



RIDGE

SPECIFICATION DOCUMENT

**Penton Hook Lock House
147 Thames Side
Staines-upon-Thames
TW18 2JA**

Environment Agency

Phase 1 - Internal Insulation Upgrades

15 November 2023

SPECIFICATION DOCUMENT

Penton Hook Lock House

RIDGE



**PENTON HOOK LOCK HOUSE, 147 THAMES SIDE, STAINES-UPON-THAMES,
TW18 2JA**

PHASE 1 - INTERNAL WALL INSULATION UPGRADES

Environment Agency

15 November 2023

Prepared for

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SPECIFICATION DOCUMENT

Penton Hook Lock House - Phase 1

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1. PRELIMINARIES BREAKDOWN

PRELIMINARIES BREAKDOWN

Ref.	Description	£ time related	£ fixed
1.0	PRELIMINARIES BREAKDOWN		
	Works Contract Procurement		
1.1	Compliance with tender rules		
1.2	Pricing		
1.3	Site Visit		
	Works Contract Establishment		
1.4	General Information		
1.5	Programme		
1.6	Health & Safety Information		
1.7	Management & Staff		
1.8	Temporary Services		
1.9	Temporary Security, Safety & Control		
1.10	Temporary Works		
	Works Contract Management		
1.11	Supervision, Cooperation & Coordination		
1.12	Progress & Operation		
1.13	Protection From		
1.14	Method & Sequence		
	Works Contract Verification		
	Standards of Products & Executions		
	Services Generally		
	Quality Control		

SPECIFICATION DOCUMENT

Penton Hook Lock House - Phase 1 Insulation Works

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PRELIMINARIES BREAKDOWN

Ref.	Description	£ time related	£ fixed
	Works Contract Administration		
	Use of Documents		
	Documents Provided by Contractor, Subcontractors & Suppliers		
	Subletting & Supply		
	Works Contract Completion		
	Notification		
	Completion Works		
	Information		
	Other		
	Insurance, Bonds, Warranties & Guarantees		
	Site Clearance & Cleaning		
	NOTE: The above relates to the project specific preliminaries and are deemed to include all definitions, procedures, policies and works detailed in this document. Where no project specific preliminaries are confirmed during the tendering stage of the project the contractor pricing the works will price the above based on the JCT Minor Works Building Contract 2016 Edition executed as a deed.		
SECTION 1 - COSTED TOTAL (Excl VAT) £			

2. CONTINGENCY SUM

SPECIFICATION DOCUMENT

Penton Hook Lock House


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CONTINGENCY SUM

Ref.	Description	£	p
2.0	CONTINGENCY SUM		
2.1	The contractor is to allow a Contingency Sum of 10% of the total value of the Preliminary Breakdown & Schedule of Measured Works (Sections 1.0 & 3.0) only , as described within this specification document. This is for works of an unforeseen nature. All such works to be executed under written instructions from the Ridge & Partners LLP or the Environment Agency.		
SECTION 2 - COSTED TOTAL (Excel VAT) £			

3. SCHEDULE OF WORKS PRICING DOCUMENT

SCHEDULE OF WORKS

Ref.	Description	£	p
3.0	SCHEDULE OF WORKS		
3.1	INTRODUCTION		
3.1.1	The contractor is to note that the proposed works forming this schedule are for the insulation upgrading works to various areas of Penton Hook Lock House.		
3.1.2	<p>The location of Penton Hook Lock House is shown in the Google Maps image below, as well as in more detail in Appendix A.</p> 		
3.1.3	Location of works: Penton Hook Lock House, The Towpath, Staines, TW18 2HQ.		
3.1.4	<p>The Client will be: Environment Agency Address: Kings Meadow House, Kings Meadow Road, Reading, Berkshire, RH1 8DG.</p>		
3.1.5	<p>The Client Representative will be: Ridge & Partners LLP Address: Beaumont House, 59 High Street, Theale, Reading, Berkshire, RG7 5AL.</p> <p>The contractor is to note that existing layout drawings and a general site location drawing are provided in Appendix C.</p>		
3.2	GENERAL		
3.2.1	The schedule has been prepared in order for a detailed cost breakdown to be provided, to aid the assessment of the works and to assist with progress and payments.		

SCHEDULE OF WORKS

Ref.	Description	£	p
3.2.2	The contractor is to take responsibility for the schedule and is to ensure its completeness with regards to the proposed scope of works. No costs incurred by the contractor during the pricing of these works will be accepted by the Employer.		
3.2.3	The contractor should note that all items of work contained within this schedule have been described in reasonable detail, but the contractor shall consider them in conjunction with material manufacturers recommendations, and actual work on site. The contractor shall include in his price for everything that is necessary in order to allow him to carry out the works in the best manner whether specifically mentioned or not. If and where approximate quantities are stated, these are for guidance only and the contractor is to make their own assessment of the actual quantities required by visiting site prior to submitting their costed return.		
3.2.4	The contractor is responsible for checking all dimensions on site. Any alterations or amendments to those detailed in this document are to be confirmed in writing by Ridge & Partners LLP.		
3.2.5	Should there be any items of work which the contractor is unclear as to what is required, then the query should be raised to Ridge & Partners LLP for clarification, during the tender process.		
3.2.6	The contractor is to price the schedule boldly in black ink, or typed to facilitate the photocopying of priced copies.		
3.2.7	The contractor is to allow to price for each item individually where ever possible. Items should not be grouped together quoting lump sums prices.		
3.2.8	No qualifications or alterations of any kind are to be made by the contractor to this schedule of works without the written agreement by the CA (Ridge & Partners LLP) or Environment Agency.		
3.2.9	The contractor is to refer to the Preliminaries section of this document for all applicable standards of all products and materials described below. Strict adherence to the requirements are required at all times.		
3.2.10	The contractor is to refer to Materials and Workmanship clauses included with the Preliminaries section of this document for all applicable standards of all products and materials described below. Strict adherence to the requirements are required at all times.		

SCHEDULE OF WORKS

Ref.	Description	£	p
3.2.11	The contractor must examine this specification document, to ascertain all local conditions and restrictions, accessibility and visit site to ensure they have allowed for all necessary works (all labour, materials and equipment). No claims arising from the failure to do so, will be considered. The client will not be held responsible for any additional works claims which are deemed to be reasonably foreseeable which the contractor should have included for.		
3.2.12	The contractor's attention is also drawn to the Appendices detailing additional information required to complete the works. The contractor must strictly adhere to the requirements of these sections at all times while completing the works.		
3.2.13	The contractor must notify Ridge & Partners LLP upon the discovery of any discrepancies, errors or omissions within the specification documents or the works required immediately.		
3.2.14	The contractor shall be responsible for ensuring all employees including sub-contractors fully understand and work in accordance with the site's rules and procedures. All contractors must wear company clothing, ID badges and have the correct PPE provisions.		
3.2.15	Allow to submit a detailed and site specific Pre-start Health & Safety Plan for the proposed works to Ridge & Partners LLP for comment and approval.		
3.2.16	The contractor is to allow for regularly removing waste materials from site (noting that there is limited access to the property, due to its location on an island in the River Thames. Where items are to be set aside, allow to record their condition and for safe and secure storage.		
3.2.17	The contractor is to leave the working areas clean and tidy upon at the end of the each working day.		
3.2.18	The contractor is to price for all works to be undertaken during "normal working hours" unless otherwise stated. Exact timings: to be confirmed, prior to works starting on site. No weekend or Bank Holiday works is permitted. No noisy works are permitted before 8.30am.		
3.2.19	Access to the site is only permitted for working on the proposed works.		

SCHEDULE OF WORKS

Ref.	Description	£	p
3.2.20	The contractor shall carry out the works without undue inconvenience and nuisance and without danger to building owners, occupants and visitors.		
3.2.21	When undertaking the specified works, they are to be in accordance with manufacturer's recommendations and guidelines.		
3.3	WORKS PROGRAMMING/ PHASING		
3.3.1	The works are to be undertaken in an unoccupied residential property. Therefore the contractor is to consider the use of the site as part of phasing the works.		
3.3.2	The contractor is to outline their proposals for programming the works below. A project programme must be provided with the tender.		
3.3.3	Prior to commencing works on site, the contractor must produce detailed plans for means of access, site compound, storage facilities, means of escape and evacuation routes from the building during the course of the works. This is to be issued to Ridge & Partners LLP and the Environment Agency for approval a minimum of two weeks prior to the commencement of works.		
3.3.4	The works are to be undertaken in strict accordance with all Statutory Consents and Conditions required by the local Building Control and Planning Department where necessary. The contractor shall be responsible for ensuring all works undertaken comply with current regulations and byelaws.		
3.3.5	The successful contractor is to undertake the works utilising trades persons and operatives who have the relevant experience, competence and technical skills required to achieve the applicable standards of all works, products and materials described below.		
3.3.6	The contractor is to make a reasonable allowance for the inspection, instruction and agreement of any works by Ridge & Partners LLP during the works as necessary to complete the works to the reasonable satisfaction of Ridge & Partners LLP.		

SCHEDULE OF WORKS

Ref.	Description	£	p
3.3.7	The contractor is to note that all electrical works that are required to be undertaken to the property, are to be carried out by the Environment Agency's Term Electrical Contractor, such as light fittings, sockets, wiring, bathroom and kitchen extraction etc. As a result, no electrical works have been allowed for in this Schedule of Works. However, where required, allow to liaise with the electrical company and the Environment Agency accordingly. Include to make good affected surfaces (walls, floors, ceilings, joinery etc.), if and where required.		
3.4	CONSTRUCTION (DESIGN AND MANAGEMENT REGULATIONS) 2015		
3.4.1	The Construction (Design & Management) Regulations 2015 apply in full to these works. The contractor must comply with these regulations and ensure all required information is provided.		
3.4.2	Even though the building is unoccupied, the contractor must maintain safe access routes for all residents, visitors, deliveries and own workforce.		
3.5	REFURBISHMENT AND DEMOLITION ASBESTOS SURVEY		
3.5.1	The Environment Agency has provided an Asbestos Survey Report (12th November 2018) by CWE Services Limited within Appendix D of this report. The report provides R&D information relating to the internal and external areas of the property. Should any asbestos containing materials be found, the contractor is to allow for the safe removal and disposal of all asbestos containing materials as detailed within the report that are identified within the proposed works area.		
3.5.2	The contractor is to note that the asbestos containing materials that were found in the basement ceiling (included within the Asbestos Report in Appendix D) have already been safely removed. Details of this removal can be found within Appendix D.		
3.5.3	Prior to the commencement of any works on site (including any site set up etc.), the contractor is to fully review the extent of Asbestos identified in the Survey Report provided within the Appendices.		

SCHEDULE OF WORKS

Ref.	Description	£	p
3.5.4	The contractor is responsible for ensuring that all asbestos containing materials are correctly removed (if any are found to be present within the proposed working area), upon advice from the CA) from site by a UKAS accredited company with an approved Waste Carriers Licence and disposed of in accordance with current HSE and regulatory guidelines. Copies of disposal certificates are to be issued to Ridge & Partners LLP & the Environment Agency.		
3.5.5	During the works the contractor is to give notice immediately of suspected asbestos-containing materials if discovered during the Works and avoid disturbing such materials. Statutory risk assessments and details of proposed methods for its safe removal are to be undertaken and submitted by the contractor.		
3.5.6	The contractor is to note that all work to be carried out in accordance with Health & Safety Executive (HSE) guidelines, including The Analysts' Guide (HSG248), Asbestos: The Survey Guide (HSG264) and the Control of Asbestos Regulations 2012.		
3.6	SITE MANAGEMENT & WELFARE		
3.6.1	The contractor is to submit proposals for site set up, site accommodation and welfare facilities which will be discussed and agreed at the pre-commencement meeting. Designated space maybe provided within the grounds of the site, depending on the extent of the facilities required by the contractor.		
3.6.2	The contractor is to provide all necessary barriers; safety signage and site security required to carry out the works. This must include adequate 1800mm timber hoarding and or "Heras" type fencing, double clipped, around any external works areas and site compounds. The property must remain secure at all times and once works are complete at the end of each day. All necessary lighting, warning and prohibition signs must be provided. The contractor is to ensure that no unauthorised access is permitted within the curtilage of the site or beyond the building secured entrances.		
3.6.3	The contractor is to allow to use the existing toilet facilities on site where required. However if needed / preferred the contractor is to allow for additional on-site welfare facilities for the duration of the works. The contractor is to ensure that these are well maintained for the duration of the works. The contractor must ensure that all existing service covers, footpaths and other surfaces are adequately protected from damage from the use of site facilities during the works.		


SCHEDULE OF WORKS

Ref.	Description	£	p
3.6.4	The contractor shall provide and maintain all necessary mechanical equipment, plant etc. of all descriptions required for the satisfactory completion of the works and remove all, as and when required, or when directed by Ridge & Partners LLP.		
3.6.5	Due to the nature of the site all operatives must respect the surrounding area and be respectful to neighbours and members of the public.		
3.6.6	The contractor is to allow for an appointed site foreman to be on site at all times for the duration of the works. The site foreman must be able to communicate well with the client, all client representatives and member of the public and be available to liaise directly with them at all times. Contact details of the site foreman must be provided at the pre-contract meeting.		
3.6.7	The contractor shall be responsible for obtaining any required permission from the Local Authority, Client or other bodies for the positioning of any temporary facilities or structures outside the premises required for completing the works and ensuring all works undertaken comply with current regulations and byelaws.		
3.6.8	The contractor is to allow for all necessary protection to prevent surfaces and areas adjacent to the works from being damaged by the proposed works.		
3.6.9	The use of any electrical equipment is to be strictly controlled and steps are to be taken to ensure that leads are not long enough to touch the water. All equipment should be connected to lines to prevent their accidental dropping into water causing possible electric shocks etc.		
3.7	EXISTING SERVICES		
3.7.1	No disruption of services to the building shall be allowed without written consent from Ridge & Partners LLP or the Environment Agency and without adequate notice of the disruption being provided.		
3.7.2	Adequate protection of the existing services to the building will be required and any damage shall be made good to the satisfaction of Ridge & Partners LLP, the Environment Agency and the appropriate Statutory Authority, with the minimum of delay at the contractor's expense.		

SCHEDULE OF WORKS

Ref.	Description	£	p
3.7.3	The contractor is to ascertain for themselves the location of all services (which shall include gas, water, electricity, telecommunications services, fibre optic, drains (foul and surface), ducts, tubes, tunnels and the like, on and adjacent to the Site (underground and over ground)), that may be affected by the carrying out of the works and is to allow for all costs in connection with upholding, protecting and, if necessary, temporarily and / or permanently diverting and reinstating these services. All costs associated with works undertaken by Statutory / Service Utility Companies, including builder's work in connection, are to be allowed for by the contractor.		
3.7.4	All chambers, manholes, draw pits, plant and the like shall be adequately protected and any damage shall be made good at the contractor's expense.		
3.7.5	The contractor is note that the rising main is located in the cupboard under the kitchen sink.		
3.8	ACCESS & SCAFFOLDING		
3.8.1	The contractor is to provide all necessary access equipment required for completing the specified works. Any scaffolding and access equipment must be installed/ erected and maintained to current national standards. Where this is permitted the contractor is responsible for maintaining the access routes and providing all necessary barriers, signage etc. to maintain safe working routes for the occupants, visitors and site operatives. Upon completion all access routes to be thoroughly cleaned and reinstated to match the existing standard.		
3.8.2	Scaffolding must be installed / erected and maintained to current Building Regulations, NASCC and national standards.		
3.8.3	The contractor is to allow for safe access in order to carry out all elements of the works. The contractor is deemed to have allowed for all alterations and amendments to the scaffold design to allow works by different trades and operatives needed to complete the works.		
3.8.4	Any damage to existing structures arising as a result of scaffold assembly and the works will be made good at the expense of the contractor.		
3.8.5	The contractor must allow to supply continuous robust good quality clean debris netting to all scaffolding, where required.		

SCHEDULE OF WORKS

Ref.	Description	£	p
3.8.6	The contractor is to ensure that at all times, scaffolding / access provisions to undertake the works in no way reduces the security of the property. The contractor is to ensure that the scaffolding is suitably secured and protected from all persons, including any potential intruders at all times. All ladders are to be locked away at second lift level or above at the end of each working day.		
3.8.7	The scaffold at all times, should comply with the latest Building Regulations and requirements.		
3.8.8	The contractor must ensure that whilst erecting and dismantling scaffolding that noise is kept to a minimum.		
3.8.9	It should be noted that, due to the location of Penton Hook Lock House, there is limited vehicle access to the property, via the towpath - see yellow line on map below, (access via a Environment Agency key access gate). This may limit the type of plant and equipment etc. that can be carried to the property. The contractor is to visit site prior to works starting. Possible use of an Environment Agency barge boat may possibly be arranged following review (upon further clarity and confirmation from the Environment Agency).		
			
3.8.10	When painting and / or spray cleaning is being carried out in the vicinity of members of the public, the contractor is to display adequate warning notices.		
3.8.11	The contractor is to submit proposals for all high level access measures including risk assessments and method statements along with details of proposed specialist sub contractor. Risk assessments and method statement are to be reviewed and discussed with Ridge & Partners LLP prior to the works commencing on site. Any reasonably requested amendments to the submitted documents are to be made and subsequently included within the documents prior to works commencing.		

SCHEDULE OF WORKS

Ref.	Description	£	p
3.8.12	The contractor is to familiarise themselves with the Environment Agency, Constructing a Better Environment - Safety, Health, Environment and Wellbeing, Code of Practice prior to works starting on site. This document provides guidance on working methods around the water. This is provided within Appendix E.		
3.8.13	When working near or over the water, the contractor must undertake works in accordance with the rules and requirement stated by the Environment Agency.		
3.8.14	IMPORTANT NOTE: The contractor is to record photographs of the works throughout the entirety of the project. This is paramount in order to justify the upgrades for Building Regulations sign-off (and for general records). This is especially important for all items regarding insulation.		
3.9	INTERNAL FABRIC WORKS		
3.9.1	Loft Insulation		
3.9.1.1	The contractor is to note that the property has two loft areas, with an access hatch to each one.		
3.9.1.2	The contractor is to provide and install two-section aluminium loft ladders. Install one ladder to each loft hatch. Ensure the ladders are suitable for the ceiling height and dimensions of the hatch, and each ladder extends and withdraws correctly. If a two-section aluminium ladder is not suitable for the dimensions, the contractor is to propose a suitable alternative to be approved by Ridge & Partners or the Environment Agency.		
3.9.1.3	The contractor is to provide and install 40mm celotex PIR insulation board to the two loft hatches. Ensure full coverage of the hatch area. Ensure the hatch is accessible and can be open and closed properly.		

