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Managing Director

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1. GENERAL INFORMATION

1.01	Name & Address of Clients	[CONFIDENTIAL] Mob: [CONFIDENTIAL] Email: [CONFIDENTIAL]
1.02	Property Address	[CONFIDENTIAL]
1.03	Date of Inspection	21st March 2019
1.04	Inspected By	Carl O'Boyle. BSc FCIQB MRICS MFPWS
1.05	Weather	Overcast
1.06	Limits to Inspection	We could not view the front roof from the street.
1.07	History in Brief	Dear Carl As spoken yesterday I am looking to have General building survey and defect and assess plans to build two flats above the shop please send me quote ASAP Kind Regards [CONFIDENTIAL] [CONFIDENTIAL]

2. OBJECT OF SSI

2.01	Scope of Instructions <i>Surveyor's comments in red.</i>	<p>1. Any issues with Trespass from or onto other parties' property.</p> <p>We noted some surplus building materials on top of the flat roof. It is likely that most of these belong to the Seller.</p> <p>We also noted that there was a part of an old aerial over sailing the boundary above the stair flat roof area as this is now redundant, I don't see any reason why it cannot be removed. See later in report.</p> <p>2. Party wall issues that would cost more money, enclosure etc.</p> <p>We noted a possible contribution of £6,000.00 on the left-hand side when viewed from the rear as discussed on site for making use of the party wall built by others.</p> <p>We also noted that the parapet wall on the right-hand side when viewed from the rear is going to need to be raised. The full thickness of the party wall should be raised and done by serving notices as there is a two-month lead-in. This should be done formally, through the party wall process and not by gentleman's agreement as it could fall out off bed and put your build program behind. You will also need to organise access for your scaffold on this side - this should also be done through a party wall agreement and if another surveyor</p>
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becomes involved they may require a scaffolding licence from the adjoining owner.

We also discussed that the roof of the adjoining owner here is not very stable and is unlikely to take the full weight of the scaffold without special provisions so again this needs to be looked at very early on in the project.

There will be need for a scaffold licence at the rear of the property from the Council this can be difficult to obtain because of the amount of disabled parking here and busy road so will need careful consideration and application should be made very early on in the process as again this has a big potential to delay your program.

3. Building Control Issues current.

Firstly there are **no building control drawings** that have been prepared for the flats project. A detailed specification and drawing details will be needed for fireproofing floors and acoustics and fire escape routes, for the foul and drainage (the current drainage shown to the flats does not work and needs revision) for the properties and for the small power electrics. Fire doors and fire alarm etc there are a lot of items to be considered here that will also affect the cost of the project.

There will be issues such as relocating the A/C unit at the rear of the property.

Any builder pricing this job will need detailed building control drawings and a detailed scope of works and program as you are intending to get the shop up and running first. There will be an overlap period between the refurbishment of the flats and the shop that needs to be carefully considered and this will need a detailed programme of works and how they are to be sequenced which we can provide if required.

4. Budget cost for renovation of flats.

The budget cost for the renovation of the flats will work out at approximately between £1300.00-£1500.00 per square metre depending on specifications and also depending on items that will need replacing we have inserted a more detailed budget at the end of report. The upgrading of the flats to meet SAP and fire and acoustic requirements will be the main factors adding to cost for such items as replacement of Windows (you may be able to salvage a couple) and fireproofing floors/compartmentalisation can be very expensive.

You may be able to reclaim the VAT on these works firstly because you are converting commercial to domestic or you are creating new leases for the flats above- this you need to check out with your accountant.

Top and 1st floor flat approx. 80M2 measured internally gross.	£1,250/M2 x 80 = £100,000.00
Ditto 1st floor flat 60M2	£1,250.00 x 60 = £75,00.00
Professional fees and licences would be extra. Add say 25% here =	£43,750.00
Total CIL payments approximately	£10,000.00
Total cost excluding builder profits and overheads and issues raised in the cost table section 5 below.	£228,750.00
No development costs allocated for commercial aspect. Though some items included in table section 5 below.	

Note.

As discussed with you on site the current shop does not have any toilet facilities these would need to be created on the ground floor. I have added in a cost in the report in table 5 to cover the building of these - will need to be connected to the mains drains which will mean digging up the existing concrete floor.

5. Issues with Hazardous materials.

There are quite a few materials that we suspect are ACM's (asbestos containing materials)

We suspect that the existing roof slates to the main roof are man-made fibre tiles, therefore is a high risk that these contain asbestos. The black vinyl tiles in the rear store we suspect may contain asbestos.

There is a medium risk that the mineral roofing felt on the flat roofs contains asbestos.

There is a small risk that the grey vinyl tiles on the first-floor may contain asbestos there is a high risk that the artexed coatings on the ceilings on the ground floor may contain asbestos.

There is a medium risk that the insulation jacket to the hot water cylinder on the first floor contains asbestos.

There may be other areas of ACM's which are currently concealed such as cement fibreboards.

See later in report from more information.

Removal of these materials is likely to add to the refurbishment costs significantly and we will need to wait on

a report back from the asbestos company to be able to put a value on the removal. I have in the meantime inserted a guideline cost at the end of the report to deal with this.

6. Existing defects.

As discussed, there are issues with dampness in the property especially on the ground floor shop to the party wall. There are also issues with the screed in the front shop lifting. We noted issues up to the flat roof and flashing and pointing - all detailed on the photographs attached. There is a comprehensive list of defects within the report and also annotated on the attached photographs.

7. Extra costs in compliance with planning, CIL payments etc.

There are extra costs noted in the planning permission regarding CIL payments and these should be taken into consideration in your construction budget.

The first CIL payment is for £225.65 Based on a cost of £35 per square metre for the stated increase in floor space.

I believe that Harrow in the second calculation based on providing 100 square meters of accommodation is debatable as most of this was already available albeit possibly not in use-but I think it is unfair to charge for something that was already there. However, in order to appeal this the deadline has been missed and the buyer will have to accept this payment to the council before works can commence of £7082.90.

Therefore, when calculating your budget course you should add in extra £10,000 here which I have done in our estimation table.

8. Brief viability of the building of the two flats, any major issues that need to be considered now.

We have already mentioned issues that can affect the viability of the project one of the big issues will be scaffold access onto a defective roof and at the rear on a busy road and disabled parking area.

Carrying out works at the front of the property in a busy shopping promenade.

The roof slates as previously mentioned look like they contain asbestos. The roof slates are not in great condition and therefore the asbestos specialist company may recommend that they are removed if areas below are to be used as a new occupation - this could add significantly to your costs. That is why they need testing and we need to put a budget together if the roof needs to be replaced which could be very high.

As before the rear flat roof may need to be strengthened or replaced entirely to take the weight of the new flats above - this could be severely disruptive to your programme of Works and also add significantly to the costs.

3. INSPECTION SUMMARY & FINDINGS

Summary of construction: (in some instances buildings may not comply with the requirement of today's building regulations. The report will highlight these where applicable):

For window (W) and door (D) references please see attached sketch plan.

'P' denotes prefix to Jpeg photograph taken.
Photographs are also available to view on line, link given at end of report.

RFI Requires further investigation.

Surveyor's Note: When referring to the right or left of the property in the following findings - this is the perspective when facing the particular elevation. The photographs below detail issues with the refurbishment but also list current defects noted during or visit and any other helpful information.

3.01 Areas specifically inspected and comments:

<u>Photo Ref:</u>	<u>Location:</u>	<u>Comments:</u>
1	Rear elevation	You will require a scaffolding licence here-this road is very busy and special consideration will have to be given to the scaffolding layout It will be difficult to get a licence here as it must not hinder traffic. The car spacing opposite are for <u>disabled</u> and there will be lots of objections to scaffold licence as it will make it very difficult for these cars to park.
2	Top floor front room	Looks like previous issues here with damp getting into the chimney breast-chimney stack from stack above will need the flashing checked and also any redundant pots should have cowls fitted on top. We have inserted a cost for this at the end of report
3	Top floor front room	Windows in the property are only single glazed these will need to be replaced with double glazed sliding sash units that will comply with thermal (SAPS) and acoustic

	4	Top floor front room	<p>regulations Part (E). Most rooms have existing floor boards these appear to be loose in areas it is likely that when the floors are lifted to carry out the remodelling works that there will be evidence of wood boring insects which should be treated to prevent it getting any worse. These floors will have to be replaced with tongue and grooved with acoustic padding. At present the drones do not show any details regarding what is required in terms of acoustics/fire/whether detailing. You will definitely need a set of <u>building control drawings and specification</u> for a builder to build this development at present you only have planning drawings.</p>
	5	Top floor rear room	<p>Existing feature cast-iron fireplace in rear.</p> <p>Current drawings show that these chimney breasts remain-I would be inclined to remove them as they take up a considerable amount of space within the rooms. Leaving them as some of them are damp is just a maintenance issue</p>
	6	Top floor rear room	<p>All the ceilings will most likely have to be removed as part of the refurbishment programme to comply with fire and acoustic standards. However some may be able to be salvaged. Though I this maybe a false economy</p>
	7	Top floor rear room	<p>Soil stack concealed in boxing. This is where all the new bathrooms will have to drain to/this could prove difficult for flat one, because of levels and floor joist that will need to be overcome.</p> <p>Again, proper building control drawings are required to show all foul drains-as this will be a big obstacle to get over on site and must be properly considered.</p>
	8	Looking out	<p>There is an existing felt roof</p>

		of the top floor rear window onto the flat roof	<p>underneath this liquid membrane that has been applied over the top of the roof as a solution to it leaking.</p> <p>This is not a very long-term solution.</p> <p>There are soft spots under the membrane which means the timber decking has been compromised.</p> <p>However, as part of the plan is this roof is to be replaced some of the joists may need to be replaced as well or at least strengthened.</p> <p>This roof will not have been designed to act as a supporting floor and therefore it's very likely that the ceiling joists are not strong enough to take another floor on top.</p> <p>Again, proper building control drawings are required here to resolve this issue before starting building works</p>
	9	Looking out of the top floor rear window onto the flat roof	<p>As part of the plans this wall is to be enclosed upon and according to the party wall act this will attract a payment to the neighbour on this side-this will be subject to negotiation, but we feel that it's a round figure of £6,000.00 plus VAT.</p> <p>You could agree this privately. But it is a party wall matter which should be agreed formally.</p>
	10	Top floor landing	<p>Gaps between stairs exceed 100 mm in areas which to conform with building regulation approval it's likely that these spindles will either need to be boarded over or replaced with closer spaced spindles I would presume that the boarding would be the most cost-effective</p>
	11	Top floor landing	<p>Each flat will require it own heating system normally councils will normally insist on low energy gas fired boilers rather than electric (to meet the SAP requirements) though I feel electric is much cheaper to install especially in an old building.</p> <p>Again this should be sorted out on the building control drawings</p>
	12	Top floor	<p>All the electrics will require</p>

