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**ASBESTOS SURVEY
REPORT NO: A-64869**

DATE ISSUED: 05/03/2024

Client:

Haringey Council

Client Address:

Placemaking and Housing
Haringey Council
River Park House
London, N22 8HQ

Site Address:

Stanhope Road Bridge
Stanhope Road
London N6 5ND





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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-64869

CLIENT:

Haringey Council

SITE ADDRESS:

**Stanhope Road Bridge
Stanhope Road
London N6 5ND**

SURVEY TYPE:

MANAGEMENT	REFURBISHMENT	DEMOLITION ✓
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For a detailed scope of work, please see Section 1 of this report

This survey was undertaken by:-

Danny Miller of Ayerst Environmental Ltd, International House, Cray Avenue, Orpington BR5 3RS.

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: Danny Miller

Report checked by: Magdalena Singh

Signed:

Position: Data Manager



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1. INTRODUCTION & SCOPE OF WORKS

Instructions were received from Alex Rogers on behalf of Haringey Council to undertake an asbestos survey on the site known as Stanhope Road Bridge, Stanhope Road, London N6 5ND.

Site Start Date: 29/02/2024

Site End date: 29/02/2024

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

Demolition survey to the property as per the Site Scoping Document (see Appendix E).

Changes to Original Scope Details

None

Building Description

Bridge

General Construction

Solid construction



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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 survey to the roadway bridge. It has brickwork walls, steel structural framework, metal railings and metal pipework and conduit

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

Medium Priority Asbestos				
Insp. No.	Location	Description	MA	Recommendations
P1	Ground Floor Ground level of bridge [001]	Electrics Textile Flash Guard Presumed textile flashguards within live electrics	8	Remove if likely to be disturbed by planned works



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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



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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.