SCHEDULE OF WORKS

Ref.	Description	£	p
3.9.1.4	The contractor is to allow to lift the quilt insulation within the loft space, allowing access to the space where the rafters form part of the pitched ceilings, adjacent to the external side walls within Bedrooms 2 and 3. The contractor is to supply and install new Rockwool (or similar approved) quilt installation, to be pushed down into the space. For pricing purposes allow to supply 100mm thick insulation ensuring a 50mm ventilation gap is maintained between the insulation and underside of the roofing felt. Install as per manufacturer's guidelines and recommendations. The pitched ceilings are understood to run around 500mm in length. Allow to review insulation requirements with Ridge prior to installation.		
3.9.1.5	Cost Option - The contractor is to allow to lift the quilt insulation within the loft space, allowing access to the space where the rafters form part of the pitched ceilings, adjacent to the external side walls within Bedrooms 2 and 3. The contractor is to supply and install new Thermafleece SupaSoft Polyester Insulation (made from recycled plastic bottles), to be pushed down into the space. For pricing purposes allow to supply 100mm thick insulation ensuring a 50mm ventilation gap is maintained between the insulation and underside of the roofing felt. Install as per manufacturer's guidelines and recommendations. The pitched ceilings are understood to run around 500mm in length. Allow to review insulation requirements with Ridge prior to installation.	Cost Is Not To Be Carried Forward	Cost Is Not To Be Carried Forward
3.9.1.6	The contractor is to supply and install new Rockwool (or similar approved) quilt installation within both of the roof voids. Ensure all areas where there is no insulation is filled to a minimum of 100mm between the joists, then lay an additional 200mm across the entire space. Allow to ensure a full and even covering throughout the roof void, in order to meet the U-Value requirements of the current Building regulations where possible. Install as per manufacturer's guidelines and recommendations. The contractor is to provide areas of standing to each loft around the loft hatch, using loft legs and 18mm thick WBP plywood. Allow to lift cables as necessary / possible to facilitate installation and prevent potential overheating.		

SCHEDULE OF WORKS

Ref.	Description	£	p
3.9.1.7	<p>Cost Option - The contractor is to supply and install new Thermafleece SupaSoft Polyester Insulation (made from recycled plastic bottles) within both of the roof voids. Ensure all areas where there is no insulation is filled to a minimum of 100mm between the joists, then lay an additional 200mm across the entire space. Allow to ensure a full and even covering throughout the roof void, in order to meet the U-Value requirements of the current Building regulations where possible. Install as per manufacturer's guidelines and recommendations. The contractor is to provide areas of standing to each loft around the loft hatch, using loft legs and 18mm thick WBP plywood. Allow to lift cables as necessary / possible to facilitate installation and prevent potential overheating.</p> <p>Cost.....</p>	Cost Is Not To Be Carried Forward	Cost Is Not To Be Carried Forward
3.9.2	<p>Floor Insulation - Basement Area</p>		
3.9.2.1	<p>The ceiling within the basement is to be effectively insulated and sealed off from the habitable areas above. The basement is to remain functional. The contractor is to note that the joists within the ceiling of the basement vary in depths ranging from a minimum of 85mm up to 175mm, as follows:</p> <ul style="list-style-type: none"> • joist depths of 85mm beneath the living room. • joist depths of 150mm beneath the entrance hall. • joist depths of 175mm beneath the spare room. 		
3.9.2.2	<p>The contractor is to install new Rockwool (or similar approved) quilt installation into each area of joists to the ceiling of the basement. The voids between the joists are to be effectively filled as far as the varying depths will allow. All works are to be undertaken in accordance manufacturer's recommendations and guidance allowing for all support required i.e. netting for the insulation before boarding takes place.</p>		
3.9.2.3	<p>Cost Option - The contractor is to install new Thermafleece SupaSoft Polyester Insulation (made from recycled plastic bottles) into each area of joists to the ceiling of the basement. The voids between the joists are to be effectively filled as far as the varying depths will allow. All works are to be undertaken in accordance manufacturer's recommendations and guidance allowing for all support required i.e. netting for the insulation before boarding takes place.</p> <p>Cost.....</p>	Cost Is Not To Be Carried Forward	Cost Is Not To Be Carried Forward

SCHEDULE OF WORKS

Ref.	Description	£	p
3.9.2.4	Following the installation of new quilt insulation, all joists are to be effectively sealed off using two layers of Gyproc FireLine MR 15mm plasterboard. Ensure the two layers overlap. All jointing and seals are to be carried out using an intumescent mastic (specified mastic to be proposed by contractor). All works are to be undertaken in accordance manufacturer's recommendations and guidance.		
3.9.2.5	The contractor is to install new Rockwool (or similar approved) quilt installation into the underside of the basement staircase. The voids to the stairs are to be effectively filled as far as the varying depths will allow. All works are to be undertaken in accordance manufacturer's recommendations and guidance.		
3.9.2.6	Cost Option - The contractor is to install new Thermafleece SupaSoft Polyester Insulation (made from recycled plastic bottles) into the underside of the basement staircase. The voids to the stairs are to be effectively filled as far as the varying depths will allow. All works are to be undertaken in accordance manufacturer's recommendations and guidance. Cost.....	Cost Is Not To Be Carried Forward	Cost Is Not To Be Carried Forward
3.9.2.7	Following the installation of new quilt insulation, the underside of all basement stairs are to be effectively sealed off using two layers of Gyproc FireLine MR 15mm plasterboard. Ensure the two layers overlap. All jointing and seals are to be carried out using an intumescent mastic (specified mastic to be proposed by contractor). All works are to be undertaken in accordance manufacturer's recommendations and guidance.		
3.9.3	Floor Insulation - Kitchen Area		
3.9.3.1	Prior to carrying out the below works the contractor is to open up the floor structure in the kitchen to allow for inspection by Ridge. Following this inspection a decision will be made on the route chosen to insulate the floor.		
3.9.3.2	Allow to carefully take up the floor boards throughout the Kitchen and set aside for reuse. Fill the void below with 200mm allowance of rockwool insulation between joists. Reinstate floor boards allowing for 10% new to match existing in size and profile. Overlay floor boards with 5mm WPB hardboard to take new kitchen flooring. Allow to remove and replace existing joinery i.e. skirtings etc as necessary to facilitate works.		

SCHEDULE OF WORKS

Ref.	Description	£	p
3.9.3.3	Within the porch take up and remove coir matting, cart away and dispose off-site. Following the removal of the matting, provide new 25mm x 25mm timber battens on top of existing and fill with insulation board. Overlay with 18mm WPB plywood to take the new flooring. Allow to remove and replace existing joinery i.e. skirtings etc as necessary to facilitate works.		
3.9.3.4	Following the works to raise the floor in the porch as described in item 3.9.3.3, the contractor is to replace the side external door to match the reduced opening size. Supply and install new PVCu door with double glazed unit and infill panel below to match existing. Locking mechanisms to match existing. Ensure the door fits the new size of the opening, and opens, closes and locks properly with three keys to be handed over on completion.		
3.9.3.5	<u>Cost Option for alternative proposal</u> - Within the kitchen the contractor is to remove the existing floorings down to the floor boards and provide new 50mm x 50mm timber batten framework at 600mm centres secured to floor boards below. Following the installation of the battens, fill with 50mm PIR insulation board. Overlay with 18mm WPB plywood and leave ready and level to receive floor finishes.. Internal door threshold to be lifted and door adjusted in height to suit. Allow to remove and replace existing joinery i.e. skirtings etc as necessary to facilitate works. Allow to adjust any services penetrating the floor as necessary to accommodate the increased floor height. Cost.....	Cost Is Not To Be Carried Forward	Cost Is Not To Be Carried Forward
3.9.4	Internal Wall Insulation - Preparation		
3.9.4.1	There are understood to be cabinets left behind in a Bedroom which belong to the former occupant. The contractor is not to dispose of these. Before any works take place this should be moved into the basement for storage until further notice.		
3.9.4.2	Under the required / specified works involving internal wall insulation within the kitchen, the contractor is to remove and dispose of all the existing kitchen units (worksurface, shelving and all units). Include to disconnect the sink and cap off pipework, which will need to be altered as part of the internal wall insulation works.		

SCHEDULE OF WORKS

Ref.	Description	£	p
3.9.4.3	Further to the removal of the kitchen units, the contractor is to carefully remove and dispose of the pantry within the kitchen. This includes full removal of the partition wall which forms the pantry. This is to be done in preparation for the internal wall insulation works. The pantry is not to be reinstated following the conclusion of the works.		
3.9.4.4	The contractor is to remove and cart away all sanitaryware within the first floor bathroom, including the wash hand basin, w/c and bath unit. Allow to effectively cap off all waste and water pipework, which will need to be altered to accommodate the new internal wall insulation. The shower should have already been disconnected at this stage as part of the electrical works, and the new extractor fan should already be installed in the ceiling over the position of the proposed new shower.		
3.9.4.5	The contractor is to remove and dispose of all the existing wallpaper finish within all rooms (excluding the basement). The contractor is to carefully remove and dispose of all the existing wall tiling within the bathroom and kitchen, including all adhesive and trim detailing. The power sockets and light switches should have already been removed from the external walls as part of the prior electrical works.		
3.9.4.6	The contractor is to carefully drain down, isolate and remove the radiators to external walls, to enable the proposed works be undertaken. Include to cap off pipework etc., where required. Allow to adapt and alter the position of the radiator pipework in the floor accordingly. Radiators have been outlined on both the Ground Floor and First Floor Layout DWGs found in Appendix C.		
3.9.4.7	The contractor is to carefully remove and cart away the gas pipes fed into the hob unit within the Kitchen.		
3.9.4.8	The contractor is to carefully remove and cart away the gas fire within the living room.		
3.9.4.9	Once all services are switched off, the contractor is to completely drain the hot water cylinder located within the airing cupboard on the landing. Once fully drained, the contractor is to carefully remove the hot water cylinder and set aside. Remove all shelving located within the airing cupboard. Reinstall cylinder and leave operational on completion of the works.		
3.9.4.10	Allow to take apart and completely remove the fitted wardrobe within Bedroom 1. This is to be carted away and disposed of off-site. This wardrobe is NOT to be reinstated.		

SCHEDULE OF WORKS

Ref.	Description	£	p								
3.9.4.11	Allow to remove all carpets and vinyl floor coverings to all rooms of the property (excluding the basement). This includes the removal of the small tiled section of flooring in the kitchen. Allow to cart away and dispose of off-site.										
3.9.4.12	Where required, the contractor is to carefully remove and dispose of any skirtings and architraves found at external walls, where the new internal wall insulation is to be installed. All details regarding these locations can be found in item 3.9.4 onwards.										
3.9.5	Internal Wall Insulation - Modern Section										
3.9.4.1	<p>The contractor is to supply and install new Gyproc ThermaLine PIR 53mm insulated plasterboard (or similar approved) to the existing external walls to the <i>modern</i> section of the property. This includes all external walls to the following rooms (as seen on the floor plan in Appendix C):</p> <table><tr><td><u>Ground Floor:</u></td><td><u>First Floor:</u></td></tr><tr><td>Kitchen</td><td>Bedroom 2</td></tr><tr><td>Parlour</td><td>Bedroom 3</td></tr><tr><td></td><td>Airing Cupboard</td></tr></table> <p>Include for all suitable fixings, tape & jointing and a Thistle plastered finish. Leave ready for decoration. All works are to be undertaken in accordance manufacturer's recommendations and guidance. The contractor is to note that all wall insulation must extend into the floor void and terminate at the ceiling finish. This will involve lifting the floorboards around the perimeter of the rooms.</p> <p>Please note that an Environment Agency in-house electrician will need to remove face plates, extend cabling to enable installation of new socket positions on insulated plasterboard.</p>	<u>Ground Floor:</u>	<u>First Floor:</u>	Kitchen	Bedroom 2	Parlour	Bedroom 3		Airing Cupboard		
<u>Ground Floor:</u>	<u>First Floor:</u>										
Kitchen	Bedroom 2										
Parlour	Bedroom 3										
	Airing Cupboard										
3.9.4.2	Following the installation of the new insulated plasterboard within the airing cupboard (item 3.9.4.1), the contractor is to reinstate the hot water cylinder into the airing cupboard. Ensure the unit is properly connected up to the service pipework.										

SCHEDULE OF WORKS

Ref.	Description	£	p						
3.9.4.3	<p>Allow to carefully remove all plaster back to the blockwork around all window reveals within the <i>modern</i> section of the property. This includes all window reveals to the following rooms (as seen on the floor plan in Appendix C):</p> <table><tr><td><u>Ground Floor:</u></td><td><u>First Floor:</u></td></tr><tr><td>Kitchen</td><td>Bedroom 2</td></tr><tr><td>Parlour</td><td>Bedroom 3</td></tr></table>	<u>Ground Floor:</u>	<u>First Floor:</u>	Kitchen	Bedroom 2	Parlour	Bedroom 3		
<u>Ground Floor:</u>	<u>First Floor:</u>								
Kitchen	Bedroom 2								
Parlour	Bedroom 3								
3.9.4.4	<p>Following the removal of the plaster around the associated window reveals in the <i>modern</i> section of the property (as stated in item 3.9.4.2), the contractor is to install new Gyproc ThermaLine Basic 22mm insulated plasterboard. Include for all suitable fixings, tape & jointing and a Thistle plastered finish. Leave ready for decoration. All works are to be undertaken in accordance manufacturer's recommendations and guidance.</p>								
3.9.4.5	<p>Following the installation of the new insulated plasterboard to the existing external walls (item 3.9.4.1), allow to install Gyproc ThermaLine Plus 40mm Insulated Plasterboard to the pitched ceilings in Bedrooms 2 and 3. Ensure the junction between the wall and ceiling is left flush. All works are to be undertaken in accordance manufacturer's recommendations and guidance.</p>								
3.9.5	<p>Internal Wall Insulation - Original Section</p>								
3.9.5.1	<p>The contractor is to prepare all existing walls to the <i>original</i> section of the property ready to receive new Woodfibre Board System. Allow to remove the original feature panelling to the areas of the hallway and toilet and set aside. The areas of the property where the <i>original</i> construction is present (as seen on the floor plans in Appendix C):</p> <table><tr><td><u>Ground Floor:</u></td><td><u>First Floor:</u></td></tr><tr><td>Living Room</td><td>Bedroom 1</td></tr><tr><td>Hallway / Toilet</td><td>Bathroom / Landing</td></tr></table>	<u>Ground Floor:</u>	<u>First Floor:</u>	Living Room	Bedroom 1	Hallway / Toilet	Bathroom / Landing		
<u>Ground Floor:</u>	<u>First Floor:</u>								
Living Room	Bedroom 1								
Hallway / Toilet	Bathroom / Landing								

SCHEDULE OF WORKS

Ref.	Description	£	p
3.9.5.2	<p>The contractor is to carefully install a new Woodfibre Board system as supplied by TyMawr. The full specification for this system has been supplied in Appendix F. The specified thickness of the Schneider Room 140 Woodfibre board in the specification document is 40mm. The 40mm board should only be used in the ground floor toilet. All other areas as listed above should use a 60mm board (as detailed below). The contractor is to note that all wall insulation must extend into the floor void and terminate at the ceiling finish. This will involve lifting the floorboards around the perimeter of the rooms. Allow to remove the existing plaster to all window reveals, then supply and install a Schneider ROOM 140 - 20mm Woodfibre Board System (to be supplied by TyMawr).</p> <p>The contractor is to refer to the full specification for further details. The breakdown for the system is to be:</p> <p>10mm levelling coat lime plaster 10mm Isovit adhesive 60mm Schneider Room 140 Woodfibre board 12mm lime hemp plaster</p>		
3.9.5.3	<p>All works are to be undertaken in accordance with the manufacturer's recommendations and guidance.</p> <p>Staircase Area (Original Section)</p> <p>The contractor is to carefully install a new Woodfibre Board system as supplied by TyMawr.</p> <p>This system is the Schneider ROOM 140 - 20mm. The product is stated as REVEALS ONLY but is suitable for the staircase external wall due to its thickness.</p>		
3.9.6	<p>The contractor is to refer to the full specification for further details. All works are to be undertaken in accordance with the manufacturer's recommendations and guidance.</p>		
3.9.6.1	<p>Ground Floor Kitchen Side Extension</p> <p>The contractor is to supply and install new Rockwool (or similar approved) quilt installation within the roof void forming the side kitchen extension. At present there is no insulation provided. Allow to ensure a full and even covering throughout the roof void (300mm in order to meet the U-Value requirements of the current Building regulations where possible. Install as per manufacturer's guidelines and recommendations. Ensure suitable ventilation gaps are provided to the eaves.</p>		

SCHEDULE OF WORKS

Ref.	Description	£	p
3.9.6.2	<p>Cost Option - The contractor is to supply and install new Thermafleece SupaSoft Polyester Insulation (made from recycled plastic bottles) within the roof void forming the side kitchen extension. At present there is no insulation provided. Allow to ensure a full and even covering throughout the roof void (300mm) in order to meet the U-Value requirements of the current Building regulations where possible. Install as per manufacturer's guidelines and recommendations. Ensure suitable ventilation gaps are provided to the eaves.</p> <p>Cost.....</p>	Cost Is Not To Be Carried Forward	Cost Is Not To Be Carried Forward
3.9.6.3	The contractor is to form new ventilation to the lead roof above the side kitchen extension to enable the newly insulated void to be ventilated. The system to be used is an AirTrak PRV (Point Roof Ventilator), which should be cut into the existing lead roof, supported below and welded to existing lead sheet finish. The contractor should take care to install as per manufacturer's guidelines and recommendations. Allow to make good all surrounding and affected surfaces and leave watertight. Allow for providing two ventilators in positions to be agreed with Ridge.		
3.9.6.4	Allow for a provisional sum of £1,000.00 for any remedial works which may be required following the opening of the lead roof.	£1,000.00	
3.9.7	Living Room Ceiling		
3.9.7.1	<p>Allow to underline the existing timber joist and plaster ceiling to create insulated void as follows:</p> <p>British Gypsum Gypframe GL12 GypLyner Bracket secured to the underside of existing exposed timber joists, using fixings as instructed by the manufacturer's guidelines at 1200mm maximum centres. Install Gypframe GL1 lining channels at a maximum of 600mm centres with GL3 at connections. Install Gypframe GL8 perimeter track fixed to wall at maximum 600mm centres.</p> <p>Following the installation of the new ceiling system, allow to install 100mm insulation to be laid over 1 layer of 15mm British Gypsum Soundblock plasterboard, with tapered edge to allow for jointing and filling prior to decoration. The contractor is to account for existing unevenness of joists and provide a flat level ceiling below. Proposed solution will provide a maximum void depth of 175mm, if a deeper void is required upon a closer investigation, advise Ridge for further instruction. Finished ceiling height to be agreed with Ridge and Client at pre-start meeting.</p>		

