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Environmental

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



Specification for Asbestos

Abatement Works to:

Astor College Courtyard



**Astor College
99 Charlotte Street
London
W1T 4QB**

Project ID: 20693
Issue Date: 30/11/2016
Issuer: Joe Beesley
Approved By: Tara Kelly
Document Rev: 1

Executive Summary

251 - Astor College - Rear Courtyard

UCL are currently refurbishing Astor College, 99 Charlotte Street, London and whilst excavating the rear courtyard, have identified a localised area of asbestos contamination in the ground, approximately 7 Sqm in size at the rear boundary of the building. Other areas have already been excavated and shown no sign of contamination, therefore the current area is considered the only locality.

Sampling completed by a third party has identified Amosite (Brown) and Chrysotile (White) asbestos locally within the aforementioned area. An asbestos removal contractor will be required to attend site and complete the following:

- Hand dig the top 500mm of soil and litter pick any remaining visible fragments of asbestos within the soil.
- Provide a watching brief during excavation of remaining hole by excavator to a depth of 1.4m and remove any visible fragments of asbestos that is unearthed.
- Dispose of all identified ACMs as asbestos double bagged waste.
- Provide polythene to assist with wash down of excavator bucket upon works completion and dispose of spent polythene as asbestos waste.

Access will be provided by the Principle Contractor, Galliford Try.

The excavator, excavator operative and banksman will be supplied by Galliford Try and have face fits certificates to allow for wearing of a P3 filter orinasal mask.

It is anticipated that works will commence as soon as possible as the current asbestos find is delaying the rest of the works.

The works are not anticipated to exceed the 0.01f/ml limit of detection, however reassurance air testing will be complementary to these works and will be provided by Lucion Environmental Ltd.

N.B. This specification is based on the information obtained from a third party.

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:	Rear Courtyard Astor College 99 Charlotte Street London W1T 4QB
Employer:	UCL Estates Bidborough House 38-50 Bidborough St Kings Cross London WC1H 9BT
Client Representative:	Mr Joe Beesley (on behalf of Mark Harvey, UCL)
Asbestos Consultants:	Lucion Environmental Ltd Head Office: 7 Halifax Court, Dunston, Gateshead, NE11 9JT Email: info@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:

Works are expected to commence as soon as possible to alleviate any potential delays to the construction programme..

3. The Contract

Contract Type: NEC ECSC

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

Rear Courtyard
257 Astor College
99 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

Reassurance air monitoring will be provided by Lucion for the duration of the works. The works do not require the construction of an enclosure therefore no four stage clearance will be necessary.

SECTION 2 – Specification

A LARC is expected to complete the following:

- Create an RPE zone around the area for excavation currently covered by polythene sheets.
- Hand dig the top 500mm of soil and litter pick any remaining visible fragments of asbestos within the soil.
- Provide a watching brief during excavation of remaining hole by excavator to a depth of 1.4m and remove any visible fragments of asbestos that are unearthed.
- Dispose of all identified ACMs as asbestos double bagged waste.
- Provide polythene to assist with wash down of excavator bucket upon works completion and dispose of spent polythene as asbestos waste.
- Upon completion of works, the LARC is to provide all consignment notes to the consultant for client reference.

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 is not required for these works.		
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.		
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>Rear Courtyard area approximately 7 Sqm under semi controlled conditions carry out the following works:</p> <ol style="list-style-type: none"> 1. Removal of visible asbestos materials from excavated soil 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 and methodical approach to enable their completion.</p>		
	<p>A DCU is not anticipated to be required for these works as fibre levels are not expected to exceed the LOD 0.01f/ml.</p>		
3.0	Liaison with Asbestos Abatement Consultant should be included, with attendance at site meetings and progress meetings to be included.		
	Page Total		

