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ASBESTOS SURVEYORS & CONSULTANTS

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246

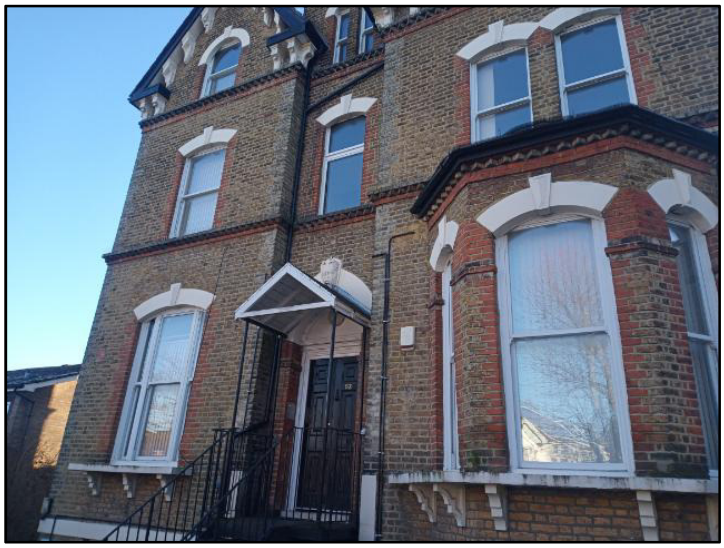
ASBESTOS SURVEY
REPORT NO: A-46667

DATE ISSUED: 27/01/2021

Client:
CLUTTONS PLC

Client Address:
Portman House
2 Portman Street London, W1H 6DU

Site Address:
53 Warminster Road,
London
SE25 4DQ



UKAS INSPECTION
246

ASBESTOS SURVEY REPORT

This report should be read in its entirety from front to back
The report is NOT an Asbestos Management Plan

Report Number:

A-46667

CLIENT:

CLUTTONS PLC

SITE ADDRESS:

53 Warminster Road,
London
SE25 4DQ

SURVEY TYPE:

MANAGEMENT	REFURBISHMENT ✓	DEMOLITION

For a detailed scope of work, please see Section 1 of this report

This survey was undertaken by:-

Chris Baines of Ayerst Environmental Ltd, 182a High Street, Beckenham, Kent, BR3 1EW.

I acknowledge that this report is a true representation of the site and of the survey carried out and the data collected from site.

Signed by Lead Surveyor:

Name of Lead Surveyor: Chris Baines

Report checked by: Saeed Shah

Signed:

Position: Senior Consultant

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1. INTRODUCTION & SCOPE OF WORKS

Instructions were received from Ben Lines on behalf of CLUTTONS PLC to undertake an asbestos survey on the site known as 53 Warminster Road,, London, SE25 4DQ.

Site Start Date: 25/01/2021
Site End date: 25/01/2021
Additional Visits: (if applicable): N/A

The purpose of the survey was to carry out a full asbestos location inspection on the premises as requested and outlined by the client.

Original Survey Scope

Refurbishments survey to the property as per Site Scoping document (See Appendix E).

Changes to Original Scope Details

None

Building Description

Late 1800's house converted into flats

General Construction

Brick walls with timber supports to clay tile roof.

Asbestos inspections and surveys should be carried out following a detailed review, site scoping process and consideration of the guidance document HSG264: Asbestos the survey guide. This is available as a PDF download from the HSE website:

http://www.hse.gov.uk/PUBNS/books/hsg264.htm

This document further clarifies specific considerations with respect to agreeing the scope of works between the Client or duty holder and the asbestos inspection body.

An asbestos survey is only part of the process through which to effectively manage the risks from asbestos containing materials (ACMs), but the survey report itself is not an asbestos management plan. A summary of the actions that may need to be taken can be found in Section 6 of this report, referenced from HSG227, 'A comprehensive guide to Managing ASBESTOS in premises'.

2. EXECUTIVE SUMMARY

A list of all of the asbestos materials found during the inspection can be found in the 'Survey Register' in **Appendix A** of this report. This Executive Summary is not a conclusive report on the extent and nature of ACMs on site and should be read in conjunction with Appendix A.

The register has details of all instances of asbestos materials whether sampled, presumed or strongly presumed and includes a material assessment for each instance. Please note that the register only lists those materials found within the scope of works and further asbestos materials may be found if these limitations can later be lifted and further inspection carried out subject to further scoping. In the tables below, 'Insp. No.' refers to Inspection Number and 'MA' refers to Material Assessment Score.

Consideration should be given to areas outside the scope of the survey, particularly limitations to scope intrinsic to the type of survey as described in HSG264 Asbestos: The Survey Guide'. Also see Section 7 of this report 'Standard Limitations' and also to sub-section 7.2 in the case of Management Surveys.

SUMMARY

The areas surveyed are within a late 1800's house converted into flats. It has brick walls with timber supports to clay tile roof.

HIGH PRIORITY ASBESTOS				
Insp. No.	**Location**	**Description**	**MA**	**Recommendations**
No high priority asbestos items were found				

LOW PRIORITY ASBESTOS				
Insp. No.	**Location**	**Description**	**MA**	**Recommendations**
S002	4th Floor Loft [001]	Flue pipe Cement With timber boxing to base. Unknown origin or whether redundant.	6	Remove

Limited or no access:

If work is to impact on the following areas, further inspection is required.
Further inspections should be carried out to these areas prior to any work being done.

Insp. No.	Location	Description
All areas accessed		

GENERAL RECOMMENDATIONS

Care should be taken prior to any refurbishment or demolition that may uncover previously inaccessible locations and we would recommend that further Refurbishment or Demolition inspections be carried out prior to these works.

If the register states 'Manage' or 'Label and manage', we would recommend that a written programme be arranged for regular re-inspection of the materials, including frequency of re-inspection. We would recommend that the re-inspections should be carried out **AT LEAST** every 12 months and the programme be updated accordingly. The point of the re-inspection is to monitor the condition of the material to ensure that there has not been undue damage or deterioration. If excess damage has been caused then remediation work may be required.

If the register states 'Remove', 'De-contaminate', 'Environmentally clean', 'Encapsulate', or any other remediation work, then the following guidelines should be followed.

Remediation Guidelines

Licensed Work (such as Asbestos Insulating Board – AIB, 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' and the HSE guidance note HSG247 'Asbestos, the Licensed Contractors' Guide, 2006'.

These documents 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 requires independent inspection by a suitable UKAS accredited laboratory, including issue of a four-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.

Non-licensed work materials (such as asbestos cement, floor tiles, linoleum, bituminous materials, textured coating, and gaskets)

Any remedial works required on non-licensed asbestos materials should follow the guidance given in the HSE documents L143 (as above), HSG247 (as above).

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.

3. SAMPLING & ANALYTICAL TECHNIQUES

Bulk samples of suspect asbestos containing materials were extracted to determine the nature and extent of the material, and the results of their laboratory analysis are given in Appendix B. Bulk sampling was carried out in accordance with documented in-house methods and HSE guidance note 'HSG264 Asbestos: the survey guide' 2012:

http://www.hse.gov.uk/PUBNS/books/hsg264.htm

At the discretion of the surveyor, where instances of asbestos containing material appeared to be extensive, only representative samples were taken for analysis whilst other occurrences of the apparently same materials were referred to those sampled.

Bulk sample analysis was carried out in accordance with HSE Guidance Note HSG248 and documented in-house methods under our UKAS accreditation No. 0612.

