

An Asbestos Refurbishment/Demolition Survey (MA only) to the all accessible areas of rooms 138, 237 & 332 to facilitate installation of new stairwell areas of  
**LSHTM TP1 & TP2 Project**  
**15-17 Tavistock Place**  
**London**  
**WC1H 9SH**

<b>Survey Carried Out On:</b>	29 January 2019	
<b>Commissioned By:</b>	Bhavna Khetani Kier Construction (London) 2 Langston Road Loughton Essex IG10 3SD	
<b>Date:</b>	11 March 2019	
<b>Our Reference:</b>	J138677	
<b>Surveyed By:</b>	Danny Gurnham	

Presented by:  
 Pennington Choices Ltd  
 Clan Works  
 1A Howard Road  
 Bromley  
 Kent  
 BR1 3QJ  
**t:** 020 8290 5629  
**f:** 020 8290 4443  
**e:** admin@penningtonsouth.co.uk  
**w:** www.pennington.org.uk



## Contents

1.0	Executive Summary	3
2.0	Introduction	8
3.0	General Site Information	9
4.0	Conclusions and Actions	10
5.0	UKAS Accreditation	11
6.0	Regulations	12

## Appendices

Appendix 1	Plans
Appendix 2	Asbestos Register
Appendix 3	Asbestos Analysis Report
Appendix 4	Quality Assurance

## 1.0 Executive Summary

### 1.1 Introduction

Pennington Choices Ltd carried out a Refurbishment/Demolition Survey (MA only) to the all accessible areas of rooms 138, 237 & 332 to facilitate installation of new stairwell areas of LSHTM TP1 & TP2 Project. The survey and this subsequent report has been produced in accordance with HSG264 – Asbestos: The Survey Guide, with the layout and content of the report being based on the specific guidance for survey reports contained in section 6 of HSG264. Please note the MA scores for the surface treatment of bare cement, bare textured coating, bare gaskets, bare paper and bare woven/textile have been given a score of 2 rather than 1 as suggested by HSG264.

This survey will report on the Material Assessment (MA).

### 1.2 Findings

Positive occurrences of asbestos containing materials were identified in the following areas:

#### Urgent Items (requiring immediate action on the part of the Client)

Location (Plan room references in brackets)	Result (asbestos type)	Action	Sample Ref
There are currently no urgent items.			

Please also refer to the section 4.0 and the Asbestos Register.

### Other Items

Location	Result (asbestos type)	Action	Sample Ref
No other ACMs noted under the scope of this survey.			

Please also refer to the section 4.0 and the Asbestos Register.

**Non asbestos items (no asbestos detected in sample)**

Location (Plan room references in brackets)	Result (asbestos type)	Sample Ref
Building 1 Third (001) Office Textured finish to original brickwork behind plasterboard stud walls	No Asbestos Detected	DG000699 (Sample 1)
Building 1 Second (002) Office Textured finish to original brickwork behind plasterboard stud walls	No Asbestos Detected	DG000700 (Sample 2)
Building 1 First (003) Office Textured finish to original brickwork behind plasterboard stud walls	No asbestos detected in visually consistent material	As DG000700 (Ref Sample 2)

Please also refer to the section 4.0 and the Asbestos Register.

**Rooms/Areas inspected and not found to contain suspicious materials under the scope of this survey**

<b>Location (Plan room references in brackets)</b>
--

No included areas are free of suspicious materials.
---

Please also refer to section 1.4, 3.0 and the Asbestos Register.

### 1.3 No/Limited Access Areas (Whole Areas)

Due to the nature of the survey undertaken and for conditions found on site some parts of the building were not accessible by us or were only accessible on a limited basis, details of which are set out below

Location	No/Limited Access
	None

Please also refer to 1.4 and the Asbestos Register

## 2.0 Introduction

### 2.1 Survey Scope

Pennington Choices Ltd was commissioned to carry out a refurbishment and demolition survey in accordance with HSG264, with the exception of MA surface treatment scores for selected bare materials. Refer to 1.1 for details. The purpose of this survey was to locate and describe, as far as reasonably practicable, all ACMs in the area where refurbishment work will take place.

