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Refurbishment Survey



Site:
UPRN:
Client:
Report No:
Survey Date:
Report Date:
Surveyors:
Report Produced By:

Colt Data Centre Services, Unit 9-10, Powergate Business
Park, Park Royal, London, , NW10 6PW
N/A

J. Dunton Associates Ltd
J013820
8th May 2019
19th June 2019
Michael Hayward, Sean Healey
Report Reviewed By:

Michael Hayward
Surveyor

Anthony Sandells
Surveying Manager



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PLEASE NOTE

**THIS REPORT MUST BE READ IN ITS ENTIRETY
THIS REPORT IS NOT AN ASBESTOS MANAGEMENT PLAN
THIS REPORT IS CONFIDENTIAL TO J. Dunton Associates Ltd
Amstech Inspections and Testing Limited ACCEPTS NO RESPONSIBILITY OF ANY NATURE TO ANY
THIRD PARTY TO WHOM THIS REPORT OR ANY PART THEREOF IS MADE KNOWN TO.**

Amstech Inspections and Testing Limited

Site Address: Colt Data Centre Services, Unit 9-10, Powergate Business Park, Park Royal, London,

Report No: J013820

Report Date: 19/06/2019



1. Introduction & Scope of Works

Amstech Inspections and Testing Limited was commissioned by:

Paul Charman

J. Dunton Associates Ltd, Ingatestone Forge, 3a High Street, Ingatestone, CM4 9ED

To carry out an Asbestos Survey of:

Colt Data Centre Services, Unit 9-10, Powergate Business Park, Park Royal, London, , NW10 6PW

Type of Survey: Refurbishment

Objective of This Survey

To locate, identify and assess asbestos containing materials within the areas specified as requiring refurbishment works. This survey is to enable compliance with the CAR2012, regulation 7.

Our Asbestos Surveys are carried out in compliance with HSG264. This is available as a PDF download from the HSE website: <http://www.hse.gov.uk/PUBNS/books/hsg264.htm>

Amstech Inspections and Testing Limited is a UKAS accredited inspection body to carry out asbestos surveys inspections. This includes all comments and interpretations with regards to the risk assessments made. The conduct and reporting of Priority risk assessment (HSG227) is outside the scope of our UKAS accreditation.

Scope of This Survey

Refurbishment survey to specified areas of commercial premises in line with specification drawings provide. Client contact to be present to verify full scope and intrusion levels. Survey in line with HSG264.

Changes to Scope from Quotation

N/A

Client Confirmation

No customer sign off



Survey Limitations

All areas will be accessed and inspected as far as is reasonably practicable.

Any areas not accessed must be presumed to contain asbestos. The areas not accessed and presumed to contain asbestos will be clearly stated in this survey report and will have to be managed, ie maintenance or other disturbance work should not be carried out in these areas until further investigation is possible.

A refurbishment survey will be required for all work which disturbs the fabric of the building in areas where the management survey has not been intrusive. The decision on the need for a refurbishment survey should be made by the duty-holder.

The surveyors are NOT to disturb in ANY way or go through suspected ACMs. Items within this survey where this applies are insulating board cladding to steel frame, textured coating to the stairwells and cement debris to surrounding pebbled walkways.

It was noted that the cement debris was located within pebbles that surrounded the entire building, a visual inspection was carried out as far as was reasonably practicable to do so in inclement wet conditions and accordingly full extents could not be established. It is suggested that any planned works that may be carried out in these areas is carried out with caution and work suspended until further investigation is carried out of any suspect material found during works.

Mechanical and electrical installations will not be accessed without attendance of a specialist engineer. Where these cannot be isolated, presumptions as to typical asbestos in mechanical and electrical plant will be made.

No inspection over 3m requiring specialist equipment other than step ladders was carried out.

Doors have not been intrusively inspected as it will affect the safety, fire rating or security of the premises.

Surveyors will not inspect within the floor slab unless by prior arrangement with suitable equipment and control measures in place.

All extents are an estimation.

If plans of the premises are not supplied to us it cannot be confirmed if all areas have been identified or accessed. In the absence of supplied plans Amstech Inspections and Testing Limited will provide site sketches but cannot guarantee that all areas have been identified as it is the clients responsibility to check supplied drawings and to inform us of any obstructed or concealed areas not shown on the sketch.

Sketches are not to scale, they serve only to assist with locations of findings.



2. Executive Summary

Paul Charman of J. Dunton Associates Ltd requested Amstech Inspections and Testing Limited to undertake a Refurbishment Survey to Colt Data Centre Services, Unit 9-10, Powergate Business Park, Park Royal, London,

Summary of Building

single storey light industrial units, built in 1990s with single storey steel portal frame construction with corrugated steel clad roof and brick and block surrounds..

Limitations / Exclusions during this survey (please also see our standard limitation within section 1)

None.

Inaccessible Areas Register

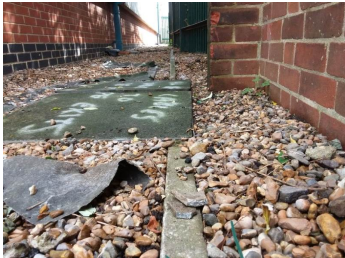
| Entry | Floor | Location/Description | Reason |
|-------|-------|----------------------|--------|
|-------|-------|----------------------|--------|

None.



Executive Summary Register of Positive ACMs

Below is a summary of all confirmed & presumed asbestos containing materials located during the survey:

| Sample ID | Building | Floor | Description | Room/Position | Extent (m2) | Fixing | Substrate | Asbestos Type Identified | |
|--|--|-----------|----------------------|--|--------------------------|-----------------|--------------|---|---|
| MH001109 | Colt Data Centre Services, Unit 9-10 Powergate Business Park, London, NW10 6PW | External | Cement | External Elements, Debris to pebbles, walkway between units 9 and 10 | Unknown | Bonded | Concrete | Chrysotile |  <p>Picture 41</p> |
| Recommendations | | | | | Assessment Scores | | | Risk Code | |
| | | | | | Material | Priority | Total | | |
| Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'. | | | | | 5 | 4 | 9 | C | |
| Reinspection Due | | 12 months | Actions Taken | N/A | Time Scale | | | Action Completed Sign & Date | |



3. Methodology

Refurbishment Survey Methodology

Our Asbestos Surveys are carried out in compliance with HSG264. This is available as a PDF download from the HSE website: <http://www.hse.gov.uk/PUBNS/books/hsg264.htm>

A **refurbishment** survey is needed before any refurbishment or demolition work is carried out. This type of survey is used to locate and describe, as far as reasonably practicable, all ACMs in the area where the refurbishment work will take place. The survey will be fully intrusive and involve destructive inspection, as necessary, to gain access to all areas, including those that may be difficult to reach. A refurbishment survey may also be required in other circumstances, eg when more intrusive maintenance and repair work will be carried out or for plant removal or dismantling.

The 'surveyed' area must be shown to be fit for reoccupation before people move back in. This will require a thorough visual inspection and, if appropriate (eg where there has been significant destruction), reassurance air sampling.

All surveys are performed in accordance with guidelines laid out in HSG264/HSG248 and following our UKAS approved internal procedures manual.

Bulk Sampling

All 'Bulk' material samples are carefully taken following HSG248 guidance and our UKAS approved internal procedures manual. All samples are double bagged and given a unique reference number before being delivered to the UKAS accredited laboratory for analysis.

Laboratory Analysis

Analysis was achieved by employing standard polarised light microscopy and dispersion staining techniques at a UKAS accredited laboratory. The results are included and certified within this report.



Background Information & Legislation

Licensed materials(such as AIB (Asbestos Insulation Board), pipe / plant insulation and sprayed coatings)

Any remedial works required on asbestos insulating materials and coatings should follow the guidance given in the HSE documents L143 "Work with materials containing asbestos. Control of Asbestos Regulations 2012" and the HSE guidance note HSG247" Asbestos, the Licensed Contractors' Guide, 2006".