The three most commonly used types of asbestos are:

- CHRYSOTILE – White
- AMOSITE – Brown
- CROCIDOLITE – Blue

4. ASBESTOS SURVEY DEFINITION

Ayerst Environmental surveys are carried out in accordance with the requirements of HSG264 'Asbestos: the survey guide' 2012, and in house surveying methods as accredited by UKAS, Inspection Body No. 246 and Testing & Sampling No. 0612.

The main types of survey and requirements of these inspections can be found in HSG264, Paragraphs 40 to 54. This document is currently available as a free download from the HSE website:

http://www.hse.gov.uk/PUBNS/books/hsg264.htm

5. ASBESTOS MANAGEMENT

Surveyed Areas Prior to Refurbishment or Demolition

If demolition or refurbishment is to take place, all asbestos containing materials in the premises or affected areas should be removed and disposed of in accordance with current regulations and guidelines. Management of all asbestos materials will apply in any period of delay before such removal, or if the refurbishment or demolition is no longer planned to proceed.

Management

Once asbestos materials have been identified, it is essential that appropriate management and remedial measures be introduced.

Guidance on design and implementation of an Asbestos Management Plan can be found in HSG227, 'A comprehensive guide to Managing ASBESTOS in premises' (ISBN 0-7176-2381-5). Guidance on complying with the Control of Asbestos Regulations 2012 can be found in L143 'Managing and Working with Asbestos'.

Ayerst Environmental can assist in implementing an effective management plan and, if required, carry out regular audits and inspections of sites as and when required.

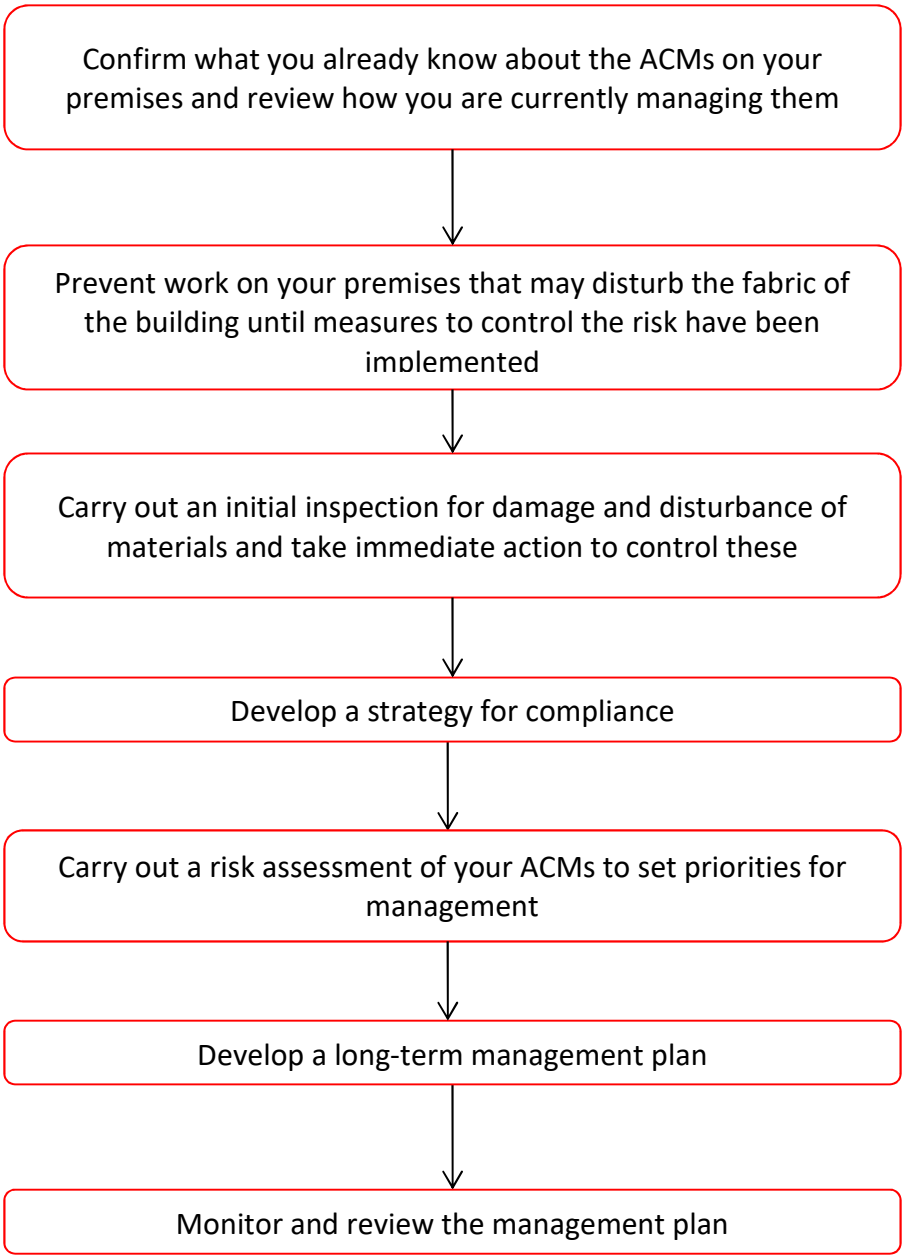
In general, asbestos materials that are in good condition should not be disturbed. Their location should be recorded and their existence made known to contractors, staff, and others, who may be affected. Warning labels advising of the presence of asbestos may be appropriate together with periodic condition inspections.

For materials in poor condition, remedial action (encapsulation or removal) may be required. Access to areas containing asbestos in poor condition may need to be restricted until remedial measures have been completed.

Any person undertaking work within the building prior to the removal of the asbestos containing materials should be informed of the presence of asbestos. This briefing also applies to any other person associated with the site, including staff, sub contractors, and others.

Ayerst Environmental recommends all the asbestos removal works should be carried out by a contractor licensed to work with asbestos in accordance with the Control of Asbestos Regulations 2012, and the associated Approved Codes of Practice.

FLOW CHART – Asbestos Management (from Page iv of HSG227)



STATUTORY REGULATIONS/REQUIREMENTS AND CODES OF PRACTICE

For current versions visit www.hse.gov.uk

- The Health and Safety at Work Act 1974
- The Control of Asbestos Regulations 2012
- L143 – Work with materials containing asbestos
- Health & Safety – The Control of Asbestos in the Air Regulations.
- The Waste Management (England and Wales) Regulations
- The Control of Substances Hazardous to Health (COSHH) Regulations.
- L153 –Managing health and safety in construction: Construction (Design and Management) Regulations. (CDM). Guidance on Regulations.
- HSE Guidance note HSG 227 ~ A comprehensive guide to managing asbestos in premises.
- 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: 2012 – Asbestos: The survey guide
- INDG 223 A short guide to managing asbestos in premises.
- HSG 53 – Respiratory protective equipment at work. A practical guide 2013'.
- The Control of Noise at Work Regulations 2005.
- L101 –ACoP. Safe work in confined spaces. Confined Spaces Regulations.
- ***See also 'Asbestos Essentials' – a page on the HSE website with links to various guidance documents.***

6. REPORT STRATEGY DEFINITIONS

MATERIAL ASSESSMENT

In accordance with the requirements of HSG264, all asbestos containing materials identified on the site have been assessed to consider their potential for fibre release. This does not normally apply in the case of refurbishment or demolition inspections. This assessment has been established using the Material Assessment Algorithm that is defined in the HSG264 Appendix 4. The assessment is based upon:

- PRODUCT TYPE
- EXTENT OF DAMAGE OR DETERIORATION
- SURFACE TREATMENT
- ASBESTOS TYPE

The Material Risk Assessment identifies the high-risk materials, that is, those which will most readily release airborne fibres if disturbed. It does not automatically follow that those materials assigned the highest score in the material assessment will be the materials that are given priority for remedial action.