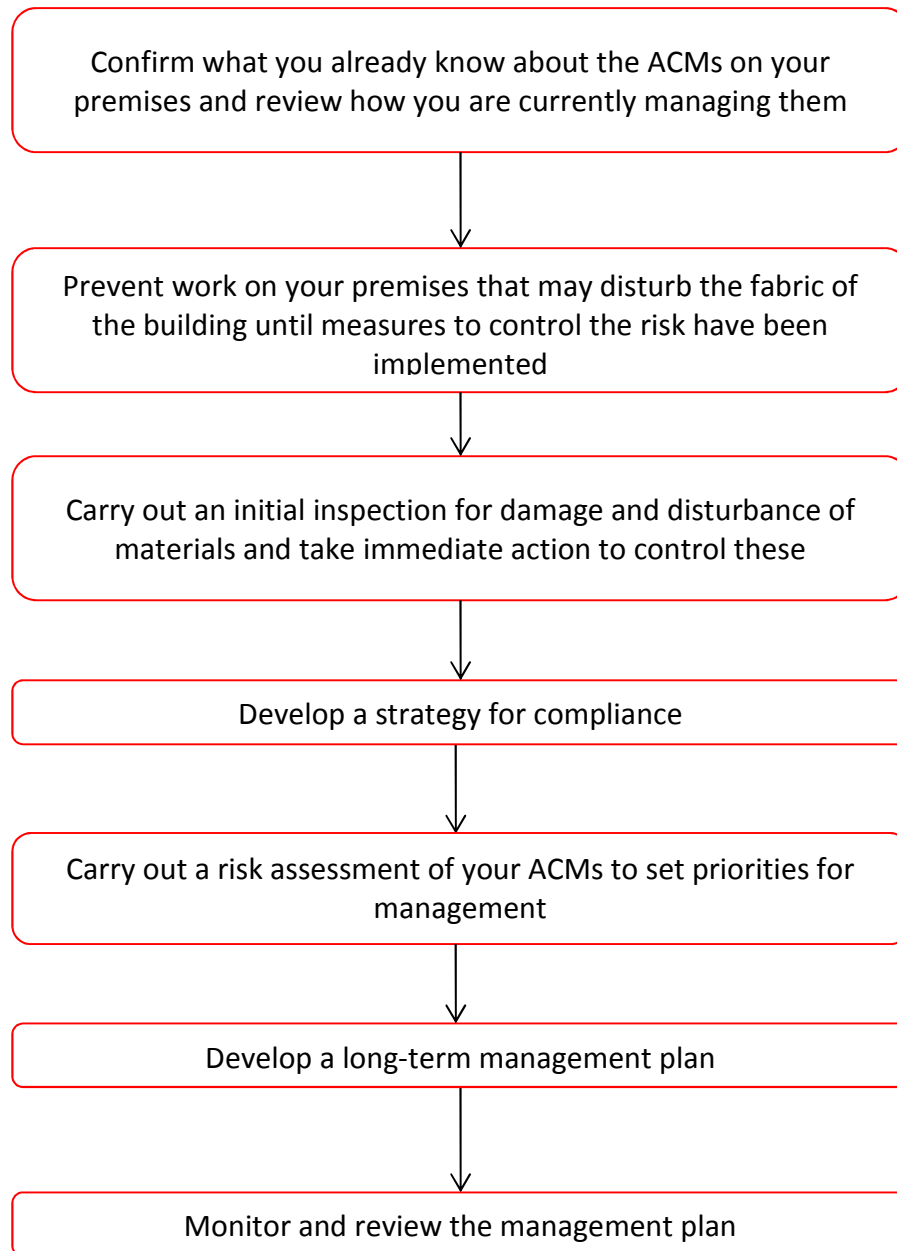
In general, asbestos materials that are in good condition should not be disturbed. Their location should be recorded and their existence made known to contractors, staff, and others, who may be affected. Warning labels advising of the presence of asbestos may be appropriate together with periodic condition 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			
Haringey Council			Stanhope Road Bridge Stanhope Road			29/02/2024			A-64869							Demolition			
Location						Description	Risk Assessment										Extent		Action
Inspection Number	Referred Insp. Number	S.P.R.N.L	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	
S1		S	Stanhope Road	Ground Floor	Ground level of bridge [001]	Front wall - Mastic Sealant White mastic to brickwork work wall joint	Mastic Sealant	0	Low Damage	0	Composites, resins, vinyl tiles etc	0	NAD	0	0	5	lin m	No action required	
P1		P	Stanhope Road	Ground Floor	Ground level of bridge [001]	Electrics - Textile Flash Guard Presumed textile flashguards within live electrics	Textile Flash Guard	2	Low Damage	1	Unsealed AIB, encapsulated lagging & sprays	2	Amosite, Chrysotile, Crocidolite	3	8	1	no	Remove if likely to be disturbed by planned works	
S2		S	Stanhope Road	Ground Floor	Ground level of bridge [001]	Back wall Damp Proof Course (Bitumen) Damp proof course to brickwork wall	Damp Proof Course (Bitumen)	0	Low Damage	0	Composites, resins, vinyl tiles etc	0	NAD	0	0	10	lin m	No action required	
S3		S	Stanhope Road	Ground Floor	Ground level of bridge [001]	Top of wall Damp Proof Course (Bitumen) Damp proof course between brickwork wall and steel or bridge.	Damp Proof Course (Bitumen)	0	Low Damage	0	Composites, resins, vinyl tiles etc	0	NAD	0	0	6	lin m	No action required	
S4		S	Stanhope Road	Ground Floor	Ground level of bridge [001]	Pipework - Insulation Residue Insulation residue to 2 x metal pipes behind timber panel	Insulation Residue	0	High Damage	0	Unsealed lagging and sprays	0	NAD	0	0	1	lin m	No action required	
S5		S	Stanhope Road	Ground Floor	Ground level of bridge [001]	Back of bridge - Fibreboard Fibreboard packing between bridge and brickwork wall	Fibreboard	0	High Damage	0	Unsealed AIB, encapsulated lagging & sprays	0	NAD	0	0	0.5	m²	No action required	
S6		S	Stanhope Road	Ground Floor	Ground level of bridge [001]	Back wall - Mastic Sealant Mastic sealant to brickwork joint	Mastic Sealant	0	Low Damage	0	Composites, resins, vinyl tiles etc	0	NAD	0	0	6	lin m	No action required	
S7		S	Stanhope Road	Ground Floor	Ground level of bridge [001]	Front wall - Mastic Sealant Mastic sealant to brickwork joint	Mastic Sealant	0	Low Damage	0	Composites, resins, vinyl tiles etc	0	NAD	0	0	6	lin m	No action required	
S8		S	Stanhope Road	Ground Floor	Ground level of bridge [001]	Pipe on shelf - Cement downpipe Pipework at top of shelf	Cement downpipe	0	Low Damage	0	Composites, resins, vinyl tiles etc	0	NAD	0	0	1	lin m	No action required	
			Stanhope Road	Ground Floor	Ground level of bridge [001]	Packing Foam packing between bridge and top of wall		0		0		0		0	0			No action required	
			Stanhope Road	Ground Floor	Ground level of bridge [001]	Room construction Brickwork walls, steel structural framework, metal railings, metal pipework and conduit, solid floor.		0		0		0		0	0			No action required	
			Stanhope Road	Ground Floor	Ground level of bridge [001]	Timber panel Timber panel to brickwork wall revealed further brickwork and solid wall with metal frames		0		0		0		0	0			No action required	
			Stanhope Road	Ground Floor	Ground level of bridge [001]	Void Timber panel revealed void containing brickwork and solid walls, metal pipework		0		0		0		0	0			No action required	