The survey included all accessible areas of rooms 138, 237 & 332 to facilitate installation of new stairwell areas only. The aim of the survey is to provide the client with information in order to be able to comply with the Control of Asbestos Regulations 2012.

This survey report is not a management plan but can be used to assist in devising one.

All efforts were made during the survey to identify and establish the presence (or absence) of asbestos based materials and their locations. However, asbestos may be concealed within the structural fabric of a building. This report should therefore only be seen as an overview of the current situation within the buildings requested for surveying.

### 2.2 Property Type

London School of Hygiene and Tropical Medicine

### 2.3 Recommendations

Recommendations have been provided on dealing with asbestos occurrences and are based on the Control of Asbestos Regulations 2012 and Approved Codes of Practice, Health and Safety at Work etc Act 1974, good management practices and known maintenance requirements.

### 2.4 Third Party Rights

This report is only for the use of the party to whom it is addressed and no responsibility is accepted to any other party for the whole or any parts of its contents and the Contracts (Rights of Third Parties) Act 1999 shall not apply. Neither the whole, nor a part of this report, or any reference thereto, may be included in any document or statement, nor published or reproduced in any way, without our prior approval in writing as to the form and context in which it will appear.

### 3.0 General Site Information

#### 3.1 Areas included/excluded

All all accessible areas of rooms 138, 237 & 332 to facilitate installation of new stairwell areas.

Exclusions include any areas not detailed above.

A survey of the following HSG264 type(s) has been carried out as requested by the client:

Refurbishment/Demolition Survey (MA only)

Surveys are carried out in accordance with our documented in-house procedure, which is accredited by UKAS as meeting the requirements of ISO17020.

#### 3.2 Safety

The safety of the surveyors, staff, contractors and public has been of paramount importance during the course of the survey. All work has been carried out in accordance with the Health and Safety at Work etc Act 1974 and the Control of Asbestos Regulations 2012.

#### 3.3 Areas of No or Limited Access

Due to the nature of the survey undertaken and for conditions found on site some parts of the building were not accessible by us or were only accessible on a limited basis, details of which are set out below:

##### General Areas No/Limited Access

Electrical components (fuse boxes, control panels, conduits, other):	No Access
Within flues/chimneys:	Not Applicable
Pipe gaskets/flue pipe seals/air duct seals/gaiters:	Not Applicable
Under non asbestos insulations - pipe, eave:	Not Applicable
Under upper roof covering:	Not Applicable
Behind or through plaster skimmed material due to decorative damage:	Not Applicable
Within doors/firedoors:	Not Applicable
Concealed spaces unknown to the surveyor:	N/A
Known floor and/or wall voids e.g. wall cavities:	No Access
Other:	NA

##### Specific issues

Please refer to the Asbestos Register in Appendix 2 for specific access issues.

#### 4.0 Conclusions and Actions

In this section, when removal is recommended, this should only be carried out by a licensed contractor under the supervision of a responsible agency in accordance with all current legislation, as detailed in Section 6.

It should be assumed that all electrical boxes contain asbestos components unless the equipment was inspected during the survey and none was found. If electrical work or other work that will disturb the electrical boxes were to be carried out, it would be prudent to isolate the supply and investigate the equipment once certified as safe. If asbestos is identified then it should be removed in accordance with current Health and Safety and Asbestos legislation.

Due to conditions found on site, certain areas could not be accessed. It should be assumed that all materials subsequently found in areas not accessible contain asbestos unless proven otherwise.

Where suspected asbestos materials form a duct cover, false ceiling, etc. or where these materials would require disturbing to gain access to an area, they have not been displaced, as any physical disturbance of these materials may have resulted in a release of airborne asbestos fibres which may pose a hazard to health.