Our register assesses each inspection item against the documented definition in HSG264 and these appear in each item of the register for each inspection.

MATERIAL RISK ASSESSMENT OF EACH ASBESTOS ELEMENT – POTENTIAL TO RELEASE ASBESTOS FIBRES

0 to 4 (VERY LOW) – Materials with assessment scores between 0 and 4 have a very low potential to release fibres if disturbed.

5 to 6 (LOW) – Materials with assessment scores between 5 and 6 have a low potential to release fibres if disturbed.

7 to 9 (MEDIUM) – Materials with assessment scores between 7 and 9 have a medium potential to release fibres if disturbed.

10 and above (HIGH) – Materials with assessment scores of 10 and above have a high potential to release fibres if disturbed

PRIORITY ASSESSMENT DATA

Ayerst Environmental Ltd is a UKAS accredited Inspection Body; accredited to international standard ISO17020 as an inspection body to carry out asbestos survey inspections. This accreditation includes all comments and interpretations with regard to material assessment but does not include any comments that may be perceived as forming part of the priority assessment.

Priority must be determined by carrying out a risk assessment (i.e., a priority assessment) which will take into account factors such as:

- the location of the material;
- the extent of the material;
- the use to which the location is put;
- the occupancy of the area;
- the activities carried on in the area; and,
- the likelihood/frequency with which maintenance activities are likely to take place.

The priority assessment can only be carried out with the detailed knowledge of all these factors. The surveyor can help in this process by obtaining information which will contribute to the priority assessment, particularly in small or simple premises, where information on occupancy and use is straightforward. However, such help must be undertaken with caution. It is the duty holder, in accordance with the Control of Asbestos Regulations 2012, who is required to make the risk assessment using their detailed knowledge of the activities carried out in the premises.

7. STANDARD LIMITATIONS

7.1 STANDARD LIMITATIONS FOR ALL SURVEYS

Paragraphs 55 to 58 of the HSG264 give specific guidance with regards to agreeing site specific limitations for asbestos surveys. See also **7.2** Standard Limitations for Management Surveys.

Where possible, a site based and desktop scoping document would have been completed as part of the survey planning process and specific limitations agreed. The following items are listed as general limitations due to the sometimes difficult nature of carrying out asbestos inspections.

Specific limitations, descriptions and locations will also be listed in the survey register in Appendix A and listed as items for further inspection, if and when required, depending on the needs of the Client or duty holder. In all cases, each item, where applicable, will be agreed by the Lead Surveyor and Client, or their agent, during the course of the survey, and noted in the register.

a. Ducts, risers and loft spaces are only entered for inspection where this can be done safely, although every effort will be made to access these areas, including re-visits where practicable. This should be agreed in the scope of works.

b. Safety limitations to inspections can apply to all types of survey; this includes occupation of the premises at the time of the survey. It also includes inspections behind materials such as panels that have been identified as being possible asbestos containing materials (for example, riser cover panels that may be asbestos are not disturbed to inspect within the riser). A further inspection should be arranged by the duty holder/Client following laboratory analysis if the material proves not to contain asbestos, or after removal (by a licensed contractor) of such asbestos items, and may be subject to additional costs.

c. Asbestos may well be hidden as part of the structure of a building and not visible until the structure is dismantled at a later date. We cannot undertake intrusive investigation where, in our view, doing so might possibly lead to structural defects or damage to the property unless agreed in the scope.

d. Where electrical equipment is present, no access will be attempted until proof of its safe state is given. Our operatives have a duty of care under the Health and Safety at Work Act 1974 for both themselves and others.

e. Extent (amount) of materials are estimated and are only an approximate measure.

f. Drawings should not be used for scaling purposes; they serve only to assist with locations of findings.

g. Where no access or limited access has been gained, the client should assume asbestos is present in those areas. Further investigation will be required before allowing any work to be carried out in these areas.

7.2 STANDARD LIMITATIONS FOR MANAGEMENT SURVEYS

a. Unless specifically documented no access has been gained below fitted floor coverings as to do so would cause damage and is outside of the scope of the management survey.

b. Unless specifically documented no access has been gained below metal clad pipework or ducting, or below sealed insulations as to do so would cause damage and is outside of the scope of the management survey.

c. Unless specifically documented no access has been gained into live electrics or other plant, as a certificate of isolation is required from the client with isolation being carried out by a suitably trained electrician.

d. Specialist tools are required to access below drain covers and are not within the scope of this management survey.

e. Access into floor ducts is not required.

f. Throughout, boxing will only be accessed if possible without causing damage. Sealed boxing is out of the scope of the survey and should be inspected as part of a refurbishment survey prior to works.

APPENDIX A:
SURVEY REGISTER

MATERIAL RISK ASSESSMENTS OF ASBESTOS LOCATIONS
IN ACCORDANCE WITH THE REGULATIONS AT THE TIME OF SURVEY

Client	Property Address	Inspection Date	Ayerst Report Number	Inspection Types Included
CLUTTONS PLC	53 Warminster Road, London	25/01/2021	A-46667	Refurbishment

Location						Description	Risk Assessment								Extent		Action
Inspection Number	Referred Insp. Number	S.P.R.N	Building	Floor	Room/Area	Location / Element Notes	Product Type Material	Score	Extent of Damage / Deterioration	Score	Surface Treatment	Score	Asbestos Type	Score	Total Score	Extent	m² / linear m	Recommended Action
			53 Warminster Road,	4th Floor	Loft [001]	Room Construction Sampled felt lining clay roof tiles. Brick walls. Lathe and plaster floor/ceiling below. MMMF insulation. Foam pipe insulation. Timber loft hatch to communal landing.		0		0		0		0	0			No action required
S001		S	53 Warminster Road,	4th Floor	Loft [001]	Roof felt - Bitumen	Bitumen	0	Low Damage	0	Composites, resins, vinyl tiles etc	0	NAD	0	0	50	m²	No action required
S002		S	53 Warminster Road,	4th Floor	Loft [001]	Flue pipe - Cement With timber boxing to base. Unknown origin or whether redundant.	Cement	1	Low Damage	1	Cement, painted AIB, enclosed sprays & lagging	1	Chrysotile, Crocidolite	3	6	2	lin m	Remove
S003		S	53 Warminster Road,	4th Floor	Loft [001]	Window putty - Putty Previous window to floor/ceiling to flat 6	Putty	0	Medium Damage	0	Cement, painted AIB, enclosed sprays & lagging	0	NAD	0	0	1	lin m	No action required
S004		S	53 Warminster Road,	4th Floor	Loft [001]	Floor/ceiling below - Insulating Board Sampled adjacent vent to floor/ceiling of flat below	Insulating Board	0	Medium Damage	0	Unsealed AIB, encapsulated lagging & sprays	0	NAD	0	0	50	m²	No action required
S005		S	53 Warminster Road,	4th Floor	Loft [001]	String - Rope Redundant string around nail to timber support beam.	Rope	0	Medium Damage	0	Cement, painted AIB, enclosed sprays & lagging	0	NAD	0	0	0.2	lin m	No action required

Key: S=Sampled, P=Presumed, N=No Access/Inaccessible, R=Presumed same as referenced sample, NAD=No Asbestos Detected

HSG 264

Material Assessment Algorithm

Sample Variable	Score	Examples of scores (see notes for more detail)
Product type (or debris from product)	1	Asbestos-reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc).
	2	Asbestos insulating board (AIB), mill boards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.
	3	Thermal insulation (e.g. pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.
Extent of damage / deterioration	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, or encapsulated lagging and sprays.
	3	Unsealed lagging and sprays.
Asbestos type	1	Chrysotile.
	2	Amphibole asbestos excluding crocidolite.
	3	Crocidolite.

