



Lucion
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Delivering **Trusted** Hazard Management to the Built Environment.



Specification for Asbestos

Abatement Works to:

Astor College Hall



**Astor College Hall
Charlotte Street
London
WT1 4QB**

Project ID: 16179
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Issuer: J. Beesley
Approved By: M. Harvey
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Executive Summary

251 - Astor College Hall - Various locations

UCL have a project to refurbish a halls of residence called Astor College Hall, as such asbestos removal will need to occur to allow for the safe refurbishment of the project.

UCL have a pre-defined standard of levels for asbestos removal as follows:

1: ENVIRONMENTAL CLEANING - a technique used in isolation, and in small temporary instances, where no alternative can be used to effect a level of cleaning that removes immediate risk, or facilitates an urgent access requirement.

2: ENVIRONMENTAL DECONTAMINATION - a technique where as far as reasonably practicable, large and planned areas of asbestos contamination would be cleaned and encapsulated (if necessary) to a high and robust standard, but where some ACMs could potentially be left in situ to receive appropriate risk management.

3: ASBESTOS FINE CLEANING & ERADICATION-this was a technique that is regarded as the gold standard, and is implemented where feasible to rid an area of **ALL** ACMs to yield an asset or element of, in a condition that requires **NO** further asbestos management, and removes asbestos risk completely.

Asbestos containing residues have been located in one room in the sub basement SB01, floors and walls should be cleaned thoroughly using hand tools (scrapers/wire brushes) to remove loose material and any compacted dust fully. All other surfaces should be wiped and vacuumed to ensure the area is dust and debris free. Surfaces which cannot be satisfactorily cleaned by these methods must be encapsulated following detailed visual inspection by attending analyst. It is anticipated that a level 3 clean will be achieved in room SB01.

Other asbestos containing materials located during the survey do not require fully controlled conditions as they consist of gaskets, woven materials and mastics used as part of plant, electrics and pipework and can be removed in situ.

This specification is based on the information contained within Lucion survey [106469](#).

Section 1 - Part A

1. [Project Particulars](#)
2. [The Site\(s\)](#)
3. [The Contract](#)

Section 1 - Part B

1. [Location](#)
2. [Type of Work](#)
3. [Type of Asebstos](#)
4. [Monitoring](#)
5. [Site Clearance / Certificate of Reoccupation](#)

Section 2 - Please refer to Appendices

1. [Appendices](#)

Section 1 - Part A Contract Preliminaries

Section 1 – Project Particulars

1. Project Particulars

Location:	Throughout building Astor College Charlotte Street London W1T 4QB
Employer:	UCL Estates Bidborough House 38-50 Bidborough St Kings Cross London WC1H 9BT
Client Representative:	Mr T Adamou (Arcadis)
Asbestos Consultants:	Lucion Environmental Ltd Head Office: 7 Halifax Court, Dunston, Gateshead, NE11 9JT Email: stevewalker@lucion.co.uk
Site Contact:	Joe Beesley Lucion Environmental Email: joebeesley@lucion.co.uk
2. The Site(s)	
Existing Mains Services:	Water, electricity, gas, drainage, data and alarms. The contractor should make provisions for power and water unless the availability is confirmed by the client
Use of Site:	The site is to be used only for the purposes of executing the works.

Site Visit:

A visit to site is **Mandatory** to ascertain the conditions that prevail prior to completion of the tender submission. The Contractor should be aware that claims for extra payment which arise through lack of site knowledge, visual or otherwise, will not be entertained. The site can be visited by appointment, contacting Lucion Environmental.

Programming of Works:

The works are to be assessed and a draft programme is to be submitted for approval to the client.

3. The Contract

Contract Type: NEC3 ESCS

Pricing of Specification: Alterations and qualifications to the specification must not be made without the written consent of the client. Tenders containing unauthorised alterations or qualifications may be rejected. Costs relating to the items in the

specification or Schedule of Works, which are not priced, will be deemed to have been included elsewhere in the tender.