		landing	stripping out as part of the remodelling program for the flats and it's likely that the commercial premises may need to be rewired – this will be clear regarding the commercial aspect until tenants are found.
	13	Top floor landing	Iron bar is will need to be removed from all Windows as they will impede any fire escape for flat occupants. This may need to be replaced with a alarm monitored window as these Windows will be very susceptible to break-ins.
	14	Top floor landing	Evidence of break-ins next door There are some damp spots throughout the building which will need the plaster stripping back to the brick and let it dry and for a waterproof render to be applied-again this should be indicated either on a specification or on the building control drawings so this can be properly priced by builder
	15	Looking out of the top floor landing rear window onto the flat roof	Flat roof above the stair area appeared to be in reasonable condition decking appeared to be firm underfoot.
	16	Stairwell leading down to the first floor	It looks like on the plan is that the stairs stay. These will require fire proofing from underneath.
	17	First floor landing	We suspect that these final tiles may be (ACM's) asbestos containing materials and we would advise that they are tested to see if they will need to be professionally removed. We have inserted a guideline cost at the end of report and advised of testing laboratory I Watford, they will visit and carry out sampling.
	18	First floor front room	Feature timber window at first floor this will be particularly expensive to replace-in a similar style you could be looking at 2 ½ thousand to £3,000.00
	19	First floor front	It would be better to try and preserve it if possible. Feature fireplace in here again I

		room	think I would remove the chimney breasts and fireplaces. These fireplaces are very much sort of after in the second-hand market can be worth several hundred pounds if not more...
	20	First floor front room	Maybe worth preserving as a feature as this will ultimately be a living room.
	21	First floor front room.	All doors at the property will have to be replaced with FD 30s (half an hour fire resisting doors) with special ironmongery.
	22	First floor front room	Again, this needs to be shown on building control drawings along with fire alarm system. Further picture of first floor front room nice decorative coving here which will ultimately have to be removed as part of the remodelling program-as possibly will all the ceilings again this needs to be clarified on building control drawings. Likewise feature skirting board will need to be removed.
	23	First floor rear room	It will be expensive to upgrade these flats in terms of acoustics of fire-we have given a budget cost at the end of report for the project Floors generally appeared reasonably level and sound underfoot-so these should be able to stay in terms of support but the actual floor coverings and timber floors (boards) and ceilings are likely to need replacing.
	24	First floor rear room	Another cast iron feature fireplace here.
	25	First floor rear room	Ditto.
	26	First floor rear room	The flats with Windows at the rear and especially looking into the light well will have not a very pleasing outlook as the neighbour has very ugly air-conditioning units here which are likely to be very noisy in summertime though luckily the bedrooms are located away from the plant on the first-floor

		but on the second floor bedroom two is very close and is likely to be affected.
27	First floor rear room	Water mains have as has been isolated.
28	Looking out of the first floor rear room window onto the flat roof	These materials on the parapet wall I'm not sure where they have come from or who they belong to.
29	First floor looking towards landing area	I did note some cracking to structural walls within the property but nothing that I would consider serious most of this is slight and will only require filling and redecoration.
30	Bathroom first floor	Again there is a high risk that these vinyl tiles are ACM's
31	Existing stairs coming from ground up to first	The stairs will require some modifying to make them comply with building regulation approval again this should be reflected on building control drawings.
32	Damaged plaster on the first-floor at top of metal stairs on right-hand side.	This was most likely due to leaking bathroom pipes.
33	Stairwell	Might get away with leaving this window as it's in a general circulation area staircase. It's likely that the staircase will need some form of ventilation to comply with fire regulations again this will need to be picked up on the building control drawings. This is normally fitted at the top level to prevent staircase becoming full of smoke and preventing people escaping.
34	Commercial rear area	Depending on who the tenant is it's likely that a lot of the services here both at the front and rear will not suit and will either need to be extensively modified or replaced.
35	Commercial rear area	Suspected ACM material here in the form of our textured plaster.
		Advise sample testing as before details to be given in report of laboratory in Watford that will

		come and collect samples and test.
36	Rear storage rooms	We noted that the party walls have been dry-lined (there will be a cavity between this wall finish and the party wall) and that in some areas the party walls were damp especially at the front of the property. We could not get access to the actual brickwork behind this dry lining but it would be reasonable to assume that there is some dampness trapped here as there was a damp smell.
37	Rear storage rooms	Some form of air conditioning here - this appears to come from the suspended ceiling in the front shop area where it's likely connected to FCU's (fan coil units).
38	Final floor front shop area	There is a very small risk that this may be an ACM though I feel it is unlikely as it would have been recently added material having been fitted out by the Carphone warehouse. However, it should be tested just to make sure.
39	Shop at front	There were uneven in areas underneath the vinyl floors where the screed has blown-most likely because of underfloor services. Screed is blown here.
40	Front shop left hand side looking rear	We noted high damp readings along this wall on the left-hand side approximately 50% extending towards the rear-this planning will need removing and the damp will need to be treated on the party wall.
41	Front shop	We have inserted a guideline cost at the end of report. We noted that the service cupboard riser door was catching on the floor-not sure why this has occurred may been because of a previous flood and the floor has lifted slightly.
42	Riser cupboard	The electrics incoming mains.
43	Front of shop	Metering located here.

[REDACTED]	44	Front of shop	As before we observed damp issues on this wall which is only a dry lined wall in other words it's in front of a existing brick party wall which will need to be treated for damp.
	45	Front shop	Exposed grid suspended ceiling- this appeared in reasonably good condition-though the electrics were isolated so and not able to test or turn on the lights. It will depend on future tenant whether this ceiling will remain or not.
	46	Front shop	Security grill appeared to be in reasonable order and functioning and heater above – not tested but appears in reasonable condition.
	47	Ceiling void in the front shop	Lots of service runs in the ceiling void I did not observe anything on toward.
	48	Ceiling void in the front shop	Taken from a different angle. Any fireproofing to the flats will have to be done from above the floor / ceiling rather than below.
	49	Rear store ground floor	There is a high risk that these vinyl tiles contain asbestos (ACM).
	50	Rear store area	Roof down pipe located on corner we noted on the roof that this is blocked and previously it looks like it has been a big problem here causing damage to the ceiling and to the walls needs to be sorted sooner rather than later otherwise likely to be further damage occurring here
	51	Rear store	As before damage to ceiling obvious here from previous roof leak.
[REDACTED]	52	Rear store	Also which should be noted that there is artex on the ceiling which is likely to be a (ACM) Close-up of damage to casing surrounding water downpipe from roof above this will need replacing in part.
	53	Shop at front ceiling void	Lots of equipment such as FC use in the front shop. Looks like ceiling above was recently replaced newly plastered before the suspended

54	Picture taken from rear of first and second floors and roofs above	ceiling and plan were installed. Air conditioning unit here will need to be relocated - this currently serves the front shop.
55	Issues with this roof drainage here at rear	Rainwater drainage needs to be sorted here. It's likely that the downpipe is blocked at the top and water is just cascading down here during heavy downpours. It looks like it has been going on for a considerable time causing damp to brickwork and discolouration.
56	Rear roof-this area has been neglected, brickwork damp and damaged here.	-
57	Close-up of the rear walls	Brick pointing here appeared reasonable.
58	Rear elevation high level.	A/C unit will need relocating as part of the planning works. Brickwork and pointing appears in reasonable condition here. I did not observe any structural issues mostly as this will end up being covered over by the extended flats.
59	Further close-up at rear	Though some will remain as exposed in the light well. This is where the light well will end up for the flats. This might be beneficial in that any scaffold erection can use this area for support rather than relying on the neighbour's roof which as you have seen on site is not very sturdy secure or safe.
60	Parapet wall	We noted that someone has repointed all the flashing around the property using what looks like a bonding material i.e. not suitable for external use - we noted that this material was so soft it could be removed using a blunt screwdriver. This will be put right during the remodelling works

61	Parapet wall	As part of the remodelling works this wall will be raised- this will need to be agreed with a party wall notice and award.
62	Rear of roof	<p>If the neighbour should enclose upon this wall at a later date you will be entitled to 50% of the costs back.. That is why it would be good to have it recorded in a party wall award</p> <p>Drainage outlet is blocked at the rear and needs to be cleared. This will be relocated for the new works anyhow.</p>
63	Brickwork on the left-hand side	Brickwork here was the different colour appears to have been treated was some form of sealer which you can see splashed over the lead flashing below.
64	This wall is approximately 10 meters long and 2.5 meters high	AS before - We roughly calculate that there will be a cost of £6000 to enclose upon this wall by your development of the two flats this will have to be paid to the adjoining owner.
65	Rear elevation	<p>Main roof we believe to be a ACM (asbestos containing material) as the slates appear to be man-made compressed fibre containing most likely asbestos.</p> <p>These normally are okay if not disturbed however we did note that the roof covering was weathered and therefore may be considered unstable- analysis testing required</p>
66	Flat roof	Outlet blocked here.
67	Again defective pointing	Bright coloured pointing is defective wrong material used here.
68	Flat roof	This parapet wall is to be raised for the rear extension to the flat—as discussed it will not be possible to put any weight on the roof as it is unstable, such as a scaffold.
69	Flat roof	As before the existing felt roof has just been covered with the liquid membrane to prolong its life-this roof is to be replaced as part of the refurbishment works. It is likely that the ceiling joists below will need to be strengthened as they are on likely to be strong enough to

		take an extra floor as previously stated.
70	Rear roof	1. Most likely Asbestos man made slates have been used here. To the front and the rear.
71	Further picture at the rear	-
72	Further picture of roof	Existing Velux.
73	Rear parking for disabled	As before could be problematic getting a scaffold licence here.
74	Rear elevation	Cowls fitted to chimney stack at rear. Party wall brickwork and chimney stack and flashing all appear in reasonable condition. Gapping visible here between ridges.
75	Ridges to main roof	
76	Roof above stairs	Flashing is loose here along the parapet wall needs to be re-fixed could cause leaking to staircase below on ground to first-floor.
77	Parapets to flat roof	Pointing missing here could lead to damp penetration internally below.
78	Flat roof	Coping stones missing/covered over with felt to left-hand side of roof above stairs.
79	Rear flat roof	Again, defective flashing and pointing here.
80	Rear flat roof	Ditto.
81	Rear parapet of rear roof	Again, defective pointing here.
82	Rear parapet of rear roof	Ditto.
83	Rear street view	
84	Front elevation	
85	Busy area in front shop	
86	Brickwork at front	Brickwork appears in reasonable condition. I see that snow guards have been fitted to the front roof slope to protect pedestrians below.
87	Rear access	

3.02 Findings

The external walls:

It is common practice to categorise the structural significance of damage in accordance with the classification given in Table 6.1 (page 135 of the Carillion 2001 (Third) Edition of "Defects in Buildings – Symptoms, Investigations, Diagnosis and Care") as shown below:-:

We did not observe any serious structural defects to the envelope of the property.