APPENDIX B:

ASBESTOS IDENTIFICATION REPORT

Ayerst Environmental Ltd
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ASBESTOS BULK IDENTIFICATION REPORT

Report No:	A-46667	Date of Issue:	27/01/2021	Issue No:	1

Client Details

Client Name:	**CLUTTONS PLC**
Client Address:	**Portman House** **2 Portman Street London, W1H 6DU**

Client Order No:		Client Contact:	**Ben Lines**

Report on

Identification of asbestos content of suspected asbestos containing materials (ACM's) stated to have been sampled from the following location/site:

53 Warminster Road,
London
SE25 4DQ

Number of samples received:	5	Date(s)	Start Date:	27/01/2021
Date of receipt/Date Sampled:	25/01/2021	Analysed	Finish Date:	27/01/2021

Methodology

Analysis of samples were carried out in accordance with Appendix 2 (Asbestos in Bulk Materials) of HSG248, 'Asbestos: The analysts' guide for sampling, analysis and clearance procedures', and documented in-house methods.

Samples of bulk materials will be retained for a period of not less than 6 months from date of analysis.

UKAS Disclaimers

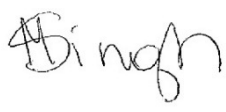
Although Ayerst Environmental Ltd is a UKAS accredited laboratory for bulk asbestos identification opinions and interpretations based on the results are outside the scope of our UKAS accreditation.

For samples received from the Client and not sampled by Ayerst Environmental Ltd:
This report is given in good faith on the basis of the samples and information received. Ayerst Environmental Ltd can take no responsibility for omissions, unrepresentative samples, inaccuracies or discrepancies in samples and information received.

Ayerst Environmental Ltd is not accredited by UKAS for the identification of non-asbestos materials.

TEST RESULTS

SAMPLE NO.	DATE ANALYSED	SAMPLE LOCATION	MATERIAL DESCRIPTION	ASBESTOS TYPE IDENTIFIED
S001	27/01/2021	53 Warminster Road,. 4th Floor. Loft [001]. Roof felt	Bitumen	NO ASBESTOS DETECTED
S002	27/01/2021	53 Warminster Road,. 4th Floor. Loft [001]. Flue pipe	Cement	CHRYSOTILE, CROCIDOLITE
S003	27/01/2021	53 Warminster Road,. 4th Floor. Loft [001]. Window putty	Putty	NO ASBESTOS DETECTED
S004	27/01/2021	53 Warminster Road,. 4th Floor. Loft [001]. Floor/ceiling below	Insulating Board	NO ASBESTOS DETECTED
S005	27/01/2021	53 Warminster Road,. 4th Floor. Loft [001]. String	Rope	NO ASBESTOS DETECTED

Analyst's Name	Magdalena Singh	Analyst's Signature	

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0612

Quality Checked By:

Name	Konstantina Gkolosi	Signature	
Position	Lab Manager		

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APPENDIX C:

PHOTOGRAPHS

(This appendix might not include all incidences of asbestos containing materials present on this site).

Ayerst Environmental Ltd
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Photographs



No Photo Available

Inspection no:	N/A	**Type:**	N/A
Room/Area	4th Floor. Loft [001]		
Location/Element	Room Construction		
Notes	Refer to register		
Product Type	N/A	**Score:**	N/A
Damage/Deterioration	N/A	**Score:**	N/A
Surface Treatment	N/A	**Score:**	N/A
Asbestos Type		**Score:**	N/A
Extent			
Recommended Action	N/A	**Total Score**	0





Inspection no:	S001	**Type:**	Sampled
Room/Area	4th Floor. Loft [001]		
Location/Element	Roof felt		
Notes			
Product Type	N/A	**Score:**	N/A
Damage/Deterioration	N/A	**Score:**	N/A
Surface Treatment	N/A	**Score:**	N/A
Asbestos Type	**NAD**	**Score:**	N/A
Extent	50 m²		
Recommended Action	N/A	**Total Score**	0

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Inspection no:	S002	**Type:**	Sampled
Room/Area	4th Floor. Loft [001]		
Location/Element	Flue pipe		
Notes	With timber boxing to base. Unknown origin or whether redundant.		
Product Type	Cement	**Score:**	1
Damage/Deterioration	Low Damage	**Score:**	1
Surface Treatment	Sealed	**Score:**	1
Asbestos Type	**Chrysotile, Crocidolite**	**Score:**	3
Extent	2 lin m		
Recommended Action	Remove	**Total Score**	6





Inspection no:	S003	**Type:**	Sampled
Room/Area	4th Floor. Loft [001]		
Location/Element	Window putty		
Notes	Previous window to floor/ceiling to flat 6		
Product Type	N/A	**Score:**	N/A
Damage/Deterioration	N/A	**Score:**	N/A
Surface Treatment	N/A	**Score:**	N/A
Asbestos Type	**NAD**	**Score:**	N/A
Extent	1 lin m		
Recommended Action	N/A	**Total Score**	0

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Inspection no:	S004	**Type:**	Sampled
Room/Area	4th Floor. Loft [001]		
Location/Element	Floor/ceiling below		
Notes	Sampled adjacent vent to floor/ceiling of flat below		
Product Type	N/A	**Score:**	N/A
Damage/Deterioration	N/A	**Score:**	N/A
Surface Treatment	N/A	**Score:**	N/A
Asbestos Type	**NAD**	**Score:**	N/A
Extent	50 m²		
Recommended Action	N/A	**Total Score**	0