SCHEDULE OF WORKS

Ref.	Description	£	p
3.10	EXTERNAL FABRIC & SITE WORKS		
3.10.1	<p>The contractor is to allow to undertake core drilling to enable the installation of vents into the Kitchen (for an extract fan installation), all Bedrooms, and the Living Room.</p> <p>The EA's in-house electricians will undertake the installation of any vents following the drilling.</p>		
3.10.2.1	<p><u>Front Left Steel Support</u></p> <p>The contractor is to provide temporary support as required to the kitchen extension before commencing works. The contractor is to remove existing decorations to assess extent of corrosion to the steel support and allow for inspection by Ridge.</p> <p>For tendering purposes allow to grind off existing corroded base of steel support up to a height of 250mm and cart from site. Break out existing adjacent concrete step to allow formation of new concrete pad and remove debris from site. Scabble existing concrete base around steel support (500mm x 500mm) to provide adhesion and drill holes at 150mm centres within adjacent excavated step to accept resin fixed 10mm diameter x 200mm length steel reinforcement dowles (min 100mm embedded within existing and new structure). Treat steel column complete with RIW Heviseal or similar prior to embedding within concrete. Form new mass concrete pad 500mm x 500mm x 400mm around steel support and form with sloped surface to ensure water runoff.</p>		
3.10.2.2	Allow a provisional sum of £1,500 for unforeseen works associated with existing support or concrete surface.	£1,500.00	
3.10.3	To the external steps the contractor is to allow for the removal of all live and cracked render and cart away from site. Once removed, allow for an inspection of the staircase substructure by Ridge to assess the repairs required. Following the substrate repairs carried out, supply and install new sand:cement render in a thickness no less than 13mm.		
3.10.4	Allow a provisional sum of £1,000 to carry out repairs to staircase substructure following removal of render.	£1,000.00	

SCHEDULE OF WORKS

Ref.	Description	£	p
3.10.5	The contractor is to allow for the safe removal of the entire timber garage / shed structure within the garden. The structure should be entirely removed and carted away off site for disposal. The structure is formed of a mixture of materials, consisting largely of timber, with areas of plastic and corrugated metal.		
3.10.6	Within the structure, there is a panel of corrugated asbsetos fibre cement board which must be safely removed and disposed of by a trained operative. The contractor is to make an allowance for this, and the removal of the deleterious material should be fully documented.		
3.11	CLEANING & COMPLETION		
3.11.1	The contractor is to leave the property clear, debris free and tidy on completion of the works, to the satisfaction of Ridge & Partners LLP, including the removal of all debris, materials plant and equipment etc., ready for inspection and handover.		
3.11.2	The contractor is to note that when undertaking any upgrades to the insulation within the building (walls, roof voids etc.) the contractor is to allow to undertake a photographic record of the works being carried out. This is to include photographs with a ruler in the picture showing the thickness of the insulation being installed so that the Environment Agency can keep these as records and show as evidence for future EPCs. Allow to issue all photographs to the EA and Ridge in a suitable report at the end of the project.		
3.11.3	The contractor is to clean all the window and door glazing and frames internally and externally throughout.		
3.11.4	Allow for providing all necessary installation certification and warranties for all materials and installations included within the works. All certification and testing must be undertaken by a nationally qualified specialist.		
3.11.5	The contractor is to provide and ensure Health and Safety File and Building Manual for the works has been issued for comment 1 week prior to completion. The Health and Safety File is to include all O&M information for the works. Where required, allow to liaise with the Environment Agency's chosen electrical Term Contractor, to ensure all the correct information is provided.		

SCHEDULE OF WORKS

Ref.	Description	£	p
3.11.6	Upon completion ensure that 2 No. A4 sized paper copies of the Health and Safety file and as built drawings are provided to Ridge & Partners LLP for issue to the Environment Agency one week after Practical Completion. A full and completed electrical copy is also to be provided.		
3.11.7	The contractor is to ensure that upon completion of the works, all the insurance backed guarantees covering the external works, including the installation and workmanship etc., are to be handed to Ridge & Partners LLP and included within the O&M Manuals for the works.		
SECTION 3 - COSTED TOTAL (Excl VAT) £			

4. COLLECTION PAGE

SPECIFICATION DOCUMENT

Penton Hook Lock House

RIDGE

COLLECTION PAGE

Ref.	Description	£	p
4.0	COLLECTION PAGE		
4.1	PRELIMINARIES BREAKDOWN		
4.2	SCHEDULE OF WORKS		
4.3	CONTINGENCY SUM (10%)		
	SUB TOTAL		
4.4	MAIN CONTRACTOR OVERHEADS & PROFIT		
	Add a percentage to cover all Main Contractor overheads and profits based on the value of this tender Submission. The percentage is to allow for all adjustments to the net value of work (including Main Contractor Discount). No other adjustments shall apply.		
	Insert Percentage.....		
	TOTAL		
	Contractor :		
	Address :		
		
		
		
	Date :		
TOTAL PRICED SUBMISSION (Excl VAT) £			

5. FORM OF TENDER

Penton Hook Lock House

FORM OF TENDER

Tender For: Phase 1 - Internal Insulation Upgrades at Penton Hook Lock House

TENDER RETURNS ARE TO BE ISSUED TO:

To: Kathryn Forster
Environment Agency
Kings Meadow House
King's Meadow Road
Reading
Berkshire
RG1 8DQ

From:
.....
.....
.....
.....

We have examined the following documents:

- Specification & Pricing Document
- All appendices included within the Specification & Pricing Document
- All drawings listed in the Specification & Pricing Document

We offer to carry out the whole of the Works described in accordance with the documents referred to above;

for the sum of £ (in words)

£ (in figures) exclusive of any VAT chargeable

within weeks from acceptance of our tender, comprising a period of:

..... weeks from acceptance to the Date of Possession and

..... weeks from the Date of Possession to the Date for Completion.

For the purposes of the warranties and guarantee requirements mentioned in the Specification & Pricing Document, We have reviewed the contents of the Specification & Pricing Document and accept, without amendment, the wording set out in the appendices.

Penton Hook Lock House

FORM OF TENDER

Tender For: Phase 1 - Internal Insulation Upgrades at Penton Hook Lock House

We enclose our fully priced document in the separate envelope provided and marked with our name.

We agree that if any obvious errors in pricing or errors in arithmetic are discovered in the priced document before acceptance of this offer, they shall be dealt with in accordance with the Alternative 2 procedure set out in the latest JCT Practice Note.

We undertake in the event of your acceptance to execute with you a formal contract embodying all the conditions and terms contained in this offer within 21 days of being required to do so by the Employer.

This tender remains open for acceptance for 90 days from the latest date fixed for the submission of tenders.

We confirm that this tender is submitted at our expense and agree that the Employer need not necessarily accept the lowest or any other tender.

I/We confirm the following Principle Domestic Sub Contractors will be employed on this project. I/We confirm their sub contract tenders have been used within our tender and, where necessary, all these domestic sub contractors have accepted the wording of

Our list of proposed sub-contractors are;

.
.
.

FORM OF TENDER

Tender For: Phase 1 - Internal Insulation Upgrades at Penton Hook Lock House

Certificate of Bona Fide Tender

The essence of selective tendering is that the client shall receive bona fide competitive tenders from all those tendering. In recognition of the principle, I certify that this is a bona fide tender, intended to be competitive, and that we have not fixed or adjusted the amount of the tender by or under or in accordance with any agreement or arrangement with any other person. I also certify that we have not done and we undertake that will not do at any time before the hour and date specified for return of this tender any of the following acts:-

- a. Communication to a person other than the person calling for those tenders the amount or approximate amount of the proposed tender, except where the disclosure, in confidence, of the approximate amount of the tender was necessary to obtain insurance premium quotations required for the preparation of the tender.
- b. entering into any agreement or arrangement with any other person that he shall refrain from tendering or as to the amount of any tender to be submitted.
- c. offering or paying or giving or agreeing to pay or give any sum of money or valuable consideration directly or indirectly to any person for doing or having done or causing or having caused to be done in relation to any other tender or proposed tender for the said work any act or thing or sort described above.

In this certificate the word "person" includes any person any body or association, corporate or unincorporate and "any agreement or arrangement" includes any such transaction, formal or informal, and whether legally binding or not.

**Signed by or on
behalf of :**

Signature :
duly authorised to sign

Position :

Date :

Note: The completed Form of Tender together with the information requested must be received at the above address no later than the agreed time and date set out in the tender invitation.

APPENDIX A

Location Plan of Penton Hook Lock House

NOTES:

- 1. DO NOT SCALE
- 2. DRAWINGS TO BE READ IN CONJUNCTION WITH ALL SERVICES AND STRUCTURAL ENGINEERS DRAWINGS & SPECIFICATIONS.
- 3. © COPYRIGHT. DRAWINGS NOT TO BE REPRODUCED OR USED WITHOUT PRIOR WRITTEN CONSENT.



REFERENCE

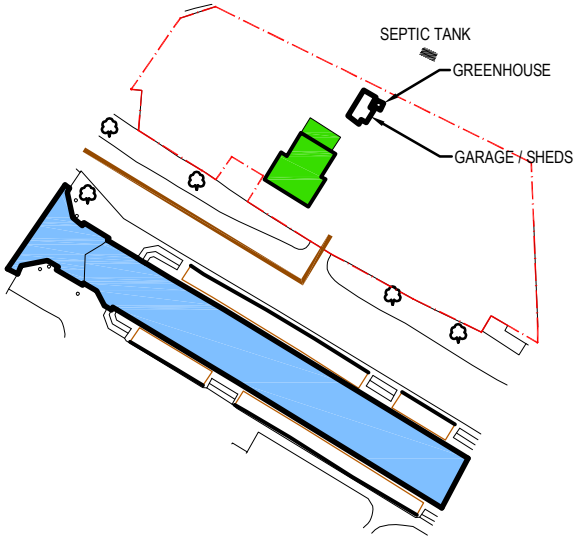
DOMESTIC BUILDINGS

ACCESS ROUTE TO DWELLING

RIVER THAMES

CONCESSION TRADING

BOUNDARY OF DWELLING AND GARDEN



Ordnance Survey © Crown Copyright 2010. All rights reserved. Licence number 100020449

REF	DATE	REVISION	DRAWN	CHECKED
SCALE	DATE	DRAWN BY	CHECKED BY	
1:1250@A4	09/2021	HW	ES	

DRAWING
Penton Hook Lock

Location Plan

PROJECT
Condition and PPM Survey

CLIENT
Environment Agency

RIDGE

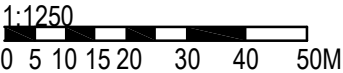
BEAUMONT HOUSE
59 HIGH STREET
THEALE
READING, RG7 5AL
Also at Oxford, Bristol, London and Leicester

TEL: 0118 932 3088
FAX: 01993 815002
www.ridge.co.uk

DRG NO
5014850 / 035_A001

FILE REFERENCE:

XREF FILE REFERENCE:



APPENDIX B

Existing Photos of Penton Hook Lock House

CONDITION SURVEY REPORT & PLANNED MAINTENANCE SCHEDULE

RIDGE

Appendix 2 – Supporting Photographs: Penton Hook Lock House (27.09.21)



1. Garden



2. Garden

CONDITION SURVEY REPORT & PLANNED MAINTENANCE SCHEDULE

RIDGE

Appendix 2 – Supporting Photographs: Penton Hook Lock House (27.09.21)



3. Garden



4. Garden

CONDITION SURVEY REPORT & PLANNED MAINTENANCE SCHEDULE

Appendix 2 – Supporting Photographs: Penton Hook Lock House (27.09.21)

RIDGE



5. Garden



6. Garden

CONDITION SURVEY REPORT & PLANNED MAINTENANCE SCHEDULE

Appendix 2 – Supporting Photographs: Penton Hook Lock House (27.09.21)

RIDGE



7. Front Steps



8. Chimney

CONDITION SURVEY REPORT & PLANNED MAINTENANCE SCHEDULE

Appendix 2 – Supporting Photographs: Penton Hook Lock House (27.09.21)

RIDGE



9. Chimney



10 Chimney

CONDITION SURVEY REPORT & PLANNED MAINTENANCE SCHEDULE

Appendix 2 – Supporting Photographs: Penton Hook Lock House (27.09.21)

RIDGE



11. Roof



12. Roof

CONDITION SURVEY REPORT & PLANNED MAINTENANCE SCHEDULE

RIDGE

Appendix 2 – Supporting Photographs: Penton Hook Lock House (27.09.21)



13. Elevations



14. Elevations

CONDITION SURVEY REPORT & PLANNED MAINTENANCE SCHEDULE

Appendix 2 – Supporting Photographs: Penton Hook Lock House (27.09.21)

RIDGE



15. Elevations



16. Elevations

CONDITION SURVEY REPORT & PLANNED MAINTENANCE SCHEDULE

Appendix 2 – Supporting Photographs: Penton Hook Lock House (27.09.21)

RIDGE



17. Elevations



18. Elevations

CONDITION SURVEY REPORT & PLANNED MAINTENANCE SCHEDULE

Appendix 2 – Supporting Photographs: Penton Hook Lock House (27.09.21)

RIDGE



19. Elevations



20. Opening Below Pipe

CONDITION SURVEY REPORT & PLANNED MAINTENANCE SCHEDULE

RIDGE

Appendix 2 – Supporting Photographs: Penton Hook Lock House (27.09.21)



21. Porch



22. Rear Door

CONDITION SURVEY REPORT & PLANNED MAINTENANCE SCHEDULE

RIDGE

Appendix 2 – Supporting Photographs: Penton Hook Lock House (27.09.21)



23. Main Cellar Door



24. Secondary Cellar Door

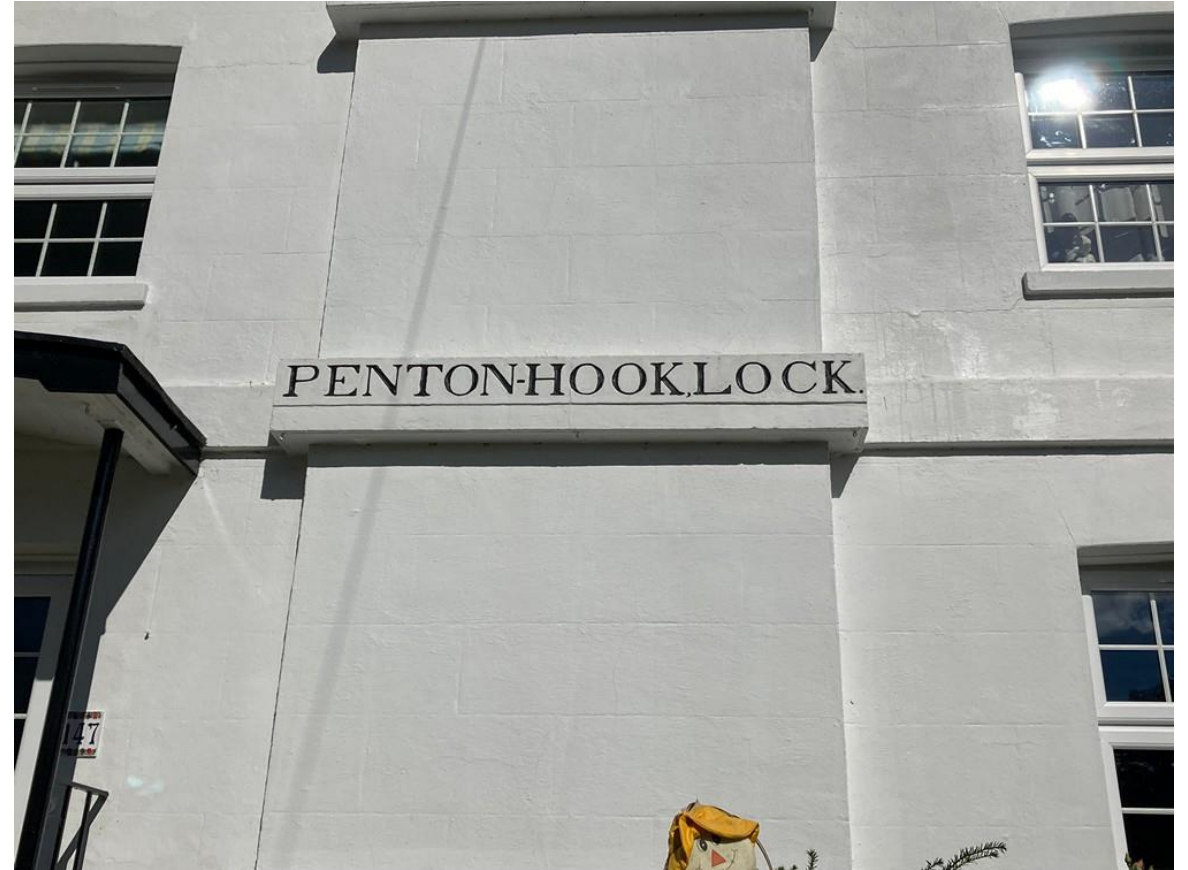
CONDITION SURVEY REPORT & PLANNED MAINTENANCE SCHEDULE

RIDGE

Appendix 2 – Supporting Photographs: Penton Hook Lock House (27.09.21)



25. Plaque



26. Plaque

CONDITION SURVEY REPORT & PLANNED MAINTENANCE SCHEDULE

Appendix 2 – Supporting Photographs: Penton Hook Lock House (27.09.21)

RIDGE



27. Flood Plaque



28. Loft Hatch

CONDITION SURVEY REPORT & PLANNED MAINTENANCE SCHEDULE

Appendix 2 – Supporting Photographs: Penton Hook Lock House (27.09.21)