There was some minor cracking to internal load bearing partitions but nothing that I would call serious.

We did not note any structural distortion around Windows or door openings both internally and externally.

Existing floors appeared reasonably firm underfoot.

3.03 Summary of Findings

Considering the age of the property is in reasonable condition there are issues which have been highlighted throughout the report, Which need to be addressed by the buyer.

4.0 RECOMMENDATIONS

4.01 Recommendations:

As you are buying this property to extensively extend and refurbish, most of the defects noted are inconsequential.

However, such items as damp party walls and the defective floor screed in the front shop are likely to increase costs not expected at time of offer.

Increased costs because of possible-yet to be confirmed ACM's (asbestos containing materials) are something that you would not have been aware of at the time of the offer and that are likely and possible to increase development costs **significantly** and need to be properly ascertained.

Costs associated with party wall matters are something that you're unlikely to have been fully aware of.

You will need to add toilet facilities for the shop and tea making facilities - I have costed this in the report in section 5.

In order for you to begin negotiating a reduction figure I've inserted ballpark figures against these items in the cost table below.

It is recommended that you get an asbestos survey carried out and that you get a full evaluation carried out of asbestos removal, remedial works and consequential works such as the replacement of the main roof as a possibility.

We have inserted the costs of this and an estimate at the end of the report from the Vintec Laboratories. The cost of this report should be covered by the person selling the property as they will need it if the sale does not proceed further.

Vintec Laboratories Ltd.

Building Research Establishment
Bucknalls Lane

Garston
Watford
WD25 9XX

Contact: James Brotherton
T 01923 661144

Email: j.brotherton@vintecslabs.com

Cost quoted for survey and analysis £500-£600.00 plus vat.
See appendix.

5.0 SCHEDULE OF ESTIMATED COSTS

Detailed below is a schedule of estimated repair costs in relation to items raised under items of concern. This list is by no means conclusive and is indicative of the likely estimated repair costs.

These costs are for guidance only and the actual building costs may vary significantly when full investigation and design is undertaken. We must point out that competitive quotations for all of this work should be obtained prior to purchasing the property.

Item	Description	Cost
1	Issues with dampness ball Park figure subject to further investigation.	£5,000.00
2	Screed replacement front office.	£2,500.00
3	Asbestos issues (assuming roof to main property has to be replaced) Ball park figures.	
	3.1 Carefully Remove asbestos slates. (subject to further investigation)	£10,000.00
	3.2 Install new roof including scaffold.	£17,000.00
	3.3 Other asbestos issues.	£5,000.00
4	Party wall issues. (enclosure costs)	£6,000.00
5	Drainage on existing drawings does not work-needs extra.	£1,000.00
6	Providing toilet facilities for the staff four ground floor shop-installing new foul drainage to the rear and fitting out bathrooms along with new start petitions and ceilings. Note:- there are lots of other issues that could be added to this cost, but as the building is being bought with planning for new works I have left these out-such as the replacement of the rear roof covering.	£12,000.00

	Total Not including any VAT <i>(not including further works which may be required awaiting investigation)</i>	£61,500.00
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6.0 PHOTOGRAPHS

Use the web link in the covering email to view photographs.

NB. Photographs should be printed out as this web link may not always be available.

7.0 SKETCHES / DRAWINGS & DOCUMENTS ATTACHED

PLANNING PERMISSION & DRAWINGS

EMAIL & ATTACHMENT FROM HARROW COUNCIL

EMAIL & ATTACHMENT FROM VINTEC LABS

Carl O'Boyle BSc FCIOB MRICS MFPWS

Telephone Number: 020 8426 1448

Tayross Associates Limited

Report Date: 26-03-2019

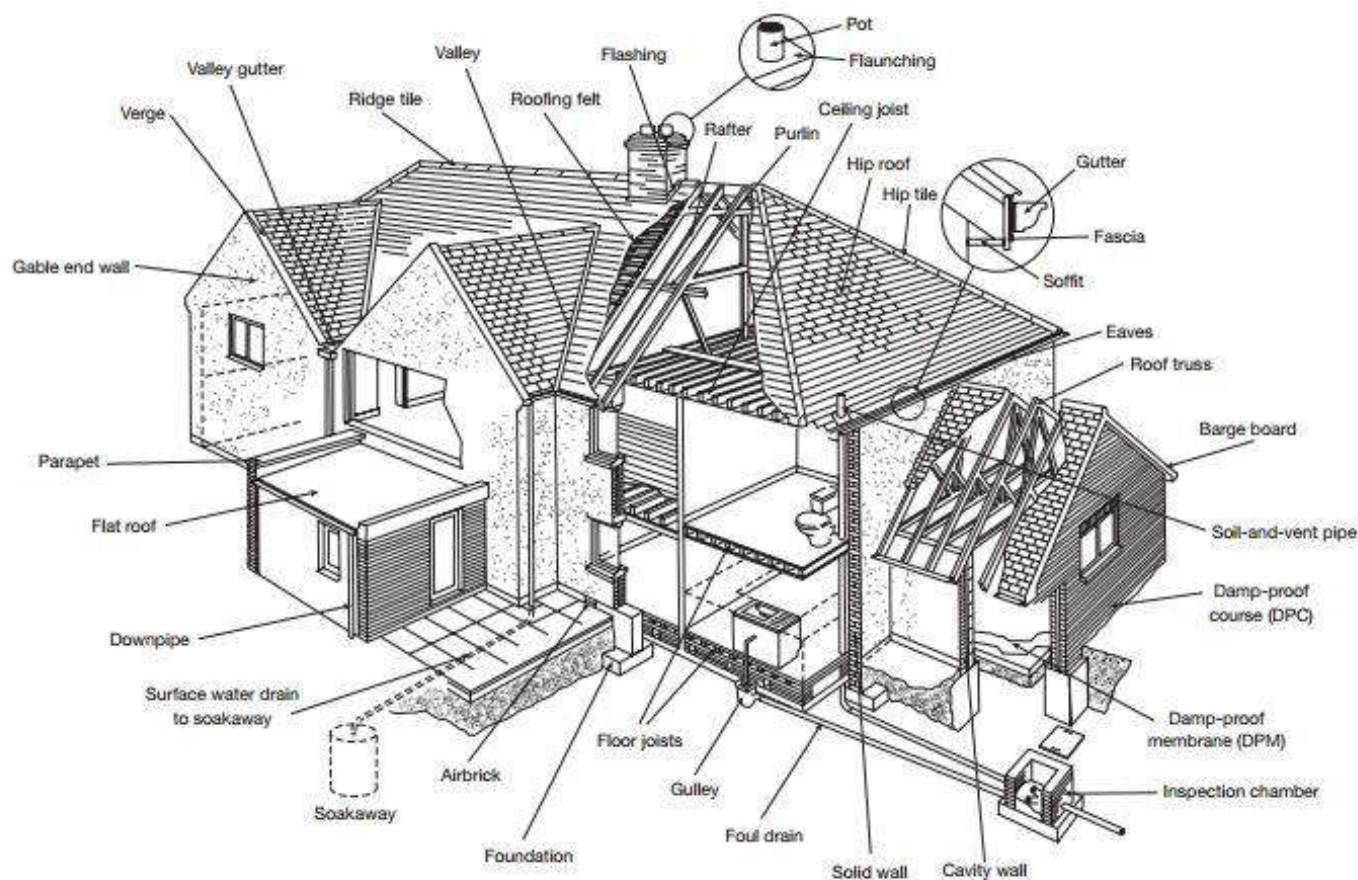
My Credentials:

I am a full professional member of the Royal Institution of Chartered Surveyors, the Faculty of Party Wall Surveyors and a Fellow of the Chartered Institute of Building for which I currently sit on the CIOB Professional Conduct Committee / Investigations Panel overseeing the professional conduct of over 49,000 members. This Committee / Panel are responsible for upholding the disciplinary regulations and rules of conduct of the Institute and investigate any cases of alleged misconduct by members.