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

Client			Property Address			Inspection Date			Ayerst Report Number						Inspection Types Included		
Haringey Council			Stanhope Road Bridge Stanhope Road			29/02/2024			A-64869						Demolition		

Location						Description	Risk Assessment									Extent		Action
Inspection Number	Referred Insp. Number	S.P.R.N.I.L	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
			Stanhope Road	Ground Floor	Ground level of bridge [001]	Column Steel packing to top of column		0		0		0		0	0			No action required
			Stanhope Road	Ground Floor	Ground level of bridge [001]	Front of bridge Steel and metal railings to front of bridge		0		0		0		0	0			No action required
			Stanhope Road	Ground Floor	Ground level of bridge [001]	Packing Foam packing between bridge and wall		0		0		0		0	0			No action required
			Stanhope Road	Ground Floor	Ground level of bridge [001]	Metal hatches - Metal hatches throughout bridge to allow water through		0		0		0		0	0			No action required
			Stanhope Road	Ground Floor	Ground level of bridge [001]	Packing No packers between bridge and brickwork wall		0		0		0		0	0			No action required
			Stanhope Road	Ground Floor	Ground level of bridge [001]	High level No packing between bridge and brickwork		0		0		0		0	0			No action required
			Stanhope Road	Ground Floor	Upper level of bridge [002]	Room construction Brickwork walls, metal railings, overgrown shrubbery, solid floor.		0		0		0		0	0			No action required

Key: S=Sampled, P=Presumed, N=No Access/Inaccessible, L=Limited Access, 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.



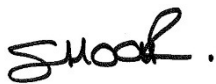
APPENDIX B:

ASBESTOS
IDENTIFICATION
REPORT

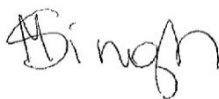
ASBESTOS BULK IDENTIFICATION REPORT				
Report No:	A-64869	Date of Issue:	05/03/2024	Issue No: 1
Client Details				
Client Name:	Haringey Council			
Client Address:	Placemaking and Housing Haringey Council River Park House London, N22 8HQ			
Client Order No:		Client Contact:	Alex Rogers	
Report on				
Identification of asbestos content of suspected asbestos containing materials (ACMs). The samples have been taken by Ayerst Environmental Limited from the following site location:				
Stanhope Road Bridge Stanhope Road London N6 5ND				
Number of samples received:	8	Date(s)	Start Date:	05/03/2024
Date of receipt/Date Sampled:	29/02/2024	Analysed	Finish Date:	05/03/2024
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 test results are outside the scope of our UKAS accreditation. 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
S1	05/03/2024	Stanhope Road. Ground Floor. Ground level of bridge [001]. Front wall	Mastic Sealant	NO ASBESTOS DETECTED
S2	05/03/2024	Stanhope Road. Ground Floor. Ground level of bridge [001]. Back wall	Damp Proof Course (Bitumen)	NO ASBESTOS DETECTED
S3	05/03/2024	Stanhope Road. Ground Floor. Ground level of bridge [001]. Top of wall	Damp Proof Course (Bitumen)	NO ASBESTOS DETECTED
S4	05/03/2024	Stanhope Road. Ground Floor. Ground level of bridge [001]. Pipework	Insulation Residue	NO ASBESTOS DETECTED
S5	05/03/2024	Stanhope Road. Ground Floor. Ground level of bridge [001]. Back of bridge	Fibreboard	NO ASBESTOS DETECTED
S6	05/03/2024	Stanhope Road. Ground Floor. Ground level of bridge [001]. Back wall	Mastic Sealant	NO ASBESTOS DETECTED
S7	05/03/2024	Stanhope Road. Ground Floor. Ground level of bridge [001]. Front wall	Mastic Sealant	NO ASBESTOS DETECTED
S8	05/03/2024	Stanhope Road. Ground Floor. Ground level of bridge [001]. Pipe on shelf	Cement downpipe	NO ASBESTOS DETECTED



0612

Analyst's Name	Sharon Hook	Analyst's Signature	
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Quality Checked By:

Name	Magdalena Singh	Signature	
Position	Data Manager		

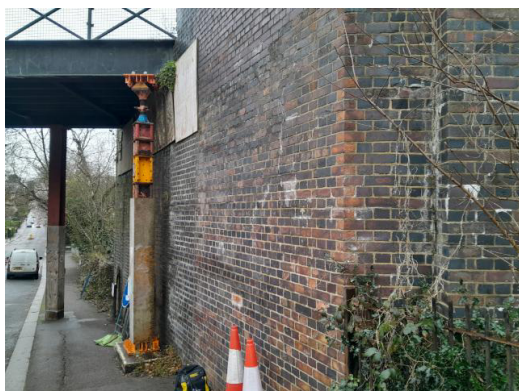


APPENDIX C:

PHOTOGRAPHS

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

Photographs



No Photo Available

Inspection no:		Type:
Room/Area	Ground Floor. Ground level of bridge [001]	
Location/Element	Room construction	
Notes		
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	No Further Action Required	Total Score 0



No Photo Available

Inspection no:		Type:
Room/Area	Ground Floor. Ground level of bridge [001]	
Location/Element	Timber panel	
Notes	Timber panel to brickwork wall revealed further brickwork and solid wall with metal frames	
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	No Further Action Required	Total Score 0



No Photo Available

Inspection no:		Type:	
Room/Area	Ground Floor. Ground level of bridge [001]		
Location/Element	Packing		
Notes	Foam packing between bridge and wall		
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	No Further Action Required	Total Score	0



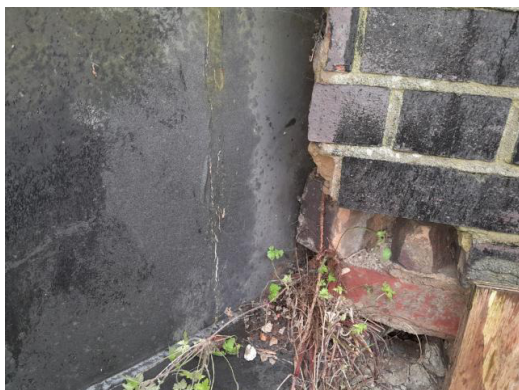
No Photo Available

Inspection no:		Type:	
Room/Area	Ground Floor. Ground level of bridge [001]		
Location/Element	Void		
Notes	Timber panel revealed void containing brickwork and solid walls, metal pipework		
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	No Further Action Required	Total Score	0



No Photo Available

Inspection no:		Type:	
Room/Area	Ground Floor. Ground level of bridge [001]		
Location/Element	Metal hatches		
Notes	Metal hatches throughout bridge to allow water through		
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	No Further Action Required	Total Score	0



No Photo Available

Inspection no:		Type:	
Room/Area	Ground Floor. Ground level of bridge [001]		
Location/Element	Packing		
Notes	No packers between bridge and brickwork wall		
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	No Further Action Required	Total Score	0