These stipulate that work to these materials should be carried out by a contractor licensed by the HSE to work with asbestos using approved methods, and that ALL work of this nature will require independent inspection by a suitable UKAS accredited laboratory including issue of a 4 stage certificate of reoccupation.

All asbestos waste should be disposed of following the Hazardous Waste (England and Wales) Regulations 2005 (effective 16 July 2005). Further information can be found on the Environment Agency's website www.environment-agency.gov.uk.

Unlicensed materials(such as asbestos cement, floor tiles, linoleum, bituminous materials, textured coating and gaskets).

Any remedial works required on unlicensed asbestos materials should follow the guidance given in the HSE documents L143 (as above). HSG247 (as above) and HSG189/2 - "Working with asbestos cement".

We would recommend independent air monitoring by a suitable UKAS accredited laboratory during and after the works and if works are carried out under controlled conditions a certificate of reoccupation should be issued.

All asbestos waste should be disposed of following the Hazardous Waste (England and Wales) Regulations 2005 (effective 16 July 2005) and subsequent amendment Hazardous Waste (England and Wales) (Amendment) Regulations 2009. Further information can be found on the Environment Agency's website www.environment-agency.gov.uk.



Statutory Regulations/Requirements and Codes of Practice

- | The Health and Safety at Work Act 1974
- | The Control of Asbestos Regulations 2012
- | L143 - Work with materials containing asbestos. Control of Asbestos Regulations 2012.
- | The Waste Management (England and Wales) Regulations 2006, ISBN 0110744128
- | The Control of Substances Hazardous to Health (Amendment) Regulations 2004, ISBN 0110514076
- | L153 - ACoP. Managing Health and Safety in Construction: Construction (Design and Management) Regulations 2015. (CDM) Approved Code of Practice
- | The Hazardous Waste (England and Wales) Regulations 2005
- | The Hazardous Waste (England and Wales) (Amendment) Regulations 2009
- | HSE Guidance note HSG 210 ~ Asbestos Essentials - Task Manual (see also HSE website)
- | HSE Guidance note HSG 227 ~ A comprehensive guide to managing asbestos in premises, 2002 ISBN 0717623815
- | HSE Guidance note HSG 247 ~ The Licensed Contractors Guide
- | HSE Guidance note HSG 248 ~ Asbestos: the analysts' guide for sampling, analysis and clearance procedures
- | HSE Guidance note HSG 264 ~ Asbestos: the survey guide
- | INDG 223 ~ Revision 3, 2004: A short guide to managing asbestos in premises. ISBN 0717625643
- | HSG 53 - Respiratory protective equipment at work, 2995 ISBN 071762904X
- | The Control of Noise at Work Regulations 2005, ISBN 0110729846
- | L101 - ACoP. Safe work in confined spaces. Confined Spaces Regulations, 1997 ISBN 0717614050



A guide to using your Asbestos Register

This register is designed to enable the client to fulfill part of their legal duty of care under The Control of Asbestos Regulations 2012 (CAR 2012), by showing that they have taken reasonable steps to find the location and condition of ACMs within their premises prior to refurbishment works taking place.

All employees, contractors or other persons who may have contact with any of the ACMs shown in the register should be made aware to ensure their safety whilst carrying out their work.

As the duty holder it is your responsibility to make sure your employees, contractors or any persons who will come into contact with the ACMs are fully aware of their location and condition. A short training session for all relevant staff may be required.

This report is not a management plan.

The recommendations made in this report are a guidance to enable you to establish any risk posed by any ACMs found. It may be advisable to meet with all those concerned to discuss and produce a viable management plan.

Appendices

Certificate of analysis-if samples were taken

Plans identifying the location of all confirmed ACMs, either those provided by the client or those prepared by the surveyor.

Glossary of Terms

NADIS - No Asbestos Detected In Sample

AIB - Asbestos Insulation Board

TC - Textured Coating (ie Artex)

CWST - Cold Water Storage Tank

ACM - Asbestos Containing Material

AC - Asbestos Cement

DPC - Damp Proof Course

L&P - Lathe & Plaster



Risk/Material Assessment - Strategy:

In addition to identifying asbestos containing materials, each incidence of asbestos has been assessed and a material rating in the form of numerical weighting calculated. The factors included within the risk assessment include the product type, condition/ friability, treatment and asbestos type. The numerical value extends from 2-12, with four categories of risk assessment.

Category A is a high risk situation requiring immediate action.

Category B is a high risk situation requiring action as soon as possible.

Category C is a medium risk situation requiring regular inspection and maintenance.

Category D is a low risk situation, until such time as it is altered, i.e. refurbishment or demolition etc.

Where asbestos has been identified, the risk assessment category has been identified within the body of this report. The risk assessment system that has been adopted, concentrates solely on the likelihood of fibre release from the asbestos based materials into the breathing zone of persons at risk. This is the singular most important factor in assessing the likelihood of any person being exposed to fibre concentrations injurious to their health.

In some situations it may be useful to undertake measurement of atmospheric fibre concentrations; however these levels are open to vast variations dependent upon conditions and may well be below the concentration measurable using optical microscope methods but still above local background environmental levels.

Although recommendations, which are issued, will vary according to the situation, it is desirable that some standardisation of action is achieved. It is therefore proposed that the following guidelines be adopted.



Material Rating Recommendation and Comments (Material Assessment)

Category A: 10+

Situations within this category warrant urgent consideration. It is likely in situations with such a high rating that persons are currently being exposed to some level of asbestos fibre contamination.

This exposure will vary according to local conditions - for example, the intensity of use of a heating system or the nature of air flow and movement around a damaged ceiling. It may be possible to clarify the exposure level by use of atmospheric fibre counts. However, the concentrations involved are likely to be low in comparison with occupational exposure limits. Due to the potential exposure, areas or situations that fall into this category should be regarded as a matter for concern.

Category B: 7-9 inclusive

Situations within this category still warrant urgent consideration, in that any slight deterioration in one of a number of contributory factors will result in unacceptable deterioration within a short passage of time. In these situations it is therefore necessary for the asbestos to be removed on a programmed basis but within a specified timescale.

It is recommended that the maximum period should be 1 year and that in the meantime emergency repair and sealing operations should be undertaken where any deterioration occurs.

Category C: 5-6 inclusive

Situations within this category do not pose an imminent risk and the likelihood of fibre release is low under existing conditions. It would be most appropriate within this category to monitor the situation as obviously deterioration will occur over time.

It is recommended that situations within this category should be inspected on a 6 monthly basis to ascertain any change in circumstances, requiring reassessment of priority rating into category B.

Category D: 4 & less

Situations within this category are of low priority. The situation should be monitored on the basis of a 2-year inspection cycle to ascertain any change in category, unless demolition, refurbishment or any other change of use interferes with the cycle.



Algorithms

| Sample Variable | Score | Example |
|---|----------|--|
| Product type | 1 | Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement products etc.). |
| | 2 | Asbestos insulation board, mill board, other low density boards, asbestos ropes and woven textiles, gaskets, asbestos paper and felt. |
| | 3 | Insulation (pipe and boiler lagging, spray coating, loose asbestos). |
| Extent of damage / deterioration | 0 | Good condition; no visible damage. |
| | 1 | Low damage; scratches or surface marks; broken edges to 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) 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 |



Priority Assessment and Management Plans

The material assessment will identify the high-risk materials, i.e. those which will most readily release fibres if disturbed. It will not automatically follow that those materials assigned to the highest score in the material assessment will be given priority for a remedial action. Management priority will be determined by carrying out a 'Priority Assessment' as described in the HSE book 'Comprehensive Guide to Managing Asbestos in Premises (HSG227)' and will take into account factors such as:

- | The location of the material
- | It's approximate extent
- | The use to which the location is put
- | The occupancy of the area
- | The activities carried in the area
- | The likelihood/frequency with which maintenance activities are likely to take place

The above factors are scored in an exactly similar algorithm to that used in the material assessment, with a higher score reflecting a greater risk. Some of the parameters are divided into sub-factors, but then the scores are then averaged bringing the number of groups back to four giving a maximum of twelve points so as in the case of the material assessment 10 points or above will give an assessment value of high risk and will be classified as category A, 7 to 9 points as medium, category B, 5-6 as low, category C and 4 or less (category D) as having a very low management priority.