RIDGE



29. Loft Hatch



30. Roof Space

CONDITION SURVEY REPORT & PLANNED MAINTENANCE SCHEDULE

Appendix 2 – Supporting Photographs: Penton Hook Lock House (27.09.21)

RIDGE



31. Roof Space



32. Ceiling

CONDITION SURVEY REPORT & PLANNED MAINTENANCE SCHEDULE

Appendix 2 – Supporting Photographs: Penton Hook Lock House (27.09.21)

RIDGE



33. Ceiling



34. Ceiling

CONDITION SURVEY REPORT & PLANNED MAINTENANCE SCHEDULE

Appendix 2 – Supporting Photographs: Penton Hook Lock House (27.09.21)

RIDGE



35. Ceiling



36. Ceiling (Cellar Stairs)

CONDITION SURVEY REPORT & PLANNED MAINTENANCE SCHEDULE

RIDGE

Appendix 2 – Supporting Photographs: Penton Hook Lock House (27.09.21)



37. Ceiling (Cellar Stairs)



38. Internal Walls

CONDITION SURVEY REPORT & PLANNED MAINTENANCE SCHEDULE

Appendix 2 – Supporting Photographs: Penton Hook Lock House (27.09.21)

RIDGE



39. Internal Walls



40. Internal Walls

CONDITION SURVEY REPORT & PLANNED MAINTENANCE SCHEDULE

Appendix 2 – Supporting Photographs: Penton Hook Lock House (27.09.21)

RIDGE



41. Internal Walls



42. Internal Walls

CONDITION SURVEY REPORT & PLANNED MAINTENANCE SCHEDULE

Appendix 2 – Supporting Photographs: Penton Hook Lock House (27.09.21)

RIDGE



43. Internal Walls



44. Kitchen Splashback

CONDITION SURVEY REPORT & PLANNED MAINTENANCE SCHEDULE

RIDGE

Appendix 2 – Supporting Photographs: Penton Hook Lock House (27.09.21)



45. Internal Window



46. Internal Window

CONDITION SURVEY REPORT & PLANNED MAINTENANCE SCHEDULE

Appendix 2 – Supporting Photographs: Penton Hook Lock House (27.09.21)

RIDGE



47. Cellar Floor



48. Floor Coverings

CONDITION SURVEY REPORT & PLANNED MAINTENANCE SCHEDULE

Appendix 2 – Supporting Photographs: Penton Hook Lock House (27.09.21)

RIDGE



49. Floor Coverings



50. Floor Coverings

CONDITION SURVEY REPORT & PLANNED MAINTENANCE SCHEDULE

Appendix 2 – Supporting Photographs: Penton Hook Lock House (27.09.21)

RIDGE



51. Floor Coverings



52. Bathroom Vinyl Stain

CONDITION SURVEY REPORT & PLANNED MAINTENANCE SCHEDULE

RIDGE

Appendix 2 – Supporting Photographs: Penton Hook Lock House (27.09.21)



53. Bathroom Vinyl Stain



54. Stairs

CONDITION SURVEY REPORT & PLANNED MAINTENANCE SCHEDULE

Appendix 2 – Supporting Photographs: Penton Hook Lock House (27.09.21)

RIDGE



55. Cellar Stairs



56. Cellar Stairs

CONDITION SURVEY REPORT & PLANNED MAINTENANCE SCHEDULE

Appendix 2 – Supporting Photographs: Penton Hook Lock House (27.09.21)

RIDGE



57. Kitchen Fittings



58. Kitchen Fittings

CONDITION SURVEY REPORT & PLANNED MAINTENANCE SCHEDULE

Appendix 2 – Supporting Photographs: Penton Hook Lock House (27.09.21)

RIDGE



59. Sanitary Fittings



60. Sanitary Fittings

CONDITION SURVEY REPORT & PLANNED MAINTENANCE SCHEDULE

Appendix 2 – Supporting Photographs: Penton Hook Lock House (27.09.21)

RIDGE



61. Sanitary Fittings



62. Sanitary Fittings

CONDITION SURVEY REPORT & PLANNED MAINTENANCE SCHEDULE

RIDGE

Appendix 2 – Supporting Photographs: Penton Hook Lock House (27.09.21)



63. Shed



64. Shed

CONDITION SURVEY REPORT & PLANNED MAINTENANCE SCHEDULE

RIDGE

Appendix 2 – Supporting Photographs: Penton Hook Lock House (27.09.21)



65. Shed



66. Shed

CONDITION SURVEY REPORT & PLANNED MAINTENANCE SCHEDULE

Appendix 2 – Supporting Photographs: Penton Hook Lock House (27.09.21)

RIDGE



67. Shed



69. Shed

CONDITION SURVEY REPORT & PLANNED MAINTENANCE SCHEDULE

RIDGE

Appendix 2 – Supporting Photographs: Penton Hook Lock House (27.09.21)



70. Greenhouse



71. Electric Distribution Board

CONDITION SURVEY REPORT & PLANNED MAINTENANCE SCHEDULE

Appendix 2 – Supporting Photographs: Penton Hook Lock House (27.09.21)

RIDGE



72. Electric Distribution Board



73. Smoke Detector

CONDITION SURVEY REPORT & PLANNED MAINTENANCE SCHEDULE

RIDGE

Appendix 2 – Supporting Photographs: Penton Hook Lock House (27.09.21)



74. Bathroom Extract



75. Kitchen Extract

CONDITION SURVEY REPORT & PLANNED MAINTENANCE SCHEDULE

RIDGE

Appendix 2 – Supporting Photographs: Penton Hook Lock House (27.09.21)



76. Carbon Monoxide Detector



77. Carbon Monoxide Detector

CONDITION SURVEY REPORT & PLANNED MAINTENANCE SCHEDULE

Appendix 2 – Supporting Photographs: Penton Hook Lock House (27.09.21)

RIDGE



78. Water Tank



79. Hot Water Cylinder

CONDITION SURVEY REPORT & PLANNED MAINTENANCE SCHEDULE

Appendix 2 – Supporting Photographs: Penton Hook Lock House (27.09.21)

RIDGE



80. Boiler



81. Fireplace

CONDITION SURVEY REPORT & PLANNED MAINTENANCE SCHEDULE

RIDGE

Appendix 2 – Supporting Photographs: Penton Hook Lock House (27.09.21)

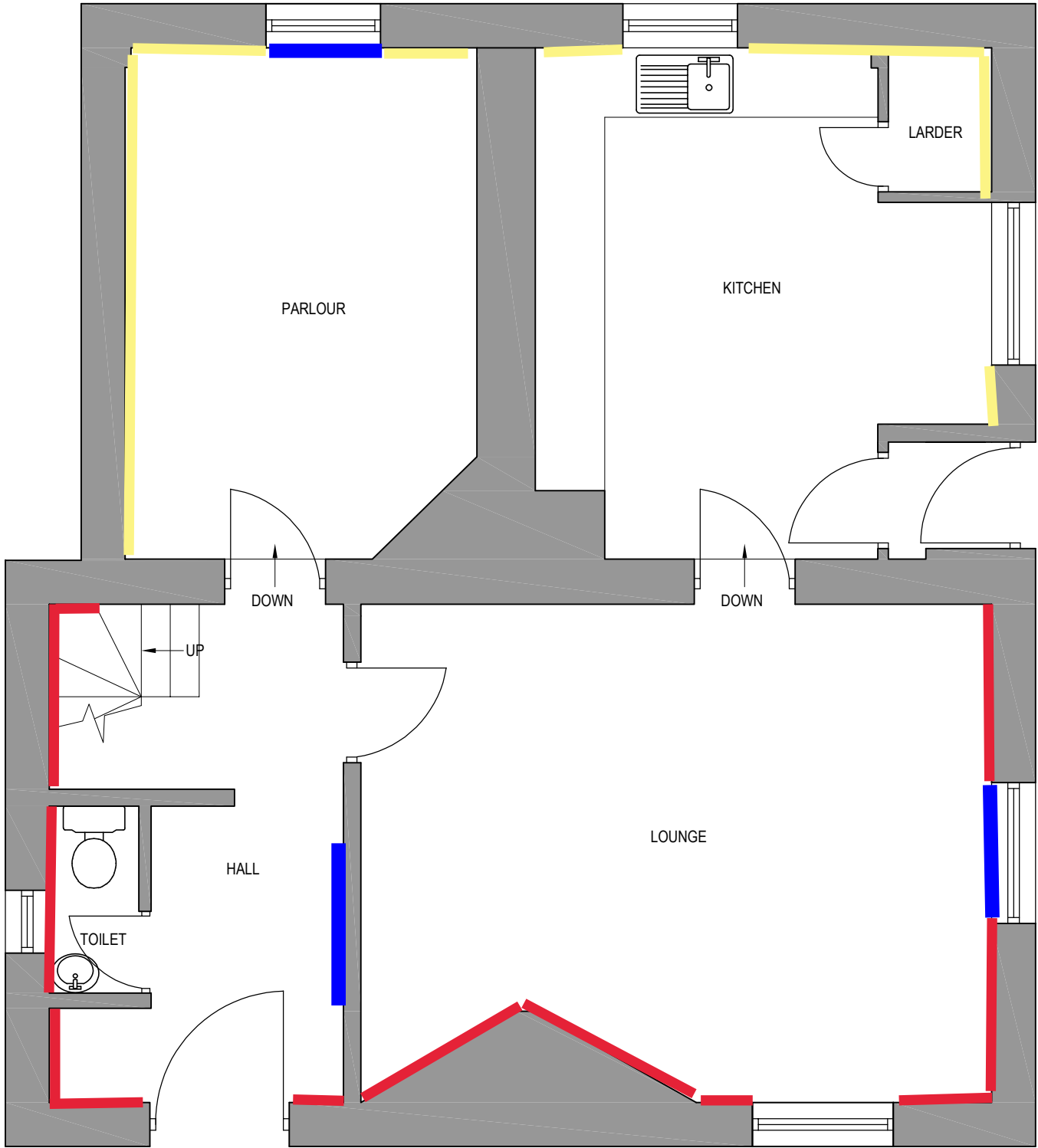


82. Feature Fireplace

APPENDIX C

Existing Layout & Site Reference Drawings

- NOTES:
- 1. DO NOT SCALE
 - 2. DRAWINGS TO BE READ IN CONJUNCTION WITH ALL SERVICES AND STRUCTURAL ENGINEERS DRAWINGS & SPECIFICATIONS.
 - 3. © COPYRIGHT. DRAWINGS NOT TO BE REPRODUCED OR USED WITHOUT PRIOR WRITTEN CONSENT.



Highlighted in red - original section of property where TyMawr system is to be used.

Highlighted in yellow - section of property where 53mm gyproc insulated plasterboard is to be used.

Highlighted in blue - locations of radiators on walls.

REF	DATE	REVISION	DRAWN	CHECKED
SCALE	DATE	DRAWN BY	CHECKED BY	
1:50@A3	09/2021	HW	ES	
DRAWING				

Penton Hook Lock

Ground Floor Plan

PROJECT
Condition and PPM Survey

CLIENT
Environment Agency

RIDGE

BEAUMONT HOUSE
59 HIGH STREET
THEALE
READING, RG7 5AL

TEL: 0118 932 3088
FAX: 01993 815002

www.ridge.co.uk

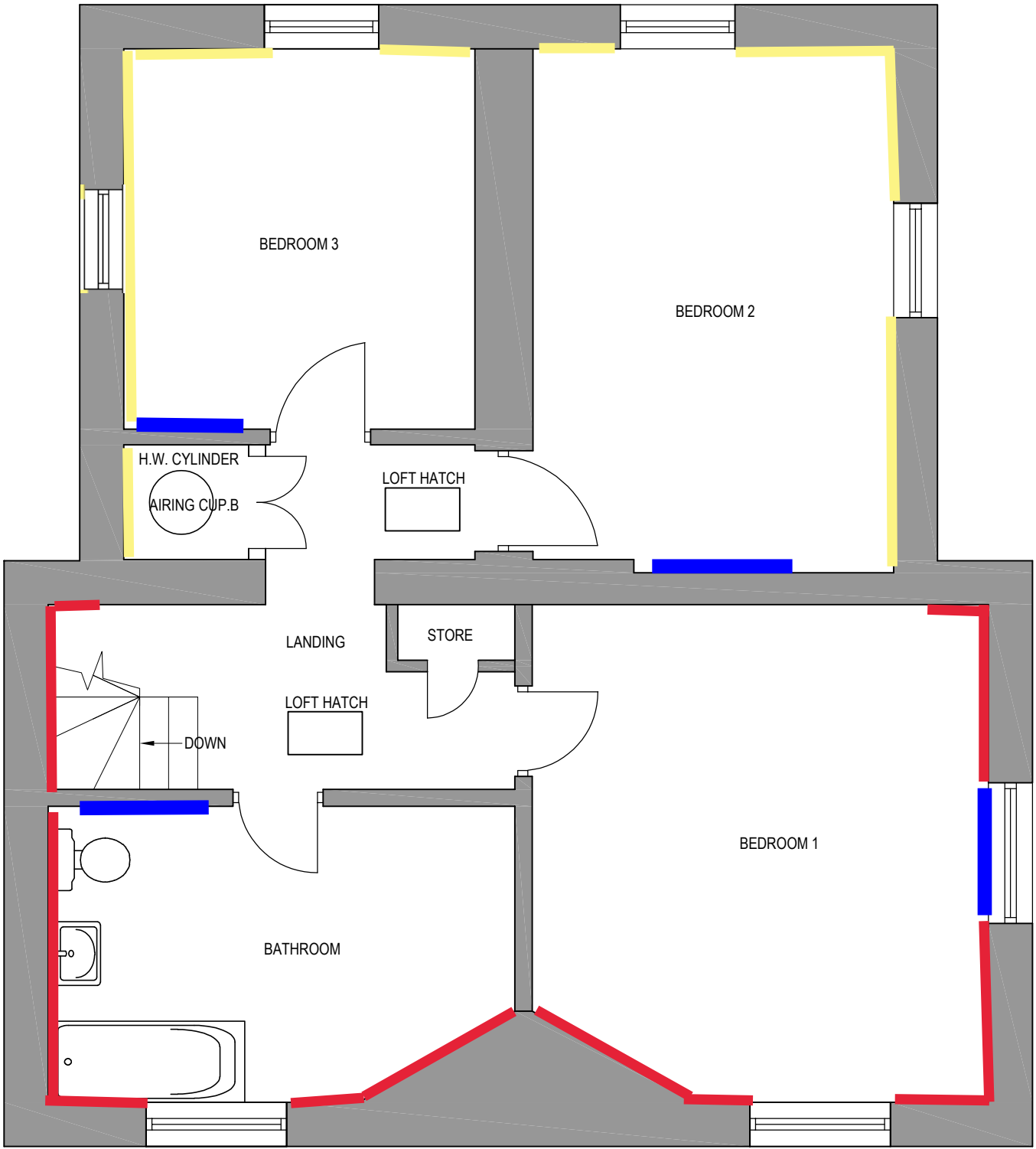
Also at Oxford, Bristol, London and Leicester

DRG NO	REV
5014850 / 035_A003	

FILE REFERENCE:

XREF FILE REFERENCE:

- NOTES:
- 1. DO NOT SCALE
 - 2. DRAWINGS TO BE READ IN CONJUNCTION WITH ALL SERVICES AND STRUCTURAL ENGINEERS DRAWINGS & SPECIFICATIONS.
 - 3. © COPYRIGHT. DRAWINGS NOT TO BE REPRODUCED OR USED WITHOUT PRIOR WRITTEN CONSENT.



Highlighted in red - original section of property where TyMawr system is to be used.

Highlighted in yellow - section of property where 53mm gyproc insulated plasterboard is to be used.

Highlighted in blue - locations of radiators on walls.

REF	DATE	REVISION	DRAWN	CHECKED
SCALE	DATE	DRAWN BY	CHECKED BY	
1:50@A3	09/2021	HW	ES	
DRAWING				

Penton Hook Lock

First Floor Plan

PROJECT
Condition and PPM Survey

CLIENT
Environment Agency

RIDGE

BEAUMONT HOUSE
59 HIGH STREET
THEALE
READING, RG7 5AL
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5014850 / 035_A004	

FILE REFERENCE:

XREF FILE REFERENCE:

APPENDIX D

R&D Asbestos Survey Report (12.11.2018) and Removal

ASBESTOS SURVEY REPORT



Client : **Ridge and Partners LLP**
Site Ref : **N/A**
Site Address : **147 Thames Side
Staines-upon-Thames
Middlesex
TW18 2JA**
Survey Date : **1st November 2018**
Report Issue Date : **12th November 2018**
Report Reference : **J002724**
Survey Type : **Refurbishment Survey**



Asbestos Consultancy Practice

Asbestos Management Surveys
Asbestos Refurbishment Surveys
Asbestos Demolition Surveys
Asbestos Re-Inspection Surveys
Asbestos Air Monitoring and Four Stage Clearances / Certificates of Reoccupation
Asbestos Removal Management
Asbestos Project Management
Asbestos Consultancy

This report and the contents therein form the opinions and results of CWE Services Limited. All aspects of the production of this report have been done in strict adherence to documented inhouse procedures and to the current HSE HSG264 Asbestos: The Survey Guide. The content of this report may not be amended or altered in any manner by a third party without the express prior consent of CWE Services Limited. Any further duplication of this survey must be done in its entirety. All relevant liabilities (actual, assumed or otherwise) under such circumstances will be withdrawn forthwith.

Please note CWE Services Limited cannot be held responsible for the way in which the client may interpret or act upon the results of this report

Section A

Client	Ridge and Partners LLP
Site Ref	N/A
Site Address	147 Thames Side, Staines-upon-Thames, Middlesex, TW18 2JA
Survey Date	1st November 2018
Report Reference	J002724

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	Asbestos Register Summary	6
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CWE Services Limited
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Congresbury
North Somerset
BS49 5EB

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enquiries@cwegroup.co.uk
Company Registration No. 4070169
Document Ref : ID031.V4



Section A

Client	Ridge and Partners LLP
Site Ref	N/A
Site Address	147 Thames Side, Staines-upon-Thames, Middlesex, TW18 2JA
Survey Date	1st November 2018
Report Reference	J002724

Report Details

Site Address	147 Thames Side, Staines-upon-Thames, Middlesex, TW18 2JA
Client	Ridge and Partners LLP
Client Contact	Sarah Astbury
Client Address	Beaumont House, 59 High St, Theale, Reading, RG7 5AL
Survey Date	1st November 2018
Report Reference	J002724
Survey Carried Out By	Martin Chard
Analytical Laboratory	Asbestos Laboratory Services

Report Reviewed and Checked by : Duncan Riddell

Signature :



Report Authorised by (Lead Surveyor) : Martin Chard

Signature :



Report Issue Date : 12th November 2018



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Section A

Client	Ridge and Partners LLP
Site Ref	N/A
Site Address	147 Thames Side, Staines-upon-Thames, Middlesex, TW18 2JA
Survey Date	1st November 2018
Report Reference	J002724

Introduction

This report details the findings of an asbestos survey commissioned by the client. The main aim and objectives of the survey were as follows:

- To identify areas where asbestos is present.
- To identify the type and extent of asbestos material where present.
- To assess the state of repair and condition of asbestos containing materials in order to provide a material risk assessment.

