



Asbestos Management Survey Report

Site: LEMAN ST-ARCH 6 PINCHIN STREET

Status: Authorised

Risk Colour: LightGrey

LEGEND for Risk Colours	
Colour	Risk
Red	High
Yellow	Medium
Green	Low
Blue	Very Low
Grey	No ACMs present or Property is Post 1999
White/ No Colour	No Survey Performed

Site Reference	37753
Mentor/REID ID	ZLS019AA
Site/Property Name	LEMAN ST-ARCH 6 PINCHIN STREET
Description	ARCH 6 PINCHIN STREET
ELR	NULL
Mileage	
Territory	London NE
Route	LNE
Block Address	LEMAN STREET
Category	Arch
Survey Date	20-Mar-2017
Version	2

IMPORTANT - THE FOLLOWING MUST BE READ PRIOR TO UNDERTAKING ANY INSPECTION OR OTHER WORKS

Scope of the Asbestos Survey

The Asbestos Risk Management System (ARMS) is Network Rails bespoke platform for storing and managing asbestos information. It was originally designed in response to the Control of Asbestos at Work Regulations (CAWR), and specifically in relation to the 'Duty to manage asbestos in non-domestic premises' (Regulation 4 of the CAWR 2002). Network Rail is legally required to provide suitable and sufficient written assessments detailing the asbestos materials within the properties it has the duty to manage.

The purpose of a survey is to help manage asbestos in the dutyholder's premises. Unless stated to the contrary, the inspections stored on the ARMS have been carried out in accordance with HSG264 - Asbestos, The Survey Guide, as defined by the HSE. The purpose of these 'Management Surveys' is to locate, as far as reasonably practicable, the presence and extent of any suspect ACMs in the property or non-property asset which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition.

Management surveys will often involve minor intrusive work and some disturbance. The extent of intrusion will vary between premises and depend on what is reasonably practicable for individual properties/assets, i.e. it will depend on factors such as the type of building/asset, the nature of construction, accessibility etc.

The survey will usually involve sampling and analysis to confirm the presence or absence of ACMs. However a management survey can also involve presuming the presence or absence of asbestos. A management survey can be completed using a combination of sampling ACMs and presuming ACMs or, indeed, just presuming.

Contractor Details

Prime Contractor Lucion Environmental Limited

Address Unit 2 Vance Business Park,
Norwood Road,
Team Valley
Gateshead,
Tyne & Wear
NE11 9NE

E-Mail nick.aspinall@lucionservices.com

Telephone 01914618999

Surveyor Name David Brown

Comments

Disclaimer This data is believed to be complete and compliant to the latest HSE regulations at the time of completion

Sub-contractor

Address

E-Mail

Telephone

Version History

Version 1

Prime Contractor	Asbestos Consultants to the Environment	Sub-contractor
Address	195 Church Road Benfleet Essex SS7 4PN	Address
E-Mail	networkrail@asbestos-ace.co.uk	E-Mail
Telephone	01268 566822	Telephone
Surveyor Name	Frank Crilly	
Comments	Refurbished Brick built railway arch with concrete floor on ground level.	
Disclaimer	This data is believed to be complete and compliant to the latest HSE regulations at the time of completion	