If suspicious material is discovered during work or refurbishment then work should cease, and the suspicious material sampled and analysed for the presence of asbestos. If asbestos is identified then it should be removed in accordance with all current Health and Safety and Asbestos legislation.

It is recommended that all ACMs identified during this survey (refer to Asbestos Register - Appendix 2 - for details) be removed prior to work commencing if they are likely to be disturbed. It is recommended that removal be carried out by licensed contractors in the appropriate manner as dictated by current legislation and protocol.

Any ACMs that are to remain in situ should be made safe (encapsulated etc.) if necessary, labelled as containing asbestos and maintained as part of a management programme including regular inspections by a person competent to do so. This work should be carried out in accordance with the Control of Asbestos Regulations 2012.

Please also refer to the Asbestos Register in Appendix 2 for specific recommendations.

## 5.0 UKAS Accreditation

Pennington Choices Ltd is a UKAS (United Kingdom Accreditation Service) accredited laboratory. Strict controls on inspection bodies and laboratories are laid out and monitored by UKAS.

### Testing

Pennington Choices Ltd meets the requirements of ISO 17025 for bulk sampling, bulk identification and air sampling and holds the UKAS accreditation number 0630 for testing.

### Inspections

Pennington Choices Ltd is accredited as a Type 'C' inspection body meeting the requirements of ISO 17020 and holds the UKAS accreditation number 0179 for asbestos surveys.

## 6.0 Regulations

All work with asbestos containing materials is controlled under the Control of Asbestos Regulations 2012. The objective of these regulations is to minimise exposure to asbestos fibres.

## **Appendix 1**

### **Plans**

*The plans, while not to scale, provide you with an overview of the layout of the building and will help you to locate any asbestos containing materials that are referenced in the Asbestos Register (Appendix 2). Each room is provided a unique number. Each sample that we have taken also has a unique number. Both cross reference to the Asbestos Register. The plan is marked to show the areas or rooms where asbestos containing materials have been found. The 'Key' which follows this page provides further help in understanding the plans.*

## Key for Plans Showing Asbestos Locations

AA1234

Sample and TEAMS number for positive samples

as AA1234

Referenced sample and TEAMS number for positive samples

AA1234

Sample and TEAMS number for negative samples

as AA1234

Referenced sample and TEAMS number for negative samples



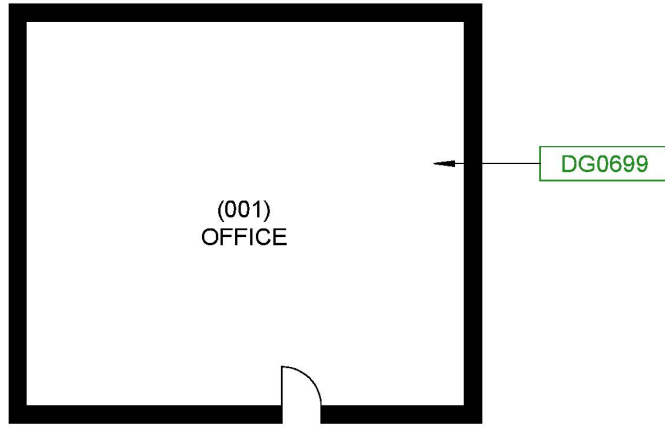
Area of no access

(001)