Unless otherwise stated the survey was conducted in order to enable compliance with regulation 4 of The Control of Asbestos Regulations 2012. All work was conducted with strict adherence to documented in-house procedures (PM001), the current HSE HSG264 Asbestos: The Survey Guide methodology, together with our standard terms and conditions.

The scope of work requested was limited to the areas identified by the client.

Where the client made site plans available for this survey we have, where possible, incorporated them into this report. Where site plans were not made available by the client for this survey, CWE have produced outline plans of the areas surveyed for the purposes of this report.

This report only relates to the situation on the day of the site visit and cannot take into account subsequent changes in circumstances.

Site Details

- A Building Type**
Domestic
- B Approx Age of Construction**
1800's
- C Number of Floors/Levels**
4
- D Building Construction Type**
Brick/block with pitched roof

Please note: The information detailed in items B & D have been supplied by the client or clients representative. CWE cannot take responsibility for inaccuracies of the supplied information



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Section B

Client	Ridge and Partners LLP
Site Ref	N/A
Site Address	147 Thames Side, Staines-upon-Thames, Middlesex, TW18 2JA
Survey Date	1st November 2018
Report Reference	J002724

Executive Summary

General Notes / Limitations of Survey

Internal notes – A general refurbishment survey was carried out to the property as instructed by S Astbury. We are advised that no specific refurbishment works are planned for the property. Further investigation may be required if definitive refurbishment works are planned.

Limited inspection under glue fixed flooring without causing irreparable damage, apply caution.

Although none were identified during the course of this survey, asbestos containing packers may be present in the general construction, apply caution.

External notes – Limited inspection above 4m, apply caution.

The aim of this section is to provide a quick overview of all identified ACMs, presumed or strongly presumed. The full details for each item within this summary can be found in the Asbestos Register in Section C.

Prior to the completion of a Priority Risk Assessment, the Material Risk Assessment shown in the table below provides guidance on prioritising those materials which may require remedial action. As outlined in the Risk Assessment section the following risk assessment categories have been used.

Items greater or equal to **10** should be regarded as **High Risk**, with a significant potential to release fibres if disturbed. Items between **7** and **9** should be regarded as **Medium Risk**. Items between 5 and 6 should be regarded as **Low Risk** and equal to **or less than 4** should be regarded as **Very Low Risk**.

The following table contains a summary of each of the positively identified ACMs. They have been identified by a combination of bulk sampling, identification of visually identical materials, and by presumption or strong presumption.



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Section B

Client Ridge and Partners LLP
Site Ref N/A
Site Address 147 Thames Side, Staines-upon-Thames, Middlesex, TW18 2JA
Survey Date 1st November 2018
Report Reference J002724

Asbestos Register Summary Table

Item	Level	Building / Location	Material Description / Product Type	Quantity	Condition (Damage)	Material Risk	Inspection	Recommendation
16	Basement	Cellar	Asbestos insulating board high level panels to ceiling	24m ²	Low Damage	Medium	Identified	Remove under asbestos controlled conditions if affected by works or encapsulate and manage in accordance with current asbestos legislation



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Section B

Client	Ridge and Partners LLP
Site Ref	N/A
Site Address	147 Thames Side, Staines-upon-Thames, Middlesex, TW18 2JA
Survey Date	1st November 2018
Report Reference	J002724

Areas of No Access

Areas where no access has been gained are as follows

Level	Building / Location	Reason For No Access
All areas within the scope of this survey were accessed		



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Section C

Client	Ridge and Partners LLP
Site Ref	N/A
Site Address	147 Thames Side, Staines-upon-Thames, Middlesex, TW18 2JA
Survey Date	1st November 2018
Report Reference	J002724

Asbestos Register




CWE Services Limited
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Congresbury
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BS49 5EB


Tel : 0871 2000 900
enquiries@cwegroup.co.uk
Company Registration No. 4070169
Document Ref : ID031.V4



Section C


Client Ridge and Partners LLP
 Site Ref N/A
 Site Address 147 Thames Side, Staines-upon-Thames, Middlesex, TW18 2JA
 Survey Date 1st November 2018
 Report Reference J002724

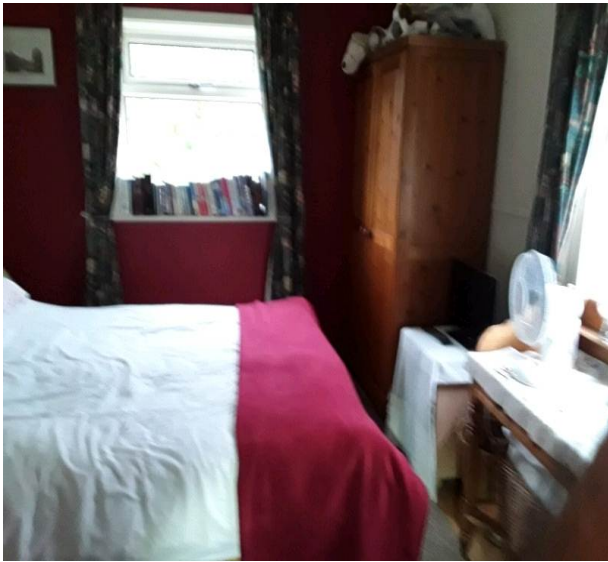
Item	Level	Building Name / Location / Room Number	Survey Type	Sample Reference	Quantity			
1	Roof Void	Loft Space 1	Refurbishment	Visual Inspection	-			
			Material Description / Location		Material Risk			
			No suspect materials observed within surveyed area		Product Type	Extent of Damage	Surface Treatment	Asbestos Type
			Additional Information		-	-	-	-
			Limited inspection due to volume of insulation.		Score - Material Risk			
					-		-	
			Recommendations		Accessibility			
			-		-			
Review Period								
-								
Inspection Level		Analysis Result		Product Type		Licensed / Non-Licensed		
-		-		-		-		

Item	Level	Building Name / Location / Room Number	Survey Type	Sample Reference	Quantity			
2	Roof Void	Loft Space 2	Refurbishment	Visual Inspection	-			
			Material Description / Location		Material Risk			
			No suspect materials observed within surveyed area		Product Type	Extent of Damage	Surface Treatment	Asbestos Type
			Additional Information		-	-	-	-
			Limited inspection due to volume of insulation and accessibility, apply caution. Plastic water tanks. Foam wrapped pipework.		Score - Material Risk			
					-		-	
			Recommendations		Accessibility			
-		-						
		Review Period						
		-						
Inspection Level		Analysis Result		Product Type		Licensed / Non-Licensed		
-		-		-		-		

Section C


Client Ridge and Partners LLP
 Site Ref N/A
 Site Address 147 Thames Side, Staines-upon-Thames, Middlesex, TW18 2JA
 Survey Date 1st November 2018
 Report Reference J002724

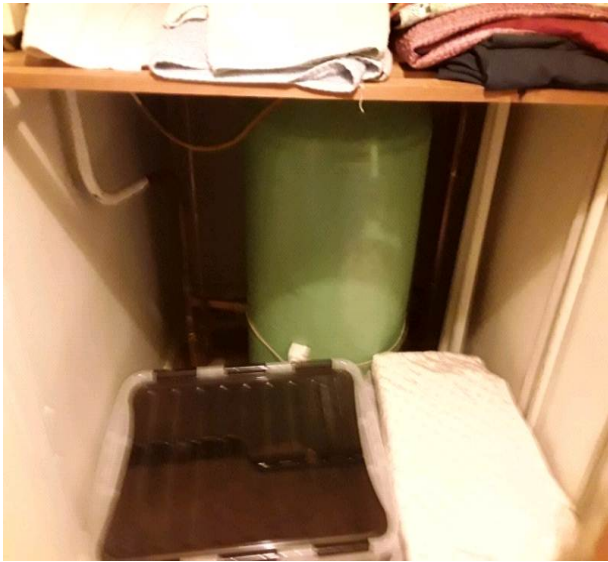
Item	Level	Building Name / Location / Room Number	Survey Type	Sample Reference	Quantity			
3	First Floor	Bedroom 1	Refurbishment	Visual Inspection	-			
			Material Description / Location		Material Risk			
			No suspect materials observed within surveyed area		Product Type	Extent of Damage	Surface Treatment	Asbestos Type
			Additional Information		-	-	-	-
			UPVC windows. Non asbestos timber doors.		Score - Material Risk			
					-		-	
			Recommendations		Accessibility			
			-		-			
Review Period								
-								
Inspection Level		Analysis Result		Product Type		Licensed / Non-Licensed		
-		-		-		-		

Item	Level	Building Name / Location / Room Number	Survey Type	Sample Reference	Quantity			
4	First Floor	Bedroom 2	Refurbishment	Visual Inspection	-			
			Material Description / Location		Material Risk			
			No suspect materials observed within surveyed area		Product Type	Extent of Damage	Surface Treatment	Asbestos Type
			Additional Information		-	-	-	-
			UPVC windows. Non asbestos timber doors.		Score - Material Risk			
					-		-	
			Recommendations		Accessibility			
			-		-			
Review Period								
-								
Inspection Level		Analysis Result		Product Type		Licensed / Non-Licensed		
-		-		-		-		

Section C

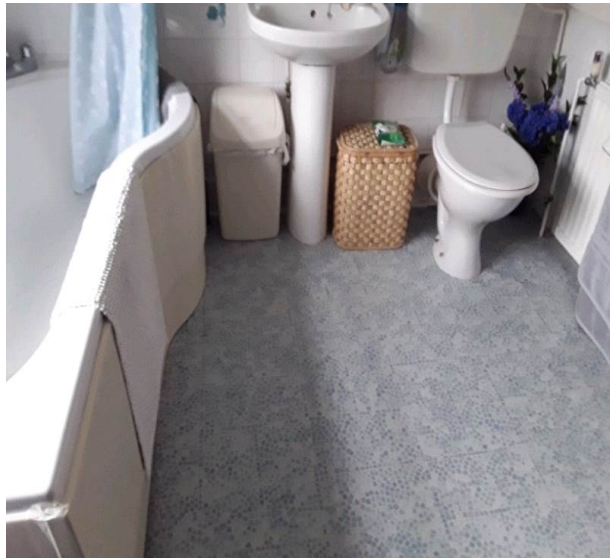
Client Ridge and Partners LLP
 Site Ref N/A
 Site Address 147 Thames Side, Staines-upon-Thames, Middlesex, TW18 2JA
 Survey Date 1st November 2018
 Report Reference J002724

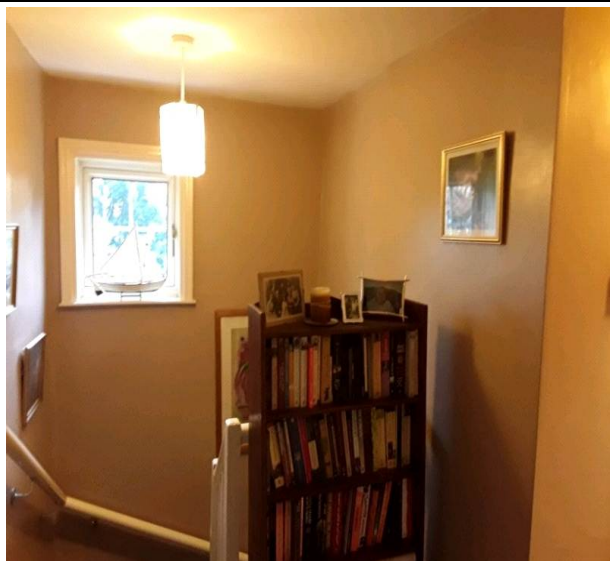
Item	Level	Building Name / Location / Room Number	Survey Type	Sample Reference	Quantity			
5	First Floor	Bedroom 3	Refurbishment	Visual Inspection	-			
			Material Description / Location		Material Risk			
			No suspect materials observed within surveyed area		Product Type	Extent of Damage	Surface Treatment	Asbestos Type
			Additional Information		-	-	-	-
			UPVC windows. Non asbestos timber doors.		Score - Material Risk			
					-	-		
			Recommendations		Accessibility			
			-		-			
Review Period								
-								
Inspection Level		Analysis Result		Product Type		Licensed / Non-Licensed		
-		-		-		-		

Item	Level	Building Name / Location / Room Number	Survey Type	Sample Reference	Quantity			
6	First Floor	Airing Cupboard	Refurbishment	Visual Inspection	-			
			Material Description / Location		Material Risk			
			No suspect materials observed within surveyed area		Product Type	Extent of Damage	Surface Treatment	Asbestos Type
			Additional Information		-	-	-	-
			Copper tank with foam jacket. Non asbestos timber doors.		Score - Material Risk			
					-		-	
			Recommendations		Accessibility			
			-		-			
Review Period								
-								
Inspection Level		Analysis Result		Product Type		Licensed / Non-Licensed		
-		-		-		-		

Section C

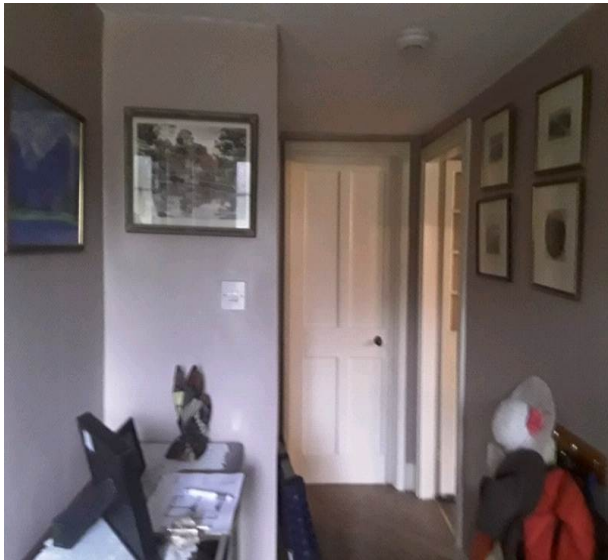
Client Ridge and Partners LLP
 Site Ref N/A
 Site Address 147 Thames Side, Staines-upon-Thames, Middlesex, TW18 2JA
 Survey Date 1st November 2018
 Report Reference J002724


Item	Level	Building Name / Location / Room Number	Survey Type	Sample Reference	Quantity			
7	First Floor	Bathroom	Refurbishment	Visual Inspection	-			
			Material Description / Location		Material Risk			
			No suspect materials observed within surveyed area		Product Type	Extent of Damage	Surface Treatment	Asbestos Type
			Additional Information		-	-	-	-
			UPVC windows. Plastic bath panel. Ceramic toilet cistern. Non asbestos vinyl flooring. Limited inspection below fixed glue fixed vinyl flooring without causing irreparable damage, apply caution.		Score - Material Risk			
					-		-	
			Recommendations		Accessibility			
-		-						
		Review Period						
		-						
Inspection Level		Analysis Result		Product Type		Licensed / Non-Licensed		
-		-		-		-		

Item	Level	Building Name / Location / Room Number	Survey Type	Sample Reference	Quantity				
8	First Floor	Stairs/ Landing and Cupboard	Refurbishment	Visual Inspection	-				
			Material Description / Location		Material Risk				
			No suspect materials observed within surveyed area		Product Type	Extent of Damage	Surface Treatment	Asbestos Type	
			Additional Information		-	-	-	-	
			UPVC windows. Non asbestos timber doors. Timber trap hatch.		Score - Material Risk				
					-		-		
			Recommendations		Accessibility				
			-		-				
Review Period									
-									
Inspection Level		Analysis Result		Product Type		Licensed / Non-Licensed			
-		-		-		-			

Section C


Client Ridge and Partners LLP
 Site Ref N/A
 Site Address 147 Thames Side, Staines-upon-Thames, Middlesex, TW18 2JA
 Survey Date 1st November 2018
 Report Reference J002724


Item	Level	Building Name / Location / Room Number	Survey Type	Sample Reference	Quantity			
9	Ground Floor	Hall	Refurbishment	Visual Inspection	-			
			Material Description / Location		Material Risk			
			No suspect materials observed within surveyed area		Product Type	Extent of Damage	Surface Treatment	Asbestos Type
					-	-	-	-
			Additional Information					
			UPVC front door. Non asbestos timber doors.		Score - Material Risk			
					-		-	
			Recommendations		Accessibility			
			-		-			
Review Period								
		-						
Inspection Level		Analysis Result		Product Type		Licensed / Non-Licensed		
-		-		-		-		

Item	Level	Building Name / Location / Room Number	Survey Type	Sample Reference	Quantity			
10	Ground Floor	Toilet	Refurbishment	Visual Inspection	-			
			Material Description / Location		Material Risk			
			No suspect materials observed within surveyed area		Product Type	Extent of Damage	Surface Treatment	Asbestos Type
			Additional Information		-	-	-	-
			UPVC windows. Ceramic toilet cistern. Non asbestos vinyl flooring. Limited inspection below fixed glue fixed vinyl flooring without causing irreparable damage, apply caution.		Score - Material Risk			
					-		-	
			Recommendations		Accessibility			
			-		-			
Review Period								
-								
Inspection Level		Analysis Result		Product Type		Licensed / Non-Licensed		
-		-		-		-		

Section C


Client Ridge and Partners LLP
 Site Ref N/A
 Site Address 147 Thames Side, Staines-upon-Thames, Middlesex, TW18 2JA
 Survey Date 1st November 2018
 Report Reference J002724


