A breath of fresh air for the environment

Armstrong York

Reinspection Survey (MA only)

At

17-32 Prague Place, SW2 5ED

On Behalf Of:

London Borough of Lambeth



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UKAS TESTING 2730

REPORT AUTHORITIES

This asbestos survey and subsequent report at 17-32 Prague Place,SW2 5ED has been completed by Lewis Read following a site visit (s) on 25 Sep 2015 on behalf of London Borough of Lambeth, Hambrook House, Porden Road: Brixton, London,SW2 5RW.

This report has been technically reviewed by Bob Nicholls on 14 Oct 2015

Approval to issue the report has been granted by the Quality Team, technical review of the report has been completed by authorised persons named below.

Below are the signatures of the report authorities:

Surveyor 1 Signature:



Lewis Read

Report Technically Reviewed By:



Bob Nicholls

Surveyor 2 Signature:

Report issued under the authority of the Quality / Technical Manager:

Paul Darby

Paul Darby

Contents

EXECUTIVE SUMMARY..... 4
ASBESTOS REGISTER..... 5
NON-ASBESTOS REGISTER..... 6
MATERIAL ASSESSMENT SHEET..... 9
SURVEY OBJECTIVES &TECHNIQUE..... 10
ALGORITHM ASSEMENTS..... 16
SURVEY RECOMMENDATION DETAIL – Material Assessment..... 18
SURVEY RECOMMENDATION DETAIL – Priority Assessment..... 19
REPORT CAVEATS – Management Survey..... 20
REPORT CAVEATS – Refurbishment Survey / Demolition Survey..... 21
REPORT CAVEATS – Targeted Survey (Management Survey with Intrusive Elements)..... 22
BULK CERTIFICATE..... 23
SITE PLAN..... 24
LEGISLATION..... 26
TERMS & CONDITIONS..... 27

EXECUTIVE SUMMARY

Scope of Works:
Re-inspection of communal areas

A Reinspection Survey was undertaken at 17-32 Prague Place on 25 Sep 2015 on behalf of London Borough of Lambeth to determine the asbestos materials that may exist within the scope of a Reinspection Survey

Internal Notes: See room notes.

External Notes: See room notes.

Areas and rooms included in this survey were:

Building Number / Name:	Floor / Level:	Areas Name:	Area Number:
01 / Communal Areas	External	External	E01
01 / Communal Areas	External	Understairs Cupboard	E02
01 / Communal Areas	External	Electrical Cupboard	E03

ASBESTOS REGISTER

INSPECTION NO (MA - PA)	BUILDING (MA)	LOCATION (MA)	SAMPLE NO (MA)	DESCRIPTION (MA)	EXTENT (MA)	PRODUCT TYPE (MA)	DAMAGE (MA)	SURFACE TREATMENT (MA)	ASBESTOS TYPE (MA)	TOTAL MA SCORE (MA)	TOTAL PA SCORE (PA)	TOTAL SCORE (MA - PA)	ACTION (MA - PA)
1	01 / Communal Areas	External / External E01	Visual	1 Bitumen felt to flat roof Outdoors	200m²	Reinforced Composite (1)	Low Damage (1)	Completely Sealed (0)	Amosite (2)	Low (4)	1	4	Manage and Monitor
2	01 / Communal Areas	External / External E01	Visual	1 Wall slates Outdoors	<200m²	Asbestos Cement (1)	Low Damage (1)	Surface Sealed (1)	Crocidolite (or unknown) (3)	Low (6)	1	6	Manage and Monitor
4	01 / Communal Areas	External / Electrical Cupboard E03	Visual	3 Wrap to electrical cable Rooms up to 100m^2	1lm	Well-bound Material (1)	Low Damage (1)	Completely Sealed (0)	Chrysotile (1)	Very Low (3)	2	3	Manage and Monitor

NON-ASBESTOS REGISTER

INSPECTION NO (MA - PA)	BUILDING (MA)	LOCATION (MA)	SAMPLE NO (MA)	DESCRIPTION (MA)	EXTENT (MA)	PRODUCT TYPE (MA)	DAMAGE (MA)	SURFACE TREATMENT (MA)	ASBESTOS TYPE (MA)	TOTAL MA SCORE (MA)	TOTAL PA SCORE (PA)	TOTAL SCORE (MA - PA)	ACTION (MA - PA)
3	01 / Communal Areas	External / Understairs Cupboard E02	Visual	2 No suspect materials visually found		-	-	-	-	-	0	0	No further action required

No Access Register

Inspection No	Building	Location:	Description:	Reason	Recommendation	Photo
5	01 / Communal Areas	Ground / Offices G01	Offices	No access - rooms occupied throughout time of survey. Appointment needed for survey of this area.	Inspect Prior to Disturbance	

Limited Access register

Inspection No	Building	Location:	Description:	Reason	Recommendation	Photo
N/A						

Asbestos materials were identified in the following locations:

Inspection Number / Location:	Asbestos Type / Product:	Extent:	Recommendation:
Visual - 4 / External / Electrical Cupboard E03	Chrysotile Wrap to electrical cable below electrical box	1 lm	Manage and Monitor
Visual - 2 / External / External E01	Crocidolite (or unknown) Wall slates all sides of building	<200 m²	Manage and Monitor
Visual - 1 / External / External E01	Amosite Bitumen felt to flat roof roof	200 m²	Manage and Monitor

SURVEY OBJECTIVES & TECHNIQUE

Objectives

1) To undertake a Reinspection Survey (MA only) survey of the site detailed following the guidelines as detailed in HSG264 Asbestos – The survey guide and our UKAS accredited procedures. The purpose and procedures of this survey was to inspect all accessible areas within the scope of the survey and to take representative samples of any suspect materials identified. Where appropriate the survey included the inspection of any voids these would only be inspected on refurbishment or demolition surveys unless screw fixing or hatches are available.
2) To undertake a risk assessment of all suspect materials identified to enable the Client to formulate an Action Plan as in conformance with the Health & Safety Executive's guidance document HSG227.
3) To produce a report, in a database format, detailing all identified and presumed asbestos containing materials, which includes a Site Plan showing their location and data sheets detailing their risk assessments and showing a photograph of the material in– situ.

Survey Technique

1) Each room/area within the scope of this survey was surveyed according to the survey type requested to assess whether or not suspect materials that could potentially contain asbestos fibres are present.
2) Representative samples of suspect materials identified were taken and returned to our Laboratory for analysis by the Polarised Light and Dispersion Staining Technique method as detailed in Appendix 2 of the Health & Safety Executive's guidance document HSG 248 and our UKAS accredited procedures.
3) Where for safety reasons (i.e. height restrictions, etc) or other physical restrictions a suspect material could not be physically sampled the material was presumed to contain asbestos and noted as such at the time of the survey. All presumed asbestos materials should be treated as containing asbestos as part of the Asbestos Management Plan until subsequent sampling and analysis deem otherwise.
4) Where access could not be gained into a room/area at the time of the survey this is recorded as 'No Access'. Areas identified as being No Access should be treated as containing asbestos materials as part of the Asbestos Management Plan until subsequent inspection deems otherwise.
5) Where access could not be fully gained into an area due to safety reasons (e.g. non boarded loft spaces) or due to physical restrictions at the time of the survey this is recorded as 'Limited Access'. Armstrong York cannot guarantee that all asbestos containing materials have been identified within in areas identified as being Limited Access. These areas should be treated as "No Access" areas for the purposes of the Management Plan although some identified asbestos materials may be recorded for these areas were access to the material could be achieved
6) Access into electrical plant or mechanical services would not be gained unless the services are isolated and safe. Only in a refurbishment or demolition survey would this be requested by the client.
7) Where a material type previously sampled in one location is visually identified as being present to other locations it was strongly presumed that these installations are of the same composition as the one sampled which was recorded as being "AS" Sample

MATERIAL ASSESSMENT SHEET

Inspection Number:	1	**Intrusive Area – Yes or No:**	No
Item:	**Detail:**	**Item:**	**Detail:**
Material Assessment		**Priority Risk Assessment**	
Building:	01 / Communal Areas	Location:	Outdoors
Location:	External / External E01	Accessibility:	Usually inaccessible or unlikely to be disturbed
Sample Number:	Visual	Extent / Amount:	>50m^2 or >50m pipe run
Description:	Bitumen felt to flat roof	Normal Occupant Activity:	N/A
Position:	roof	Secondary Occupant Activity:	N/A
Extent:	200m²	Number of Occupants:	N/A
Product Type:	Reinforced Composite	Frequency of Use of Area:	N/A
Damage & Deterioration:	Low Damage	Average Time Area in Use:	N/A
Surface Treatment:	Composite materials containg asbestos	Maintenance Type:	N/A
Asbestos Type:	Amosite	Frequency of Maintenance Activity	N/A
Material Score:	4	Priority Score:	1

Room Comments:	Brick walls, concrete base. Upvc window frames, Timber doors with frames, boxing and header panels. Not surveyed - outside scope of survey inside boxings, tenants stores.	
Sample Comments:	- unable to access to sample	
Total Assessment Score:	4	
Risk Assessment Category:	Very Low	
Recommendation:	Manage and Monitor	

MATERIAL ASSESSMENT SHEET

Inspection Number:	2	**Intrusive Area – Yes or No:**	No
Item:	**Detail:**	**Item:**	**Detail:**
Material Assessment		**Priority Risk Assessment**	
Building:	01 / Communal Areas	Location:	Outdoors
Location:	External / External E01	Accessibility:	Usually inaccessible or unlikely to be disturbed
Sample Number:	Visual	Extent / Amount:	>50m^2 or >50m pipe run
Description:	Wall slates	Normal Occupant Activity:	N/A
Position:	all sides of building	Secondary Occupant Activity:	N/A
Extent:	<200m²	Number of Occupants:	N/A
Product Type:	Asbestos Cement	Frequency of Use of Area:	N/A
Damage & Deterioration:	Low Damage	Average Time Area in Use:	N/A
Surface Treatment:	Enclosed sprays and lagging, Sealed AIB	Maintenance Type:	N/A
Asbestos Type:	Crocidolite (or unknown)	Frequency of Maintenance Activity	N/A
Material Score:	6	Priority Score:	1