The risk assessment can only be carried out with the detailed knowledge of all the above. Although a surveyor may have some of the information which will contribute to the risk assessment and may be part of an assessment team, the duty hold under CAR is required to make the risk assessment, using the information given in the survey and the detailed knowledge of the activities carried out within the premises. The risk assessment, so derived, will form the basis of the management plan.



| Priority Algorithm Assessment Score (PAS) | | | |
|---|--|------------------------|---------------|
| Assessment Factor | Examples of Score Variables | Score | Overall Score |
| 1. Normal occupant activity | | | |
| 1A. Main type of activity in the area | Rare disturbance (e.g. little used store room) | 0 | |
| | Low disturbance (e.g. office type activity) | 1 | |
| | Periodic disturbance (e.g. industrial use/vehicular contact) | 2 | |
| | High disturbance (e.g. fire door with ACM in constant use) | 3 | = Average |
| 2. Likelihood of disturbance | | | |
| 2A. Location | Outdoors | 0 | |
| | Large rooms or well ventilated | 1 | |
| | Rooms up to 100 m ² | 2 | |
| | Confined spaces | 3 | |
| 2B. Accessibility | Usually inaccessible, unlikely to be disturbed | 0 | |
| | Occasionally likely to be disturbed | 1 | |
| | Easily disturbed | 2 | |
| 2C. Extent/amount | Routinely disturbed | 3 | |
| | Small amounts or items (strings, gaskets etc.) | 0 | |
| | < 10 m ² or 10 linear m/pipe run | 1 | |
| | > 10 m ² or 10 linear m/pipe run | 2 | |
| | > 50 m ² or > 50 linear m/pipe run | 3 | = average |
| 3. Human exposure potential | | | |
| 3A. Number of occupants | None | 0 | |
| | 1 to 3 | 1 | |
| | 4 to 10 | 2 | |
| | > 10 | 3 | |
| 3B. Frequency of use of area | Infrequent | 0 | |
| | Monthly | 1 | |
| | Weekly | 2 | |
| | Daily | 3 | |
| 3C. Average time area is in daily use | 1 hour | 0 | |
| | > 1 to < 3 hours | 1 | |
| | > 3 to < 6 hours | 2 | |
| | > 6 hours | 3 | = Average |
| 4. Maintenance activity | | | |
| 4A. Type of maintenance activity | Minor disturbance (possibility gaining access) | 0 | |
| | Low disturbance (changing fittings in AIB) | 1 | |
| | Medium disturbance (lifting 1/2 AIB tiles) | 2 | |
| | High disturbance (removal of AIB for fittings access) | 3 | |
| 4B. Frequency of maintenance activity | ACM unlikely to be disturbed | 0 | |
| | < 1 Per year | 1 | |
| | > 1 Per year | 2 | |
| | > 1 Per month | 3 | = Average |
| Total priority assessment score | | Sum of averages | |



Priority Assessment Score Evaluation (MAS + PAS)

The total assessment score is derived from the combination of material assessment + priority assessment. These scores range from 2-24.

ACM with scores of 20 or more are regarded as a high potential to release fibres if disturbed, 15 - 19 medium potential, 9 - 14 low potential. These scores and other recorded observations, which are perceived as being likely to affect the release of asbestos fibres, are then used to allocate a risk code, which provides management recommendations and in our opinion advice on how the ACMs should be treated.

Risk Code Table

| Risk Code | Action Required |
|-----------|-----------------|
|-----------|-----------------|

- | | |
|---|--|
| A | Restrict access to area immediately. Remove by licence asbestos contractors under controlled conditions in accordance with CAR2012. |
| B | Remove or repair by licensed contractors in accordance with CAR2012. |
| C | Encapsulate by licensed contractor in accordance with CAR2012. Where appropriate label with warning signs on completion. Undertake routine re-inspections. |
| D | High risk ACM in good condition, encapsulation intact. Where appropriate label with warning signs. Undertake routine re=inspections for damage or deterioration in accordance with asbestos management plan and CAR2012. |
| E | Low risk ACM (Bound in matrix). Where appropriate label with warning signs. Undertake routine inspections for damage and deterioration. Where damaged, remove or repair in accordance with CAR2012. |

Amstech Inspections and Testing Limited

Site Address: Colt Data Centre Services, Unit 9-10, Powergate Business Park, Park Royal,
London,

Report No: J013820

Report Date: 19/06/2019



4.Asbestos Survey Report



Asbestos Survey of Colt Data Centre Services, Unit 9-10, Powergate Business Park, Park Royal, London,

| Item No | Sample ID | Building | Floor | Room No | Room Description | Location | Extent in m2 | Substrate | Product type | Condition | Surface treatment | Asbestos type | Accessibility | Total risk assessment score | Risk category |
|--|-----------|--|----------|---------|--|--|--------------|------------------|---------------------|---------------|-------------------|---------------|---|-----------------------------|---------------|
| 41 | MH001109 | Colt Data Centre Services, Unit 9-10 Powergate Business Park, London, NW10 6PW | External | 1 | External Elements | Debris to pebbles, walkway between units 9 and 10 - Cement | Unknown | Bonded, Concrete | (1) Asbestos Cement | Medium Damage | 1 | Chrysotile | (1) Occasionally likely to be disturbed | 9 | C |
| External Elements : Single storey steel portal frame construction with corrugated steel clad roof and brick and block surrounds, metal clad lined walls, metal guttering and downpipes, metal overflow pipes, metal fire exit doors and frames, metal windows and frames. | | | | | | | | | | | | | | | |
| 42 | | Colt Data Centre Services, Unit 9-10 Powergate Business Park, London, NW10 6PW | External | 2 | External Elements to vicinity of unit 9 roller doo | - Accessed - No Suspected Materials Found | N/A | - | - | - | - | | N/A | - | |
| External Elements to vicinity of unit 9 roller doo: Single storey steel portal frame construction with corrugated steel clad roof and brick and block surrounds, metal clad lined walls, metal guttering and downpipes, cast iron vent pipe, metal soffits, metal structural canopy with glass panels, metal windows and frames, metal door headers, metal fire doors and frames, metal roller shutter door, timber bin store, metal fencing, overgrown vegetation area, concrete slab and brick flooring. | | | | | | | | | | | | | | | |



| Item No | Sample ID | Building | Floor | Room No | Room Description | Location | Extent in m2 | Substrate | Product type | Condition | Surface treatment | Asbestos type | Accessibility | Total risk assessment score | Risk category |
|---------|----------------|--|--------------|---------|--------------------------|---|------------------|-----------|--------------|-----------|-------------------|----------------------|----------------------|-----------------------------|---------------|
| 17 | As MH001106 | Colt Data Centre Services, Unit 9-10 Powergate Business Park, London, NW10 6PW | Ground Floor | 1 | Unit 9 - Staircase Lobby | cladding to structural beams and columns - Insulating Board | 10m ² | - | - | - | - | No Asbestos Detected | (2) Easily disturbed | - | |
| 18 | As MH001106 | Colt Data Centre Services, Unit 9-10 Powergate Business Park, London, NW10 6PW | Ground Floor | 1 | Unit 9 - Staircase Lobby | lining to partitioned fire wall - Insulating Board | 1m ² | - | - | - | - | No Asbestos Detected | (2) Easily disturbed | - | |