Item	Level	Building Name / Location / Room Number	Survey Type	Sample Reference	Quantity			
11	Ground Floor	Parlour	Refurbishment	Visual Inspection	-			
			Material Description / Location		Material Risk			
			No suspect materials observed within surveyed area		Product Type	Extent of Damage	Surface Treatment	Asbestos Type
			Additional Information		-	-	-	-
			UPVC windows. Non asbestos timber doors. Timber infill panel to fireplace. No access within fireplace, apply caution.		Score - Material Risk			
					-		-	
			Recommendations		Accessibility			
			-		-			
Review Period								
-								
Inspection Level		Analysis Result		Product Type		Licensed / Non-Licensed		
-		-		-		-		

Item	Level	Building Name / Location / Room Number	Survey Type	Sample Reference	Quantity			
12	Ground Floor	Lounge	Refurbishment	Visual Inspection	-			
			Material Description / Location		Material Risk			
			No suspect materials observed within surveyed area		Product Type	Extent of Damage	Surface Treatment	Asbestos Type
			Additional Information		-	-	-	-
			UPVC windows. Non asbestos timber doors. No access within fireplace, apply caution.		Score - Material Risk			
					-		-	
			Recommendations		Accessibility			
			-		-			
Review Period								
-								
Inspection Level		Analysis Result		Product Type		Licensed / Non-Licensed		
-		-		-		-		

Section C


Client Ridge and Partners LLP
 Site Ref N/A
 Site Address 147 Thames Side, Staines-upon-Thames, Middlesex, TW18 2JA
 Survey Date 1st November 2018
 Report Reference J002724


Item	Level	Building Name / Location / Room Number	Survey Type	Sample Reference	Quantity			
13	Ground Floor	Kitchen	Refurbishment	Visual Inspection	-			
			Material Description / Location		Material Risk			
			No suspect materials observed within surveyed area		Product Type	Extent of Damage	Surface Treatment	Asbestos Type
			Additional Information		-	-	-	-
			UPVC windows. Non asbestos timber doors. Non asbestos vinyl flooring. Timber boxing. Non asbestos damper pad to sink. Limited inspection below glue fixed vinyl flooring without causing irreparable damage, apply caution.		Score - Material Risk			
					-		-	
			Recommendations		Accessibility			
			-		-			
Review Period								
-								
Inspection Level		Analysis Result		Product Type		Licensed / Non-Licensed		
-		-		-		-		

Item	Level	Building Name / Location / Room Number	Survey Type	Sample Reference	Quantity			
14	Ground Floor	Kitchen Store	Refurbishment	Visual Inspection	-			
			Material Description / Location		Material Risk			
			No suspect materials observed within surveyed area		Product Type	Extent of Damage	Surface Treatment	Asbestos Type
			Additional Information		-	-	-	-
			UPVC windows. Non asbestos timber doors. Non asbestos vinyl flooring.		Score - Material Risk			
					-		-	
			Recommendations		Accessibility			
			-		-			
Review Period								
-								
Inspection Level		Analysis Result		Product Type		Licensed / Non-Licensed		
-		-		-		-		

Section C

Client Ridge and Partners LLP
 Site Ref N/A
 Site Address 147 Thames Side, Staines-upon-Thames, Middlesex, TW18 2JA
 Survey Date 1st November 2018
 Report Reference J002724

Item	Level	Building Name / Location / Room Number	Survey Type	Sample Reference	Quantity			
15	Basement	Main Cellar	Refurbishment	Visual Inspection	-			
			Material Description / Location		Material Risk			
			No suspect materials observed within surveyed area		Product Type	Extent of Damage	Surface Treatment	Asbestos Type
			Additional Information		-	-	-	-
			Non asbestos timber doors. Non asbestos fuseboard. Limited inspection due to stored Items, apply caution.		Score - Material Risk			
					-	-		
			Recommendations		Accessibility			
			-		-			
		Review Period						
		-						
Inspection Level		Analysis Result		Product Type		Licensed / Non-Licensed		
-		-		-		-		

Item	Level	Building Name / Location / Room Number	Survey Type	Sample Reference	Quantity			
16	Basement	Cellar	Refurbishment	AH000065	24m²			
			Material Description / Location		Material Risk			
			Asbestos insulating board high level panels to ceiling		Product Type	Extent of Damage	Surface Treatment	Asbestos Type
			Additional Information		2	1	2	2
			High level unencapsulated ceiling panels. Non asbestos Vaillant boiler. Limited inspection due to stored items, apply caution.		Score - Material Risk			
					7		Medium	
			Recommendations		Accessibility			
Remove under asbestos controlled conditions if affected by works or encapsulate and manage in accordance with current asbestos legislation		High						
		Review Period						
		Annual						
Inspection Level		Analysis Result	Product Type		Licensed / Non-Licensed			
Identified		Chrysotile + Amosite	Asbestos Insulating Board		Licensable			




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Section C

Client Ridge and Partners LLP
 Site Ref N/A
 Site Address 147 Thames Side, Staines-upon-Thames, Middlesex, TW18 2JA
 Survey Date 1st November 2018
 Report Reference J002724

Item	Level	Building Name / Location / Room Number	Survey Type	Sample Reference	Quantity			
17	External	External Elevations	Refurbishment	Visual Inspection	-			
			Material Description / Location		Material Risk			
			No suspect materials observed within surveyed area		Product Type	Extent of Damage	Surface Treatment	Asbestos Type
			Additional Information		-	-	-	-
			Cast soil pipe. Plastic rainwater goods. Limited inspection above 4m, apply caution.		Score - Material Risk			
					-		-	
			Recommendations		Accessibility			
-		-						
		Review Period						
		-						
Inspection Level		Analysis Result	Product Type		Licensed / Non-Licensed			
-		-	-		-			

Section D

Client	Ridge and Partners LLP
Site Ref	N/A
Site Address	147 Thames Side, Staines-upon-Thames, Middlesex, TW18 2JA
Survey Date	1st November 2018
Report Reference	J002724

Areas Surveyed / General Information

Areas that have been surveyed are as follows

Item Number	Level	Building / Location	Details of location
1	Roof Void	Loft Space 1	MMMF loft insulation on plasterboard flooring
2	Roof Void	Loft Space 2	MMMF loft insulation on plasterboard flooring
3	First Floor	Bedroom 1	Fixed plastered ceiling. Plastered block walls and partitioning. Carpet over timber.
4	First Floor	Bedroom 2	Fixed plastered ceiling. Plastered block walls and partitioning. Carpet over timber.
5	First Floor	Bedroom 3	Fixed plastered ceiling. Plastered block walls and partitioning. Carpet over timber.
6	First Floor	Airing Cupboard	Fixed plastered ceiling. Plastered block walls and partitioning. Timber flooring.
7	First Floor	Bathroom	Fixed plastered ceiling. Plastered block walls and partitioning. Vinyl flooring over timber.
8	First Floor	Stairs/ Landing and Cupboard	Fixed plastered ceiling. Plastered block walls and partitioning. Carpet over timber.
9	Ground Floor	Hall	Fixed plastered ceiling. Plastered block walls and partitioning. Carpet over timber.
10	Ground Floor	Toilet	Fixed plastered ceiling. Plastered blockwalls and partitioning. Vinyl flooring over timber.
11	Ground Floor	Parlour	Fixed plastered ceiling. Plastered blockwalls and partitioning. Carpet over timber.
12	Ground Floor	Lounge	Fixed plastered ceiling. Plastered block walls and partitioning. Carpet over timber.



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Section D

Client Ridge and Partners LLP
Site Ref N/A
Site Address 147 Thames Side, Staines-upon-Thames, Middlesex, TW18 2JA
Survey Date 1st November 2018
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Item Number	Level	Building / Location	Details of location
13	Ground Floor	Kitchen	Fixed plastered ceiling. Plastered block walls and partitioning. Vinyl flooring over timber.
14	Ground Floor	Kitchen Store	Fixed plastered ceiling. Plastered blockwalls and partitioning. Vinyl flooring over timber.
15	Basement	Main Cellar	Fixed timber and plastered ceiling. Plastered block walls and partitioning. Carpet over stone.
16	Basement	Cellar	Ceiling panels. Plastered blockwalls. Concrete floor.
17	External	External Elevations	Limited inspection above 4m, apply caution.



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Section E

Client	Ridge and Partners LLP
Site Ref	N/A
Site Address	147 Thames Side, Staines-upon-Thames, Middlesex, TW18 2JA
Survey Date	1st November 2018
Report Reference	J002724

SURVEY TYPE – REFURBISHMENT SURVEY

This type of survey is required before any refurbishment or demolition work is carried out and is used to locate and describe, as far as reasonably practicable, all ACMs in the area where the refurbishment work will take place or in the whole building if demolition is planned. The survey is fully intrusive and involves destructive inspections, as necessary, to gain access to all areas, including those that may be difficult to reach and may need to penetrate all parts of the building structure. Material assessments (although not required for this type of survey) of the various ACMs and their ability to release fibres into the air if they are disturbed in some way are provided on the individual item inspections. Sampling procedures are as described above. Any areas not accessed are listed in Section B and must be presumed to contain asbestos. These will be required to be accessed prior to any works taking place. Any caveats/restrictions to the Refurbishment and Demolition survey are listed Section B – General Notes/ Limitations of Survey.

Where there has been significant destruction reassurance air monitoring may be required. Measurements provided are for guidance only and are not to be used as the basis for removal quotations.

SURVEY METHODOLOGY

All accessible areas within the site as indicated by the client have been inspected in order to determine the presence of asbestos containing materials.

The Surveyor(s) have accomplished all tasks necessary to identify asbestos containing materials as far as is reasonably practicable.

The inspection included, but was not necessarily limited to, the following:

- A thorough on-site visual inspection. During the inspection, the Surveyor(s) identified and quantified suspected ACMs.
- All areas of homogenous material have been identified, based upon previous experience of laboratory bulk analysis results.
- Identified all locations where ACMs may be present but cannot be inspected, with the reason it could not be inspected.
- Completing a Survey Summary of suspect ACMs, whether later proven to contain asbestos or not.
- Where the Surveyor(s) suspected a material containing asbestos, a sample was taken for analysis.
- The samples were chosen as being representative of the material under investigation.
- All sampling was undertaken following the HSE guidance note HSG264, causing the minimum possible disruption and potential risk to the health of building occupants and visitors.
- All bulk sample analysis, swab sample analysis and air reassurance testing (if applicable) was carried out by a UKAS Accredited laboratory.
- The Surveyor(s) assessed the risk of fibre release before carrying out the survey.
- Investigation was carried out incorporating the shadow vac technique using an H type vacuum in order to minimise potential fibre release.
- Where fibre release was assessed to be of sufficiently high risk, a polythene enclosure was erected and suitable PPE utilised.



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LIMITATIONS OF THE SURVEY

General

This report contains findings based upon initial visual inspection during the course of the survey. All reasonable efforts were made to identify the presence of materials containing asbestos within the surveyed areas.

Asbestos is sometimes concealed within the fabric of buildings or within sealed building voids, so it is not always possible to regard the findings in any survey as being definitive. It must always remain a possibility that further asbestos containing materials may be found during any alteration, refurbishment or demolition works.

Asbestos containing packers may be present in the general construction and may not have been identified during the course of this survey. Caution should be applied during any proposed works.

Areas of reported “**no access**” have attempted to be re-accessed on one further occasion, if the survey duration was of two days or more. No further access attempt has been made for surveys of one day or less. For all types of survey where “**no access**” is reported, outlining the reasons why access was not available indicates that the area specified was not accessible at the time of the survey. The client’s attention is drawn to the possibility that further ACMs may be in the area and consequently caution should be applied. Areas not identified in this report should be considered as **not accessed**. Further investigation may be required to these areas.

Where the Surveyor(s) identified **actual** or **presumed** asbestos containing material, no further inspection behind such material was possible. No account has been made for materials located behind unknown voids and spaces. Should the presumed or identified material be subsequently proven not to contain asbestos following bulk sample analysis, then further inspection work should be conducted at the formal request of the client.

The quantification stated in this report, are based on the Surveyor’s estimates. They are intended to indicate approximate size and volume of asbestos based material and should not be used for contractual purposes alone. A further site visit may be prudent for estimation/contractual purposes.

Manufactured products containing asbestos have been extremely diverse. CWE have done all that is reasonably practicable to identify such materials. Certain decorative coatings and plasters may contain very small quantities of asbestos. In situ, these coatings are often composed of different batches of product or may have been repaired or patched at different times. It is, therefore, possible that any “Artex” samples taken may not be representative of the entire coating. Recent research suggests that, in some cases, the fibres may have diameters below 0.1µm. These may not be visible by the optical microscopy method described in HSE publications HSG248.



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Section E

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SPECIFIC

Unless specifically requested by the client and agreed by CWE, access to the following has not been achieved (where applicable).

Fragile or pitched roof structures

Inspection has not been undertaken on pitched roofs. Flat roofs with little or no edge protection have only been inspected as far as deemed safe. No access has been made closer than 2.5 metres from exposed edges.

Open sewers or drains

Areas such as open sewers or drains that have a known biological hazard, together with the potential for fast flowing water, etc have not been inspected.

Areas of chemical or biological hazard

Areas that have a known chemical or biological hazard have not been inspected.

Confined spaces or areas of potential hazard

Representative access only has been made to risers, ducts above slab level and boxing, where the anticipated hazard and level of risk from the process of inspection is sufficiently low enough to proceed. We have not reported on concealed spaces, flues, ducts, voids or any similarly enclosed areas, which would have necessitated the use of specialist equipment or tools.

Service ducts with no visible means of access

Inspection has not been undertaken to any service ducts or similar voids that exist within the fabric of the building where the extent or presence is not evident due to inaccessibility or insufficient knowledge of the structure at the time of the survey.

Lift, hoist machinery and open shafts

Lifts, lift shafts, hoists or similar which require the attendance of a specialist engineer have not been inspected without a competent engineer being present. These areas are excluded from the report. The provision and arrangement of such specialist engineers are at the expense of the client.

Access within plant, machinery and other similar fixtures and fittings has not been attempted, unless by prior agreement of CWE and the client.

Live machinery, including lift machinery and escalators

Inspection of electrical systems and subsystems etc has not been attempted if the Surveyor(s) were unsure as to their state of isolation. All electrical systems which require inspection by the client require confirmation that the electrical system has been isolated by a competent person (for example, an electrical engineer).

Enclosed floor voids, ceiling voids and similar spaces

CWE is unable to report on any asbestos that may be present in any enclosed floor voids, ceiling voids and similar spaces where their presence is not made known to CWE Services Ltd. No responsibility is accepted for the presence of asbestos in voids (under floor, floor, wall or ceiling) other than those opened up during the investigation.



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Joints, seals, lagging within equipment, pipework etc that may impact upon the structural integrity of the item

A limited inspection only has been carried out on valves, flanges, ovens, etc. where pipework is concealed by overlying non-asbestos insulation, Inspection of pipework has been restricted primarily to the insulation visible.

Areas of insect and animal infestation, including areas with animal excreta

We have not inspected any areas or surfaces that, prior to investigation, require the removal of animal excreta, carcasses and other such biological hazards.

Sampling

Samples have not been taken where the act of sampling would endanger the Surveyor(s) or affect the functional integrity of the item concerned. For example, fuses within electrical boxes, gaskets, fire doors, ropes associated with heating, glazing or power plant, etc.

Sample/s have been taken of materials suspected to be asbestos in the building, to the requisite density only.

Bulk samples have been taken from all materials which, upon visual inspection, appeared likely to contain asbestos.



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RISK ASSESSMENT

Risk assessment covers two areas:

- o **Material Risk Assessment:** Material risk assessment relates directly to the material and its current condition.
- o **Priority Risk Assessment:** Priority risk assessment relates to the material (risk assessment) within its environmental surroundings. It takes into account further factors such as occupancy levels and maintenance activity in order to produce a risk figure.

A more detailed explanation of each is available in the following sections.

Material Risk Assessment

The four main parameters which will determine the amount of fibres released from an ACM when subject to a standard disturbance are:

- o product type
- o extent of damage or deterioration
- o surface treatment
- o asbestos type

Each parameter is scored as: High = 3, Medium = 2 or Low = 1; two categories also allow a nil score. The value assigned to each of the four parameters is added together to give a total score of between 2 and 12.

Presumed or strongly presumed asbestos containing materials are scored as Crocidolite (3), unless analysis of similar samples from the building show a different asbestos type, or if there is a reasoned argument that another type of asbestos was almost always used.

An overview of the risk categories can be seen in the following table.

Score	Comments
>10	High Risk Such items should be regarded as high risk, with a significant potential to release fibres if disturbed
7 – 9	Medium Risk
5 – 6	Low Risk
4 or less	Very Low Risk



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Examples of scoring for each parameter are given in the table below.

Material Assessment Algorithm		
Sample Variable	Score	Examples of scores
Product type (or debris)	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, millboards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt. Asbestos insulating board, millboards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.
	3	Thermal insulating (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 de-lamination 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.
Total		

'High' Risk Category

Materials in the 'high' category require **urgent** consideration. Factors to be taken into account include future use of the building, company policy and available finance. The following options may be appropriate:-

- o Complete removal.
- o Encapsulation, sealing or other protection including marking with appropriate warning labels.
- o Decontamination works.
- o Close monitoring of condition and potential for persons to be exposed to airborne asbestos fibres. (These may involve air sampling adjacent to the material to determine whether airborne asbestos fibres are being produced).

'Medium' Risk Category

The condition of any material in the 'medium' category requires regular monitoring and a programme of management. Encapsulation or removal may well be appropriate in the medium to long term.

'Low' Risk and 'Very Low' Risk Category

'Low' risk and 'Very Low' risk category materials are generally of a cement, resin or plastic based material and are not considered to cause any immediate concern as these are unlikely to present any significant risk under reasonably foreseeable circumstances. Periodic condition monitoring under a management regime is advisable.



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Priority Risk Assessment

In addition to that identified by the 'material assessment' score, consideration must also be given to the other users activities in and around the building. This Duty Holders Priority Assessment method and score is detailed in the HSE guidance A Comprehensive Guide to Managing Asbestos in Premises (HSG227). This score is added to the HSG264 Material Assessment Score. The higher the Total Risk Score, the greater the risk of exposure to occupants.

The priority risk assessment looks at the likelihood of someone disturbing the ACM. The factors taken into account are listed below:

Factor	Comments
Maintenance activity	Type of maintenance and frequency of maintenance
Occupant activity	Main activity and Secondary activities
Likelihood of disturbance	Location, accessibility and extent/amount
Human exposure potential	Number of occupants, frequency of use of the area and average time area is in use

This survey does not provide a "Priority" risk assessment.