1. The purpose of the building structural survey is to assess the current structural condition of the property based on factors considered during the visit. It is not possible to predict the future structural condition when over time conditions change. The predictability of structural issues identified can only be assessed after a period of monitoring which is outside the scope of this Report.
The inspection will include the main structure of the property and main outbuildings, any principal garage if applicable, boundaries. Outbuildings of a prefabricated or temporary nature and specialist leisure facilities such as swimming pools are excluded. If there are extensive grounds or outbuildings these will not be inspected unless agreed beforehand.
2. We will inspect all reasonably accessible parts of the structure from ground level and other visible areas up to 3 metres in height from ladders, or with the aid of binoculars, where appropriate. No furniture, or floor coverings or floor boards will be lifted or removed. No parts of the property will be forced or laid open to make it accessible.
3. We will inspect the roof spaces if there are available hatches. We will have a ladder of sufficient height to gain access to a roof hatch or to a single storey roof, not more than 3m above the floor or adjacent ground. It might therefore not be possible to inspect roofs above this level; in such cases, pitched roofs will be inspected by binoculars. The surveyor will follow the guidance given in Surveying Safely issued by RICS in April 1991, which incorporates the guidance given in Guidance Note G531 on the safe use of ladders and step ladders issued by the Health and Safety Executive.
4. We will carry out a visual inspection of the service installations where accessible. Manhole covers will be lifted where accessible and practicable. No tests will be applied unless previously agreed. The surveyor will report if as a result of the inspection, specialist tests are considered advisable or necessary.
5. We will identify any areas which would normally be inspected which it was not possible to inspect and indicate where it is considered that access should be obtained or formed and furthermore we will advise on possible or probable defects based on evidence from what we been able to see.
6. We will use all reasonable skill, care and diligence expected of a reasonably competent surveyor in carrying out the survey and preparing the report.
7. Parts of the structure, such as foundations, wall ties and woodwork which are covered, unexposed or inaccessible will not be inspected except where agreed to the contrary. No site investigations or environmental survey will be carried out and we can give no assurance that the property is unaffected by mineral extraction, land-fill or noxious substances.
8. We will not be responsible for engaging the testing of service installations unless specifically instructed to do so. Specialist tests can be arranged at an additional fee. Due to the specialist nature of these tests neither the surveyor, nor the company can accept any liability with regard to the accuracy or content of specialist's reports.
9. It is not always possible in the time available to obtain authoritative information from Local and Statutory Authorities concerning such matters as Planning, road widening proposals, or charges, sewers or services and although the surveyor will comment to the extent of his current knowledge, a written enquiry should be made by the client's legal adviser to the relevant authority to confirm the latest position on such matters.
10. Unless otherwise expressly agreed or stated the surveyor will, in carrying out the report of the property, assume:
 - 10.1 that the property has been/is sold with vacant possession;
 - 10.2 that all required valid planning permissions and statutory approvals for the buildings and for their use, including any extensions or alterations, have been obtained and complied with;
 - 10.3 that no damaging or hazardous materials or techniques have been used, that there is no contamination in or from the ground, and it is not landfilled ground.
 - 10.4 that the property is not subject to any unusual or especially onerous restrictions, encumbrances or outgoings and that good title can be shown;
 - 10.5 that the property and its value are unaffected by any matters which would be revealed by a Local Search and replies to the usual legal enquiries or by a Statutory Notice and that neither the property, nor its condition, its use, or its intended use, is or will be unlawful;
 - 10.6 that an inspection of those parts which have not been inspected, would not reveal material defects or any non compliance with the year 2000 issue or cause the surveyor to alter any valuation materially;
 - 10.7 that the property is connected to and there is the right to use the reported main services on normal terms;
 - 10.8 that sewers, main services and the roads giving access to the property have been adopted, and that any lease providers rights of access and egress over all common estate roadways, pathways, corridors, stairways and to use common grounds, parking areas and other facilities;
 - 10.9 that in the case of a newly constructed property, the builder is a registered member of the NHBC, the Zurich Municipal Mutual, or equivalent, and will construct the property to obtain its cover.
11. The Survey report will not include a valuation of the property;
12. In the event of the client being dissatisfied with any aspect of the service provided, a copy of *Tayross Associates Limited* complaints procedure is available on request.
13. **Warranty and Limitations of Liability:-**
 - (a) The Surveyor warrants that it shall use reasonable skill and care in performing the Services;
 - (b) The Surveyor excludes all other warranties and conditions, whether expressed or implied by law, to the fullest extent permitted by the law;
 - (c) The Surveyor shall not be liable to you for any indirect or consequential loss, including loss of use, loss of any contract or loss of profit;
 - (d) Our liability for any claims arising out of our survey for negligence is capped at 50 times the cost of the survey fee net of VAT;
 - (e) Any small claims will incur a £500 excess charge;

- (f) The Surveyor shall not in any circumstances be liable for any delay or failure in performing the Services where such delay is the result of any matter outside the Surveyor's reasonable control.
14. Unless expressly agreed otherwise the surveyor will rely upon information provided by the client, or client's legal or other professional advisers, relating to the tenure, tenancies or other relevant matters.
15. (*Flats only*) Unless otherwise agreed, the surveyor will inspect only the subject flat and garage (if any), the related internal and external common parts and the structure of the building in which the subject flat is situated. Other flats or properties will not be inspected. The surveyor will state in the report any restrictions on accessibility to the common parts or visibility of the structure. The surveyor will state whether a copy of the lease has been inspected and, if not, the assumptions as to repairing obligations. The client is reminded that, particularly in the case of large blocks, the object of the inspection is to give guidance on the general standard of construction and maintenance, pointing out those items which will require attention within, say, the next decade and not to list those minor points which would normally be taken care of in the course of routine maintenance. Many flats form part of large developments consisting of several blocks. In such cases the surveyor will be inspecting only the one block in which the flat is situated.
16. The report will be provided in writing as soon as reasonably possible after completing the inspection and investigations. Any verbal comments given to the client prior to the receipt of the full written report are given in good faith but, in order to avoid any possible misinterpretation or misunderstanding, the client should not act upon these verbal comments until the full written report has been received and studied.
 - 16.1 The Surveyor will send an electronic document of the Report to the Client's email address (or other agreed address) for the sole use of the Client.
 - 16.2 ***If hard copies are requested these will be charged at £95.00 each.***
17. The Report is the property of *Tayross Associates Limited*. It will be confidential to the client. It may be disclosed to other professional advisers assisting the client in respect of that purpose, but the client shall not disclose the report to any other person. The report should not be reproduced in whole or part without written permission. We reserve the right to pass on the contents of a Report to third parties at our discretion.
18. **Additional Services:** The Surveyor will provide, for an additional fee, such additional services as may be specified in the Specific Terms or are agreed between the Surveyor and the Client and confirmed by the Surveyor in writing.
19. **Additional Fees:** Additional fees may be due in relation to Solicitors' enquiries and request from the Client to engage with other consultants and trades people regarding follow-on works.
20. **Payment of fees:** The Client will pay the Agreed Fee, any Additional Fees, any VAT and any agreed disbursements by the Payment Date.
 - 20.1 The Client will be liable for interest on any late payment at the rate of 8% p.a. above the Bank of England base rate current at the date of the relevant fee account.
 - 20.2 **Travel Costs:** Surveys carried out in central London (5 mile radius) will have an additional £25.00 added to the overall fee to cover parking and congestion charges whether these apply or not. Surveys outside of London will be charged at 50p/mile plus parking.
 - 20.3 Additional work as a result of further investigations will incur an extra charge of £120/hour - Initial telephone discussion/queries upon issuing of the report to the client will be provided free of charge to the client, if dealt with over one conversation. For example if when investigating the structural integrity of a block of flats, if we cannot get access to inspect all relevant areas we may have to arrange a secondary visit.
 - 20.4 We reserve the right to charge VAT on top of the original price quoted should the need occur due to tax classification changing.
21. **Complaints:** In the event of the client being dissatisfied with any aspect of the service provided, a copy of *Tayross Associates Limited* Complaints Procedure is available on request.

APPENDIX 2 BUILDING TERMS EXPLAINED



The following list has been compiled to assist people with terminology. We advise that this information is for guidance only and cannot be relied on for accuracy and that you should consult a qualified legal representative if you require full explanation

- Aggregate:** Pebbles, shingle, gravel etc. used in the manufacture of concrete, and in the construction of "soakaways".
- Airbrick:** Perforated brick used for ventilation, especially to floor voids (beneath timber floors) and roof spaces.
- Architrave:** Joinery moulding around window or doorway.
- Asbestos:** Fibrous mineral used in the past for insulation. Can be a health hazard specialist advice should be sought if asbestos (especially blue asbestos) is found.
- Asbestos Cement:** Cement with 10-15% asbestos fibre as reinforcement. Fragile will not bear heavy weights. Hazardous fibres may be released if cut or drilled.
- Ashlar:** Finely dressed natural stone: the best grade of masonry.
- Asphalt:** Black, tar-like substance, strongly adhesive and impervious to moisture. Used on flat roofs and floors.
- Barge Board:** (See *Verge Board*)
- Balanced Flue:** Common metal device normally serving gas appliances which allows air to be drawn to the appliance whilst also allowing fumes to escape.
- Beetle Infestation:** (Wood boring insects: woodworm) Larvae of various species of beetle which tunnel into timber causing damage. Specialist treatment normally required. Can also affect furniture.
- Benching:** Smoothly contoured concrete slope beside drainage channel within an inspection chamber. Also known as Haunching.
- Bitumen:** Black, sticky substance, related to asphalt. Used in sealants, mineral felts and damp-proof courses.
- Breeze Block:** Originally made from cinders ("breeze") the term now commonly used to refer to various types of concrete and cement building blocks

Carbonation: A natural process affecting the outer layer of concrete. Metal reinforcement within that layer is liable to early corrosion, with consequent fracturing of the concrete.

Cavity Wall: Standard modern method of building external walls of houses comprising two leaves of brick or blockwork separated by a gap ("cavity") of about 50mm (2 inches).

Cavity Wall Insulation: Filling of wall cavities by one of various forms of insulation material - Beads: Polystyrene beads pumped into the cavities. Will easily fall out if the wall is broken open for any reason - Foam: Urea formaldehyde foam, mixed on site, and pumped into the cavities where it sets. Can lead to problems of dampness and make replacement of wall-ties more difficult - Rockwool: Inert mineral fibre pumped into the cavity.

Cavity Wall - Tie: Metal device bedded into the inner and outer leaves of cavity walls to strengthen the wall. Failure by corrosion can result in the wall becoming unstable specialist replacement ties are then required.

Cesspool: A simple method of drain comprising a holding tank that needs frequent emptying. Not to be confused with **Septic Tank**.

Chipboard: Also referred to as "particle board". Chips of wood compressed and glued into sheet form. Cheap method of decking to flat roofs, floors and (with Formica or melamine surface) furniture, especially kitchen units.

Collar: Horizontal timber member intended to restrain opposing roof slopes. Absence, removal or weakening can lead to Roof Spread.

Combination Boiler: Modern form of gas boiler which activates on demand. With this form of boiler there is no need for water storage tanks, hot water cylinders etc and generally the pressure is much better for showers.

Condensation: Occurs when warm moist air meets a cold surface. The water in the air then either settles as water droplets on the surface (as it does on windows for example), or if the surface is absorbent, it soaks into the surface. In the latter case condensation is often not noticed unless or until mould appears. **(See also Ventilation)**

Coping / Coping Stone: Usually stone or concrete, laid on top of a wall as a decorative finish and to stop rainwater soaking into the wall.

Corbell: Projection of stone, brick, timber or metal jutting out from a wall to support a weight.

Cornice: Ornamental moulded projection around the top of a building or around the wall of a room just below the ceiling.

Coving: Curved junction between wall and ceiling or (rarely) between ceiling and floor.

Dado Rail: Wooden moulding fixed horizontally to a wall, approximately 1 metre above the floor, originally intended to protect the wall against damage by chair-backs now very much a decorative feature.

Damp Proof Course: (DPC) Course Layer of impervious material (mineral felt, pvc etc) incorporated into a wall to prevent dampness rising up the wall or lateral dampness around windows, doors etc. Various proprietary methods are available for damp proofing existing walls including "electro-osmosis" and chemical injection.

Deathwatch Beetle: Serious insect pest in structural timbers, usually affects old hardwoods with fungal decay already present.
(Xestobium Refovillosum)

Double Glazing: A method of thermal insulation usually either: Sealed unit: Two panes of glass fixed and hermetically sealed together; or Secondary: In effect a second "window" placed inside the original window.