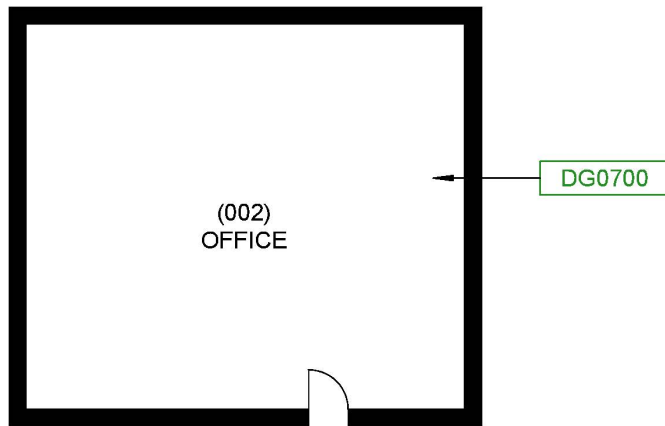
Area numbering



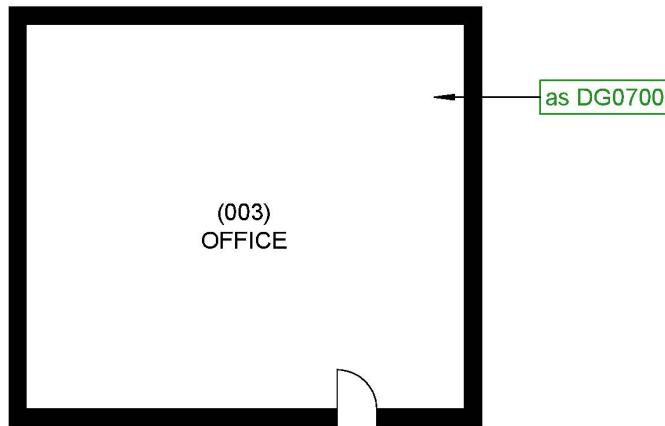
Unable to sample - presumed asbestos to be present



THIRD FLOOR




SECOND FLOOR



FIRST FLOOR

**Please Note:** Sketch Plans may only illustrate main asbestos components or specific areas of no access (general areas of no access stipulated not shown)

	Address: LSHTM TP1& TP2 Project, 15-17 Tavistock Place	Drawing Title  Floor Plan	<b>Sketch Drawing</b> (Not to Scale)		Date: 29-01-2019
			Sheet: 1 of 1	Drawing No.: J138677	

## **Appendix 2**

### **Asbestos Register**

*The sheets that follow this page constitute the Asbestos Register. Each room or area referenced in the plan (Appendix 1) has a sheet. Where no suspected asbestos was found under the scope of this survey this is recorded, together with general notes detailing stand-out items noted in the area in question e.g. MMMF pipe lagging present. Where asbestos has been identified, is presumed or is referenced to a sample this is recorded with the material risk assessment and recommended actions.*

# Asbestos Register

Site Address: LSHTM TP1 & TP2 Project, 15-17 Tavistock Place, London	Ref No. J138677	Date Of Issue 11/03/2019
Page 1 of 4		

<b>Building:</b> Building 1	<b>Floor Level:</b> Third	<b>Room Name:</b> (001) Office
<b>Component:</b> Textured finish to original brickwork behind plasterboard stud walls		



Sample Reference	Asbestos Type	Material	Surface Treatment Score	
DG000699 (Sample 1)	No Asbestos Detected			
Extent of damage	Material Assessment*	Accessibility	Extent/amount	Location
Recommendations				
Who	What	When		
-	No further action required	-		
<b>Further Recommendations:</b> None				
<b>General Notes:</b> Concrete ceiling above modern suspended plasterboard ceiling Textured finish to original brick walls behind plasterboard stud walls Thick screed beneath carpet tiles Metal framed windows - wooden sills Wooden access door - glass infill				

\*Sample taken in the original survey. \*\*Material Assessment (HSG264, 2012) - Description refers to materials potential to release asbestos fibres – in accordance, with the exception of surface treatment scores for bare cement, bare textured coating, bare gaskets, bare paper and bare woven/textile which we score as 2 rather than 1 as suggested by HSG264.