The responsibility for such risk assessments being conducted is that of the Duty holder responsible for the property concerned. CWE Services Ltd can assist with the implementation and auditing of risk management systems on the client's behalf although this does not fall within the scope of our UKAS Accreditation. For further assistance and technical advice, please contact a CWE Technical Manager.



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Section E

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RECOMMENDATIONS

The following risk categories provide the three classifications of risk used within this survey. In general: **The higher the number the higher the risk.**

The recommendation given against each recorded material is derived from the material assessment for each recorded instance of asbestos and the initial risk assessment made by the Surveyors during the survey. Details of the scoring system utilised can be found in the previous section.

The recommended actions have been confined to a limited number of key actions. They can be seen in the following table.

Recommendation	Comments
Remove	Removal of asbestos containing materials is recommended on the basis that its condition and location could result in exposure to persons, spread of asbestos, or release to the environment.
Repair / Encapsulate	Repair or complete encapsulation is recommended as an alternative to removal, where reasonably safe and possible to do so.
Environmental Clean	Recommended where contamination from existing or removed asbestos containing materials could result in exposure, spread, or release of asbestos into the environment.
Air Monitoring	Recommendations where the risk of exposure of persons to airborne asbestos fibre may be or may have been possible, and determination of such exposure is warranted.
Restrict Access	Access to be restricted to personnel working under controlled circumstances, with protection where determined.
Prohibit Access	Prohibit access to all personnel pending remedial action.
Manage in accordance with current asbestos legislation	Management of asbestos containing materials is recommended on the basis that its condition and location would not easily result in exposure to persons, spread of asbestos, or release to the environment.

Where the recommended action for a material is to encapsulate or label and manage in situ, the client should be aware that these materials **must** be removed prior to any works or activity likely to cause disturbance to the material. A risk assessment should be made as part of the management regime in advance of any planned works, maintenance or similar.

Any activity involving the removal, encapsulation or disposal of licensable asbestos containing materials must be done in accordance with the provisions of The Control of Asbestos Regulations 2012.

The client should be aware that the findings of this report do not constitute either a full risk assessment or a management plan.

Where any doubt may exist regarding management measures to be implemented, then either the most cautious route should be adopted, or more detailed risk assessment undertaken. CWE Services Ltd can assist with the implementation and monitoring of management systems on the client's behalf. For further assistance and technical advice, please contact a CWE Technical Manager.



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DUTY TO MANAGE ASBESTOS

Regulation 4 of The Control of Asbestos Regulations 2012, prescribes duties that must be complied with when managing the risk from asbestos in non-domestic premises. Under Regulation 4(3) duty holders must ensure that a suitable and sufficient assessment is made to determine whether asbestos is present or liable to be present in a premise. During such an assessment, Regulation 4(5) states that account should be taken of any plans, the age, and other relevant information about the building.

Regulation 4(4) requires reasonable steps to be taken when making the assessment, and the condition of any asbestos present or assumed to be considered.

Regulation 4(10) states that measures must be taken to:

- a. Review and revise the management plan.
- b. Implement the measures specified in the plan.
- c. Record such implementation.

The client or duty holder is wholly responsible for implementing measures or management of asbestos identified or presumed within the premises, and reviewing the plan as under Regulation 4(10).

We would recommend that a full risk assessment, including priority assessment, is carried out to the requirements of HSG 227 – A Comprehensive Guide to Managing Asbestos in Premises – as issued by the Health and Safety Executive. On completion of a risk assessment, a plan to manage asbestos can then be prepared.

Monitoring the condition of identified asbestos, containing materials is recommended at least every six months to a year, or at shorter intervals as advised, to enable compliance with regulation 4 (9) of The Control of Asbestos Regulations 2012.

CWE Services Ltd can assist with the preparation and implementation of such a plan to enable full compliance with the regulations. For further assistance and technical advice please contact a CWE Technical Manager.



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Section F

Client	Ridge and Partners LLP
Site Ref	N/A
Site Address	147 Thames Side, Staines-upon-Thames, Middlesex, TW18 2JA
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SITE PLANS



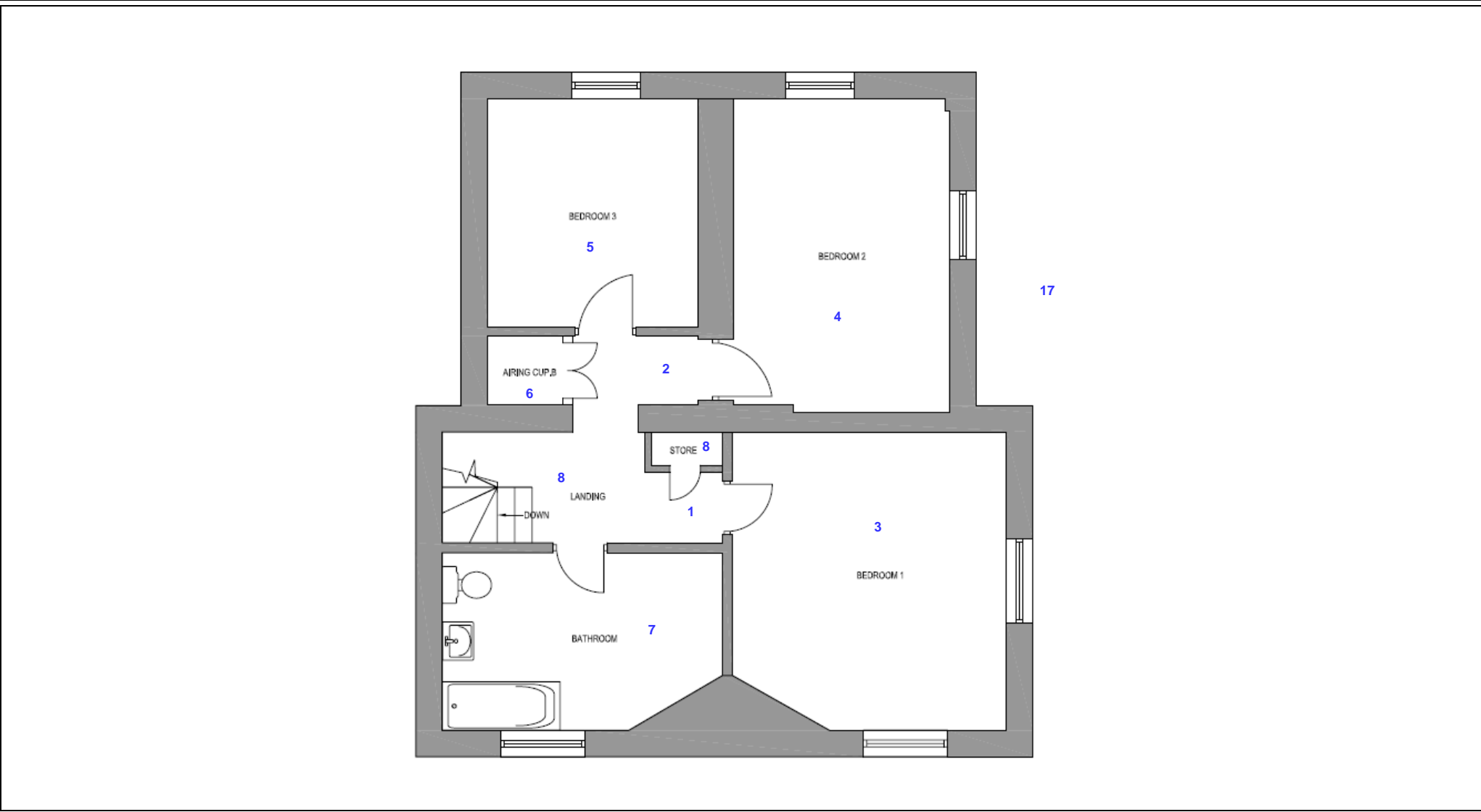
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Client :	Ridge and Partners LLP	147 Thames Side, Staines-upon-Thames, Middlesex, TW18 2JA	Level :	First Floor	SITE PLAN Page 1 of 3
Report Ref :	J002724		Area :	All Areas	

NOT TO SCALE
ALL LOCATIONS ARE APPROXIMATE
THIS SITE PLAN SHOULD BE READ IN CONJUNCTION WITH THE FULL ASBESTOS SURVEY REPORT



Key (Item/ Sample Numbers) :
Positive or Presumed Items
Non Asbestos
No Access

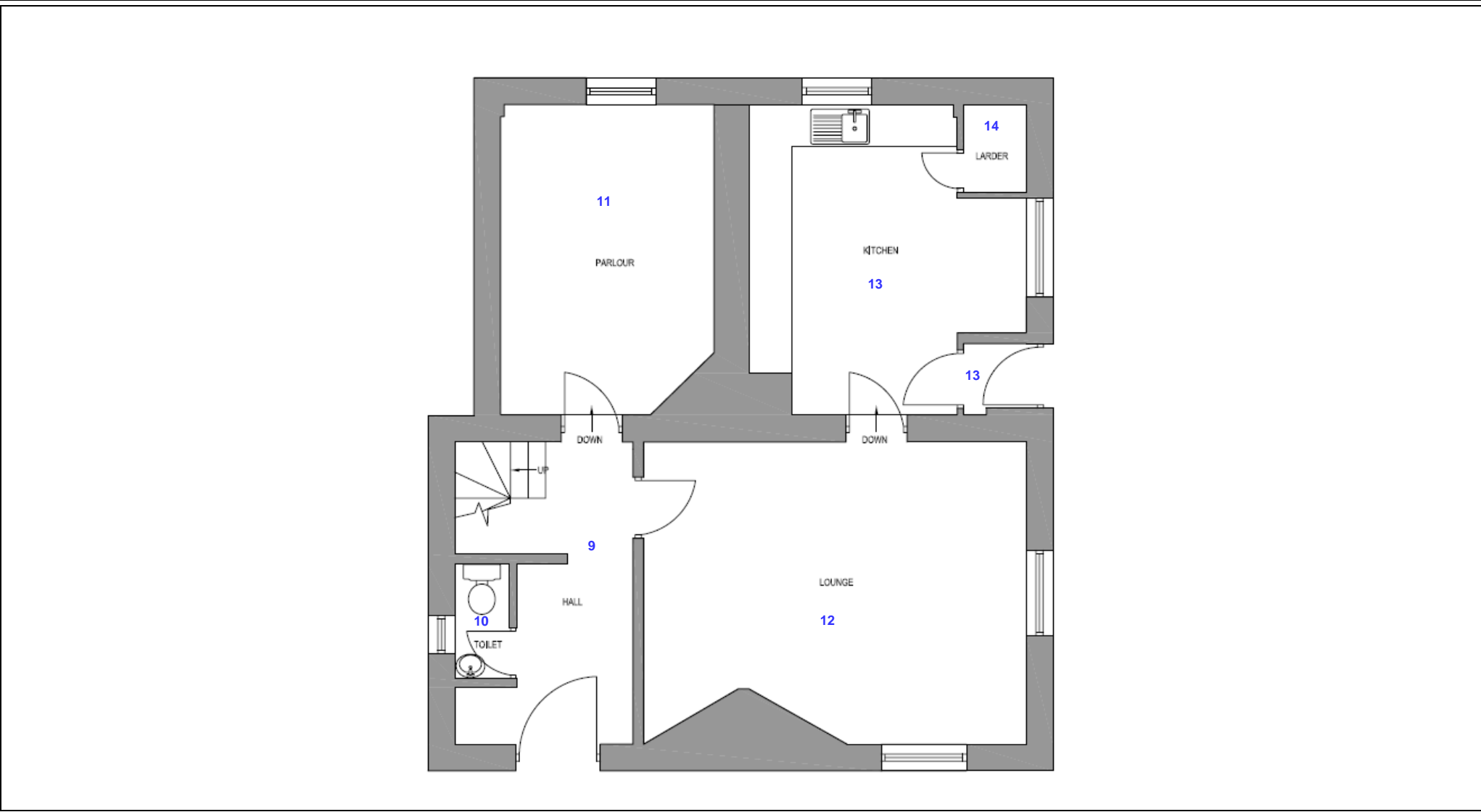
Limitations of reported information :-
The information contained within this report of the locations of asbestos containing materials (ACMs) should not be treated as either exhaustive or definitive. It should always be assumed that there may be other ACMs present, hidden or undetected within the fabric of the building. Further investigations may be necessary when carrying out works likely to disturb the fabric of the building.

Client :	Ridge and Partners LLP	147 Thames Side, Staines-upon-Thames, Middlesex, TW18 2JA	Level :	Ground Floor	SITE PLAN Page 2 of 3
Report Ref :	J002724		Area :	All Areas	

NOT TO SCALE

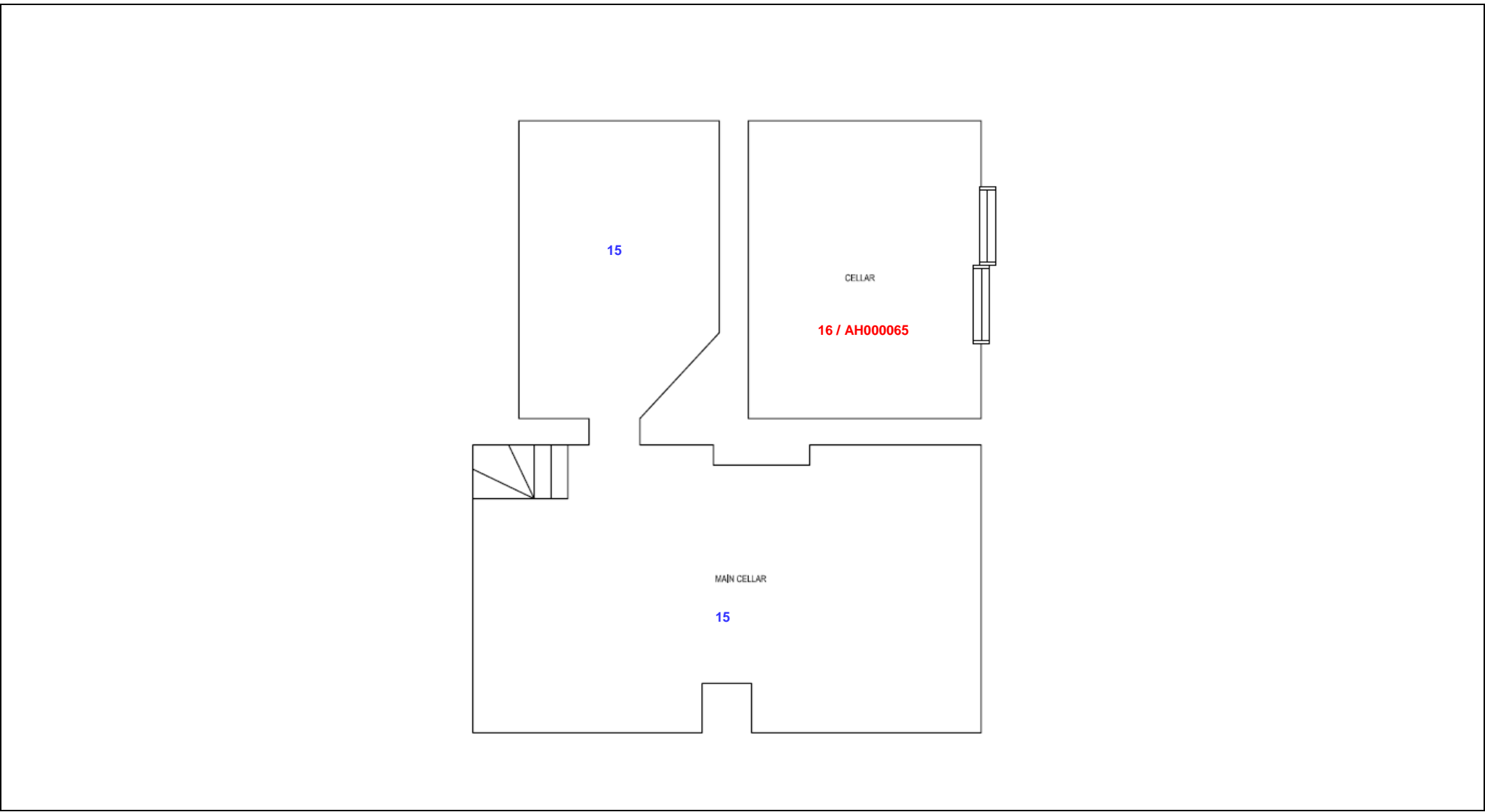
ALL LOCATIONS ARE APPROXIMATE

THIS SITE PLAN SHOULD BE READ IN CONJUNCTION WITH THE FULL ASBESTOS SURVEY REPORT



Client :	Ridge and Partners LLP	147 Thames Side, Staines-upon-Thames, Middlesex, TW18 2JA	Level :	Basement	SITE PLAN Page 3 of 3
Report Ref :	J002724		Area :	All Areas	

NOT TO SCALE ALL LOCATIONS ARE APPROXIMATE THIS SITE PLAN SHOULD BE READ IN CONJUNCTION WITH THE FULL ASBESTOS SURVEY REPORT



Key (Item/ Sample Numbers) :
Positive or Presumed Items
Non Asbestos
No Access

Limitations of reported information :-
The information contained within this report of the locations of asbestos containing materials (ACMs) should not be treated as either exhaustive or definitive. It should always be assumed that there may be other ACMs present, hidden or undetected within the fabric of the building. Further investigations may be necessary when carrying out works likely to disturb the fabric of the building.

Section G

Client	Ridge and Partners LLP
Site Ref	N/A
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Certificate of Analysis



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Section G

Client Ridge and Partners LLP
 Site Ref N/A
 Site Address 147 Thames Side, Staines-upon-Thames, Middlesex, TW18 2JA
 Survey Date 1st November 2018
 Report Reference J002724

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CERTIFICATE OF ANALYSIS FOR ASBESTOS FIBRES

Report Number: ALS/J031133

Client	CWE Services Ltd	Attention	Jack Bobruk
Client Address	The Barn, Oak Farm, Weston Road, Congresbury, North Somerset, BS49 5EB		
Site Address	147 Thames Side, Staines-upon-Thames, Middlesex, TW18 2JA		
Site Ref	J002724 / 23087/MC	No. of Samples	1

Date Received	06/11/2018	Date of Analysis	07/11/2018	Report Issue Date	07/11/2018
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Samples of material(s) [detailed below] have been examined to determine the presence of asbestos fibres, using Polarised Light Microscopy together with dispersion staining based on the HSE's guidance document HSG248 and Asbestos Laboratory Services documented method. If samples have been delivered to the laboratory, the site address and sample location is reported as provided by the client. Asbestos Laboratory Services are not responsible for the accuracy or competence of the sampling by third parties. Under these circumstances Asbestos Laboratory Services cannot be held responsible for the interpretation of the results shown. Opinions and interpretations are outside the scope of the UKAS accreditation. All entries under 'Fibre Type Detected' that contain (*) indicate that the sample was found to be deviating from policies defined in document TPS63 (UKAS Policy on Deviating Samples). As a result, the test result(s) may be invalid.