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

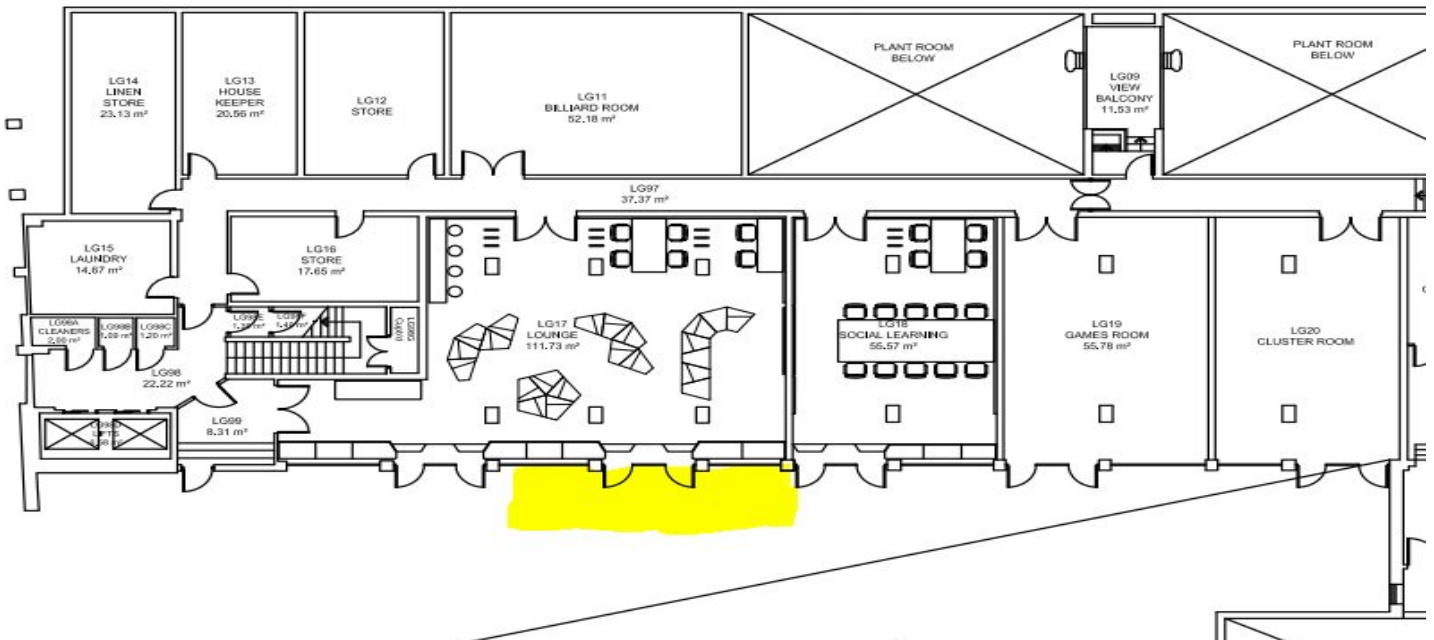
Floor	Room/Area	Item	Fibre Type	Recommended Action/Scope of works	Extent/Amount (ACM)	HSE Notification	Photos/Notes
Ground	External Courtyard	Asbestos containing debris	Amosite and Chrysotile	Remove under semi controlled conditions	Small quantities in ~7 Sqm of earth	No	No picture available.

Photographs

None available

Plans

The yellow highlighted area shows the approximate location of the area of soil requiring remediation:



Notes:

4.0

1. All ACM's should be removed from the area as far as reasonably practicable.
2. The contractor is to include for all equipment and consumables, including access scaffolding and safety systems where necessary
3. Asbestos removal contractor to satisfy himself that all isolations have been undertaken to allow him to commence the works safely
4. 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
5. The locations and extent of the asbestos given in surveys is indicative and this scope defines the extent of the works needed. (Site visit may be required to determine accurate extents)
6. 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
7. Analytical costs are **NOT** to be included with this tender, as they will be dealt with separately
8. During the course of the works any asbestos related problems are to be reported to the analyst on site without delay
9. The LARC will supply an accurate Plan of Work and expected programme to complete the works with their submission.

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](#)