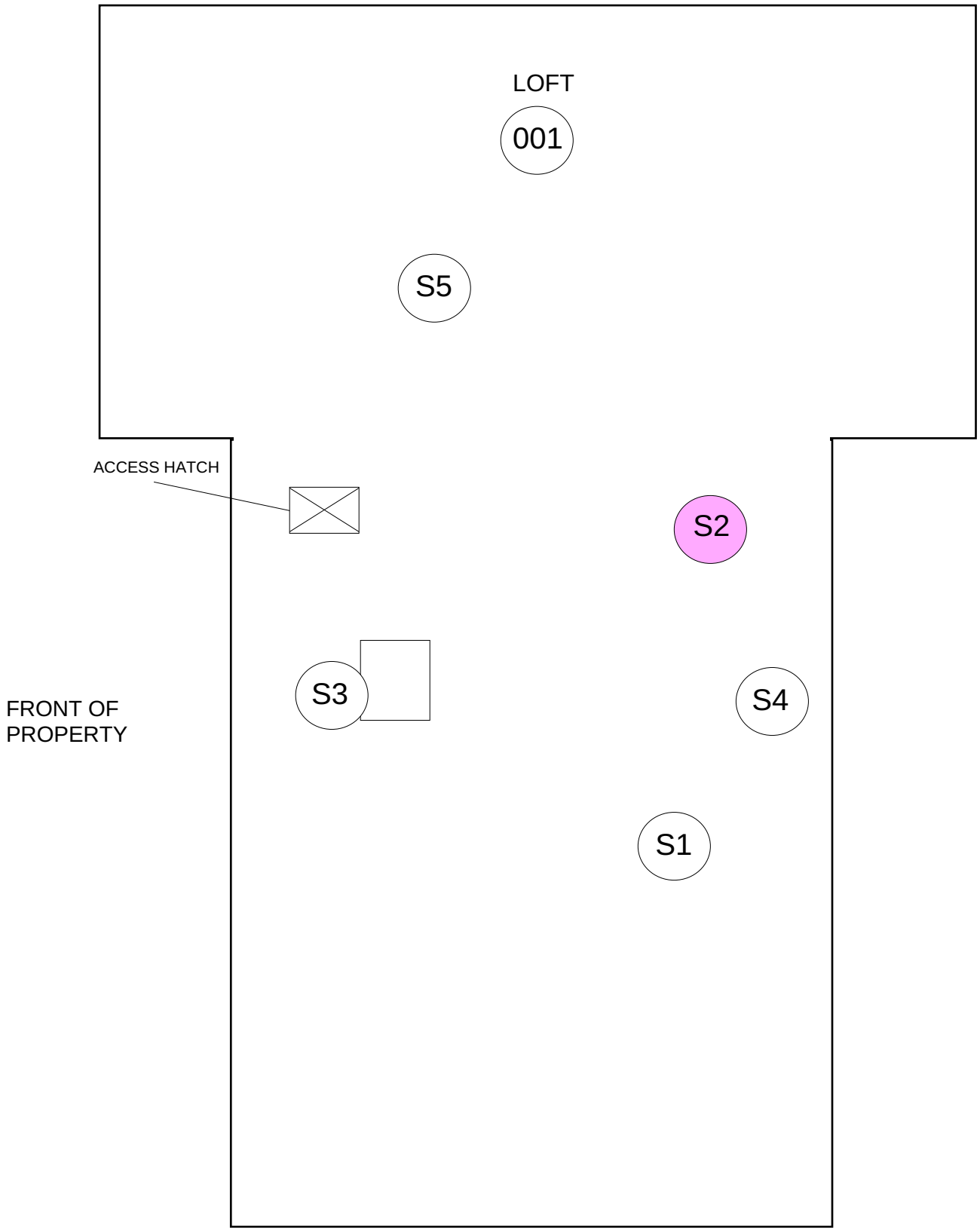
Inspection no:	S005	**Type:**	Sampled
Room/Area	4th Floor. Loft [001]		
Location/Element	String		
Notes	Redundant string around nail to timber support beam.		
Product Type	N/A	**Score:**	N/A
Damage/Deterioration	N/A	**Score:**	N/A
Surface Treatment	N/A	**Score:**	N/A
Asbestos Type	**NAD**	**Score:**	N/A
Extent	0.2 lin m		
Recommended Action	N/A	**Total Score**	0

APPENDIX D:

FLOOR PLANS

NUMBERS ON PLAN(S) REFER TO LOCATION NUMBERS LISTED IN THE SURVEY REGISTER

A-46667-53 WARMINSTER ROAD-LOFT SPACE



= Location of asbestos containing material (sample, referral or presumption)



APPENDIX E:

SITE SCOPING DOCUMENT

Risk Assessment and Method Statement

HSG264 Refurbishment Survey Domestic Survey

Site Address: 53 Warminster Road
Loft Space Survey
London
SE25 4DQ

Client Name: CLUTTONS PLC

Survey Job Number: AQ21-0024

VERSION: 01

RAMS Version History				
Version Number	**Details of Issue**	**Produced By**	**Signature**	**Date**
01	Initial Document Issue	Mark Butler	MJB	20.01.2021

Job Details

Client name and address		
CLUTTONS PLC Portman House, 2 Portman Street London, W1H 6DU	Client Contact:	Gary Page
	Telephone:	(0) 20 7647 7186
	Mobile:	(0)7885 998520
Email Addresses for the full survey report to be issued to: gary.page@cluttons.com		

Site Address & Details		
53 Warminster Road **Loft Space Survey** London SE25 4DQ	Residential:	☒
	Single Building Site:	☒
	Small Commercial:	☐
	Multi Building Site:	☐
	Commercial:	☐
	Industrial:	☐
Proposed Start Date	Monday 25th January 2021	
Site Contact Details	Keys have been provided by Gary Page and are at the Ayerst Head Office. These will provide access into the communal areas where the loft can be accessed from	

Survey Scope of Work

Survey Requirements			
Scope of Survey Works Include reference to site plans, proposed scope of planned works, floor plans. **Note for Ayerst Staff: IMPORTANT: This will be included in any Introduction of the Inspection Report**	Management: ☐	Refurbishment: ☒	Demolition: ☐

For clarification the survey types, as defined by HSG264, are described below and due notice shall be paid to these descriptions and to the type of survey that you require to ensure compatibility:

"Refurbishment and Demolition survey"

Refurbishment and demolition surveys are intended to locate all the asbestos in the building (or the relevant part), as far as reasonably practicable. It is a disruptive and fully intrusive survey which may need to penetrate all parts of the building structure. Aggressive inspection techniques will be needed to lift carpets and tiles, break through walls, ceilings, cladding and partitions, and open up floors. In these situations, controls should be put in place to prevent the spread of debris, which may include asbestos. Refurbishment and demolition surveys should only be conducted in unoccupied areas to minimise risks to the public or employees on the premises. Ideally, the building should not be in service and all furnishings removed. For minor refurbishment, this would only apply to the room involved or even part of the room where the work is small and the room large. In these situations, there should be effective isolation of the survey area (e.g. full floor to ceiling partition), and furnishings should be removed as far as possible or protected using sheeting. 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 (e.g. where there has been significant destruction), reassurance air sampling with disturbance. Under no circumstances should staff remain in rooms or areas of buildings when intrusive sampling is performed."

Scope of Works: 53 Warminster Rd, Loft Space Survey, London SE25 4DQ



Ayerst Environmental Ltd are to undertake a Refurbishment Survey in accordance to HSG264 at 53 Warminster Rd, London SE25 4DQ **to the Loft Space Only to allow for reconfiguration including alteration to existing services and installation of new, general repairs and as agreed with Gary Page of Cluttons Plc.**

The entire loft space is to be surveyed in their entirety to allow for the proposed works to take place this will mean intrusive investigations will be carried out throughout and will cover but will not be limited to the following works

- Minor Alterations to the existing services and installation of new
- General Repairs and Alterations throughout the void

Note: No intrusive inspections are to penetrate through the floor of the void which is essentially the ceiling of the flats situated below

Whilst intrusive investigations will be required through the existing fabric of the building for the duration of the survey, the survey team will utilise existing proprietary hatches, cover panels, for inspection and sampling activities wherever it is possible to do so.

Access into the Loft….

There is a hatch to the common parts ceiling at the top of the staircase in the common parts. A ladder will be required to access and enter the hatch. The contractor has loose laid out boarding in the void to allow for access and inspection. Harnesses will need to be taken and fixed to secured access points or joists to avoid and risk of falling.