Room Comments:	Brick walls, concrete base. Upvc window frames, Timber doors with frames, boxing and header panels. Not surveyed - outside scope of survey inside boxings, tenants stores.	
Sample Comments:	N/A	
Total Assessment Score:	6	
Risk Assessment Category:	Low	
Recommendation:	Manage and Monitor	

MATERIAL ASSESSMENT SHEET

Inspection Number:	3	**Intrusive Area – Yes or No:**	No
Item:	**Detail:**	**Item:**	**Detail:**
Material Assessment		**Priority Risk Assessment**	
Building:	01 / Communal Areas	Location:	N/A
Location:	External / Understairs Cupboard E02	Accessibility:	N/A
Sample Number:	Visual	Extent / Amount:	N/A
Description:	No suspect materials visually found	Normal Occupant Activity:	N/A
Position:		Secondary Occupant Activity:	N/A
Extent:		Number of Occupants:	N/A
Product Type:		Frequency of Use of Area:	N/A
Damage & Deterioration:	N/A	Average Time Area in Use:	N/A
Surface Treatment:	N/A	Maintenance Type:	N/A
Asbestos Type:		Frequency of Maintenance Activity	N/A
Material Score:	0	Priority Score:	0

Room Comments:	Solid ceiling, brick walls, concrete floor. Metal door with frame.	
Sample Comments:	N/A	
Total Assessment Score:	0	
Risk Assessment Category:	N/A	
Recommendation:	Not applicable	

MATERIAL ASSESSMENT SHEET

Inspection Number:	4	**Intrusive Area – Yes or No:**	No
Item:	**Detail:**	**Item:**	**Detail:**
Material Assessment		**Priority Risk Assessment**	
Building:	01 / Communal Areas	Location:	Rooms up to 100m^2
Location:	External / Electrical Cupboard E03	Accessibility:	Easily disturbed
Sample Number:	Visual	Extent / Amount:	<10m^2 or <10m pipe run
Description:	Wrap to electrical cable	Normal Occupant Activity:	N/A
Position:	below electrical box	Secondary Occupant Activity:	N/A
Extent:	1lm	Number of Occupants:	N/A
Product Type:	Well-bound Material	Frequency of Use of Area:	N/A
Damage & Deterioration:	Low Damage	Average Time Area in Use:	N/A
Surface Treatment:	Composite materials containg asbestos	Maintenance Type:	N/A
Asbestos Type:	Chrysotile	Frequency of Maintenance Activity	N/A
Material Score:	3	Priority Score:	2

Room Comments:	Solid ceiling, brick walls, concrete floor. Modern electrical boxes, Metal door with frame.	
Sample Comments:	- unable to sample for health and safety reasons	
Total Assessment Score:	3	
Risk Assessment Category:	Very Low	
Recommendation:	Manage and Monitor	

MATERIAL ASSESSMENT SHEET

Inspection Number:	5	**Intrusive Area – Yes or No:**	No
Item:	**Detail:**	**Item:**	**Detail:**
Material Assessment		**Priority Risk Assessment**	
Building:	01 / Communal Areas	Location:	N/A
Location:	Ground / Offices G01	Accessibility:	N/A
Sample Number:	Visual	Extent / Amount:	N/A
Description:	Inaccessible	Normal Occupant Activity:	N/A
Position:		Secondary Occupant Activity:	N/A
Extent:		Number of Occupants:	N/A
Product Type:		Frequency of Use of Area:	N/A
Damage & Deterioration:	N/A	Average Time Area in Use:	N/A
Surface Treatment:	N/A	Maintenance Type:	N/A
Asbestos Type:		Frequency of Maintenance Activity	N/A
Material Score:	0	Priority Score:	0

Room Comments:	No access - rooms occupied throughout time of survey. Appointment needed for survey of this area.
Sample Comments:	N/A
Total Assessment Score:	0
Risk Assessment Category:	
Recommendation:	Inspect prior to disturbance



ALGORITHM ASSEMENTS

Material Assessment	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	**AIB, millboards, other low-density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.**
	3	**Thermal insulation (eg pipe and boiler lagging, sprayed asbestos, loose asbestos, asbestos mattresses and packing)**
Damage/Condition	**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 asbestos 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, textiles or encapsulated lagging and sprays.**
	3	**Unsealed lagging and sprays.**
Asbestos Type	**1**	**Chrysotile.**
	2	**Amphibole asbestos excluding crocidolite.**
	3	**Crocidolite.**