| Item No | Sample ID | Building | Floor | Room No | Room Description | Location | Extent in m2 | Substrate | Product type | Condition | Surface treatment | Asbestos type | Accessibility | Total risk assessment score | Risk category |
|--|----------------|--|--------------|---------|--------------------------|--|------------------|-----------|--------------|-----------|-------------------|----------------------|----------------------|-----------------------------|---------------|
| 29 | As MH001107 | Colt Data Centre Services, Unit 9-10 Powergate Business Park, London, NW10 6PW | Ground Floor | 1 | Unit 9 - Staircase Lobby | Ceiling, upstand and backing to staircase - Textured Coating/Decorative Finish | 12m ² | - | - | - | - | No Asbestos Detected | (2) Easily disturbed | - | |
| <p>Unit 9 - Staircase Lobby: Single storey steel portal frame construction, steel beams, part block, part concrete slab staircase surrounded by modern fire rated GRG and gyproc plasterboard lining to partitioned wall / fire breaks, steel supporting beams and columns with MMMF rockwool insulation within the wall cavity, metal hangers to silver foil covered MMMF rockwool insulated metal pipework, data conduit above a metal framed suspended ceiling with modern MMMF ceiling tiles, single layer of plasterboard lining to a metal frame over block external walls, double skinned plasterboard partitioned walls to the warehouse side with MMMF rockwool insulation within the wall cavity, plasterboard clad service voids with plastic downpipe within a timber access hatch, metal framed windows, timber sills over timber packer and a steel structural beam, modern MMMF insulation and GRG plasterboard within the wall cavity to brick external wall, timber doors and frames, modern radiator with un-insulated copper pipework, carpet tiles with modern adhesive over a screeded solid concrete slab floor.</p> | | | | | | | | | | | | | | | |
| 23 | | Colt Data Centre Services, Unit 9-10 Powergate Business Park, London, NW10 6PW | Ground Floor | 2 | Unit 9 - Disabled toilet | - Accessed - No Suspected Materials Found | N/A | - | - | - | - | | N/A | - | |
| <p>Unit 9 - Disabled toilet: Bare solid concrete slab ceiling, bare block walls, plasterboard lining to partitioned wall, metal ductwork and cable tray with service cables above a metal framed suspended ceiling with modern MMMF ceiling tiles, single layer of plasterboard lining to a metal frame over block external walls, part ceramic tiles to double skinned plasterboard partitioned walls to the warehouse side and lobby with MMMF rockwool insulation within the wall cavity, modern MMMF insulation and GRG plasterboard within the wall cavity to brick external wall, timber door and frames, modern toilet suite, ceramic tiles to a timber boxing housing copper pipework and plastic soil pipe, painted un-insulated copper pipework, modern vinyl sheeting with modern adhesive over a screeded solid concrete slab floor.</p> | | | | | | | | | | | | | | | |



| Item No | Sample ID | Building | Floor | Room No | Room Description | Location | Extent in m2 | Substrate | Product type | Condition | Surface treatment | Asbestos type | Accessibility | Total risk assessment score | Risk category |
|--|-----------|--|--------------|---------|------------------------|---|--------------|-----------|--------------|-----------|-------------------|---------------|---------------|-----------------------------|---------------|
| 24 | | Colt Data Centre Services, Unit 9-10 Powergate Business Park, London, NW10 6PW | Ground Floor | 3 | Unit 9 - Female toilet | - Accessed - No Suspected Materials Found | N/A | - | - | - | - | | N/A | - | |
| Unit 9 - Female toilet: Bare solid concrete ceiling, bare block walls, plasterboard lining to partitioned wall, metal ductwork and cable tray with service cables above a metal framed suspended ceiling with modern MMMF ceiling tiles, single layer of plasterboard lining to a metal frame over block external walls, part ceramic tiles to double skinned plasterboard partitioned walls to the warehouse side and lobby with MMMF rockwool insulation within the wall cavity, modern MMMF insulation and GRG plasterboard within the wall cavity to brick external wall, timber door and frames, modern toilet suite, ceramic tiles to a timber boxing housing copper pipework and plastic soil pipe, painted un-insulated copper pipework, modern vinyl sheeting with modern adhesive over a screeded solid concrete slab floor. | | | | | | | | | | | | | | | |
| 25 | | Colt Data Centre Services, Unit 9-10 Powergate Business Park, London, NW10 6PW | Ground Floor | 4 | Unit 9 - Male toilet | - Accessed - No Suspected Materials Found | N/A | - | - | - | - | | N/A | - | |
| Unit 9 - Male toilet: Bare solid concrete ceiling, bare steel beam, bare block walls, plasterboard lining to partitioned wall, metal ductwork and cable tray with service cables above a metal framed suspended ceiling with modern MMMF ceiling tiles, single layer of plasterboard lining to a metal frame over block external walls, part ceramic tiles to double skinned plasterboard partitioned walls to the warehouse side and lobby with MMMF rockwool insulation within the wall cavity, modern MMMF insulation and GRG plasterboard within the wall cavity to brick external wall, timber door and frames, modern toilet suite, plastic soil pipe, painted un-insulated copper pipework, modern vinyl sheeting with modern adhesive over a screeded solid concrete slab floor. | | | | | | | | | | | | | | | |



| Item No | Sample ID | Building | Floor | Room No | Room Description | Location | Extent in m2 | Substrate | Product type | Condition | Surface treatment | Asbestos type | Accessibility | Total risk assessment score | Risk category |
|---------|----------------|--|--------------|---------|---------------------------|---|-----------------|-----------|--------------|-----------|-------------------|----------------------|----------------------|-----------------------------|---------------|
| 26 | As MH001106 | Colt Data Centre Services, Unit 9-10 Powergate Business Park, London, NW10 6PW | Ground Floor | 5 | Unit 10 - Staircase Lobby | cladding to structural beams and columns - Insulating Board | 4m ² | - | - | - | - | No Asbestos Detected | (2) Easily disturbed | - | |
| 27 | As MH001106 | Colt Data Centre Services, Unit 9-10 Powergate Business Park, London, NW10 6PW | Ground Floor | 5 | Unit 10 - Staircase Lobby | lining to partitioned fire wall - Insulating Board | 6m ² | - | - | - | - | No Asbestos Detected | (2) Easily disturbed | - | |



| Item No | Sample ID | Building | Floor | Room No | Room Description | Location | Extent in m2 | Substrate | Product type | Condition | Surface treatment | Asbestos type | Accessibility | Total risk assessment score | Risk category |
|---|----------------|--|--------------|---------|---------------------------|---|------------------|-----------|--------------|-----------|-------------------|----------------------|----------------------|-----------------------------|---------------|
| 28 | As MH001107 | Colt Data Centre Services, Unit 9-10 Powergate Business Park, London, NW10 6PW | Ground Floor | 5 | Unit 10 - Staircase Lobby | Ceiling, upstands and backing to staircase - Textured Coating/Decorative Finish | 12m ² | - | - | - | - | No Asbestos Detected | (2) Easily disturbed | - | |
| <p>Unit 10 - Staircase Lobby: Single storey steel portal frame construction, steel beams, part block, part concrete slab staircase surrounded by modern fire rated GRG and gyproc plasterboard lining to partitioned wall / fire breaks, steel supporting beams and columns with MMMF rockwool insulation within the wall cavity, metal hangers to silver foil covered MMMF rockwool insulated metal pipework, data conduit above a metal framed suspended ceiling with modern MMMF ceiling tiles, single layer of plasterboard lining to a metal frame over block external walls, double skinned plasterboard partitioned walls to the warehouse side with MMMF rockwool insulation within the wall cavity, plasterboard clad service voids with plastic downpipe within a timber access hatch, metal framed windows, timber sills over timber packer and a steel structural beam, modern MMMF insulation and GRG plasterboard within the wall cavity to brick external wall, timber doors and frames, modern radiator with un-insulated copper pipework, carpet tiles with modern adhesive over a screeded solid concrete slab floor.</p> | | | | | | | | | | | | | | | |
| 30 | | Colt Data Centre Services, Unit 9-10 Powergate Business Park, London, NW10 6PW | Ground Floor | 6 | Unit 10 - Disabled Toilet | - Accessed - No Suspected Materials Found | N/A | - | - | - | - | | N/A | - | |
| <p>Unit 10 - Disabled Toilet: Bare solid concrete slab ceiling, bare block walls, plasterboard lining to partitioned wall, metal ductwork and cable tray with service cables above a metal framed suspended ceiling with modern MMMF ceiling tiles, single layer of plasterboard lining to a metal frame over block external walls, part ceramic tiles to double skinned plasterboard partitioned walls to the warehouse side and lobby with MMMF rockwool insulation within the wall cavity, modern MMMF insulation and GRG plasterboard within the wall cavity to brick external wall, timber door and frames, modern toilet suite, ceramic tiles to a timber boxing housing copper pipework and plastic soil pipe, painted un-insulated copper pipework, modern vinyl sheeting with modern adhesive over a screeded solid concrete slab floor.</p> | | | | | | | | | | | | | | | |