It is noted that there is a no smoking policy in all areas and that the Contractor must follow this ruling. It is to be understood that the Contractor and all his Sub-contractors must follow this and smoking will not be allowed in any area.

Contractors All Risk Insurance – injury to persons or property Insurance Cover - £10,000,000.00
Public liability Insurance Cover - £10,000,000.00

EXCLUSIONS:

If the Contractor cannot tender for any part(s) of the work as defined in the tender documents he must inform the Client as soon as possible, defining the relevant part(s) and stating the reasons for his inability to tender.

Part B Technical Specification

SECTION 1 - Assessment of Risk

Control of Asbestos Regulations 2012 Regulation 6: Assessment of work that exposes employees to asbestos.

- 1. LOCATION**
Throughout building
Astor College Hall
Charlotte Street
London
W1T 4QB
- 2. TYPE OF WORK**
Please refer to Schedule of Works of this document for the type of work to be included within the tender.
- 3. TYPE OF ASBESTOS**
Please refer to Schedule of Works of this document for the full extent of the materials to be included within the tender.
- 4. MONITORING**
Air monitoring shall be required throughout the works and will be undertaken by Lucion Environmental Ltd, a UKAS accredited laboratory accredited to ISO/IEC 17025 for site sampling of airborne fibres and fibre counting. In addition, the area immediately adjacent to the works should be monitored to ensure that no airborne fibre contamination has occurred outside the enclosure. In the event of airborne fibre concentrations above 0.010 f/cm³ occurring then the following procedures should be adopted.
 - a) an additional test shall be carried out as soon as possible prior to re-occupation.
 - b) in the event that a second air test exceeds 0.010 f/cm³ the area concerned shall be vacated and isolated, measures detailed in section 10 of this assessment will be implemented immediately.
 - c) If any air test exceeds a fibre concentration of 0.05 f/cm³, outside the enclosed working area the isolation measure detailed in section 10.0 of this assessment will be implemented immediately.
- 5. SITE CLEARANCE / CERTIFICATE OF REOCCUPATION**
Four stage clearances will be undertaken by Lucion Environmental Ltd, a UKAS accredited laboratory. The clearance testing procedure will be carried in accordance with Asbestos: The analysts guide for sampling, analysis and clearance procedures (2005) HSG248. It is the sole responsibility of the asbestos removal contractor to ensure the cleanliness of the area in advance of the analysts performing the visual inspection (stage 2 of the 4 stage clearance procedure). Failure to do so may result in a “failure” of the inspection; a chargeable event to be borne by the contractor.

SECTION 2 – Specification

Please refer to appendices

SECTION 3 – Schedule of Works



3(A) DESCRIPTION OF WORK / SCHEDULE OF WORKS

Item	Description	Cost Values	
		£ P	
1.0	Preliminary Costs to be itemised		
1.1	<p>Set up of safety health and welfare facilities.</p> <p>Please note that the Asbestos Removal Contractor will be permitted to use clients site general welfare facilities. The Asbestos Removal Contractor can have free use of water and power supplies to undertake the project however, the contractor has to satisfy themselves that their requirements can be met to undertake the execution of the project, any further requirements are to be costed accordingly and they should make allowance for relocating of such facilities as works progress or site needs require</p>		
1.2	Notification to the HSE should be undertaken in a timely manner to allow for the drafting of an appropriate Plan of Work. A copy of the Plan of Work should be lodged with the Asbestos Abatement Consultant before the works commence on site		
1.3	Please note: This a fixed price cost and any variations you have anticipated should be obtained during your site visit and included within your submitted price tender. Any variation of work should be submitted to the asbestos abatement consultant for approval. This should not be done after the event has occurred.		
1.4	Contractor to ensure that all access scaffolding used is notified to the HSE and a licenced contractor used to erect scaffold when applicable. All notifications are to be submitted in a timely manner so as to not delay any works on site.		
2.0	<p>Carry out the removal of all Asbestos Containing materials to the following locations as indicated in existing survey of the area in accordance with HSG 247 and HSG 248: to the following locations:</p> <p>Location SB01 under fully controlled conditions carry out the following works and other locations under semi-controlled conditions:</p> <ol style="list-style-type: none"> 1. Environmental decontamination to ALL surfaces throughout the area removing all asbestos debris, dust. 2. Removal of Asbestos containing material as specified in Section 3B. 		
	<p>NOTE: All works listed above (and included in section 3B) require a thorough methodical environmental decontamination to ALL surfaces removing all traces of asbestos, debris, dirt and dust. Surfaces to be included but not limited to are: ceiling, walls, floor, pipes, conduits, cables are to be separated and cleaned individually when remaining, hangers, clips, ledges etc</p>		
	<p>DCU should be provided with self contained power & water services if sufficient supplies are not available. DCU should also be sited as close to the enclosure as practicable if direct conection is not achievable.</p>		
3.0	Liaison with Asbestos Abatement Consultant should be included, with attendance at site meetings and progress meetings to be included.		