# Asbestos Register

Site Address: LSHTM TP1 & TP2 Project, 15-17 Tavistock Place, London	Ref No. J138677	Date Of Issue 11/03/2019
Page 2 of 4		

<b>Building:</b> Building 1	<b>Floor Level:</b> Second	<b>Room Name:</b> (002) Office
<b>Component:</b> Textured finish to original brickwork behind plasterboard stud walls		



Sample Reference	Asbestos Type	Material	Surface Treatment Score	
DG000700 (Sample 2)	No Asbestos Detected			
Extent of damage	Material Assessment*	Accessibility	Extent/amount	Location

Recommendations		
Who	What	When
-	No further action required	-

**Further Recommendations:** None

**General Notes:**  
 Sectional concrete ceiling above modern suspended plasterboard ceiling  
 Textured finish to original brick walls behind plasterboard stud walls  
 Thick screed beneath carpet tiles  
 Metal framed windows - wooden sills  
 Wooden access door - glass infill

\*Sample taken in the original survey. \*\*Material Assessment (HSG264, 2012) - Description refers to materials potential to release asbestos fibres – in accordance, with the exception of surface treatment scores for bare cement, bare textured coating, bare gaskets, bare paper and bare woven/textile which we score as 2 rather than 1 as suggested by HSG264.

# Asbestos Register

Site Address: LSHTM TP1 & TP2 Project, 15-17 Tavistock Place, London	Ref No. J138677	Date Of Issue 11/03/2019
Page 3 of 4		

<b>Building:</b> Building 1	<b>Floor Level:</b> First	<b>Room Name:</b> (003) Office
<b>Component:</b> Textured finish to original brickwork behind plasterboard stud walls		



Sample Reference	Asbestos Type	Material	Surface Treatment Score	
As DG000700 (Ref Sample 2)	No asbestos detected in visually consistent material			
Extent of damage	Material Assessment*	Accessibility	Extent/amount	Location
Recommendations				
Who	What	When		
-	No further action required	-		
<b>Further Recommendations:</b> None				
<b>General Notes:</b> Sectional concrete ceiling above modern suspended plasterboard ceiling Textured finish to original brick walls behind plasterboard stud walls Thick screed beneath carpet tiles Metal framed windows - wooden sills Wooden access door - glass infill				

\*Sample taken in the original survey. \*\*Material Assessment (HSG264, 2012) - Description refers to materials potential to release asbestos fibres – in accordance, with the exception of surface treatment scores for bare cement, bare textured coating, bare gaskets, bare paper and bare woven/textile which we score as 2 rather than 1 as suggested by HSG264.

# Asbestos Register

## Reference information and disclaimer

All efforts were made during the survey to identify and establish the presence (or absence) of asbestos based materials and their locations within an unfamiliar building and accessible areas. However, asbestos may be concealed within the structural fabric of a building, which only major refurbishment or full demolition will bring to light and this is beyond the scope of this building survey. Therefore, PC cannot guarantee that all asbestos materials have been identified and survey results are definitive.

This register should therefore only be seen as an overview of the current situation within the areas surveyed. The survey was a refurbishment & demolition survey (HSG264). Further investigation of suspicious materials should be undertaken if discovered. All extents detailed within this report are approximations and removal contractors should not rely on these extents for costing purposes.

### **\*\*Material Assessment (HSG264, 2012)**

Description refers to materials potential to release asbestos fibres - with the exception of surface treatment scores for bare cement, bare textured coating, bare gaskets, bare paper and bare woven/textile which we score as 2 rather than 1 as suggested by HGS264.

### **Asbestos Type**

Chrysotile (1); Amphibole asbestos excluding crocidolite (2); Crocidolite content (3).

### **Extent of Damage**

(Good) None (0); (Low) Scratches, broken edges (1); (Medium) Significant breakage, exposed fibres (2); (High) High damage, visible debris (3).

### **Surface Treatment**

Composite materials, floor tiles, bitumen etc (0); Enclosed sprays/lagging, encapsulated AIB, encapsulated asbestos cement, encapsulated textured coating, encapsulated gaskets, encapsulated paper and encapsulated woven/textile (1); Unsealed AIB, encapsulated lagging/sprays, bare cement, bare textured coating, bare gaskets, bare paper and bare woven/textile (2); Unsealed lagging/sprays (3).