Downpipes: Drainage pipes from guttering.

Dry Rot:(Serpula Lacrymans.) A fungus that attacks structural and joinery timbers, often with devastating results. Can flourish in moist, unventilated areas. Not to be confused with **wet rot**.

Eaves: The overhanging edge of a roof.

Efflorescence: Salts crystallised on the surface of a wall as a result of moisture evaporation.

Engineering Brick: Particularly strong and dense type of brick, sometimes used as damp-proof course.

Fibreboard: Cheap, lightweight board material of little strength, used in ceilings or as insulation to attics.

Flashing: Building technique used to prevent leakage at a roof joint. Normally metal (lead, zinc, copper) but can be cement, felt or proprietary material.

Flaunching: Contoured cement around the base of chimney pots, to secure the pot and to throw off rain.

Flue: A smoke duct in a chimney, or a proprietary pipe serving a heat-producing appliance such as a central heating boiler.

Flue Lining: Metal (usually stainless steel) tube within a flue essential for high output gas appliances such as boilers. May also be manufactured from clay and built into the flue.

Foundations: Normally concrete, laid underground as a structural base to a wall - in older buildings may be brick or stone.

Frog: A depression imprinted in the upper surface of a brick, to save clay, reduce weight and increase the strength of the wall. Bricks should always be laid frog uppermost.

Fused Spur: Power socket that does not have a plug going into it, instead the cable from an appliance like a fridge, radiator, burglar alarm etc and has a fuse socket built into it.

Gable: Upper section of a wall, usually triangular in shape, at either end of a ridged roof. - Gable end.

Gang: Referred to for 13amp power pints 1 gang = 1 single socket 2 gang = 1 double socket.

Ground Heave: Swelling of clay sub-soil due to absorption of moisture: can cause an upward movement in foundations.

Gully: An opening into a drain, normally at ground level, placed to receive water etc. from downpipes and wastepipes. Haunching: **See Benching**. It is also a term used to describe the support to a drain underground.

Hip: The external junction between two intersecting roof slopes.

Inspection Chamber: Commonly called a man hole. Access point to a drain comprising a chamber (of brick, concrete or plastic) with the drainage channel at its base and a removable cover at ground level.

Jamb: Side part of a doorway or window.

Joist: Horizontal structural timber used in flat roof, ceiling and floor construction. Occasionally also metal.

Landslip: Downhill movement of unstable earth, clay, rock etc. often following prolonged heavy rain or coastal erosion, but sometimes due entirely to sub-soil having little cohesive integrity.

Lath: Thin strip of wood used in the fixing of roof tiles or slates, or as a backing to plaster. Lath and plaster walls were very common in houses from late 1800's to 1950's

Lintel: Horizontal structural beam of timber, stone, steel or concrete placed over window or door openings.

LPG: Liquid Petroleum Gas or Propane. Available to serve gas appliances in areas without mains gas. Requires a storage tank.

Man Hole: *See Inspection Chamber*

Mortar: Mixture of sand, cement, lime and water, used to join stones or bricks.

Mullion: Vertical bar dividing individual lights in a window.

Newel: Stout post supporting a staircase handrail at top and bottom. Also, the central pillar of a winding or spiral staircase.

Oversite: Rough concrete below timber ground floors: the level of the oversite should be above external ground level.

Parapet: Low wall along the edge of a flat roof, balcony etc.

Pier: A vertical column of brickwork or other material, used to strengthen the wall or to support a weight.

Plasterboard: Stiff "sandwich" of plaster between coarse paper. Now in widespread use for ceilings and walls.

Pointing: Smooth outer edge of mortar joint between bricks, stones etc.

Powder Post Beetle: *(Bostrychidae or Lyctidae family of beetles)*

A relatively uncommon pest that can, if untreated, cause widespread damage to structural timbers.

Purlin: Horizontal beam in a roof upon which rafters rest. Quoin: The external angle of a building; or, specifically, bricks or stone blocks forming that angle.

Rafter: A sloping roof beam, usually timber, forming the carcass of a roof. Random Rubble: Primitive method of stone wall construction with no attempt at bonding or coursing.

Rendering: Vertical covering of a wall either plaster (internally) or cement (externally), sometimes with pebbledash, stucco or Tyrolean textured finish.

Reveals: The side faces of a window or door opening. Ridge: The apex of a roof.

Riser: The vertical part of a step or stair.

Rising Damp: Moisture soaking up a wall from below ground, by capillary action causing rot in timbers, plaster decay, decoration failure etc.

Roof Spread: Outward bowing of a wall caused by the thrust of a badly restrained roof carcass (**see Collar**).

Screed: Final, smooth finish of a solid floor, usually cement, concrete or asphalt.

Septic Tank: Tank Drain installation whereby sewage decomposes through bacteriological action, which can be slowed down or stopped altogether by the use of chemicals such as bleach, biological washing powders etc. Not to be confused with **Cesspool**.

Settlement: General disturbance in a structure showing as distortion in walls etc., possibly a result of major structural failure, very dry weather conditions etc. Sometimes of little current significance. **(See also Subsidence)**

Shakes: Naturally occurring cracks in timber; in building timbers, shakes can appear quite dramatic, but strength is not always impaired.

Shingles: Small rectangular slabs of wood used on roofs instead of tiles, slates etc.

Soakaway: Arrangement for disposal of rainwater, utilising graded aggregate laid below ground.

Soaker: Sheet metal (usually lead, copper or zinc) at the junction of a roof with a vertical surface of a chimneystack, adjoining wall etc. Associated with flashings that should overlay soakers.

Soffit: The under-surface of eaves, balcony, arch etc. Solid Fuel: Heating fuel, normally coal, coke or one of a variety of proprietary fuels.

Spandrel: Space above and to the sides of an arch; also the space below a staircase.

Stud Partition: Lightweight, sometimes non-load bearing wall construction comprising a framework of timber faced with plaster, plasterboard or other finish.

Subsidence: Ground movement, generally downward, possible a result of mining activities or clay shrinkage.

Sub-soil: Soil lying immediately below the topsoil, upon which foundations usually bear.

Sulphate Attack: Chemical reaction activated by water, between tricalcium aluminate and soluble sulphates. Can cause deterioration in brick walls and concrete floors.

Tie Bar: Heavy metal bar passing through a wall, or walls, to brace a structure suffering from structural instability.

Torching: Mortar applied on the underside of roof tiles or slates to help prevent moisture penetration. Not necessary when a roof is underdrawn with felt.

Transom: Horizontal part of a step or stair.

Tread: The horizontal part of a step or stair.

Trussed Rafters: Method of roof construction utilising prefabricated triangular framework of timbers. Now widely used in domestic construction.

Underpinning: Method strengthening weak foundations whereby a new, stronger foundation is placed beneath the original.

Valley Gutter: Horizontal or sloping gutter, usually lead-or-tile-lined, at the internal intersection between two roof slopes.

Ventilation: Necessary in all buildings to disperse moisture resulting from bathing, cooking, breathing etc. and to assist in prevention of condensation. Floors -necessary to avoid rot, especially Dry Rot; achieved by airbricks near to ground level. Roofs - necessary to disperse condensation within roof spaces; achieved either by airbricks in gables or ducts at the eaves. **(see Condensation)**

Verge: The edge of a roof, especially over a gable.

Verge Board: Timber, sometimes decorative plastic material, placed at the verge of a roof: also known as bargeboard.

Wainscot: Wood panelling or boarding on the lower part of an internal wall.

Wall Plate: Timber placed at the eaves of a roof, to take the weight of the roof timbers.

Wastepipe: Drainage pipe for baths, basins, wc's.

Wet Rot: (*Coniophora Puteana*) Decay of timber due to damp conditions. Not to be confused with the more serious **Dry Rot**.

Woodworm: Colloquial term for beetle infestation: usually intended to mean Common Furniture Beetle (**Anobium** and joinery timbers.

TOWN & COUNTRY PLANNING ACT 1990

GRANT OF PLANNING PERMISSION

Ref: P/5810/15

With reference to the application received on 09 December 2015 accompanied by Drawing(s)
(JOB No 758) - 01 REV A, 02, 03, 04 REV C, 07 REV A, 08 REV A and Design and access statement

For: First floor rear extension and conversion of first and second floors to 1no. 1 bedroom flat and 1no. 2 bedroom flat with rear access; external alterations to create new rear access to ground floor shop unit

At:

HARROW COUNCIL, the Local Planning Authority;

GRANTS permission in accordance with the development described in the application and submitted plans, subject to the following condition(s):

1	The development hereby permitted shall be begun before the expiration of three years from the date of this permission. REASON: To comply with the provisions of Section 91 of the Town & Country Planning Act 1990.
2	The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building. REASON: To safeguard the character and appearance of the area in accordance with Core Policy CS1.B of the Harrow Core Strategy (2012) and Policy DM1 of the Harrow Development Management Policies Local Plan (2013).
3	Other than on collection days, the refuse/waste bins shall at all times be stored in the approved refuse/waste storage area. REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development in accordance with Policy DM1 of the Harrow Development Management Local Plans Policy (2013).
4	The development hereby permitted shall be carried out in accordance with the following approved plans and in accordance with any details that are to be submitted as required by planning conditions: (JOB No 758) - 01 REV A, 02,

	03, 04 REV C, 07 REV A, 08 REV A and Design and access statement. REASON: For the avoidance of doubt and in the interests of proper planning.
5	<p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that order with or without modification), no window(s)/door(s), other than those shown on the approved plans shall be installed in the flank elevation(s) of the development hereby permitted without the prior permission in writing of the local planning authority.</p> <p>REASON: To safeguard the residential amenities of neighbouring residents, in accordance with Policy DM1 of the Harrow Development Management Policies Local Plan (2013).</p>