Priority Assessment	Score	Examples of score variables
Normal occupant activity		
Main type of activity in area	0	Rare disturbance activity (eg little used store room)
	1	Low disturbance activities (eg office type activity)
	2	Periodic disturbance (eg industrial or vehicular activity which may contact ACMs)
	3	High levels of disturbance, (eg fire door with asbestos insulating board sheet in constant use)
Secondary activities for area	As above	As above
Likelihood of disturbance		
Location	0	Outdoors
	1	Large rooms or well ventilated areas
	2	Rooms up to 100 m2
	3	Confined spaces
Accessibility	0	Usually inaccessible or unlikely to be disturbed
	1	Occasionally likely to be disturbed
	2	Easily disturbed
	3	Routinely disturbed
Extent/Amount	0	Small amounts
	1	<=10sqM or <= linearM
	2	>10sqM to <=50sqM or linearM
	3	>50sqM or >50 linearM

Priority Assessment	Score	Examples of score variables
Human exposure potential		
Number of occupants	0	None
	1	1 to 3
	2	4 to 10
	3	>10
Frequency of use of area	0	Infrequent
	1	Monthly
	2	Weekly
	3	Daily
Average time area is in use	0	<1 hour
	1	>1 to<3 hours
	2	>3 to <6 hours
	3	>6 hours
Maintenance activity		
Type of maintenance activity	0	Minor disturbance (eg possibility of contact when gaining access)
	1	Low disturbance (eg changing light bulbs in asbestos insulating board ceiling)
	2	Medium disturbance (eg lifting one or two asbestos insulating board ceiling tiles to access a valve)
	3	High levels of disturbance (eg removing a number of asbestos insulating board ceiling tiles to replace a valve or for recabling)
Frequency of maintenance activity	0	ACM unlikely to be disturbed for maintenance
	1	1 per year
	2	>1 per year
	3	>1 per month

SURVEY RECOMMENDATION DETAIL – Material Assessment

The **Material Assessment** is an assessment of the likelihood of an ACM to release fibres when there is air disturbance in its locality. This assessment is used to identify the low, medium and high risk materials as a starting point for a management plan. HSG264 recommends the use of an algorithm to determine the assessment and details scores for the following parameters.

The 4 scoring areas of the algorithm are:

Product type
Extent of damage
Surface treatment
Asbestos type

Each of the parameters is scored and added to give a total score between 2 and 12:

a) Materials with scores of 10 or more should be regarded as HIGH RISK material – Recommended Action – Remove

b) Materials with a score between 7 and 9 are MEDIUM RISK materials – Action – Manage & Monitor (Remove / Encapsulate) if required

c) Materials with a score between 5 and 6 are LOW RISK – Action – Manage & Monitor (Encapsulate) if required

d) Materials with a scores of 4 or less are VERY LOW RISK – Action – Manage & Monitor (Encapsulate) if required

e) No Asbestos Detected in sample – No recommendation required

Material Assessments are completed at the time of the survey for all suspect materials identified. The material score is based upon the HSG 264 requirement but the specific recommendations are assessed by the surveyor on the day of survey and manually inserted. The recommendation is not automatically linked to the material / priority score therefore if debris or poor condition ACM's are reported "Remove" may be the inserted as the overall recommendation. Specific client requirements may in place at the contract review stage requesting a bespoke recommendation.

SURVEY RECOMMENDATION DETAIL – Priority Assessment

The **Priority Assessment** is an assessment of risk to building occupants due to the presence of ACM. It takes into account the fact that an ACM may be high risk due to its condition and friability, but it is in a location that is not accessed and as such does not pose an immediate risk to health. HSG227 recommends the assessment is based on an algorithm detailed within the document.

Under the Control of Asbestos Regulations 2012 the Duty Holder for the premises is responsible for the completion of the Priority Assessment since they would have the necessary knowledge of the occupancy and activities carried out within their premises.

The Total Risk Score for an ACM is the total of the scores for the Material Assessment and the Priority Assessment. The Total Risk Scores for the different ACM's can be compared to produce an Action Plan to enable duty holders to priorities the actions necessary to ensure the risk from the ACM's is reduced so far as is reasonably practicable.

The Control of Asbestos Regulations 2012 also requires that the Action Plan is further developed so that a Management Plan is put into place for the future management of ACM within the premises.

Each parameter is given a score of between zero and three with the highest priority risk score possible being 12
When the material and priority risk assessment are added together, a total risk score is calculated, the highest priority risk score possible being 24.
This priority risk score is outside the scope of any accreditations held by Armstrong York Asbestos Environmental and is provided as an extra guide for the "Duty holder".
The assessment is based on the use of the area at the time of the survey or its proposed standard use as determined by the experience of the surveyor.

a) Total Material & Priority score between 16 + Category – A – High Risk – Remove ACM as soon as practicable. (Encapsulate) if required

b) Total Material & Priority score between 14-15 Category – B – Medium Risk – Remove / Manage & Monitor (Encapsulate) if required

c) Total Material & Priority score between 11-13 Category – C – Medium Risk – Manage & Monitor (Encapsulate) if required

d) Total Material & Priority score between 7-10 Category – D – Low Risk – Manage & Monitor

e) Total Material & Priority score between 6 and below – Category E – Very Low Risk – Manage & Monitor

f) Total Material & Priority score between 0 and below – Category F – No Asbestos Detected