Priority assessment scores for the following items are included as a courtesy to the client and are **not accredited by UKAS**. The responsibility for carrying out full and complete priority assessments lies with the client. Refer to Algorithm table for explanations of scores.

### **Accessibility**

Usually inaccessible or unlikely to be disturbed (0); Occasionally likely to be disturbed (1); Easily disturbed (2); Routinely disturbed (3).

### **Location**

Outdoors (0); Large rooms or well ventilated areas (1); Rooms up to 100m<sup>2</sup> (2); Confined spaces (3).

### **Extent/Amount**

Small amounts or items (eg strings, gaskets) (0); =10m<sup>2</sup> or =10m pipe run (1); >10m<sup>2</sup> to =50m<sup>2</sup> or >10m to =50m pipe run (2); >50m<sup>2</sup> or >50m pipe run (3)

Where visually consistent material is referenced to an analysed 'No Asbestos Found' sample, this is a visual assessment only. Therefore, further sampling must be requested if further confirmation is required.

This register is not complete without being accompanied by the full report. All written components must be read prior to making any assessments based upon the surveyors' findings. All positive incidents of asbestos are recommended to be labelled if to be left in place and not removed during refurbishment works. If it is not the Duty Holder's policy to label ACMs then the ACMs should be managed according to the management plan which the Duty Holder has in place.

## **Appendix 3**

### **Asbestos Analysis Report J138677**

*The pages in this appendix contain the laboratory analysis reports of any samples that were taken during the course of this survey. It is a requirement of HSG264 that this certificate is included in the report.*

---

## Asbestos Analysis Report

---

<b>Report No :</b>	J138677	<b>Sample Batch</b>	1-2
<b>Client :</b>	Kier Construction (London)	<b>Client Ref:</b>	10004490SC3
<b>Location :</b>	LSHTM TP1 & TP2 Project, 15-17 Tavistock Place, London, WC1H 9SH		
<b>Samples Taken :</b>	29 January 2019	<b>Report Issued:</b>	31 January 2019

---

Sample No.	Source	Result	Material (see Note(3))
Sample 1	<b>Third (001) Office</b> Textured finish to original brickwork behind plasterboard stud walls	No Asbestos Detected	Textured Coating
Sample 2	<b>Second (002) Office</b> Textured finish to original brickwork behind plasterboard stud walls	No Asbestos Detected	Textured Coating

---

---

**Test Method:** Polarised light microscopy; Dispersion staining, in accordance with HSG248

---

**Note (1):** PC laboratory analysis of samples and sampling procedures are in compliance with ISO 17025 and our UKAS accreditation.

**Note (2):** Where PC staff have not taken samples (indicated by "Samples Received" or "Samples Collected"), results given are based on information supplied by the client taking the samples. PC is not responsible for any errors/misinterpretations of analytical results due to inappropriate sampling strategies or techniques.

**Note (3):** Observations and interpretations expressed (i.e. nature of fibres other than asbestos or description of material) are outside the scope of our UKAS accreditation.

---

Types of Asbestos
Amosite - Brown Asbestos
Chrysotile - White Asbestos
Crocidolite - Blue Asbestos

**ANALYST:**



---

Catalina Lawrence

## **Appendix 4**

### **Quality Audit**

*Prior to this report being issued it will have been reviewed by a number of people as part of our documented quality management systems. The following page confirms that this was undertaken and by whom.*



# Pennington Choices Ltd

Clan Works  
1A Howard Road, Bromley, Kent, BR1 3QJ  
Tel: 020 8290 5629 Fax: 020 8290 4443



0179



0630

**Report Number J138677**

**LSHTM TP1 & TP2 Project  
15-17 Tavistock Place  
London  
WC1H 9SH**

Report Author: Vicky Willson

Date: 11 March 2019

Report Reviewer: Joe Nason

Date: 11 March 2019

Lead Surveyor: Danny Gurnham

Date: 11 March 2019

**This survey was carried out in accordance with our UKAS accreditation and ISO 17020.**