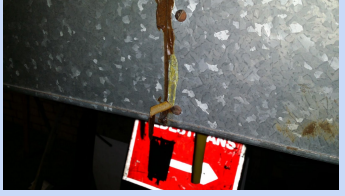



3(B) Asbestos Items and Areas Requiring Remediation (example data)

Floor	Room/Area	Item	Type	Recommended Action/Scope of works	Extent/Amount (ACM)	HSE Notification	Photos/Notes
Sub basement	SB01	Residue to walls	Amosite	Remove	5m2	Yes	
Lower Ground	LG19 - ceiling void	Duct gaitor	Chrysotile	Remove	1 Sqm	No	
Ground	G32C	Toilet cistern	Amosite	Remove	1 No	No	
Ground	G93	Large bore pipe gasket	Chrysotile	Remove	5 No	No	
Ground	G93A	Left hand side of ceiling - cement pipe	Chrysotile	Remove	2 Lm	No	
1st	183	Gasket to pipework	Chrysotile	Remove	2 No	No	

1st	184	Black pipe to left hand side - woven product	Chrysotile	Remove	<3 No	No	
1st	199	Gasket	Chrysotile	Remove	2 No	No	
2nd	282	Gasket	Chrysotile	Remove	2 No	No	
2nd	284A	Woven packing to hanger	Chrysotile	Remove	2 No	No	
2nd	299	Gasket to pipework	Chrysotile	Remove	2 No	No	
3rd	382	Gasket to pipework	Chrysotile	Remove	2 No	No	
4th	482	Gasket to pipework	Chrysotile	Remove	2 No	No	
5th	582	Gasket to pipework	Chrysotile	Remove	2 No	No	

5th	584A	Woven packer to pipe hanger	Chrysotile	Remove	<3 No	No	
5th	599	Gasket to pipework	Chrysotile	Remove	2 No	No	
6th	684A	Woven packer to pipe hanger	Chrysotile	Remove	<3 No	No	
7th	Externals windows - North balcony	Mastic to door frame	Chrysotile	Remove	6 Lm	No	
7th	External windows - west balcony	Mastic to door frame	Chrysotile	Remove	6 Lm	No	
7th	787	Gasket to pipework	Chrysotile	Remove	2 No	No	
7th	787	Gasket to pipework	Chrysotile	Remove	1 No	No	
8th	External roof	Gasket to pipework	CHrysotile	Remove	9 No	No	

8th	802	Lift brake shoes	Chrysotile	Remove	2 No	No	
-2	B11	Woven material within electrical boxes	Chrysotile	Remove	3 No boxes	No	
-2	SB03	Woven material within electrical boxes	Chrysotile	Remove	1 No box	No	
-2	SB06	Woven material within electrical boxes	Chrysotile	Remove	1 No	No	
-2	SB12	Gaskets to ducting	Chrysotile	Remove	4 No observed	No	
-1	LG24/Mens Changing Room & WC	Gaskets to ducting	Chrysotile	Remove	5 No observed	No	
-1	LG25	Gaskets to ducting	Chrysotile	Remove	~10 No observed	No	
-1	LG25	Woven material within electrical box	Chrysotile	Remove	1 No box	No	