| Item No | Sample ID | Building | Floor | Room No | Room Description | Location | Extent in m2 | Substrate | Product type | Condition | Surface treatment | Asbestos type | Accessibility | Total risk assessment score | Risk category |
|---|-----------|--|--------------|---------|-------------------------|---|--------------|-----------|--------------|-----------|-------------------|---------------|---------------|-----------------------------|---------------|
| 31 | | Colt Data Centre Services, Unit 9-10 Powergate Business Park, London, NW10 6PW | Ground Floor | 7 | Unit 10 - Female Toilet | - Accessed - No Suspected Materials Found | N/A | - | - | - | - | | N/A | - | |
| Unit 10 - Female Toilet: Bare solid concrete ceiling, bare block walls, plasterboard lining to partitioned wall, metal ductwork and cable tray with service cables above a metal framed suspended ceiling with modern MMMF ceiling tiles, single layer of plasterboard lining to a metal frame over block external walls, part ceramic tiles to double skinned plasterboard partitioned walls to the warehouse side and lobby with MMMF rockwool insulation within the wall cavity, modern MMMF insulation and GRG plasterboard within the wall cavity to brick external wall, timber door and frames, modern toilet suite, ceramic tiles to a timber boxing housing copper pipework and plastic soil pipe, painted un-insulated copper pipework, modern vinyl sheeting with modern adhesive over a screeded solid concrete slab floor. | | | | | | | | | | | | | | | |
| 32 | | Colt Data Centre Services, Unit 9-10 Powergate Business Park, London, NW10 6PW | Ground Floor | 8 | Unit 10 - Male Toilet | - Accessed - No Suspected Materials Found | N/A | - | - | - | - | | N/A | - | |
| Unit 10 - Male Toilet: Bare solid concrete ceiling, bare steel beam, bare block walls, plasterboard lining to partitioned wall, metal ductwork and cable tray with service cables, silver foil mmmf pipe lagging above a metal framed suspended ceiling with modern MMMF ceiling tiles, single layer of plasterboard lining to a metal frame over block external walls, part ceramic tiles to double skinned plasterboard partitioned walls to the warehouse side and lobby with MMMF rockwool insulation within the wall cavity, modern MMMF insulation and GRG plasterboard within the wall cavity to brick external wall, timber door and frames, modern toilet suite, plastic soil pipe, painted un-insulated copper pipework, modern vinyl sheeting with modern adhesive over a screeded solid concrete slab floor. | | | | | | | | | | | | | | | |



| Item No | Sample ID | Building | Floor | Room No | Room Description | Location | Extent in m2 | Substrate | Product type | Condition | Surface treatment | Asbestos type | Accessibility | Total risk assessment score | Risk category |
|---------|----------------|--|--------------|---------|--------------------|---|--------------|-----------|--------------|-----------|-------------------|----------------------|----------------------|-----------------------------|---------------|
| 33 | As MH001106 | Colt Data Centre Services, Unit 9-10 Powergate Business Park, London, NW10 6PW | Ground Floor | 9 | Unit 9 - Warehouse | cladding to structural beams and columns - Insulating Board | Throughout | - | - | - | - | No Asbestos Detected | (2) Easily disturbed | - | |
| 34 | As MH001106 | Colt Data Centre Services, Unit 9-10 Powergate Business Park, London, NW10 6PW | Ground Floor | 9 | Unit 9 - Warehouse | cladding to structural beams and columns - Insulating Board | Throughout | - | - | - | - | No Asbestos Detected | (2) Easily disturbed | - | |

Unit 9 - Warehouse: Single storey steel portal frame construction with corrugated steel clad roof, steel beams, part corrugated clad walls, part modern fire rated GRG and gyproc plasterboard partitioned walls, steel supporting beams and painted textured effect to columns, bare block walls, with MMMF rockwool insulation within the wall cavity, metal roller shutter door, metal hangers to silver foil covered MMMF rockwool insulated metal pipework, GRG plasterboard boxings, metal boxing housing electrical cables, timber doors and frames, metal panels covering metal framed windows, modern boiler with a metal flue pipe, modern electrical fuseboard, silver foil mmmf pipe lagging, screeded solid concrete slab floor.



| Item No | Sample ID | Building | Floor | Room No | Room Description | Location | Extent in m2 | Substrate | Product type | Condition | Surface treatment | Asbestos type | Accessibility | Total risk assessment score | Risk category |
|---------|----------------|--|--------------|---------|---------------------|---|--------------|-----------|--------------|-----------|-------------------|----------------------|----------------------|-----------------------------|---------------|
| 35 | As MH001106 | Colt Data Centre Services, Unit 9-10 Powergate Business Park, London, NW10 6PW | Ground Floor | 10 | Unit 10 - Warehouse | cladding to structural beams and columns - Insulating Board | Throughout | - | - | - | - | No Asbestos Detected | (2) Easily disturbed | - | |
| 36 | As MH001106 | Colt Data Centre Services, Unit 9-10 Powergate Business Park, London, NW10 6PW | Ground Floor | 10 | Unit 10 - Warehouse | cladding to structural beams and columns - Insulating Board | Throughout | - | - | - | - | No Asbestos Detected | (2) Easily disturbed | - | |

Unit 10 - Warehouse: Single storey steel portal frame construction with corrugated steel clad roof, steel beams, part corrugated clad walls, part modern fire rated GRG and gyproc plasterboard partitioned walls, steel supporting beams and painted textured effect to columns, bare block walls with MMMF rockwool insulation within the wall cavity, metal stand alone lift with modern lift machinery, metal hangers to silver foil covered MMMF rockwool insulated metal pipework, GRG plasterboard boxings, metal boxing housing electrical cables, timber doors and frames, metal panels covering metal framed windows, modern boiler with a metal flue pipe, modern electrical fuseboard, silver foil mmmf pipe lagging, screeded solid concrete slab floor.



| Item No | Sample ID | Building | Floor | Room No | Room Description | Location | Extent in m2 | Substrate | Product type | Condition | Surface treatment | Asbestos type | Accessibility | Total risk assessment score | Risk category |
|---------|----------------|--|--------------|---------|--|---|--------------|-----------|--------------|-----------|-------------------|----------------------|----------------------|-----------------------------|---------------|
| 37 | As MH001106 | Colt Data Centre Services, Unit 9-10 Powergate Business Park, London, NW10 6PW | Ground Floor | 11 | Units 9 and 10 - Warehouse Dividing Wall | cladding to structural beams and columns - Insulating Board | Throughout | - | - | - | - | No Asbestos Detected | (2) Easily disturbed | - | |
| 38 | As MH001106 | Colt Data Centre Services, Unit 9-10 Powergate Business Park, London, NW10 6PW | Ground Floor | 11 | Units 9 and 10 - Warehouse Dividing Wall | cladding to structural beams and columns - Insulating Board | Throughout | - | - | - | - | No Asbestos Detected | (2) Easily disturbed | - | |