COVID -19 Strategy/Policy – 2020

DUE TO THE CURRENT CORONOVIRUS PANDEMIC AND ADVICE FROM THE GOVERNMENT THE SURVEY TEAM ARE TO

*** Wear PPE, RPE, Coveralls and Disposable Gloves at all times**

*** Regularly wash hands in particular on arrival and departure from site**

*** if either member of the team or someone within their household is experiencing any of the symptoms assosciated with Coronovirus they are to notify Ayerst Senior Management NOT attend site and isolate for 14 Days**

***Clean all tools and equipment on departure from site**

*** Keep at least 2m away from other operatives/persons on site**

***Do not use public transport or share vehicles travel alone to work and home**

***Follow the government guidance and advice above as per website https://www.gov.uk/coronavirus sent by Senior Management to all staff which will be updated daily with all the changes relevant to our work stream**

AYERST ENVIRONMENTAL LTD SENIOR MANAGEMENT TEAM WILL UPDATE THE SURVEY TEAM AND THE RAMS IN ACCORDANCE TO THE GOVERNMENT GUIDANCE WHICH IS CHANGING ON A DAILY BASIS

THIS HAS ALSO BEEN ADDED TO OUR RISK ASSESSMENT TABLE AND IS SUBJECT TO A DAILY REVIEW BY THE AYERST SITE AND PROJECT TEAM/MANAGEMENT

	SHOULD THE SURVEY TEAM FAIL TO COMPLY WITH THIS SAFETY MEASURES THEY WILL BE REMOVED FROM SITE AND ASKED TO ATTEND A MEETING WITH AYERST SENIOR MANAGEMENT WITH IMMEDIATE EFFECT
Excluded areas: (Specify all areas / locations to be excluded; e.g., around window frames)	All plant and services will be treated as live for the duration of the survey, visual assessments and presumptions will be based on age and manufacturer. (Unless confirmation of isolations are provided by the client) No intrusions will be made into and beyond the external envelope of the building or where inspections/intrusions will damage the integrity of the weather proofing of the building. No intrusive inspections are to penetrate through the floor of the void which is essentially the ceiling of the flats situated below Within the loft space is a hatch directly into a tenanted flat this is not to be accessed and is excluded from the scope as the hatch is bolted from the side within the flat Only the loft area detailed in this proposal is to be surveyed, All other areas are excluded from the scope of this survey
'Making good' requirements and any other information:	All areas will be left safe and tidy. Temporary reinstatement of any inspection points that are made will be sealed using corex/tape. Sampling points made will be sealed with either tape or filler depending on the size of the inspection point made. Ceiling hatches, ceiling tiles and cover panels MUST be put back following inspection and sampling activities
Previous Asbestos Info. Licensed Contractor attendance required or notification to HSE? Provide details of previous report and requirements for contractor assist	**No previous asbestos information has been provided by the client.**

Building Details

Building Details	
Approx. Build Date:	1960s-70s Brick Built end of terrace house which has been converted into flats and has a shared communal space
No of Floors	NA – Loft Space only is to be surveyed
Extent: Estimated Area in m^2 / ft^2	Unknown
Listed Status?	NA
Lifts or escalators on site?	NA
Outbuildings? If yes, please specify	NA
Drawings available? What format? Append to document	None provided – drawings to be made on site by the surveyor
Has the building been extended: If yes please give details including approximate dates	Unknown
Occupancy of building (whole building and areas of survey):	Occupied/Tenanted building however the Loft Space will be unoccupied for the duration of the survey

Surveying Resources, Equipment and Site Access Details

Surveying Resources		
No of Operatives Required: 2 Operatives		
Survey Team Details/Position	**Name and Contact Details**	**Training/Qualifications**
Lead Surveyor(s) details:	Chris Baines – 07494 324 903	**BOHS P402/RSPH Level 3 in Asbestos Surveying** **CSCS Card** **First Aid Training**
Assistant Surveyor(s) details	Warren Green – 07903 184 021	**BOHS P402/RSPH Level 3 in Asbestos Surveying** **CSCS Card** **First Aid Training**
Analyst(s) details	NA	

Survey Duration, Access Information and Site Contact Details	
Duration of Survey (No. Days) and phasing of survey/requirements:	Half Day
Start Date:	Monday 25th January 2021
End Date:	Monday 25th January 2021
Working Hours:	0900-1700
Site contact and access details:	Keys have been provided by Gary Page and are at the Ayerst Head Office. These will provide access into the communal areas where the loft can be accessed from

Plant and Equipment	
	All surveying tools will consist of hand tools as per Ayerst Environmental Ltd COP for Asbestos Surveying Additional items are listed below: • Hand tools only – scraper, chisel and retractable Stanley knife for sampling. • Hand tools only for intrusive investigation and opening up works including hammer, chisels. • All Class H vacuums have individual DOP tests and will be labelled. • Step ladders for high level ceilings. .
Protective Actions and Procedures	Those at risk : Employees of Other : N Public: N All areas are to be segregated during investigations and sampling activities Signage will be put in place stating 'No unauthorised access- survey in progress'

Other trades required	Details of contractors, contact names and trade(s)
Access equipment hire (e.g., MEWP), include opening up of building	NA
Electrician	NA
Contractors	NA
Plumber	NA
Carpenter	NA
Scaffolders	NA
Gas Engineer	NA
Lift Engineer	NA

Permit to work Requirements (if any)	
Is a Permit to work Required ? Type of Permit required and where	Not applicable

Manual Handling and Storage	
Arrangements for storing plant and equipment	All hand tools will be brought to site for the day of survey and taken away on completion of the day.
Manual Handling RA Required	Completed by surveyor as part of site risk assessment.
Manual Handling Info	All tools are hand tools and lifts will be used to transport any tools to the upper floor. No manual handling issues identified.

Noise and Vibration Assessment			
Is a noise assessment required?		N	
Name and type of Machine	Db MAX. at source	Area	Ear Protection Requirements
Is a vibration assessment required?		N	
Name and type of Machine	Vibration Level m/s	Expose Limit	Control Measures

COSHH Assessment				
Is a COSHH assessment required?		N		
Material Type	Manufacturer	Hazard/Effect	Exposure Limit	Control Measure

WORK AT HEIGHT METHOD STATEMENT

Work at height concerns any height from which there is a risk of a fall, even if this is on the first rung of a ladder or step ladder.

This method statement is written and used so that everyone concerned understands the procedures and risks involved. Refer to external documents such as HSE guidance and internal Health and Safety Guidance System.

The need to work at height by any means should where possible be eliminated or otherwise minimised provided (even if safe methods are available). **If there is no safe method then the work cannot go ahead.** Use of ladders other than for access should certainly be eliminated or limited as far as possible. This method statement should include when/if ladder work is allowed.