No Photo Available

Inspection no:		Type:	
Room/Area	Ground Floor. Ground level of bridge [001]		
Location/Element	Column		
Notes	Steel packing to top of column		
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	No Further Action Required	Total Score	0



No Photo Available

Inspection no:		Type:	
Room/Area	Ground Floor. Ground level of bridge [001]		
Location/Element	High level		
Notes	No packing between bridge and brickwork		
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	No Further Action Required	Total Score	0



No Photo Available

Inspection no:		Type:	
Room/Area	Ground Floor. Ground level of bridge [001]		
Location/Element	Packing		
Notes	Foam packing between bridge and top of wall		
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	No Further Action Required	Total Score	0



No Photo Available

Inspection no:		Type:	
Room/Area	Ground Floor. Ground level of bridge [001]		
Location/Element	Front of bridge		
Notes	Steel and metal railings to front of bridge		
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	No Further Action Required	Total Score	0



No Photo Available

Inspection no:	P1	Type:	Presumed
Room/Area	Ground Floor. Ground level of bridge [001]		
Location/Element	Electrics		
Notes	Presumed textile flashguards within live electrics		
Product Type	Textile Flash Guard	Score:	2
Damage/Deterioration	Low Damage	Score:	1
Surface Treatment	Unsealed AIB, encapsulated lagging & sprays	Score:	2
Asbestos Type	Amosite, Chrysotile, Crocidolite	Score:	3
Extent	1no		
Recommended Action	Remove if likely to be disturbed by planned works	Total Score	8



Inspection no:	S1	Type:	Sampled
Room/Area	Ground Floor. Ground level of bridge [001]		
Location/Element	Front wall		
Notes	White mastic to brickwork work wall joint		
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	5lin m		
Recommended Action	No Further Action Required	Total Score	0



No Photo Available

Inspection no:	S2	Type:	Sampled
Room/Area	Ground Floor. Ground level of bridge [001]		
Location/Element	Back wall		
Notes	Damp proof course to brickwork wall		
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	10lin m		
Recommended Action	No Further Action Required	Total Score	0



Inspection no:	S3	Type:	Sampled
Room/Area	Ground Floor. Ground level of bridge [001]		
Location/Element	Top of wall		
Notes	Damp proof course between brickwork wall and steel or bridge.		
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	6lin m		
Recommended Action	No Further Action Required	Total Score	0



No Photo Available

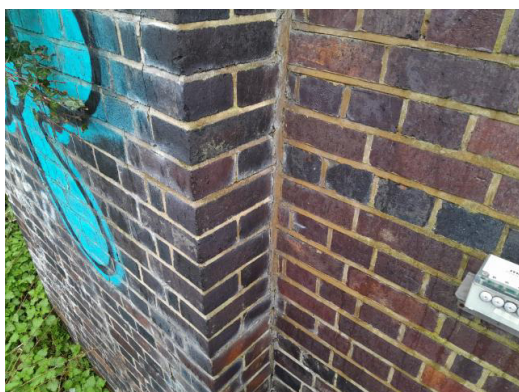
Inspection no:	S4	Type:	Sampled
Room/Area	Ground Floor. Ground level of bridge [001]		
Location/Element	Pipework		
Notes	Insulation residue to 2 x metal pipes behind timber panel		
Product Type	n/a	Score:	n/a
Damage/Deterioration	n/a	Score:	n/a
Surface Treatment	n/a	Score:	n/a
Asbestos Type	NAD	Score:	n/a
Extent	1lin m		
Recommended Action	No Further Action Required	Total Score	0



Inspection no:	S5	Type:	Sampled
Room/Area	Ground Floor. Ground level of bridge [001]		
Location/Element	Back of bridge		
Notes	Fibreboard packing between bridge and brickwork wall		
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	0.5m ²		
Recommended Action	No Further Action Required	Total Score	0



Inspection no:	S6	Type:	Sampled
Room/Area	Ground Floor. Ground level of bridge [001]		
Location/Element	Back wall		
Notes	Mastic sealant to brickwork joint		
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	6lin m		
Recommended Action	No Further Action Required	Total Score	0