Locations Not Inspected

None

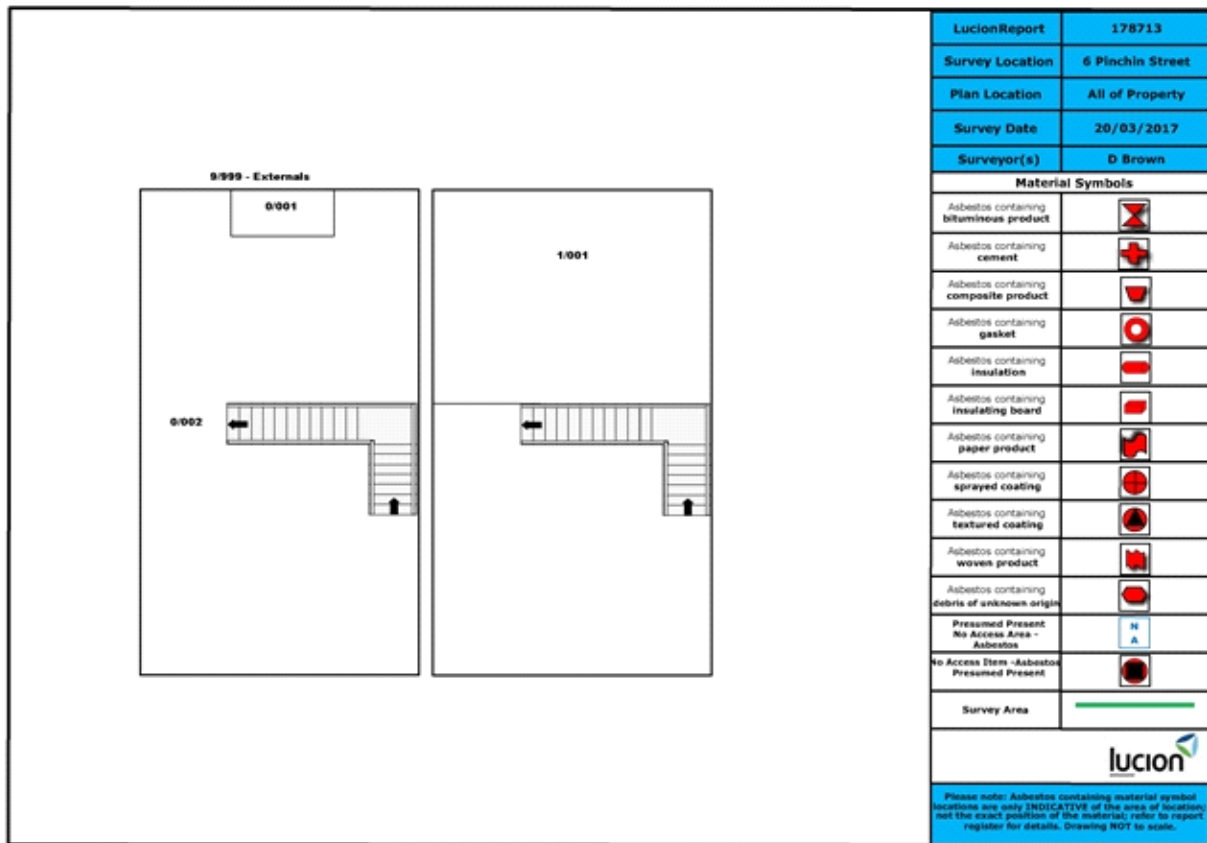
Site Images



6 Pinchin Street site photo


Management Survey Report for LEMAN ST-ARCH 6 PINCHIN STREET

Site Drawings




A4-Plan_178713_6-Pinchin-Street


Arch 6, Pinchin Street Floor 0 0/001 - WC

Survey Reference	496752		
ACM Location	All Areas		
ACM Type	None Present		
Extent of Damage or Deterioration			
Surface Treatment			
Product Type			
Assement Factor	Normal Occupant Activity	Score	0
Main type of activity in area			
Description of activity			
Secondary activities for area			
Description of activities			
Assement Factor	Likelihood of disturbance	Score	0
Location			
Accessibility			
Extent/amount			
Assement Factor	Human exposure potential	Score	0
Number of occupants			
Frequence of use of area			
Average time area is in use			
Assement Factor	Maintenance Activity	Score	0
Type of maintenance activity			
Frequency of maintenance activity			
Automatic Risk Assessment		Surveyor's Risk Assessment	
Material Assessment Score	0	0	
Material Assessment Rating			
Priority Assessment Score	0	0	
Risk Score	0	0	
Risk Rating			
Risk Colour	LightGrey 		
Recommendation			
Risk Assessment			
Comments	No ACMS present		


Arch 6, Pinchin Street Floor 0 0/002 - Workshop

Survey Reference	496753		
ACM Location	All Areas		
ACM Type	None Present		
Extent of Damage or Deterioration			
Surface Treatment			
Product Type			
Assement Factor	Normal Occupant Activity	Score	0
Main type of activity in area			
Description of activity			
Secondary activities for area			
Description of activities			
Assement Factor	Likelihood of disturbance	Score	0
Location			
Accessibility			
Extent/amount			
Assement Factor	Human exposure potential	Score	0
Number of occupants			
Frequence of use of area			
Average time area is in use			
Assement Factor	Maintenance Activity	Score	0
Type of maintenance activity			
Frequency of maintenance activity			
Automatic Risk Assessment		Surveyor's Risk Assessment	
Material Assessment Score	0		0
Material Assessment Rating			
Priority Assessment Score	0		0
Risk Score	0		0
Risk Rating			
Risk Colour	LightGrey 		
Recommendation			
Risk Assessment			
Comments	No ACMs Present		

Arch 6, Pinchin Street Floor 1 1/001 - Store

Survey Reference	496754		
ACM Location	All Areas		
ACM Type	None Present		
Extent of Damage or Deterioration			
Surface Treatment			
Product Type			
Assement Factor	Normal Occupant Activity	Score	0
Main type of activity in area			
Description of activity			
Secondary activities for area			
Description of activities			
Assement Factor	Likelihood of disturbance	Score	0
Location			
Accessibility			
Extent/amount			
Assement Factor	Human exposure potential	Score	0
Number of occupants			
Frequence of use of area			
Average time area is in use			
Assement Factor	Maintenance Activity	Score	0
Type of maintenance activity			
Frequency of maintenance activity			
Automatic Risk Assessment		Surveyor's Risk Assessment	
Material Assessment Score	0		0
Material Assessment Rating			
Priority Assessment Score	0		0
Risk Score	0		0
Risk Rating			
Risk Colour	LightGrey 		
Recommendation			
Risk Assessment			
Comments	No ACMs Present		

Arch 6, Pinchin Street 9/999 - Externals

Survey Reference	496755		
ACM Location	All Areas		
ACM Type	None Present		
Extent of Damage or Deterioration			
Surface Treatment			
Product Type			
Assessment Factor	Normal Occupant Activity	Score	0
Main type of activity in area			
Description of activity			
Secondary activities for area			
Description of activities			
Assessment Factor	Likelihood of disturbance	Score	0
Location			
Accessibility			
Extent/amount			
Assessment Factor	Human exposure potential	Score	0
Number of occupants			
Frequency of use of area			
Average time area is in use			
Assessment Factor	Maintenance Activity	Score	0
Type of maintenance activity			
Frequency of maintenance activity			
Automatic Risk Assessment		Surveyor's Risk Assessment	
Material Assessment Score	0		0
Material Assessment Rating			
Priority Assessment Score	0		0
Risk Score	0		0
Risk Rating			
Risk Colour	LightGrey 		
Recommendation			
Risk Assessment			
Comments	No ACMs Present		