-1	LG25	Mastic to duct boxing	Chrysotile	Remove	~30 Lm of ducting	No	
-1	LG95	Woven material within electrical box	Chrysotile	Remove	2 No	No	
-1	LG96	Gasket to pipework	Chrysotile	Remove	2 No	No	
-1	LG98A	Gasket to pipework	Chrysotile	Remove	1 No	No	

Notes:

4.0

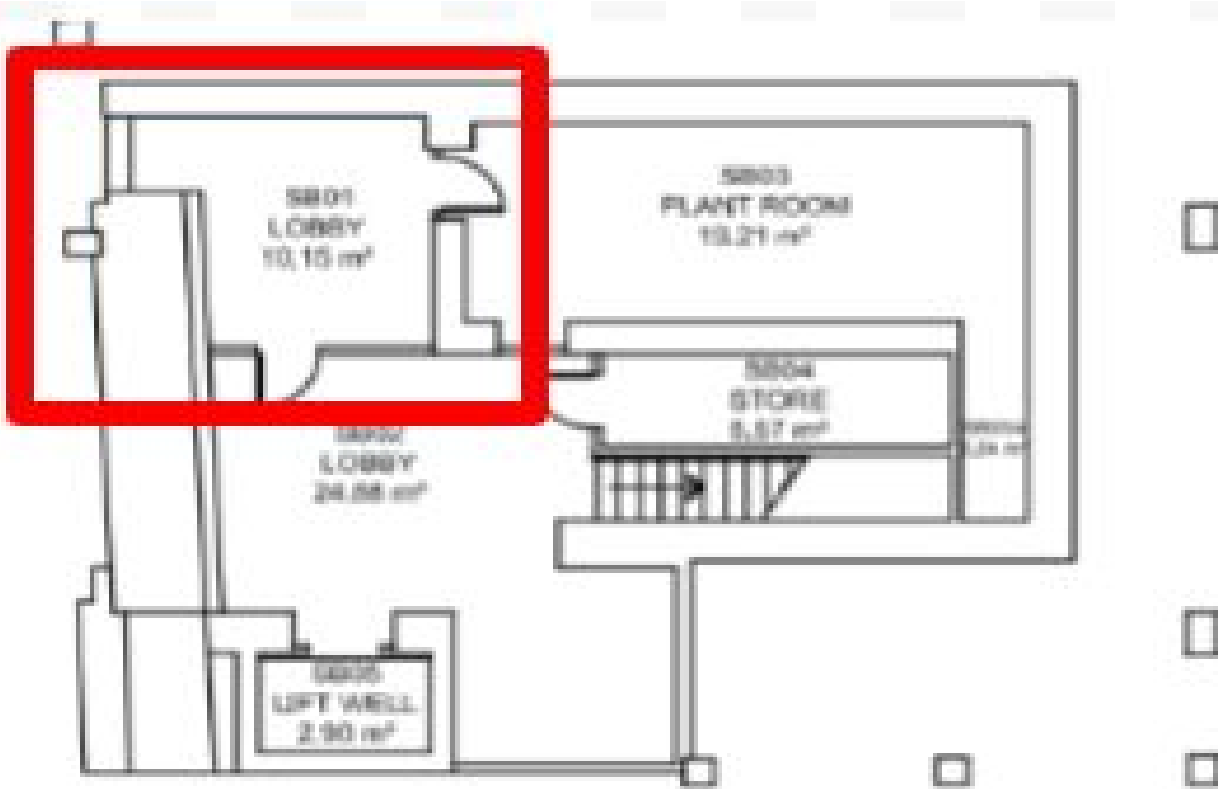
1. Full decontamination should be carried out under fully controlled conditions using methods of work to minimise the exposure to the workforce. **All** ceilings, walls, floors, beams, soffits, ledges, voids, cavities, pipes, unions, hangers, clips, boxing's, trunkings, vessels, abutments and the like are to be **Fully cleaned as far as is reasonably practicable.**
2. Full decontamination includes the removal and disposal of non-cleanable and/or non-asbestos materials such as MMMF lagging to pipe work to allow for access to areas to undertake asbestos removal works
3. The contractor is to include for all plant, equipment and consumables, including access scaffolding and safety systems where necessary
4. Asbestos removal contractor to satisfy himself that all isolations have been undertaken to allow him to commence the works safely
5. The contractor is to allow for all enabling and temporary works necessary to access the areas identified and to undertake the works, including temporary works and the provision of temporary lighting and pumping operations
6. The locations and extent of the asbestos given in surveys is indicative and this scope defines the extent of the works needed. **(A site visit is essential and will be required to determine accurate extents)**
7. Any delays incurred through poor standards of cleanliness are to be borne by the tenderer. Please note it is the tenderers responsibility to attain a satisfactory level of cleanliness
8. Any delays incurred through poor standards of cleanliness are to be borne by the tenderer. Please note it is the tenderers responsibility to attain a satisfactory level of cleanliness. Works will not be considered practically complete until witnessed by the client or the attending analyst achieving a level 3 clean where appropriate and applicable
9. Monitoring: due to enclosed nature of the work areas and impracticality of vision panels; battery operated CCTV in colour with sound capability is to be provided. A colour monitor of adequate viewable size (15" or greater) must also be provided in a viewable environment. Please note adequate lighting must be allowed for in the submitted costs.
10. Analytical costs are **NOT** to be included with this tender, as they will be dealt with separately
11. During the course of the works any asbestos related problems are to be reported to the analyst on site without delay
12. Within the tender submission please enclose:
 1. Copies of insurance and HSE asbestos removal license
 2. Details of any HSE enforcement action over the past 3 years
 3. Provide a draft copy of the Plan of Work with your tender / price submission

