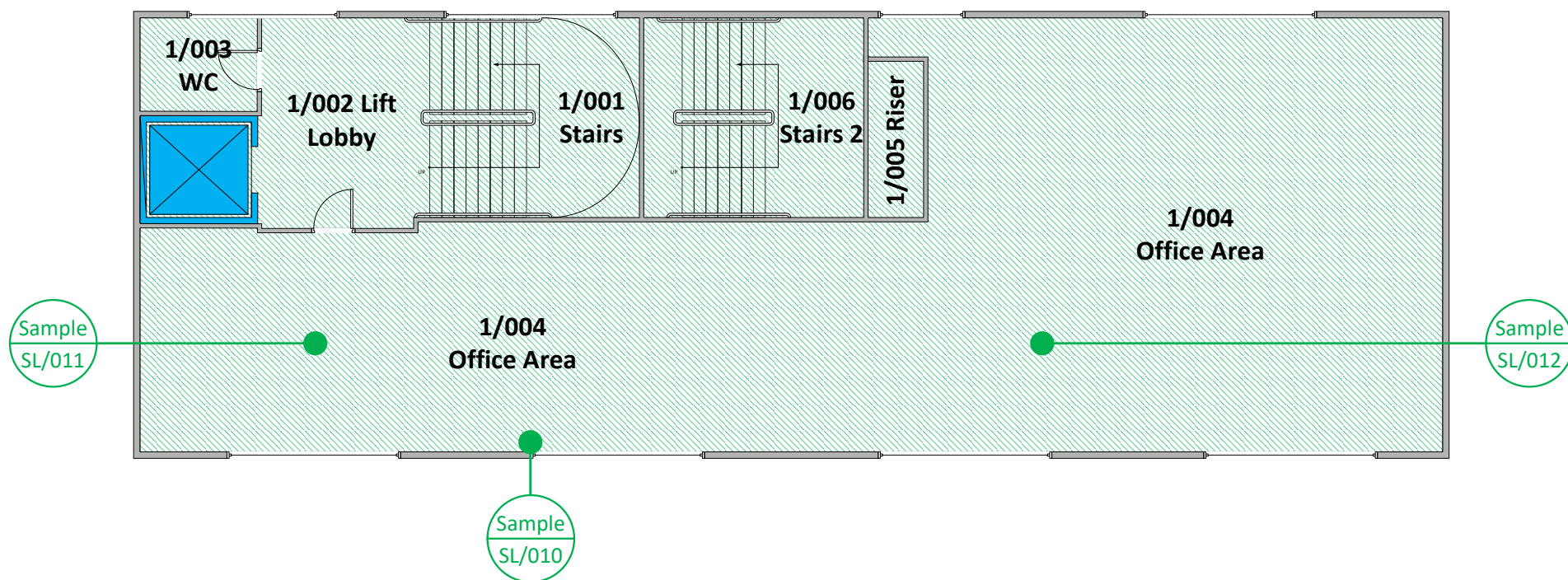
Third Floor



Second Floor



First Floor



Ground Floor