1	<p>The following policies are relevant to this decision:</p> <p>The National Planning Policy Framework (2012) The London Plan (2015) 3.5 Quality and Design of Housing Developments 3.8 Housing Choice 6.9B Cycling 6.13C Parking 7.1C Building London's Neighbourhoods 7.2 An Inclusive Environment 7.3 Designing Out Crime 7.4 Local Character 7.6 Architecture Harrow Development Management Policies Local Plan (2013) DM1 Achieving a High Standard of Development DM2 Achieving lifetime Neighbourhoods Development Management Policy 7 DM9 Managing Flood Risk DM26 Conversion of Houses and Other Residential Premises DM27 Amenity Space Harrow Core Strategy (2012) CS1.B, CS1.K Overarching Policy CS2 Harrow and Wealdstone Harrow and Wealdstone Area Action Plan 2013 Policies AAP1, AAP4, AAP16, AAP17. Supplementary Planning Documents & Guidance Supplementary Planning Document Residential Design Guide (2010) Supplementary Planning Document Accessible Homes (2010) Mayor of London : Housing Supplementary Planning Guidance 2012 Housing Standards Policy Transition Statement 2015.</p>
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	Locally Listed Buildings SPD (December 2013)
2	<p>INFORMATIVE:</p> <p>The Party Wall etc. Act 1996 requires a building owner to notify and obtain formal agreement from adjoining owner(s) where the building owner intends to carry out building work which involves:</p> <ol style="list-style-type: none"> 1. work on an existing wall shared with another property; 2. building on the boundary with a neighbouring property; 3. excavating near a neighbouring building, <p>and that work falls within the scope of the Act.</p> <p>Procedures under this Act are quite separate from the need for planning permission or building regulations approval.</p> <p>"The Party Wall etc. Act 1996: explanatory booklet" is available free of charge from:</p> <p>Communities and Local Government Publications, PO Box 236, Wetherby, LS23 7NB</p> <p>Please quote Product code: 02 BR 00862 when ordering.</p> <p>Also available for download from the Portal website: https://www.gov.uk/party-wall-etc-act-1996-guidance</p>
3	<p>INFORMATIVE:</p> <p>The applicant's attention is drawn to the requirements in the Considerate Contractor Code of Practice. In the interests of minimising any adverse effects arising from building operations, the limitations on hours of working are as follows:</p> <p>0800-1800 hours Monday - Friday (not including Bank Holidays)</p> <p>0800-1300 hours Saturday</p>
4	<p>Statement under Article 35(2) of The Town and Country Planning (Development Management Procedures) (England) Order 2015</p> <p>This decision has been taken in accordance with paragraphs 187-189 of The National Planning Policy Framework. Pre-application advice was sought and provided and the submitted application was in accordance with that advice.</p>
5	<p>A yellow Site Notice relating to this planning application describing the development and alerting interested parties of the development has been placed in the vicinity of the application site. You should now REMOVE this Site Notice.</p>
6	<p>Please be advised that approval of this application (either by Harrow Council, or subsequently by PINS if allowed on Appeal following a Refusal by Harrow Council) will attract a liability payment of £2253.65 of Community Infrastructure Levy. This charge has been levied under Greater London Authority CIL charging schedule and s211 of the Planning Act 2008.</p>

	<p>Harrow Council as CIL collecting authority on commencement of development will be collecting the Mayoral Community Infrastructure Levy (CIL). Your proposal is subject to a CIL Liability Notice indicating a levy of £2253.65 for the application, based on the levy rate for Harrow of £35/sqm and the stated increase in floorspace of 64.39sqm You are advised to visit the planningportal website where you can download the appropriate document templates.</p> <p>http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil</p>
7	<p>Harrow has a Community Infrastructure Levy which will apply Borough wide for certain uses of over 100sqm gross internal floor space. The CIL has been examined by the Planning Inspectorate and found to be legally compliant. It will be charged from the 1st October 2013. Any planning application determined after this date will be charged accordingly. Harrow's Charges are:</p> <p>Residential (Use Class C3) - £110 per sqm; Hotels (Use Class C1), Residential Institutions except Hospitals, (Use Class C2), Student Accommodation, Hostels and HMOs (Sui generis)- £55 per sqm; Retail (Use Class A1), Financial & Professional Services (Use Class A2), Restaurants and Cafes (Use Class A3) Drinking Establishments (Use Class A4) Hot Food Takeaways (Use Class A5) - £100 per sqm All other uses - Nil.</p> <p>The Harrow CIL Liability for this development is:£7082.90</p>
8	<p>Harrow Council is responsible for the naming and numbering of new or existing streets and buildings within the borough boundaries. The council carries out these functions under the London Government Act 1963 and the London Building Acts (Amendment) Act 1939. All new developments, sub division of existing properties or changes to street names or numbers will require an application for official Street Naming and Numbering (SNN). If you do not have your development officially named/numbered, then then it will not be officially registered and new owners etc. will have difficulty registering with utility companies etc. You can apply for SNN by contacting technicalservices@harrow.gov.uk or on the following link. http://www.harrow.gov.uk/info/100011/transport_and_streets/1579/street_naming_and_numbering</p>

Date of decision: 07 July 2016



Paul Nichols
Divisional Director Regeneration Enterprise and Planning

Decision Notice Notes are available at
www.Harrow.gov.uk in the Planning section, Planning Documents
Decision Notice Notes

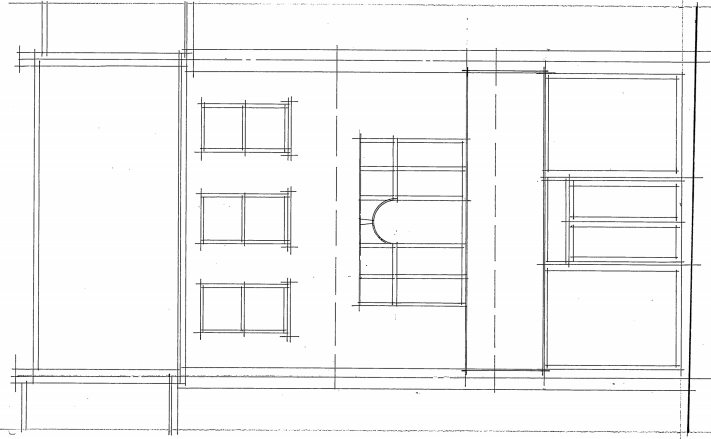
This is not a building regulation approval. Your attention is particularly drawn to the above notes that set out the rights of applicants who are aggrieved by the decision of the Local Planning Authority.

Enquiries about the need for Building Regulations approval should be made to:

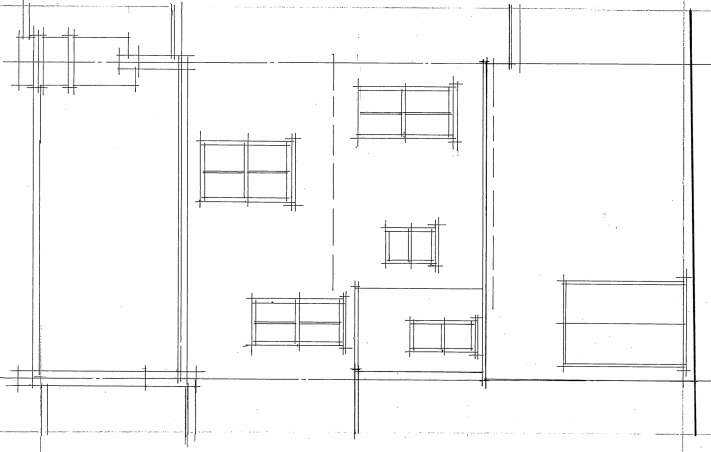
Building Control
PO Box 37, Civic Centre,
Harrow HA1 2UY

You may find the answer to your query at:
<http://www.harrow.gov.uk/buildingcontrol>
Telephone 020 8901 2650 (general enquiries)

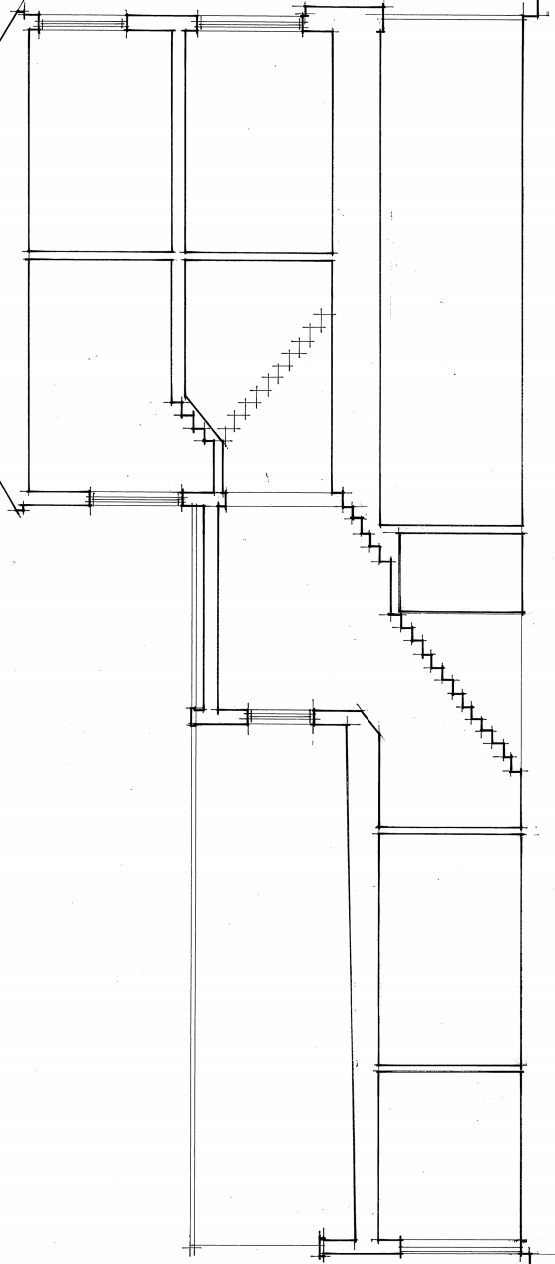
DN-DFU-GRA
PLMVM292



FRONT (St Anns Road) ELEVATION



REAR (Greenhill Way) ELEVATION



SECTION

DESCRIPTION	DATE	REV



DAVID F. EWINS
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WWW.DFEWINS.CO.UK