Photos

No additional photos required

Plans

Area below is SB01, the only location to require asbestos removal under fully controlled conditions. Due to the sporadic occurrence of other items, item location plans can be found attached to the asbestos report link in the executive summary.



Appendices:

Section 1 - Part B:

- [1. Expected Exposure](#)
- [2. Control Measures](#)
- [3. Personal Protective Equipment and Respiratory Protective Equipment.](#)
- [4. Training Standard and Documentation](#)
- [5. Removal of Waste](#)
- [6. Emergencies](#)

Section 2:

- [1 General](#)
- [2 Analyst](#)
- [3 Ambient Fibre Concentration](#)
- [4 Codes of Work Practice](#)
- [5 Records \(General\)](#)
- [6 Records \(Medical\)](#)
- [7 Records \(Maintenance\)](#)
- [8 Records \(Waste Disposal\)](#)
- [9 Completion of The Works](#)
- [10 Provision of Clothing and Equipment](#)
- [11 Respiratory Protective Equipment \(RPE\)](#)
- [12 Maintenance of Clothing and Equipment](#)
- [13 Changing Accommodation](#)
- [14 Transit Arrangements](#)
- [15 Visitors](#)
- [16 Environmental Cleaning Procedures.](#)
- [17 Vacuum Cleaning Equipment](#)
- [18 Personal Safety Precautions](#)
- [19 Enclosure of Working Area](#)
- [20 Access](#)
- [21 Permit to Work](#)
- [22 Negative Pressure Alarms](#)
- [23 Air Extraction](#)
- [24 Warning Signs](#)
- [25 Inspection and Test Etc.](#)
- [26 Asbestos Decontamination and Removal](#)
- [27 Air Monitoring \(Enclosure Check Monitoring\)](#)
- [28 Air Monitoring \(Clearance after Removal\)](#)
- [29 Disposal of Asbestos Waste](#)
- [30 Drainage, Electrical and Water Supplies](#)
- [31 Emergencies](#)
- [32 Security](#)
- [33 Protection of Structure](#)