Units 9 and 10 - Warehouse Dividing Wall: Steel beams, part modern fire rated GRG and gyproc plasterboard partitioned walls, steel supporting beams and painted textured effect to columns, bare block walls, GRG plasterboard boxings, metal boxing housing electrical cables, timber doors and frames, screeded solid concrete slab floor.



| Item No | Sample ID | Building | Floor | Room No | Room Description | Location | Extent in m2 | Substrate | Product type | Condition | Surface treatment | Asbestos type | Accessibility | Total risk assessment score | Risk category |
|---|----------------|--|--------------|---------|--|---|-----------------|-----------|--------------|-----------|-------------------|----------------------|----------------------|-----------------------------|---------------|
| 40 | As MH001106 | Colt Data Centre Services, Unit 9-10 Powergate Business Park, London, NW10 6PW | Ground Floor | 12 | Unit 10 - Rear Fire Exit Door (near Unit 11) | cladding to structural beams and columns - Insulating Board | 3m ² | - | - | - | - | No Asbestos Detected | (2) Easily disturbed | - | |
| Unit 10 - Rear Fire Exit Door (near Unit 11): Steel cladded panels, part modern fire rated GRG and gyproc plasterboard partitioned walls, steel supporting beams and painted textured effect to columns, bare block walls, metal door and metal frames, screeded solid concrete slab floor. | | | | | | | | | | | | | | | |
| 1 | MH001106 | Colt Data Centre Services, Unit 9-10 Powergate Business Park, London, NW10 6PW | Mezzanine | 1 | Units 9 and 10 - Open Office | cladding to structural beams and columns - Insulating Board | Throughout | - | - | - | - | No Asbestos Detected | (2) Easily disturbed | - | |



| Item No | Sample ID | Building | Floor | Room No | Room Description | Location | Extent in m2 | Substrate | Product type | Condition | Surface treatment | Asbestos type | Accessibility | Total risk assessment score | Risk category |
|---|----------------|--|-----------|---------|---------------------------------|--|-----------------|-----------|--------------|-----------|-------------------|----------------------|----------------------|-----------------------------|---------------|
| 2 | As MH001106 | Colt Data Centre Services, Unit 9-10 Powergate Business Park, London, NW10 6PW | Mezzanine | 1 | Units 9 and 10 - Open Office | lining to partitioned fire wall - Insulating Board | Throughout | - | - | - | - | No Asbestos Detected | (2) Easily disturbed | - | |
| <p>Units 9 and 10 - Open Office: Single storey steel portal frame construction with corrugated steel clad roof, steel beams, part corrugated clad walls, part modern fire rated GRG and gyproc plasterboard lining to partitioned wall / fire breaks, steel supporting beams and columns with MMMF rockwool insulation within the wall cavity, metal hangers to silver foil covered MMMF rockwool insulated metal pipework, modern air conditioning units, data conduit above a metal framed suspended ceiling with modern MMMF ceiling tiles, single layer of plasterboard lining to a metal frame over block external walls, double skinned plasterboard partitioned walls to the warehouse side with MMMF rockwool insulation within the wall cavity, plasterboard clad service voids with plastic downpipe within a timber access hatch, metal framed windows, timber sills over steel structural beam, modern MMMF insulation and GRG plasterboard within the wall cavity to brick external wall, timber doors and frames, modern radiators with un-insulated copper pipework, modern electrical heater, plastic data cable trunking, carpet tiles with modern adhesive over a screeded solid concrete slab floor.</p> | | | | | | | | | | | | | | | |
| 4 | As MH001106 | Colt Data Centre Services, Unit 9-10 Powergate Business Park, London, NW10 6PW | Mezzanine | 2 | Unit 9 - Open Office - Tea Room | lining to partitioned fire wall - Insulating Board | 3m ² | - | - | - | - | No Asbestos Detected | (2) Easily disturbed | - | |



| Item No | Sample ID | Building | Floor | Room No | Room Description | Location | Extent in m2 | Substrate | Product type | Condition | Surface treatment | Asbestos type | Accessibility | Total risk assessment score | Risk category |
|--|----------------|--|-----------|---------|--|---|-----------------|-----------|--------------|-----------|-------------------|----------------------|----------------------|-----------------------------|---------------|
| 5 | As MH001106 | Colt Data Centre Services, Unit 9-10 Powergate Business Park, London, NW10 6PW | Mezzanine | 2 | Unit 9 - Open Office - Tea Room | cladding to structural beams and columns - Insulating Board | 6m ² | - | - | - | - | No Asbestos Detected | (2) Easily disturbed | - | |
| Unit 9 - Open Office - Tea Room: Single storey steel portal frame construction with corrugated steel clad roof, steel beams, part modern fire rated GRG and gyproc plasterboard lining to partitioned wall / fire breaks, steel supporting beams and columns with MMMF rockwool insulation within the wall cavity, metal hangers to silver foil covered MMMF rockwool insulated metal pipework, metal framed suspended ceiling with modern MMMF ceiling tiles, modern air extractor unit, single layer of plasterboard lining to a metal frame, double skinned plasterboard partitioned walls to the warehouse side with MMMF rockwool insulation within the wall cavity, plasterboard clad service voids with plastic downpipe within, part modern ceramic tiles, timber doors and frames, modern kitchen units, stainless steel sink with modern bitumen heat pad, painted un-insulated copper pipework, modern vinyl sheeting with modern adhesive over a screeded solid concrete slab floor. | | | | | | | | | | | | | | | |
| 6 | As MH001106 | Colt Data Centre Services, Unit 9-10 Powergate Business Park, London, NW10 6PW | Mezzanine | 3 | Unit 9 - Open Office - Cleaners Cupboard | lining to partitioned fire wall - Insulating Board | 2m ² | - | - | - | - | No Asbestos Detected | (2) Easily disturbed | - | |
| Unit 9 - Open Office - Cleaners Cupboard: Single storey steel portal frame construction with corrugated steel clad roof, part modern fire rated GRG and gyproc plasterboard lining to partitioned wall / fire breaks, steel supporting beams and columns with MMMF rockwool insulation within the wall cavity, metal hangers to silver foil covered MMMF rockwool insulated metal pipework, metal framed suspended ceiling with modern MMMF ceiling tiles, single layer of plasterboard lining to a metal frame, double skinned plasterboard partitioned walls to the warehouse side with MMMF rockwool insulation within the wall cavity, part modern ceramic tiles, timber doors and frames, painted un-insulated copper pipework, modern vinyl sheeting with modern adhesive over a screeded solid concrete slab floor. | | | | | | | | | | | | | | | |



| Item No | Sample ID | Building | Floor | Room No | Room Description | Location | Extent in m2 | Substrate | Product type | Condition | Surface treatment | Asbestos type | Accessibility | Total risk assessment score | Risk category |
|---------|----------------|--|-----------|---------|----------------------------------|---|-----------------|-----------|--------------|-----------|-------------------|----------------------|----------------------|-----------------------------|---------------|
| 7 | As MH001106 | Colt Data Centre Services, Unit 9-10 Powergate Business Park, London, NW10 6PW | Mezzanine | 4 | Unit 10 - Open Office - Tea Room | lining to partitioned fire wall - Insulating Board | 4m ² | - | - | - | - | No Asbestos Detected | (2) Easily disturbed | - | |
| 8 | As MH001106 | Colt Data Centre Services, Unit 9-10 Powergate Business Park, London, NW10 6PW | Mezzanine | 4 | Unit 10 - Open Office - Tea Room | cladding to structural beams and columns - Insulating Board | Throughout | - | - | - | - | No Asbestos Detected | (2) Easily disturbed | - | |