CLIENT

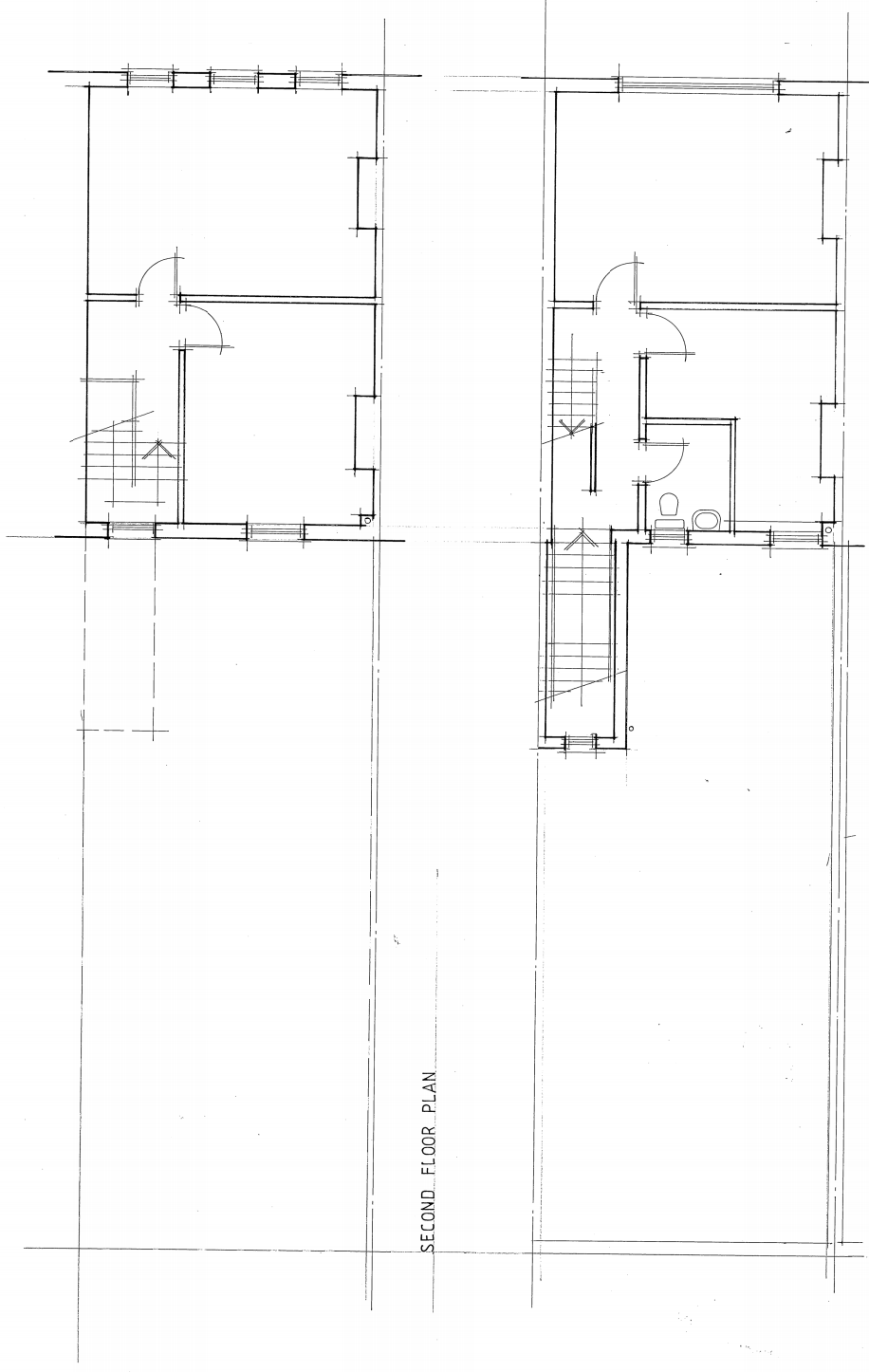
JOB

DRAWING TITLE
SURVEY elevations and section

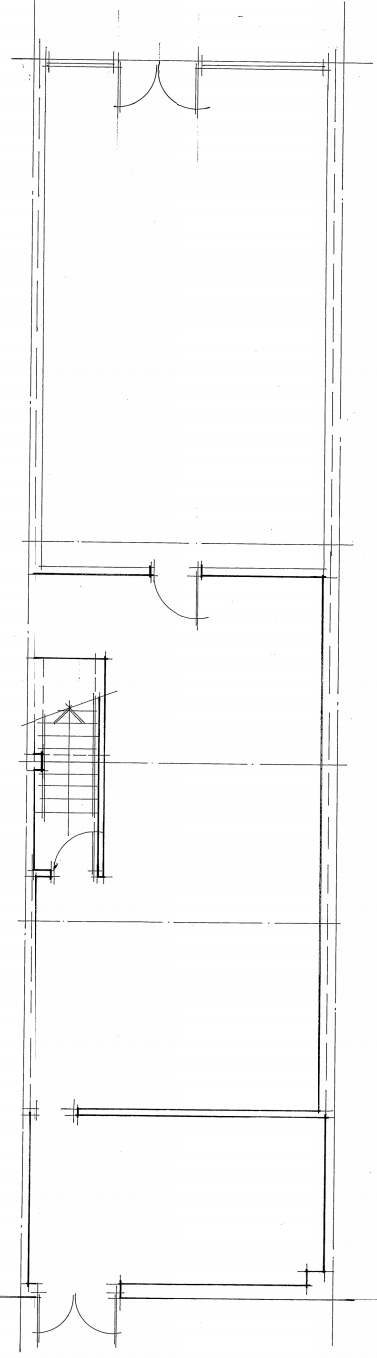
DATE	DRAWN	SCALE
11/05/11	JFE	1/250

JOB No	DRAWING No	REVISION
758	02	

SECOND FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN

DESCRIPTION

DATE

REV



CLIENT

JOB

DRAWING TITLE
SURVEY
floor plans

DATE

SCALE

DRAWN

CHECKED

JOB No

758

DRAWING No

01

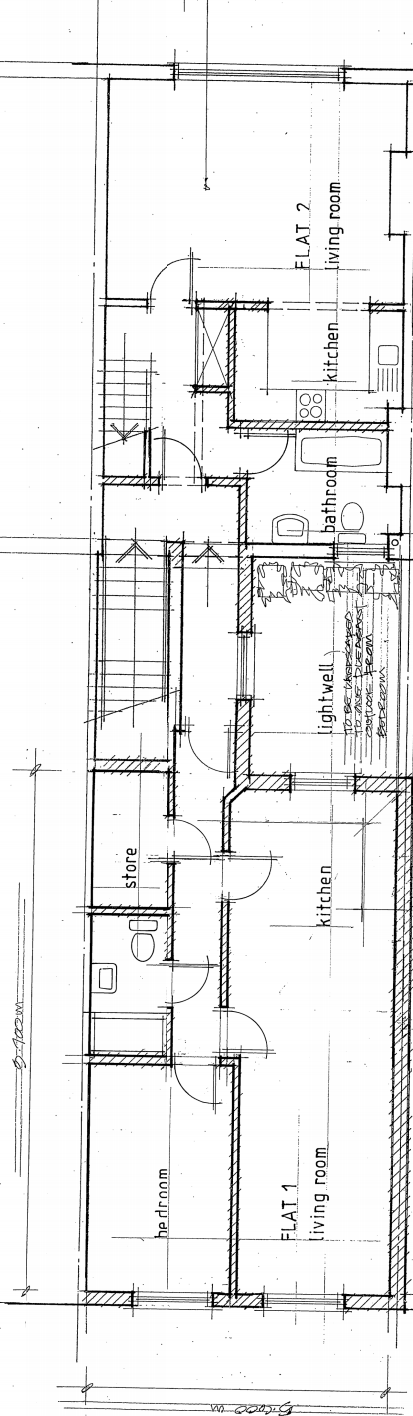
REVISION

SCHEDULE OF ACCOMMODATION

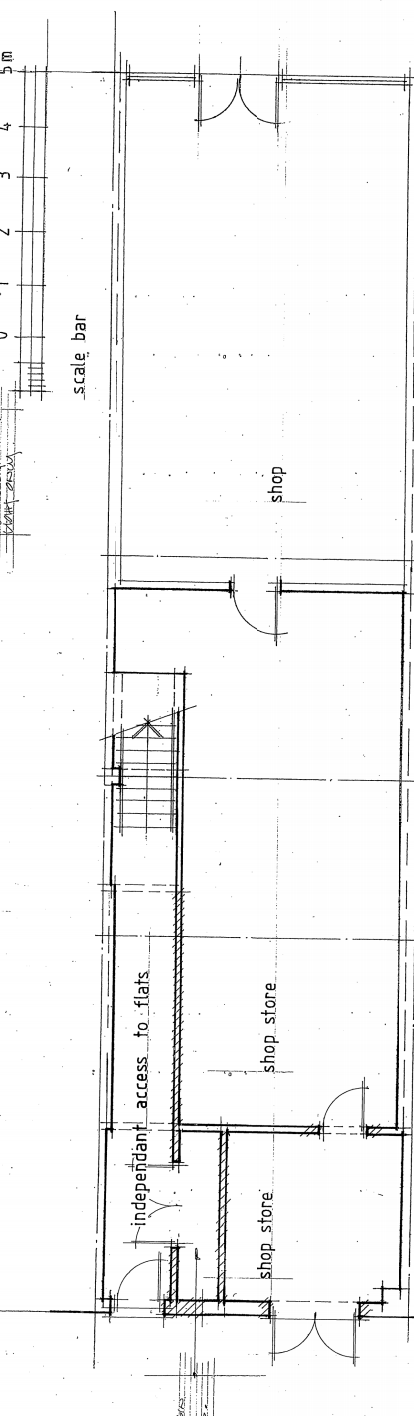
PROPOSED FLATS AND BEDROOMS /
THE PROPOSED FLAT
FLAT 1 - 25.2m
FLAT 2 - 25.2m
MINIMUM SPACE STANDARDS UNDER
LONDON PLANS - 2010

FLAT 1 - 25.2m
FLAT 2 - 25.2m

SECOND FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN



DESCRIPTION	DATE	REV
FLAT 1 REMOVED TO ALTERNATIVE DESIGN	22/10/15	B
WORKS PROPOSED	25/10/15	A



CLIENT

JOB

PROPOSED FLATS
floor plans

DATE 22/10/15
SCALE 1:250

758
04
758

[illegible]

SECTION

PROPOSED FLAT 1
Living room and kitchen

SHOP

FLAT 2

FLAT 2

MATERIALS

various factors responsible to increase
 extension
 root from root zone
 cross boundary transfer
 windows : distributed windows of
 within day.