Description and location of the work requiring work at height	All the survey work at height will be via standard 'A' Frame Ladders which the survey team will have with them at all times.
Access and working platform arrangements and procedures for the above work at height	NA
Daily checks of equipment and items for work at height	Daily checks to be carried out by the survey team, internal checks to be carried out by Quality department NOTE: Where third party equipment is being used for working at height, surveyors must check tags prior to use. Where no safety tags are present or out of date, the equipment should not be used. NA
Certified training required for this work and current certified staff resources.	NA

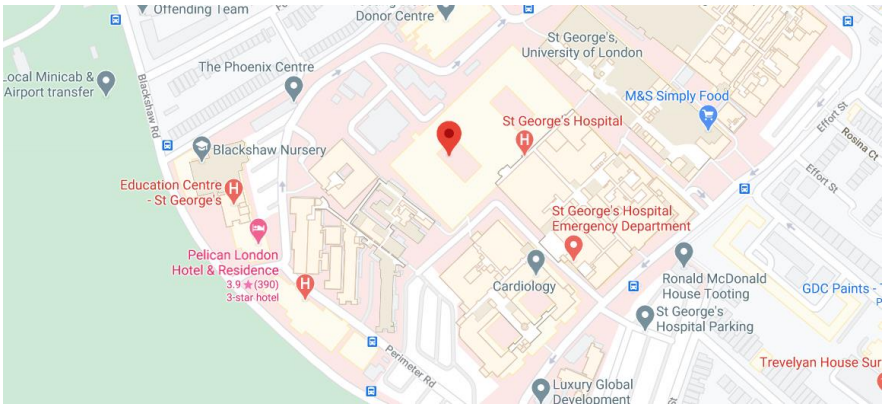
Supplementary Information	
Can the site be secured at night?	NA
Is parking available on site?	Yes
Is the site within the Congestion Charge Zone?	NA

PPE and RPE Requirements (delete or change as applicable)			
PPE/RPE	**Type**	**Required Y/N**	**When/Where to be used**
Safety Footwear	Steel toecap with mid sole protection safety boots to BS EN 346.	**YES**	**At all times**
Head Protection	Only helmets to BS 5240 or EN 397 will be worn.	**YES**	**At all times**
Hi-Vis Clothing	Hi-vis vest	**YES**	**At all times**
Gloves	General site use (EN420 minimum).	**YES**	**At all times**
Eye Protection	Light eye protection (EN166)	**YES**	**At all times**
Ear Protection	BS EN 353 part 3 – SRN30	**YES**	**Task specific, during opening up and sampling works**
RPE	FFP3	**YES**	**Task specific, during opening up and sampling works**
Coveralls	Type 5/6	**YES**	**Task specific, during opening up and sampling works**

Preliminary Site Assessments

Plant/Services on site - provide summary information where applicable and any identifiable hazards	
Boiler/Plant Rooms	NA
Undercrofts	NA
Roof Spaces	Yes - The shared loft space is to be surveyed in full There is a hatch to the common parts ceiling at the top of the staircase in the common parts. A ladder will be required to access and enter the hatch. The contractor has loose laid out boarding in the void to allow for access and inspection. **Harnesses will need to be taken and fixed to secured access points or joists to avoid and risk of falling**
Flat Roof Areas	NA
Floor ducts, keys available, specialist equipment needed to lift?	NA
Is there working machinery on site? Please specify	All plant and services will be treated as live for the duration of the survey, visual assessments and presumptions will be based on age and manufacturer. (Unless confirmation of isolations are provided by the client)
Are there any confined spaces included in the areas to be surveyed?	NA
Are there any contaminated areas? (Give details and necessary control measures)	Unknown – Survey team to assess and apply appropriate measures as per RA
Are there adequate light levels throughout the site? (Give details of relevant areas)	Yes

Preliminary Site Assessments	Provide summary information where applicable and any identifiable hazards
Is there power on site? Can it be isolated and certified isolated?	Yes - All plant and services will be treated as live for the duration of the survey, visual assessments and presumptions will be based on age and manufacturer. (Unless confirmation of isolations are provided by the client)
Are the power cables surface fixed?	Partially - All plant, cables and services will be treated as live for the duration of the survey, visual assessments and presumptions will be based on age and manufacturer. (Unless confirmation of isolations are provided by the client)
Is there a gas supply on site? Can this be isolated and certified?	Yes - All Gas and associated services will be treated as live for the duration of the survey, visual assessments and presumptions will be based on age and manufacturer. (Unless confirmation of isolations are provided by the client)
Is there water on site? Are pipes surface mounted?	Yes - All water pipework and associated services will be treated as live for the duration of the survey, visual assessments and presumptions will be based on age and manufacturer. (Unless confirmation of isolations are provided by the client)
Can fire alarms be disabled during the survey? Can heads be removed or isolated?	Fire Alarms are assumed to remain live for the duration of the survey

Emergency Contacts	
Nearest Hospital with A&E facilities.	**Nearest A and E Dept:** **St Georges Hospital** **Blackshaw Road** **London** **Greater London** **SW17 0QT** 
First Aid or Emergency Contact	**First Aiders:** All surveyors are First Aid trained **Emergency Contacts:** Carl Holton – 07985 421 472 Gary Page - (0)7885 998520

Ayerst Environmental Ltd – Risk Assessment and Method Statement			
Quote No:	AQ21-0024	Date:	20.01.2021
Prepared By:	Mark Butler	Checked By:	Jon Sibley

RISK ASSESSMENT (use further RA sheets as applicable).

HAZARDS/ ACTIVITIES	Hazards & Risk description Adjust ratings and add assessments as appropriate.	P	S	P x S	Risk Rating	HSE Step 2 – Who might be harmed and how	Control measures (Controlled risk rating must be low for work to be permitted).	P	S	P x S	Risk rating
Fire Action Procedures	Smoke suffocation, chemicals, burns and other fire related hazards.	**1 or 2**	**5**	**10**	**Very High**	Surveyor and assist	For each area you move to ascertain drill procedures including nearest escape routes. Also locate alarms, extinguishers, clean running water sources (where relevant: emergency showers and eyewash).	**1**	**5**	**5**	**Low**
Asbestos sampling	Exposure to airborne asbestos fibres. Potential ill-health afects and asbestos related diseases, cancers and death.	**4**	**5**	**20**	**Very high**	Surveyor and assist	Follow documented safe system of work / code of practice and Health & Safety manuals. Use protection. – Type 5/6 coveralls to be worn on site at all times •Only trained and competent personnel to undertake asbestos inspection works. •Personnel to wear appropriate RPE fitted with suitable filter. •Inspection and sampling techniques to follow the guidance provided by the HSE in HSG264 and HSG248.	**1**	**5**	**5**	**Low**
Suitability of RPE for environment & tasks	Asbestos sampling or dust disturbance	**4**	**5**	**20**	**Very high**	Surveyor and assist	Use appropriate RPE, use face fitted masks or if disposable ensure is suitable for asbestos. For disposables also see HSG248 Section 8. – FFP3 Half Mask required at all times during investigations and sampling activities	**1**	**5**	**5**	**Low**
Working at height	Falls; items being dropped from heights (injuries to people below and damage to equipment)	**2**	**5**	**10**	**Very high**	Surveyor and assist	Personnel shall not undertake work from unsafe platforms, i.e. ladders. Only suitable step ladders are permitted for use for inspections at ceiling level. If higher access is required then proper high access equipment is to be provided by the client •Barrier protection of floor openings and identification and barrier protection of non-weight bearing floors. •Use of suitable access equipment. Access equipment to be provided, erected, inspected and dismantled by competent persons. •Roof access to barrier protected parts only.	**2**	**2**	**4**	**Low**
Slips,Trips and Falls	Personal injury with the potential to be absent from work for over 7 days.	**2**	**3**	**6**	**Medium**	Surveyor and assist	•Personnel to make full use of dedicated pedestrian routes. • personnel are to record any slipping or tripping hazards and make recommendations on eliminating the hazard. • personnel to wear safety footwear fitted with protective toecaps and midsoles at all times on site. •Work not to be undertaken via access equipment in external areas in inclement weather without adequate anti-slip protection.	**1**	**3**	**3**	**Low**
Electrical hazards	Electric shocks, loss of consciousness, muscle spasms, numbness or tingling, breathing problems, headache, problems with vision or hearing, seizures burns and death	**2**	**5**	**10**	**Very High**	Surveyor and assist	Work must not be undertaken on live electrical equipment. All plant and associated services will be deemed live and visual assessments and presumptions will be made based on age and manufacturer. For Any/All isolations, appropriate isolation certification is to be provided by the client	**1**	**5**	**5**	**Low**
Manual handling	Carrying site equipment	**2**	**3**	**6**	**Medium**	Surveyor and assist	Follow guidance given in the Health and Safety Guidance System document. Avoid or split loads where possible. Use safe lifting techniques and within your own limits.	**1**	**3**	**3**	**Low**