Unit 10 - Open Office - Tea Room: Single storey steel portal frame construction with corrugated steel clad roof, steel beams, part modern fire rated GRG and gyproc plasterboard lining to partitioned wall / fire breaks, steel supporting beams and columns with MMMF rockwool insulation within the wall cavity, metal hangers to silver foil covered MMMF rockwool insulated metal pipework, metal framed suspended ceiling with modern MMMF ceiling tiles, modern air extractor unit, single layer of plasterboard lining to a metal frame, double skinned plasterboard partitioned walls to the warehouse side with MMMF rockwool insulation within the wall cavity, plasterboard clad service voids with plastic downpipe within, part modern ceramic tiles, timber doors and frames, modern kitchen units, stainless steel sink with modern bitumen heat pad, painted un-insulated copper pipework, modern vinyl sheeting with modern adhesive over a screeded solid concrete slab floor.



| Item No | Sample ID | Building | Floor | Room No | Room Description | Location | Extent in m2 | Substrate | Product type | Condition | Surface treatment | Asbestos type | Accessibility | Total risk assessment score | Risk category |
|---|----------------|--|-----------|---------|---|---|-----------------|-----------|--------------|-----------|-------------------|----------------------|----------------------|-----------------------------|---------------|
| 9 | As MH001106 | Colt Data Centre Services, Unit 9-10 Powergate Business Park, London, NW10 6PW | Mezzanine | 5 | Unit 10 - Open Office - Cleaners Cupboard | lining to partitioned fire wall - Insulating Board | 2m ² | - | - | - | - | No Asbestos Detected | (2) Easily disturbed | - | |
| Unit 10 - Open Office - Cleaners Cupboard: Single storey steel portal frame construction with corrugated steel clad roof, part modern fire rated GRG and gyproc plasterboard lining to partitioned wall / fire breaks, steel supporting beams and columns with MMMF rockwool insulation within the wall cavity, metal hangers to silver foil covered MMMF rockwool insulated metal pipework, metal framed suspended ceiling with modern MMMF ceiling tiles, single layer of plasterboard lining to a metal frame, double skinned plasterboard partitioned walls to the warehouse side with MMMF rockwool insulation within the wall cavity, part modern ceramic tiles, timber doors and frames, painted un-insulated copper pipework, modern vinyl sheeting with modern adhesive over a screeded solid concrete slab floor. | | | | | | | | | | | | | | | |
| 10 | As MH001106 | Colt Data Centre Services, Unit 9-10 Powergate Business Park, London, NW10 6PW | Mezzanine | 6 | Unit 9 - Landing and Staircase 1 | cladding to structural beams and columns - Insulating Board | 6m ² | - | - | - | - | No Asbestos Detected | (2) Easily disturbed | - | |



| Item No | Sample ID | Building | Floor | Room No | Room Description | Location | Extent in m2 | Substrate | Product type | Condition | Surface treatment | Asbestos type | Accessibility | Total risk assessment score | Risk category |
|---------|----------------|--|-----------|---------|----------------------------------|---|------------------|-----------|--------------|-----------|-------------------|----------------------|----------------------|-----------------------------|---------------|
| 11 | As MH001106 | Colt Data Centre Services, Unit 9-10 Powergate Business Park, London, NW10 6PW | Mezzanine | 6 | Unit 9 - Landing and Staircase 1 | lining to partitioned fire wall - Insulating Board | 10m ² | - | - | - | - | No Asbestos Detected | (2) Easily disturbed | - | |
| 12 | MH001107 | Colt Data Centre Services, Unit 9-10 Powergate Business Park, London, NW10 6PW | Mezzanine | 6 | Unit 9 - Landing and Staircase 1 | Upstand and backing to staircase - Textured Coating/Decorative Finish | 8m ² | - | - | - | - | No Asbestos Detected | (2) Easily disturbed | - | |

Unit 9 - Landing and Staircase 1: Single storey steel portal frame construction with corrugated steel clad roof, steel beams, part corrugated clad walls, part modern fire rated GRG and gyproc plasterboard lining to partitioned wall / fire breaks, steel supporting beams and columns with MMMF rockwool insulation within the wall cavity, metal hangers to silver foil covered MMMF rockwool insulated metal pipework, modern air conditioning units, data conduit above a metal framed suspended ceiling with modern MMMF ceiling tiles, single layer of plasterboard lining to a metal frame over block external walls, double skinned plasterboard partitioned walls to the warehouse side with MMMF rockwool insulation within the wall cavity, plasterboard clad service voids with plastic downpipe within a timber access hatch, metal framed windows, timber sills over timber packer and a steel structural beam, modern MMMF insulation and GRG plasterboard within the wall cavity to brick external wall, timber doors and frames, modern radiator with un-insulated copper pipework, carpet tiles with modern adhesive over a screeded solid concrete slab floor.



| Item No | Sample ID | Building | Floor | Room No | Room Description | Location | Extent in m2 | Substrate | Product type | Condition | Surface treatment | Asbestos type | Accessibility | Total risk assessment score | Risk category |
|---------|----------------|--|-----------|---------|-----------------------------------|---|------------------|-----------|--------------|-----------|-------------------|----------------------|----------------------|-----------------------------|---------------|
| 13 | As MH001106 | Colt Data Centre Services, Unit 9-10 Powergate Business Park, London, NW10 6PW | Mezzanine | 7 | Unit 10 - Landing and Staircase 1 | cladding to structural beams and columns - Insulating Board | 4m ² | - | - | - | - | No Asbestos Detected | (2) Easily disturbed | - | |
| 14 | As MH001106 | Colt Data Centre Services, Unit 9-10 Powergate Business Park, London, NW10 6PW | Mezzanine | 7 | Unit 10 - Landing and Staircase 1 | lining to partitioned fire wall - Insulating Board | 10m ² | - | - | - | - | No Asbestos Detected | (2) Easily disturbed | - | |



| Item No | Sample ID | Building | Floor | Room No | Room Description | Location | Extent in m2 | Substrate | Product type | Condition | Surface treatment | Asbestos type | Accessibility | Total risk assessment score | Risk category |
|---|----------------|--|-----------|---------|-----------------------------------|---|-----------------|-----------|--------------|-----------|-------------------|----------------------|----------------------|-----------------------------|---------------|
| 15 | As MH001107 | Colt Data Centre Services, Unit 9-10 Powergate Business Park, London, NW10 6PW | Mezzanine | 7 | Unit 10 - Landing and Staircase 1 | Upstand and backing to staircase - Textured Coating/Decorative Finish | 8m ² | - | - | - | - | No Asbestos Detected | (2) Easily disturbed | - | |
| Unit 10 - Landing and Staircase 1: Single storey steel portal frame construction with corrugated steel clad roof, steel beams, part corrugated clad walls, part modern fire rated GRG and gyproc plasterboard lining to partitioned wall / fire breaks, steel supporting beams and columns with MMMF rockwool insulation within the wall cavity, metal hangers to silver foil covered MMMF rockwool insulated metal pipework, modern air conditioning units, data conduit above a metal framed suspended ceiling with modern MMMF ceiling tiles, single layer of plasterboard lining to a metal frame over block external walls, double skinned plasterboard partitioned walls to the warehouse side with MMMF rockwool insulation within the wall cavity, plasterboard clad service voids with plastic downpipe within a timber access hatch, metal framed windows, timber sills over timber packer and a steel structural beam, modern MMMF insulation and GRG plasterboard within the wall cavity to brick external wall, timber doors and frames, modern radiator with un-insulated copper pipework, carpet tiles with modern adhesive over a screeded solid concrete slab floor. | | | | | | | | | | | | | | | |
| 16 | As MH001106 | Colt Data Centre Services, Unit 9-10 Powergate Business Park, London, NW10 6PW | Mezzanine | 8 | Unit 10 - Lift Lobby Area | cladding to structural beams and columns - Insulating Board | 3m ² | - | - | - | - | No Asbestos Detected | (2) Easily disturbed | - | |
| Unit 10 - Lift Lobby Area: Single storey steel portal frame construction with corrugated steel clad roof, steel beams, part corrugated clad walls, part modern fire rated GRG and gyproc plasterboard lining to partitioned wall, steel supporting beams and columns with MMMF rockwool insulation within the wall cavity, modern steel ductwork, single layer of plasterboard lining to a metal frame over block external walls, double skinned plasterboard partitioned walls to the open office side with MMMF rockwool insulation within the wall cavity, modern MMMF insulation and GRG plasterboard within the wall cavity to brick external wall, metal trunking with service cables, modern foam pipe lagging to copper pipework, timber door and frames, modern stand alone goods lift, screed solid concrete slab floor. | | | | | | | | | | | | | | | |