REPORT CAVEATS – Management Survey

1) During the course of the survey all reasonable efforts were made to identify the physical presence of asbestos containing materials within the management survey. We cannot guarantee that all asbestos containing materials were identified during the survey due to the nature of the use of asbestos materials as packing materials, etc within the fabric of buildings or due to past repairs/refurbishment works resulting in mixtures of non-asbestos and asbestos materials being present in the same locations.
2) If in the future any suspicious materials are found which are not included in this report then any work in that area should cease and arrangements made for their subsequent sampling and analysis by a UKAS accredited laboratory.
3) The site plans detailed in this report are given for illustrative purposes only to indicate the general location of areas and are not to scale.
4) The extents of materials detailed in this report are approximations and given for guidance purposes only. This report should not be used as the sole tendering document for futures asbestos abatement works.
5) Where asbestos insulating board or asbestos cement are identified the type of material stated is based on visual assessment only and unless stated no 'Water Absorption' test as detailed in HSG248 was undertaken to determine the type of material. Armstrong York cannot accept any liability for any future actions taken by the Client as regard the stated product type.
6) This report details the findings of the survey on the date(s) the investigation took place.
7) Glossary of Terms: NAD – No Asbestos Detected, NAVD – No Asbestos Visually Detected, AC – Asbestos Cement, AIB – Asbestos Insulation Board, NSMVF – No Suspect Materials Visually Found
8) Access was not gained within live electrical areas of the building.
9) Access above 3.5m has not been allowed for in the survey unless specifically requested in the client's instruction
10) The scope and areas of the survey were defined by the client from the client's instruction.
11) Where full laminate flooring or fitted carpet exists this would be deemed out of the scope of survey for a management survey.
12) Access to lofts will be clarified on a client basis depending upon their requirement.
13) All pre-start (pre-survey) information and specific requirements will be identified and signed by both client and Armstrong York. All client documentation will be saved on Armstrong York's secure server.

REPORT CAVEATS – Refurbishment Survey / Demolition Survey

Refurbishment Surveys

1) During the course of the survey all reasonable efforts were made to identify the physical presence of asbestos containing materials within the management survey. We cannot guarantee that all asbestos containing materials were identified during the survey due to the nature of the use of asbestos materials as packing materials, etc within the fabric of buildings or due to past repairs/refurbishment works resulting in mixtures of non-asbestos and asbestos materials being present in the same locations.
2) If in the future any suspicious materials are found which are not included in this report then any work in that area should cease and arrangements made for their subsequent sampling and analysis by a UKAS accredited laboratory.
3) The site plans detailed in this report are given for illustrative purposes only to indicate the general location of areas and are not to scale.
4) The extents of materials detailed in this report are approximations and given for guidance purposes only. This report should not be used as the sole tendering document for futures asbestos abatement works.
5) Where asbestos insulating board or asbestos cement are identified the type of material stated is based on visual assessment only and unless stated no 'Water Absorption' test as detailed in HSG248 was undertaken to determine the type of material. Armstrong York cannot accept any liability for any future actions taken by the Client as regard the stated product type.
6) This report details the findings of the survey on the date(s) the investigation took place.
7) Glossary of Terms: NAD – No Asbestos Detected, NAVD – No Asbestos Visually Detected, AC – Asbestos Cement, AIB – Asbestos Insulation Board, NSMF – No Suspect Materials Found
8) Access will not gained within live electrical areas of the building unless mains services are isolated by a competent technician.
9) All access for height above 3.5m will be based upon risk assessment and planned access. A scaffold or powered access equipment will be used and operated by a trained and competent technician. Other means of access may be considered based upon completing a risk assessment.
10) The scope and areas of the survey were defined by the client from the client's instruction.
11) Access below slab level will not be gained unless specifically requested by the client in the initial instruction and agreed by Armstrong York.
12) Floor ducts (hatches with access points) will be accessed as part of the scope of works if required by the client.
13) Sufficient tools and access equipment will be supplied to fulfil the clients written instructions.
14) All samples taken will be physical samples and not presumed to contain asbestos unless a specific agreement is made with the client.
15) The recommendation for all ACM's will be "Remove"

Demolition Surveys – (As Above but Additional)

16) Where appropriate access into solid walls and floors will be gained if it is suspected that services may run through. Heavy access equipment will be used for this work and will need to be agreed with the client in advance.
17) On some occasions it may be prudent to have the surveyor in attendance during the demolition to assist with any additional materials that may occur during the demolition phase.
18) The recommendation for all ACM's will be "Remove"