Inspection no:	S7	Type:	Sampled
Room/Area	Ground Floor. Ground level of bridge [001]		
Location/Element	Front wall		
Notes	Mastic sealant to brickwork joint		
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	6lin m		
Recommended Action	No Further Action Required	Total Score	0



Inspection no:	S8	Type:	Sampled
Room/Area	Ground Floor. Ground level of bridge [001]		
Location/Element	Pipe on shelf		
Notes	Pipework at top of shelf		
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	1lin m		
Recommended Action	No Further Action Required	Total Score	0



No Photo Available

Inspection no:		Type:	
Room/Area	Ground Floor. Upper level of bridge [002]		
Location/Element	Room construction		
Notes			
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	No Further Action Required	Total Score	0

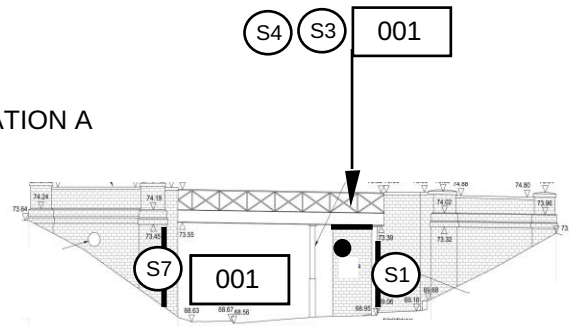


APPENDIX D:

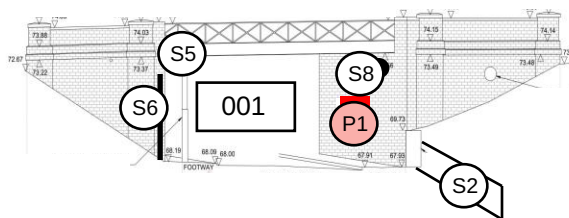
FLOOR PLANS

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

ELAVATION A



ELAVATION B



f



DRAWING KEY



ASBESTOS POSITIVE MATERIAL
(SAMPLE, REFERRED SAMPLE
OR PRESUMPTION)



EXTENT OF ASBESTOS
PRESENT



AREAS NOT WITHIN SURVEY
SCOPE OF WORKS



LOCATION WITH LIMITED
OR NO ACCESS



APPENDIX E:

SURVEY SCOPE

Ayerst Environmental Ltd – Asbestos Survey Proposal			
Quote No:	AQ24-00134	Date:	08/02/2024
Prepared By:	Anthony Jones	Checked By:	Carl Holton



Asbestos Demolition Survey and Lead in Paint

HSG264 Demolition Survey Industrial Survey Lead In Paint Survey

Site Address: Stanhope Road
Parkland Walk
N6 5ND

Client Name: Haringey Council/ Highways

Survey Job Number: AQ24-00134

VERSION: 01

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Ayerst Environmental Ltd – The Experts in Safe Asbestos Control

Ayerst Environmental Ltd – Asbestos Survey Proposal			
Quote No:	AQ24-00134	Date:	08/02/2024
Prepared By:	Anthony Jones	Checked By:	Carl Holton



Asbestos Survey Proposal				
Version Number	Details of Issue	Produced By	Signature	Date
01	Initial Document Issue for Review	Anthony Jones	AXJ	08/02/2024

Ayerst Environmental Ltd – Asbestos Survey Proposal			
Quote No:	AQ24-00134	Date:	08/02/2024
Prepared By:	Anthony Jones	Checked By:	Carl Holton



Job Details

Client name and address		
Haringey Council Major Projects – Highways Alexandra House Station Road Haringey Council London N22 7TR	Client Contact:	Alex Rogers
	Telephone:	NA
	Mobile:	07588039968
Email Addresses for the full survey report to be issued to: Alex.Rogers@haringey.gov.uk		

Site Address & Details		
Stanhope Road/ Parkland Way Haringey London N6 5ND	Residential:	☐
	Single Building Site:	☐
	Small Commercial:	☐
	Multi Building Site:	☐
	Commercial:	☐
	Industrial:	☒
Proposed Start Date	To Be Confirmed	
Site Contact Details	Contact details of traffic management to be supplied via Alex Rogers.	