Amstech Inspections and Testing Limited

Site Address: Colt Data Centre Services, Unit 9-10, Powergate Business Park, Park Royal,
London,

Report No: J013820

Report Date: 19/06/2019



Appendix 1 – Photo Analysis Sheets



| | |
|---------------------|--|
| Sample No: | MH001109 |
| Item No: | 41 |
| Survey Date: | 08/05/19 |
| Building: | Colt Data Centre Services, Unit 9-10 Powergate Business Park, London, NW10 6PW |
| Floor: | External |
| Room No: | External Elements |
| Position: | Debris to pebbles, walkway between units 9 and 10 - Cement |
| Extent: | Unknown |
| Substrate: | Bonded, Concrete |
| Material: | (1) Asbestos Cement |
| Accessibility: | (1) Occasionally likely to be disturbed |
| Asbestos Type: | Chrysotile |
| Risk Category: | C |
| Recommended Action: | Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'. |

Amstech Inspections and Testing Limited

Site Address: Colt Data Centre Services, Unit 9-10, Powergate Business Park, Park Royal,
London,

Report No: J013820

Report Date: 19/06/2019



Appendix 2 – Bulk Sample Certificate of Analysis



Unit F
The Rich Industrial Estate
Avis Way Newhaven
East Sussex BN9 0DU

Tel: 01273 510011

Fax: 01273 510012

Certificate Of Analysis Following Examination For Asbestos In Bulk Samples

Date: 8 May 2019

Job/Survey No: **J013820**

Client Name /Address:

**J. Dunton Associates Ltd, Ingatestone Forge,
3a High Street, Ingatestone CM4 9ED**

Site Address

**Colt Data Centre Services, Unit 9-10, Powergate
Business Park, Park Royal, London, NW10 6PW**

Date of analysis: 10 May 2019

Sampled by: Michael Hayward

Analyst: Michael Hayward

Samples 3 of 3

| ATL Sample No | Client Reference | Sample Location & Material | Asbestos Type |
|---------------|------------------|---|--------------------------------|
| MH001106 | - | cladding to structural beams and columns - Insulating Board | No Asbestos Detected In Sample |
| MH001107 | - | Upstand and backing to staircase - Textured Coating/Decorative Finish | No Asbestos Detected In Sample |
| MH001109 | - | Debris to pebbles, walkway between units 9 and 10 - Cement | Chrysotile |

Analysis was achieved by employing standard polarised light microscopy and dispersion staining techniques as given within the HSE Publication HSG 248 (The Analyst's Guide) and our own internal procedures. Following the introduction and adoption of this publication, under the terms of our UKAS accreditation, Amstech Inspections and Testing Ltd are not permitted to give estimates of the percentage of asbestos content.

Comments and observations expressed herein (location & material type) are outside the scope of UKAS accreditation Amstech Inspections and Testing Ltd cannot be held responsible for the accuracy of information or the validity of submitted samples supplied by third parties.

Verified by:

Michael Hayward

End of Report

Amstech Inspections and Testing Limited

Site Address: Colt Data Centre Services, Unit 9-10, Powergate Business Park, Park Royal,
London,

Report No: J013820

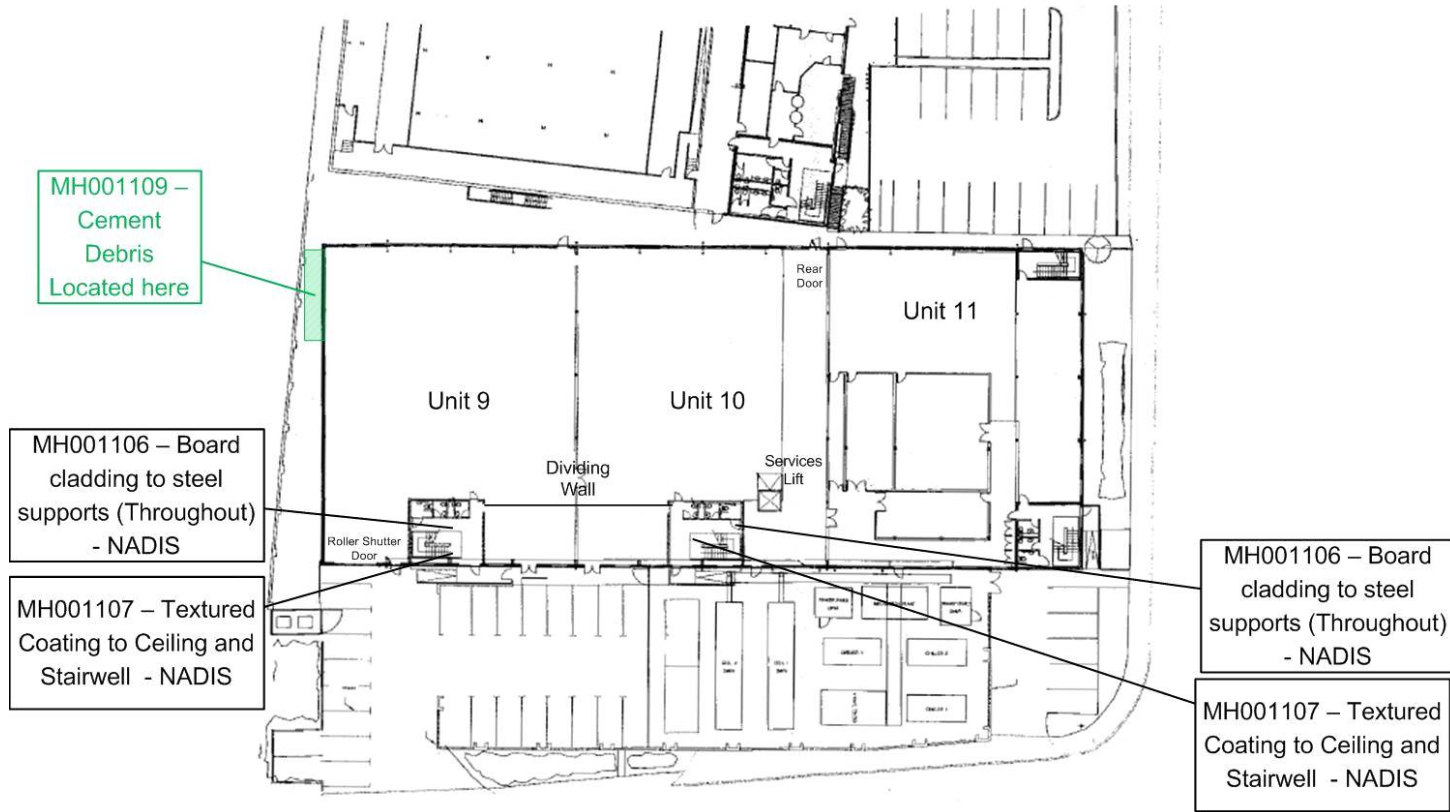
Report Date: 19/06/2019



Appendix 3 – Annotated Floor Plans



Key
AIB
TC
AC



Client: J. Dunton Associates Ltd
Site Address: Colt Data Centre Services, Unit 9-10, Powergate Business Park, Park Royal, London,
Position: Ground Floor
Not to Scale