The Determination of Asbestos Content Report shall not be reproduced except in full, without written approval of the laboratory.

(V2), or subsequent "V" numbers, after the report number signifies that the original certificate (or previous amended certificate) has been replaced.

Lab Ref.	Client Sample Number	Sample Location	Sample Description	Fibre Type Detected
BS140913	AH000065	Z-Sub Level 1, Cellar, To Ceiling	High Level Panels	Chrysotile + Amosite

KEY – FIBRE TYPE DETECTED

NADIS = No Asbestos Detected in Sample
Amosite = Brown Asbestos
Anthophyllite, Tremolite & Actinolite = Uncommon asbestos fibre types

Chrysotile = White Asbestos
Crocidolite = Blue Asbestos

Note: All samples will be retained for a minimum of six months.

Analysed By	Peter Timms
Analyst Signatory	

Approved By	Wai-fung Kuet
Approver Signatory	

ALS14A

Page 1 of 1

Issue Date: 11/09/2018

Issued by: Quality Manager

Issue No. 5



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Appendix A

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Survey Date	1st November 2018
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United Kingdom Accreditation Service

ACCREDITATION CERTIFICATE



INSPECTION BODY
No. 0156

CWE Services Ltd

is accredited as a Type C body in accordance with the recognised International Standard ISO/IEC 17020:2012
Conformity assessment – Requirements for the operation of various types of bodies performing inspection.

This accreditation demonstrates technical competence for a defined scope as detailed in and at the locations
specified in the schedule to this certificate.

The schedule to this certificate is an essential accreditation document and from time to time may be revised and
reissued by the United Kingdom Accreditation Service. The most recent issue of the schedule of accreditation,
which bears the same accreditation number as this certificate, is available from the UKAS website
www.ukas.com.

This accreditation is subject to continuing conformity
with United Kingdom Accreditation Service requirements. The absence of a schedule on the UKAS website
indicates that the accreditation is no longer in force.

A handwritten signature in black ink, likely belonging to the Accreditation Manager of the United Kingdom Accreditation Service.

Accreditation Manager, United Kingdom Accreditation Service

Initial Accreditation date
31 October 2001

This certificate issued on
26 March 2014

UKAS is appointed as the sole national accreditation body for the UK by The Accreditation Regulations 2009 (SI No 3155/2009) and
operates under a Memorandum of Understanding (MoU) with the Department for Business, Innovation and Skills (BIS).






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Document Ref : ID031.V4





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Health and Safety File

Project Name:	Penton Hook Cellar Asbestos Removal
Date of Works:	w/c 20/3/2023 3 days
Work Carried Out	<p>Works were undertaken at Environment Agency, Penton Hook Lock House, 147 Thames Side, Stains Upon Thames, TW18 2JA</p> <p>Work is to the basement ceiling and involves the licensed removal & disposal of nail fixed asbestos Insulating Board (AIB) panels 24m2 using handheld tools and shadow vacuum / light wetting techniques under fully controlled enclosure conditions. Following the removal works and final clean down, a 4-stage air clearance testing to be carried out by client appointed UKAS accredited laboratory.</p> <p>Isolation of heating system and electrics prior.</p>
Project Team	<p>CDM Client/Project Manager</p> <p><u>CDM Client</u></p> <p>Environment Agency, Kathryn Forster, Kathryn.forster@environment-agency.gov.uk, 07795 883547</p> <p>Principal Designer</p> <p>Jacobs(Callsafe), John Ellis, 2nd Floor Cottons Centre, Cottons Lane, London, SE1 2QG, john.ellis@callsafe-services.co.uk, 07388 994376</p> <p>Designer</p> <p>Not applicable</p> <p>Principal Contractor</p> <p>Amicus Environmental Ltd, Rob Morrison, Manager Amicus Environmental Ltd, rob@amicusenvironmental.co.uk, 01993 869320</p> <p>Contractor</p> <p>Vintec Environmental Management, Andy Stirrat, Building Research Establishment, Bucknalls Ln, Bricket Wood, Watford WD25 9XX</p>
As Built Records	None - clearance certificates included below
Service Information	<div>   </div> <p>23 02 21 Penton Hook - boiler isolation FW_Penton Hook Lock House electrical</p>
Important Health and Safety Information	<div>  </div> <p>Penton Hook Cellar Confined Space Asses</p>
O+M Manuals	Not applicable

Certification	 23 04 03 asbestos clearance certs photo  Windsor Waste Management WCL Exl  Biffa Redhill Permit.pdf
Photographs	Included in certification document above

HSF Handed Over	CDM Client, Kathryn Forster, Environment Agency	
		
	_____	_____ Signature
	Kathryn Forster	Name
	_____	Date 06/04/23
	Principal Designer:	
		
	_____	Signature
	John Ellis	Name
	03/04/2023	Date

APPENDIX E

Environment Agency, Constructing a Better Environment
Safety, Health, Environment and Wellbeing, Code of Practice

APPENDIX F

Ty Mawr Woodfibre Board System Specification Document



Documentation of the component
Thermal transmittance (U-value) according to BS EN ISO 6946

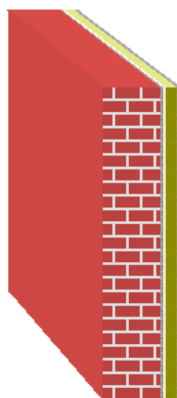
27. July 2023
Page 1/5

Source: **TyMawr**

Component: **New external wall**

OUTSIDE

INSIDE



Assignment: External wall

	Manufacturer	Name	Thickness [m], number	Lambda [W/(mK)]	Q	R [m²K/W]
<input checked="" type="checkbox"/>	1	Rse TyMawr	Brick outer leaf & Mortar outer leaf (f = 0.000 / automatic disregard acc. BRE 443)	0.2150	0.770	<input checked="" type="checkbox"/> 0.0400
<input checked="" type="checkbox"/>	2	TyMawr	Ty Mawr Lime Plaster	0.0100	0.800	<input checked="" type="checkbox"/> 0.2792
<input checked="" type="checkbox"/>	3	SecilTek	SecilTek Isovite E-Cork	0.0100	0.330	<input checked="" type="checkbox"/> 0.0125
<input checked="" type="checkbox"/>	4	Schneider	Schneider Room 140 Woodfibre Board	0.0400	0.040	<input checked="" type="checkbox"/> 0.0303
		Fixings	Insulated Masonry Fixings No./m²:	8/m²	0.500	<input checked="" type="checkbox"/> 1.0000
		Fixings	equivalent diameter: 0.01 m / alpha: 0.800			-
		Air gaps	Level 1: dU" = 0.01 W/(m²K)			
<input checked="" type="checkbox"/>	5	TyMawr	Ty Mawr Lime Hemp Plaster	0.0120	0.164	<input checked="" type="checkbox"/> 0.0732
		Rsi				0.1300
			0.2870			

$$R_T = R_{si} + \sum R_i + R_{se} = 1.57 \text{ m}^2\text{K/W}$$

Correction to U-value for	according to	delta U [W/(m²K)]
Mechanical fasteners	BS EN ISO 6946 Annex F	0.0000
Air gaps	BS EN ISO 6946 Annex F	0.0041
Air gaps and fixings corrections need not be applied, as their total effect is less than 3% (Annex D BS 6946:1996).		0.0000

$$U = 1/R_T + \sum \Delta U = 0.64 \text{ W/(m}^2\text{K)}$$

- Q .. The physical values of the building materials has been graded by their level of quality. These 5 levels are the following
- ☒ A .. A: Data is entered and validated by the manufacturer or supplier. Data is continuously tested by 3rd party.
- ☒ B .. B: Data is entered and validated by the manufacturer or supplier. Data is certified by 3rd party
- ☒ C .. C: Data is entered and validated by the manufacturer or supplier.
- ☒ D .. D: Information is entered by BuildDesk without special agreement with the manufacturer, supplier or others.
- ☒ E .. E: Information is entered by the user of the BuildDesk software without special agreement with the manufacturer, supplier or others.

$$U = \boxed{0.64 \text{ W/(m}^2\text{K)}} \quad R_T = \boxed{1.57 \text{ m}^2\text{K/W}}$$



Documentation of the component
Calculation according BS EN ISO 13788

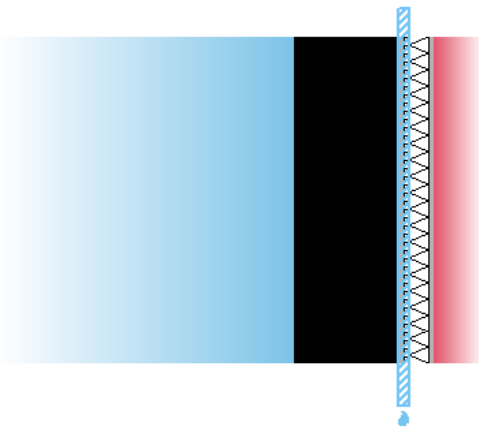
27. July 2023
Page 2/5

Source: **TyMawr**

Component: **New external wall**

OUTSIDE

INSIDE



The list of material layers shown below may differ from those in the U-value calculation printout. Only material layers which are used in the Condensation Risk Analysis are listed.

Assignment: External wall

Name	Thickn. [m]	lambda [W/(mK)]	Q	μ [-]	Q	sd [m]	R [m²K/W]
Brick outer leaf & Mortar outer leaf (f = 0.000 / automatic disregard acc. BRE 443)	0.2150	0.770	E	45.00	E	9.68	0.2792
Ty Mawr Lime Plaster	0.0100	0.800	E	6.00	E	0.06	0.0125
SecilTek Isovit E-Cork	0.0100	0.330	E	10.00	E	0.10	0.0303
Schneider Room 140 Woodfibre Board	0.0400	0.040	E	5.00	E	0.20	1.0000
Ty Mawr Lime Hemp Plaster	0.0120	0.164	E	6.00	E	0.07	0.0732

Q .. The physical values of the building materials has been graded by their level of quality. These 5 levels are the following

A .. A: Data is entered and validated by the manufacturer or supplier. Data is continuously tested by 3rd party.

B .. B: Data is entered and validated by the manufacturer or supplier. Data is certified by 3rd party

C .. C: Data is entered and validated by the manufacturer or supplier.

D .. D: Information is entered by BuildDesk without special agreement with the manufacturer, supplier or others.

E .. E: Information is entered by the user of the BuildDesk software without special agreement with the manufacturer, supplier or others.

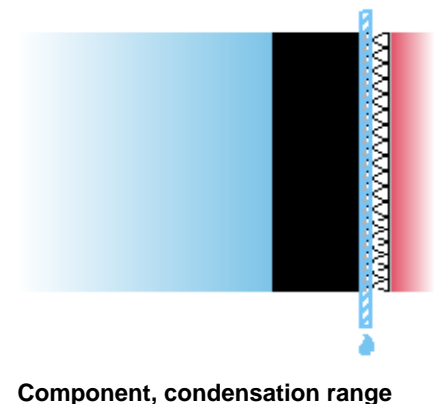
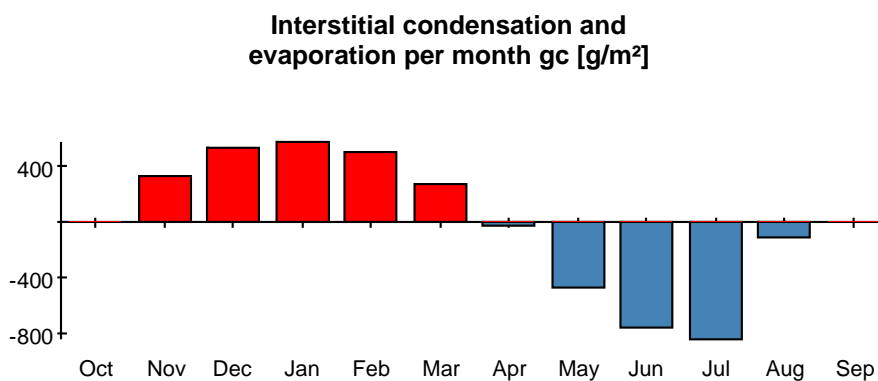
Condensation risk analysis - summary of main results

Calculation according BS EN ISO 13788

✓ **Surface temperature to avoid critical surface moisture:
No danger of mould growth is expected.**

✓ **Interstitial condensation occurs, but all the condensate is predicted to evaporate during the summer months.**

The risk of degradation of building materials and deterioration of thermal performance as a consequence of the calculated maximum amount of moisture shall be considered according to regulatory requirements and other guidance in product standards.





Documentation of the component
Calculation according BS EN ISO 13788

27. July 2023
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Source: **TyMawr**

Component: **New external wall**

Surface temperature to avoid critical surface humidity Calculation according BS EN ISO 13788

Location: London (Heathrow); Humidity class according BS EN ISO 13788 annex A: 3 Buildings with unknown occupancy; Return period according BS 5250:2021 Once in 10 years (-1°C Ext Temp, +4% Ext RH)

	1	2	3	4	5	6	7	8	9	10	11	12
Month	Te [°C]	phi_e ---	Ti [°C]	phi_i ---	pe [Pa]	delta p [Pa]	pi [Pa]	ps(Tsi) [Pa]	Tsi,min [°C]	fRsi ---	Tsi [°C]	Tse [°C]
January	3.9	0.880	20.0	0.591	727	655	1382	1727	15.2	0.683	17.8	5.3
February	3.7	0.860	20.0	0.583	700	663	1363	1704	15.0	0.673	17.7	5.1
March	5.9	0.810	20.0	0.579	766	587	1352	1690	14.9	0.609	18.1	7.2
April	7.8	0.750	20.0	0.568	804	523	1326	1658	14.6	0.515	18.3	9.1
May	11.6	0.730	20.0	0.597	1006	389	1395	1744	15.4	0.372	18.9	12.8
June	14.7	0.730	20.0	0.646	1230	278	1509	1886	16.6	0.205	19.4	15.8
July	16.9	0.720	20.0	0.683	1394	202	1596	1995	17.5	0.000	19.7	17.9
August	16.6	0.740	20.0	0.692	1408	210	1618	2022	17.7	0.036	19.6	17.7
September	13.9	0.790	20.0	0.672	1270	300	1571	1963	17.2	0.454	19.2	15.0
October	10.2	0.850	20.0	0.644	1077	428	1505	1881	16.5	0.607	18.7	11.4
November	6.6	0.880	20.0	0.613	876	557	1433	1791	15.8	0.659	18.2	7.9
December	4.9	0.900	20.0	0.606	798	617	1415	1769	15.6	0.687	17.9	6.2

- The critical month is December with $f_{Rsi,max} = 0.687$
 $f_{Rsi} = 0.852$

$f_{Rsi} > f_{Rsi,max}$, the component complies.

Nr Explanation

- External temperature
- External rel. humidity
- Internal temperature
- Internal relative humidity
- External partial pressure $p_e = \phi_e \cdot p_{sat}(T_e)$; $p_{sat}(T_e)$ according formula E.7 and E.8 of BS EN ISO 13788
- Partial pressure difference. The security factor of 1.10 according to BS EN ISO 13788, ch.4.2.4 is already included.
- Internal partial pressure $p_i = \phi_i \cdot p_{sat}(T_i)$; $p_{sat}(T_i)$ according formula E.7 and E.8 of BS EN ISO 13788
- Minimum saturation pressure on the surface obtained by $p_{sat}(T_{si}) = p_i / \phi_{si}$, where $\phi_{si} = 0.8$ (critical surface humidity)
- Minimum surface temperature as function of $p_{sat}(T_{si})$, formula E.9 and E.10 of BS EN ISO 13788
- Design temperature factor according 3.1.2 of BS EN ISO 13788
- Internal surface temperature, obtained from $T_{si} = T_i - R_{si} \cdot U \cdot (T_i - T_e)$
- External surface temperature, obtained from $T_{se} = T_e + R_{se} \cdot U \cdot (T_i - T_e)$



Documentation of the component
Calculation according BS EN ISO 13788

27. July 2023
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Source: **TyMawr**

Component: **New external wall**

Interstitial condensation - main results

Calculation according BS EN ISO 13788

Interstitial condensation occurs but all the condensate is predicted to evaporate during the summer months.

The risk of degradation of building materials and deterioration of thermal performance as a consequence of the calculated maximum amount of moisture shall be considered according requirements and other guidance in product standards.

Climatic conditions

Location: London (Heathrow); Humidity class according BS EN ISO 13788 annex A: 3 Buildings with unknown occupancy; Return period according BS 5250:2021 Once in 10 years (-1°C Ext Temp, +4% Ext RH)

		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Internal temperature [°C]	Ti	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0
Internal rel. humidity [%]	phi_i	59.1	58.3	57.9	56.8	59.7	64.6	68.3	69.2	67.2	64.4	61.3	60.6
External temperature [°C]	Te	3.9	3.7	5.9	7.8	11.6	14.7	16.9	16.6	13.9	10.2	6.6	4.9
External rel. humidity [%]	phi_e	88.0	86.0	81.0	75.0	73.0	73.0	72.0	74.0	79.0	85.0	88.0	90.0

Monthly moisture content per area gc [g/m²]

Accumulated moisture content per area Ma [g/m²]

		Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Brick outer leaf & Mortar outer leaf (f = 0.000 / automatic disregard acc. BRE 443) / Ty Mawr Lime Plaster	gc	4	47	53	54	48	46	36	18	-2	-207	-116	---
	Ma	4	51	104	158	206	252	288	306	304	97	---	---
Ty Mawr Lime Plaster / SecilTek Isovit E-Cork	gc	---	31	33	34	31	32	29	24	15	-239	---	---
	Ma	---	31	64	98	129	161	190	214	229	---	---	---
SecilTek Isovit E-Cork / Schneider Room 140 Woodfibre Board	gc	---	254	434	483	423	191	-99	-513	-777	-402	---	---
	Ma	---	254	689	1171	1594	1785	1686	1173	396	---	---	---