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Ayerst Environmental Ltd – Asbestos Survey Proposal			
Quote No:	AQ24-00134	Date:	08/02/2024
Prepared By:	Anthony Jones	Checked By:	Carl Holton

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: <i>*“Refurbishment and Demolition survey”</i> 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.” <u>Scope: Bridge located on Stanhope Road forming Parkland Walk, N6 5ND - Asbestos Demolition Survey</u> Ayerst Environmental Ltd are to undertake a full Asbestos Demolition Survey in accordance to HSG264 to the <u>Bridge Forming Parkland Walk Located on Stanhope Road</u> prior to planned demolition.		
			

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	<u>Scope Of Works</u> All areas will be surveyed/inspected to locate any possible ACM's. Associated walls either side of the bridge at low level are to be surveyed including fencing. High level areas to underside of the bridge will be surveyed via a Boom Lift. Traffic management will be in place and supplied by Haringey Council/Highways forming single lane access to provide safe access to each side of the bridge separately to the underside. All appropriate certification required for the Boom Lift will be provided. Survey to cover top areas of the bridge checking floor construction, guard rails, associated pipework to allow for the demolition works to take place. All areas are to be fully inspected with targeted intrusive inspections to accommodate the planned works. <u>Lead in Paint Bulk Sampling, CLAW 2002</u> The lead in paint bulk sampling is to be carried out to all areas of the bridge in accordance to CLAW 2002 ahead of planned demolition works. Samples will be taken from items historically painted over multiple times. (High level areas will be surveyed when the Asbestos survey is being undertaken on the same day when traffic management is in place). Representative sampling of, • Beams – Up to 4 No. Samples • Columns – Up to 2 No. Samples • Bearing Shelves – Up to 2 No. Samples • Guard Rails/Fencing – Up to 4 No. Samples • Pipework – Up to 2 No. Samples Total up to 14 No. samples Samples will be taken at full depth down to substrate. The sample bag will be taped securely directly below the sample location to ensure all paint and flakes are captured in the bag. Samples will be collected from approx. 25mmx25mm All sample points will be taped securely directly below the sample location to ensure all paint and flakes are captured within the bag. Samples will be collected from approx. 25mmx25mm.
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. No intrusions will be made into and beyond the external envelope of the building where inspections/intrusions will damage the integrity of the weather proofing of the building.
'Making good' requirements and any other information:	All areas will be left safe and tidy. Sampling points made will be sealed with either tape or filler depending on the size of the inspection point made.

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Ayerst Environmental Ltd – Asbestos Survey Proposal			
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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 provided
--	--

Building Details

Building Details	
Approx. Build Date:	1900's
No of Floors	External Bridge, 4.49 M
Extent: Estimated Area in m ² / ft ²	Unknown
Listed Status?	The client has not indicated to Ayerst Environmental the building is of listed status nor within a conservation area.
Lifts or escalators on site?	Not in Scope
Outbuildings? If yes, please specify	NA
Drawings available? What format? Append to document	Yes – PDF Provided by the client (Alex Rogers)
Has the building been extended: If yes please give details including approximate dates	Unknown
Occupancy of building (whole building and areas of survey):	Area where sampling will be taken place will be unoccupied.

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Surveying Resources, Equipment and Site Access Details

Surveying Resources		
No of Operatives Required: 2 No. Operatives		
Survey Team Details/Position	Name and Contact Details	Training/Qualifications
Lead Surveyor(s) details:	TBC	BOHS P402 or RSPH Level 3 in Asbestos Surveying CSCS Card First Aid IPAF
Assistant Surveyor(s) details	TBC	BOHS P402 or RSPH Level 3 in Asbestos Surveying CSCS Card First Aid
Each operative has a site folder containing all their training records and equipment checks these can be made available to the client on request at any point during the survey as these folders are carried with the operatives at all times		

Survey Duration, Access Information and Site Contact Details	
Duration of Survey (No. Days) and phasing of survey/requirements:	1.0 Day – Asbestos Survey 0.5 Day – Lead In Paint Survey
Start Date:	To be confirmed
End Date:	To be confirmed
Working Hours:	09:00-17:00
Site contact and access details:	Contact details of traffic management to be supplied via Alex Rogers.