REPORT CAVEATS – Management Survey – Targeted Intrusive Elements

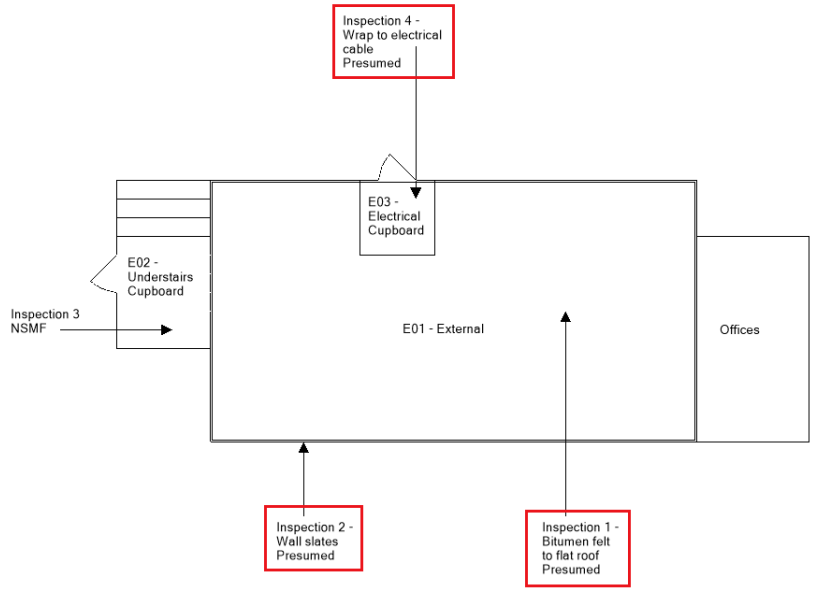
1) During the course of the survey all reasonable efforts were made to identify the physical presence of asbestos containing materials within the management survey. We cannot guarantee that all asbestos containing materials were identified during the survey due to the nature of the use of asbestos materials as packing materials, etc within the fabric of buildings or due to past repairs/refurbishment works resulting in mixtures of non-asbestos and asbestos materials being present in the same locations.
2) If in the future any suspicious materials are found which are not included in this report then any work in that area should cease and arrangements made for their subsequent sampling and analysis by a UKAS accredited laboratory.
3) The site plans detailed in this report are given for illustrative purposes only to indicate the general location of areas and are not to scale.
4) The extents of materials detailed in this report are approximations and given for guidance purposes only. This report should not be used as the sole tendering document for futures asbestos abatement works.
5) Where asbestos insulating board or asbestos cement are identified the type of material stated is based on visual assessment only and unless stated no 'Water Absorption' test as detailed in HSG248 was undertaken to determine the type of material. Armstrong York cannot accept any liability for any future actions taken by the Client as regard the stated product type.
6) This report details the findings of the survey on the date(s) the investigation took place.
7) Glossary of Terms: NAD - No Asbestos Detected, NAVD – No Asbestos Visually Detected, AC – Asbestos Cement, AIB – Asbestos Insulation Board, NSMVF – No Suspect Materials Visually Found
8) Access will not gained within live electrical areas of the building unless mains services are isolated by a competent technician.
9) Specific areas for intrusive works need to be agreed in advance on the planning stage. The management survey to all other areas will be as noted above.
10) On the intrusive areas the material assessment will state that these areas have been accessed as a refurbishment survey and the recommendation for all ACM's in those areas will be "Remove"
11) Access to lofts will be clarified on a client basis depending upon their requirement.
12) All pre-start (pre-survey) information and specific requirements will be identified and signed by both client and Armstrong York. All client documentation will be saved on Armstrong York's secure server.

BULK CERTIFICATE

No additional samples were taken during the course of this survey.