Ayerst Environmental Ltd – Risk Assessment and Method Statement			
Quote No:	AQ21-0024	Date:	20.01.2021
Prepared By:	Mark Butler	Checked By:	Jon Sibley

RISK ASSESSMENT (use further RA sheets as applicable).

HAZARDS/ ACTIVITIES	Hazards & Risk description Adjust ratings and add assessments as appropriate.	P	S	Px S	Risk Rating	HSE Step 2 – Who might be harmed and how	Control measures (Controlled risk rating must be low for work to be permitted).	P	S	P x S	Risk rating
Live Gas Mains and Supply	Headache, dizziness, nausea, eye and throat irritation, fatigue, breathing problems, pale skin or blisters, burns and death	**4**	**5**	**20**	**Very High**	Surveyor and Assist	The gas supply should be treated as live for the duration of the survey all associated plant and services will be treated as live for the duration of the survey, visual assessments and presumptions will be based on age and manufacturer. In the event the team smell or suspect a	**1**	**5**	**5**	**Low**
Exposure to biological hazards.	Potential ill-health effects, disease and death.	**4**	**5**	**20**	**Very High**	Surveyor and Assist	•Personnel to avoid working on areas of high collections fo guano. Arrangements to be made to remove guano where work is required. •Personnel to wear suitable PPE including gloves in areas where rodent, pigeon or other animal waste may be present. •Personnel to be provided with tool box talk and HSE pocked card for leptospirosis awareness. •Personnel to be provided with anti-bacterial hand gel and to maintain high levels of hygiene.	**1**	**5**	**5**	**Low**
The use of hand tools.	Causing injury to hands, fingers and other exposed parts.	**4**	**5**	**20**	**Very High**	Surveyor and Assist	•All employees to be made aware of the hazards of hand tools. •Only use correct equipment for the task in hand.	**1**	**5**	**5**	**Low**
Exposure of other contractors and visitors to the site during survey work.	Potential ill-health affects and asbestos related diseases and cancers.	**4**	**5**	**20**	**Very High**	Surveyor and Assist	•Unauthorised access to surveying areas shall be prevented by use of existing access control measures.	**1**	**5**	**5**	**Low**
Use of access equipment and platforms for work and access at height.	Falls from height – potential for fatal injuries.	**4**	**5**	**20**	**Very High**	Surveyor and Assist	•Use of step ladders for sampling, visual inspection and assessment. •Ensure step ladders are used on flat and even surfaces only with all 4 feet on the ground. •Step ladders are self footing. •Ensure the work is directly overhead and avoid side-loading. •Ensure the locking mechanism is in place before use and no work on the top 3 treads. •All step ladders are tagged and routinely inspected for defects prior to use.	**1**	**5**	**5**	**Low**

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Quote No:	AQ21-0024	Date:	20.01.2021
Prepared By:	Mark Butler	Checked By:	Jon Sibley

RISK ASSESSMENT (use further RA sheets as applicable).

HAZARDS/ ACTIVITIES	Hazards & Risk description Adjust ratings and add assessments as appropriate.	P	S	Px S	Risk Rating	HSE Step 2 – Who might be harmed and how	Control measures (Controlled risk rating must be low for work to be permitted).	P	S	P x S	Risk rating
Heating Pipework and Sprinkler System.	Burns injury to hands, fingers and other exposed parts, and potentially death.	4	5	20	Very high	Surveyor and Assistant	Cladding or lagging will not be removed to high temp or steam pipework to prevent burns. • Heating pipework and sprinkler pipework are to be treated as live unless a suitable isolation certificate for the working area is provided. If isolations are not made then visual assessments and restrictions will be noted in the survey until the isolations are addressed by the client.	1	5	5	Low
Needles & Sharps	Injuries to hands and other exposed parts. Exposure to Blood-bourne viruses and other pathogens. Psychological Stress	2	5	10	Very high	Surveyor and Assistant	•Personnel to wear suitable PPE including gloves in areas where Needles or Sharps may be present. •Personnel to be provided with anti-bacterial hand gel and to maintain high levels of hygiene. •All employees to be made aware of the hazards of Needles or Sharps. •Avoid working in areas where needles and sharps are likely to be present if possible.	1	5	5	Low
Coronovirus Pandemic	Flu like symptoms, fever, sore throat, shortness of breath and possible death	4	5	20	Very High	Surveyor and Assistant	*Wear PPE, RPE, Disposable Gloves and Overalls at all times *Wash Hands regularly throughout the day and in particular on arrival and departure from site *Keep 2m distance from all other persons *Clean all tools and equipment when departing from site	1	5	5	Low

Ayerst Environmental Ltd – Risk Assessment and Method Statement			
Quote No:	AQ21-0024	Date:	20.01.2021
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Tick to confirm mask(s) used check(s) carried out this visit: ½ mask	yes	Full face mask		Any faults/actions:			
Evaluate **personal decontamination** required: **P=Preliminary**, **F= Full** (HSG248 9.4, 9.5, 9.6) (Applies to all asbestos related site work).					**P**	**F**	Note:
Lighting for safe work or passage: Lighting is adequate? **Y**	If no; site specific requirements and control measures:-- NA						
P=probability, score as below 1. Only remotely probable 2. Possible 3. Likely or probable 4. High	S=severity of occurrence, score as below 1.Minor 2. Requires first aid but not reportable 3. Reportable but not major 4. Reportable and major 5. Death	RR - Risk rating=P x S **Low - 1 to 5 inclusive** **Medium - 6 to 7 inclusive** **High – 8** **Very High - > 8**		Assessment of requirement for areas requiring accompanying persons(s):			

No Access Authorisation / Revision To Scope

Survey INS #	Reason for no access or Revision to Scope	Surveyor	Client Agreement

LEAD SURVEYOR CONFRIMATION OF COMPLETION OF RAMS

Signed…… Date…27/01/2021……

Name……Chris Baines……..

CLIENT ACKNOWLEDGEMENT

Please complete the following information and tick the box to confirm that you have read and accepted the agreed scope as documented above ☐

SIGNED:

NAME:

POSITION:

It is important that any changes to scope are communicated to us in writing. Where possible, we will issue an update to this document for further acceptance by the Client.

RAMS Briefing Sheet/Acknowledgement Note: To be signed by all operatives involved in undertaking the Asbestos Survey to prove the scope of works and risk assessments have been fully acknowledged, assessed and understood			
NAME	**Title**	**Date**	**Signature**

Site Plans

Notes: Site Plans not provided plans will need to be drawn on site by the surveyor