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Ayerst Environmental Ltd – Asbestos Survey Proposal			
Quote No:	AQ24-00134	Date:	08/02/2024
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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. • Telescopic Mobile Tower • Mobile Scaffold Tower to access 8m High Ceiling in Ground Floor Reception • MEWP/Boom Lift – All correct certificates will be provided along with 5 points of PPE and harnesses.
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	MEWP - – All correct certificates will be provided along with 5 points of PPE and harnesses.
Electrician	Not applicable
Contractors	Not applicable
Plumber	Not applicable
Carpenter	Not applicable
Scaffolders	Not applicable
Gas Engineer	Not applicable
Lift Engineer	Not applicable

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Permit to work Requirements (if any)	
Is a Permit to work Required ?	As instructed by Alex, The TM (Traffic management) and permits will be the driver in the programme times.
Type of Permit required and where	

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

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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 and a MEWP/Boom lift. In addition to the ladders a Telescopic Tower will be with the survey team at all times which requires inhouse training only as per video and manual
Access and working platform arrangements and procedures for the above work at height	Telescopic Tower Ref TTA-01 will be used for all high level access and inspections, all staff have undertaken in house training as per the online video and Instruction/Reference Manual.
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.
Certified training required for this work and current certified staff resources.	MEWP/Boom lift certificates to be provided for the surveyors attending.

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

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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	At all times
Harness	HT-321 Multi-purpose work positioning harness	YES	When undertake the surveys via the MEWP/Boom lift

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Preliminary Site Assessments

Plant/Services on site - provide summary information where applicable and any identifiable hazards	
Boiler/Plant Rooms	NA
Undercrofts	NA
Roof Spaces	NA
Flat Roof Areas	NA
Floor ducts, keys available, specialist equipment needed to lift?	NA
Is there working machinery on site? Please specify	MEWP/Boom lift will be on site and used within the Asbestos/Lead Surveys.
Are there any confined spaces included in the areas to be surveyed?	Out of Scope
Are there any contaminated areas? (Give details and necessary control measures)	Unknown, surveyor to make appropriate risk assessment on site ahead of commencing the survey and apply the appropriate safety measures including suitable PPE, RPE for the tasks required within the area
Are there adequate light levels throughout the site? (Give details of relevant areas)	Additional battery powered lighting will be required at all times as not all areas or well-lit and some if not all the lighting is not working at the moment

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
Are the power cables surface fixed?	Unknown
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.
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.
Can fire alarms be disabled during the survey? Can heads be removed or isolated?	NA

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Emergency Contacts	
Nearest Hospital with A&E facilities.	Nearest A and E Dept: The Whittington Hospital Magdala Avenue London N19 5NF
First Aid or Emergency Contact	First Aiders: All surveyors are First Aid trained Emergency Contacts: Carl Holton – 07985 421 472 Jon Sibley – 07921 744330 Anthony Jones - 07415 851533

Ayerst Environmental Ltd – Risk Assessment and Method Statement			
Quote No:	AQ24-00134	Date:	08/02/2024
Prepared By:	Anthony Jones	Checked By:	Carl Holton



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 affects 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

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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
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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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
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-borne 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
Covid-19 (Coronavirus)	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. •Wash Hands regularly throughout the day and in particular on arrival and departure from site. •Avoid touching eyes, nose, or mouth •Cover coughs and sneezes using a tissue •Try to keep 2m distance from all other persons •Clean all tools and equipment when departing from site •Be alert for symptoms	1	5	5	Low

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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):

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No Access Authorisation / Revision To Scope

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

Compliance

Reliance

Value

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LEAD SURVEYOR CONFIRMATION OF COMPLETION OF RAMS

Signed.....

Date..... 29th February 2024

Name..... Danny Miller

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.

Compliance

Reliance

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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

Compliance

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