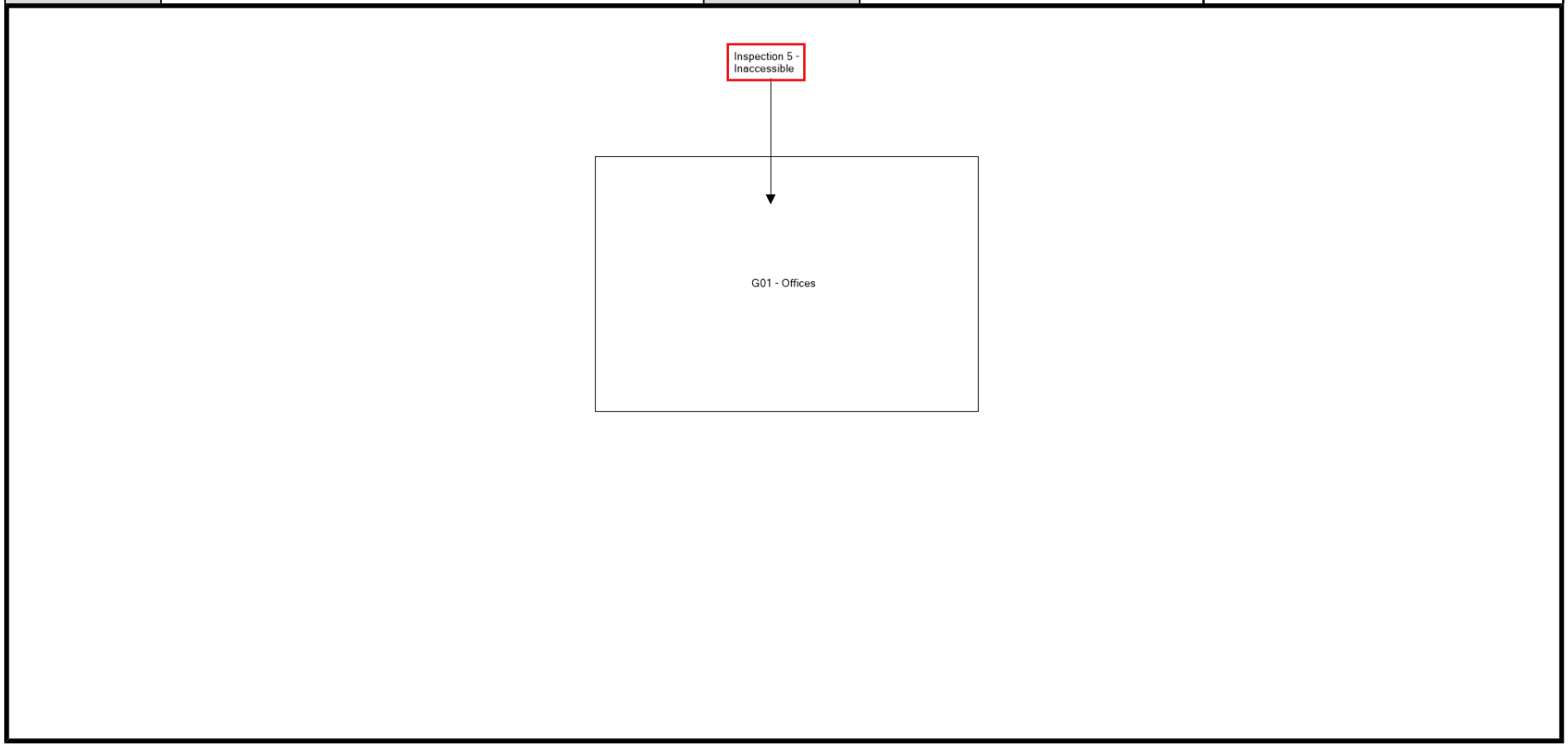
SITE PLAN

ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD						Key	Identified ACM
Address	17-32 Prague Place			AY Number:	J105289		
Date:	25 Sep 2015	Floor	External	Building	01 Communal Areas		
Client:	London Borough of Lambeth			Surveyor	Lewis Read		



SITE PLAN

ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD						Key	Identified ACM
Address	17-32 Prague Place			AY Number:	J105289		
Date:	25 Sep 2015	Floor	Ground Floor	Building	01 Communal Areas		
Client:	London Borough of Lambeth			Surveyor	Lewis Read		



Control of Asbestos Regulations 2012

The Control of Asbestos Regulations 2012 applies to most work situations involving risk of exposure to asbestos. From 12th April 2012 the Control of Asbestos Regulations will require that employers:

a) Take all reasonable steps to identify the locations of materials likely to contain asbestos.

b) Assume that the identified materials contain asbestos, unless there is evidence to the contrary.

c) Keep an up to date written record (Asbestos Register) of the location of asbestos-containing materials.

d) Monitor the condition of asbestos-containing materials.

e) Make a written assessment of the risk of exposure from asbestos

f) Prepare and implement a management plan to control asbestos-related health risks, including measures to ensure that:

1) Material known or presumed to create a risk of exposure to asbestos is repaired or, if necessary, removed.
2) Material known or presumed to contain asbestos, but which does not pose a risk of exposure, is maintained in a good state of repair.
3) Information about the location and condition of material known or presumed to contain asbestos is given to anyone who is likely to disturb it.

Other Health and Safety Regulations

Under Section 2 of the Health and Safety at Work etc. Act 1974, employers have a duty of care for the health, safety and welfare of their employees whilst at work. In addition, employers that are in control of premises have a duty of care, under Section 4 of the HSWA , towards all other people (non-employees) who use or work at their premises. Other regulations embodied in the HSWA require employers to ensure that:

a) Immediate steps are taken to reduce exposure to asbestos, in situations where the control level or action level is exceeded.

b) Risk assessments are carried out and are used to prepare method statements for any work that is likely to involve exposure to asbestos.

c) The number of workers exposed to asbestos is kept to a minimum.

d) Information on the location of asbestos is made available to any person likely to be exposed to ACM’s.

e) Training is given to anyone liable to be exposed to asbestos.

TERMS & CONDITIONS

General

1.1 The Employer warrants and undertakes that you have obtained and paid for all the necessary access, certificates, licenses, permits, permissions and consents required by Statute or any order or regulation made there under or by any regulation or by-law of any authority or statutory undertaker.

1.2 ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD has based prices on the current rates for staff, labour, plant, stores and materials and we would require to be reimbursed for any increase that may occur between the date of this offer and the date of completion of the Works.

1.3 Unless explicitly stated within our offer ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD has made no allowance for working abnormal hours, outside of Monday to Friday 0800 to 1800hrs working, excluding where these constitute a Bank Holidays and should you require such overtime to be worked, then we would charge for any additional costs involved, except where explicitly stated as a consequence.

1.4 No allowance is made in our offer for escalation of incentive payments including fall back and condition monies resulting from any industrial dispute of local or national origin, or enhancement of incentive payments emanating from sources outside our control. In these events we shall require to be reimbursed for all such additional payments to our operatives which cannot be related to specific advancement in productivity levels and which are due solely to external influence beyond our control.

1.5 No allowance is made in our offer for enforced disruption or suspension of the Works arising from any form of industrial action beyond our control whether in the allied industries or any other local or national stoppage. Should any period of disruption occur or be anticipated, ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD, reserve the right to negotiate with the Employer the demobilisation of our resources until such time as we may resume normal working. In this event we shall require to be reimbursed for any necessary remobilisation costs and will establish with the Employer any necessary extension to our Contract Period.

1.6 Payment, referenced to this offer, shall be made by cheque payable to “ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD” or BACS payment to the account indicated on the invoice.

1.7 Our price is exclusive of any allowance for VAT. When payment is made VAT, if appropriate, should be added at the current standard rate.

1.8 Accounts will be rendered monthly as the Work proceeds. Payment of accounts without retention or discount is required within **thirty days from date of invoice**interest being chargeable on overdue accounts at **8%** above the Average Base Lending Rate of the four major clearing banks.

1.9 Our offer will remain open for acceptance for a period of 30 days from the date on our covering letter. If for any reason ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD is not permitted to commence the Work within 30 days of acceptance of our offer, we reserve the right to re-negotiate the rates.

1.10 Any rates quoted or standard schedules included relate to Works within the United Kingdom unless specifically stated to the contrary.

1.11 Reports and all other records provided by ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD are private and confidential between the Employer and ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD and they may not be used or relied upon by any other party without the prior consent of ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD.

1.12 Title in the reports together with all the information contained therein and all data generated under the contract between ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD and the Employer shall remain vested in ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD until the Employer has discharged all its obligations under Sections 1.6 to 1.8 inclusive above, whereupon the benefit shall be solely for the Employer, ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD assuming no obligations to third parties

1.13 Notwithstanding Condition 1.12 above, copyright and all intellectual property rights in the reports prepared by ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD for the Employer, shall remain vested in ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD.

1.14 Under no circumstances, shall ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD be liable to the Employer for any indirect or consequential loss suffered by the Employer relying on the information included in the reports prepared by ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD including (without limitation) loss of profit, loss of contracts or pure economic loss; ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD's liability under this contract is limited to loss or damages to goods or samples of the Employer caused by the proven negligence or breach of contract by ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD. Unless otherwise stated liquidated damages under this contract shall be nil.

1.15 Where the Employer intends to use any report or information provided by ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD, or any report and information becomes involved in litigation, then the Employer will both advise ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD in writing and seek the approval prior to using the report. ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD, reserve the right to refuse to provide a report for use in litigation.

1.16 ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD can accept no liability for any damage or the consequence of any damage to mains and services such as cables, pipes, sewers, etc, the positions and nature of which are not clearly indicated in writing to us prior to the commencement of the Work. The rights and obligations under this condition shall be unaffected by any electronic or other searches we have made.

1.17 Permission for access and investigation where necessary shall be obtained by the Employer. ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD, have made no allowance for payment of wayleaves or for reinstatement or for compensation for unavoidable damage. ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD shall charge for any additional costs incurred.

1.18 ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD shall require payment at the appropriate hourly rate for all delays due to circumstances beyond our control.

1.19 ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD liability under any contract for laboratory testing shall be strictly limited to the invoice value of the analyses performed.

1.20 ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD shall use all reasonable endeavours to meet quoted completion dates. However, time is not the essence of the contract and ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD shall not be liable in cases of late reporting, however caused, nor shall lateness be deemed to be a breach of contract or an act of negligence.

1.21 Testing and/or analysis reports refer only to the actual samples on which testing has been performed. No report shall be read as implying that any sample or mass from which the sample was drawn is fit for any intended purpose unless explicitly stated in writing by ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD.

1.22 Any contract for consulting services shall be based on the Change as agreed issued by the Institution of Civil Engineers except where they are amended by the conditions herein.

1.23 ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD's total liability under a contract solely for advisory and consulting services shall be limited to one million pounds sterling unless amended by particular contract correspondence.

1.24 ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD's liability if proven under a contract where no advisory or consulting services have been provided shall be limited to the value of the specific work undertaken for the portion of the works related to the claim.

1.25 This offer is made in accordance with the provisions outlined in The Construction (Design and Management) Regulations 1994 under which the contracted Division of ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD will act as Contractor or Principal Contractor, as appropriate.

1.26 The total liability of ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD to the Employer whether as to specie, quantum or duration of liability, is set out in the contract between the Employer and ARMSTRONG-YORK ASBESTOS ENVIRONMENTAL LTD and no other obligations are to be implied into the contract, whether as to the giving of bonds, warranties or guarantees.

1.27 ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD conducts a strict confidentiality policy which is signed by all staff.

1.28 ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD Internal/external Documents are controlled within a controlled document system.

1.29 ARMSTRONG YORK ASBESTOS ENVIRONMENTAL LTD uses password protection, server back up and access control to all of it computer systems