0	1	2	3	4	5m
0	0	0	0	0	0
1	0	0	0	0	0
2	0	0	0	0	0
3	0	0	0	0	0
4	0	0	0	0	0
5m	0	0	0	0	0

scale bar

best - layout	od/ke A
---------------	---------

DESCRIPTION	DATE	REV
-------------	------	-----

DAVID F. EWINS RIBA
ARCHITECT

31 BOSTON GARDENS
BRAINTFORD
MIDDLESEX TW8 9LS

OFFICE: 020 8560 7934
MOBILE: 0784 727074



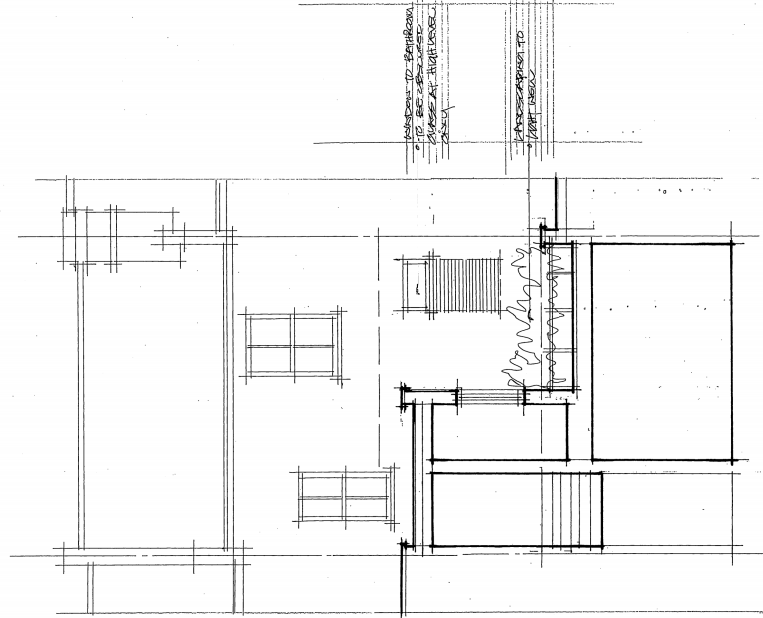
CLIENT _____

100

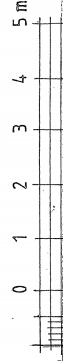
DRAWING TITLE
PROPOSED FLATS
elevation and section

DATE	NURSECH 2016	DRAWN BY	DE
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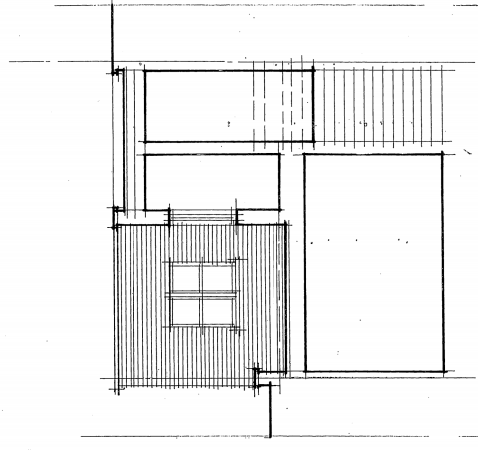
JOB No	DRAWING No	REVISION
758	07	A



SECTION / ELEVATION TO REAR OF PROPERTY



scale bar



INTERNAL ELEVATION TO GREENHILL WAY

DATE	DESCRIPTION	DATE	REV
06/06/14	ALTERNATIVE PLAN LAYOUT COMPLETE		

DAVID F. EWINS ARCHITECT

10000 100th Ave
Suite 100
Green Hills, MN 55120
Phone: 612.336.7204
Mobile: 612.336.7204

CLIENT

JOB

DRAWING TITLE
PROPOSED FLATS
elevations and alt. plan

DATE: 06/06/14
DRAWN: DE
SCALE: 1/8" = 1'-0"

JOB No	DRAWING No	REVISION
758	08	A

Enrico Hernandez

From:
Sent: 26 March 2019 10:05
To: Enrico Hernandez
Subject:
Attachments: Hoarding & Scaffolding Application 2018-2019.pdf

Morning,

Thank you for your email,

If you wish to erect a scaffolding or a hoarding can you please fill in the attached application form and one of our officers will come out and inspect the site to advise further.

Kind regards

BUILDING A BETTER
HARROW

From: Enrico Hernandez [<mailto:enrico@tayross.com>]
Sent: 25 March 2019 11:39
To:
Cc: Carl O'Boyle
Subject:

Dear

I hope you are well.

A client of ours is planning to carry out building works at 20 St Ann's Road HA1 1LG which will require scaffolding to be placed on a public footpath and road to the rear of the building.

The scaffolding is also likely to interfere with a number of disabled parking bays on the road and we'd like to know whether Harrow are likely to grant a licence and if so how best do we go about arranging this?

I've attached a marked up plan to give you an idea of the site.

Thank you for your help.

Regards,

Enrico Hernandez MFPWS



Assistant Building Surveyor
Tayross Associates

p: 020 8426 1448 m: 078 3347 8480

a: 2nd Floor Monument House, 215 Marsh Road, Pinner, Middlesex HA5 5NE

w: www.tayross.com e: enrico@tayross.com



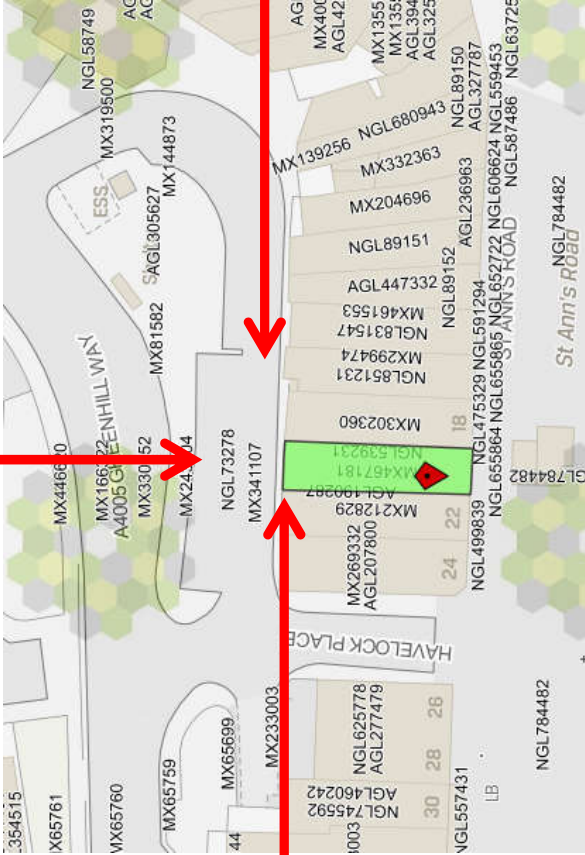
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Harrow Council monitors all electronic mail it receives for Policy compliance and to protect its systems including anti-spam and anti-virus measures. Electronic mail does not guarantee delivery or notification of non-delivery. Contact the intended recipient(s) by other means should confirmation of receipt be important. All traffic may be subject to recording and/or monitoring in accordance with relevant legislation.

PAVEMENT TO THE REAR OF THE PROPERTY (TITLE REGISTER: MX341107)



DISABLED PARKING BAYS TO THE REAR OF THE PROPERTY (TITLE REGISTER: NGL73278)



THIS IS A ONE WAY ROAD

Community Directorate
Corporate Director – Paul Walker

**APPLICATION TO ERECT HOARDING/SCAFFOLDING ON
THE HIGHWAY SECTION 169 OF THE HIGHWAYS ACT 1980**

Please contact this office for a site visit before completing this application form. The Council will only accept applications relating to scaffolding from the scaffolding company.

The Council uses a tiered charging system for the placement of hoarding/scaffolding on the highway (see page 2 for fees). A deposit is also required which is refunded if there are no outstanding damages or clearance required by the Council. Refunds are usually made by BACS. The applicant will be invoiced for any costs in excess of the deposit. The licence conditions must be followed. Please read and ensure you understand the attached notes and conditions.

Application Type	Hoarding	<input type="checkbox"/>	Scaffolding	<input type="checkbox"/>
Type of Application	New	<input type="checkbox"/>	Renewal	<input type="checkbox"/>
Name of Applicant				
Address of Applicant				
Telephone			Email	
Name of Public Liability Insurance Company				
Policy Number				
Site address				
Site telephone				
Start date (dd/mm/yyyy)			End date (dd/mm/yyyy)	
Dimensions (metres)	Length		Width	
Tick if any additional apparatus is to be used	Rubbish Chute <input type="checkbox"/>	Scaffolding Fan <input type="checkbox"/>		Pedestrian Walkway <input type="checkbox"/>

Amount (Cheque payable to Harrow Council)	Duration	Administration Fee (£)	Fee Calculation	
			Number of Months	Amount (£)
	First Month			
	Up to 15 metres	183	0	
	More than 15 metres	227	0	
	Subsequent Months			
	Up to 15 metres	145	0	
	More than 15 metres	183	0	
	Refundable deposit based on the area covered.	Up to 15 metres = £500 ----- More than 15 metres = £1000		
	Site Meeting	88		
			<u>Total Amount</u>	

Declaration

I, the signatory below agree to comply with the licence conditions and the provisions of Section 169, 172 & 173 of the Highways Act 1980. I also accept responsibility for the structure on the highway, and will indemnify the Council against any damage, accident or claim.

Signature of applicant		Status of applicant		Date	
------------------------------	--	------------------------	--	------	--

Please return the completed form with the required documentation to:

**HARROW COUNCIL, TECHNICAL SERVICES, PO BOX 18 CIVIC CENTRE, STATION
ROAD, HARROW, MIDDLESEX, HA1 2UT.
OR TECHNICALSERVICES@HARROW.GOV.UK**

Standard Conditions

The applicant must ensure the following:

1. The safety of the general public must be your primary consideration at all times.
2. Payment should be included with the application or contact details provided with application where debit/credit card payments need to be taken. Applications will not be assess or accepted unless payment has been taken.
3. That care and attention is paid to public safety when erecting and dismantling the structure when placed on the highway, and public are excluded from the work area, whilst ensuring free passage is maintained.
4. Ensure that the scaffolding/hoarding is secure, of adequate strength for its required

purpose and is kept well maintained and the name and address of the contractor responsible must be clearly displayed.

5. Ensure that the base plates are fitted at any point where the scaffold/hoarding comes into contact with the highway.
6. Ensure that competent persons erect the scaffolding/hoarding and that the name and address of the contractor responsible is clearly maintained.
7. Ensure that competent persons erect the hoarding, which must be set back 600mm from the edge of the carriageway. The hoarding must be at least 2.44m high and consist of smooth, close-boarded timber. No other material is to be used. This must be protected by a temporary pedestrian walkway of at least 1.5m (5 feet) width available for pedestrian use and provide a protected footway with hand rails with non-slip ramps at the kerb. This footway must be adequately lit during the hours of darkness.
8. Ensure compliance with the Construction (Health and Welfare) Regulations 1996. The safety inspection report must be completed every fortnight, and made available to the council on request. Any major issues or changes must be reported to the council.
9. Ensure that a footway of at least 1.5m (5 feet), width is available for pedestrians, either underneath or alongside the scaffolding and provide a protected footway with handrails if so required by the Council.
10. Public liability insurance to a value of £5m is obtained that includes the public highway.
11. The structure is adequately lit during the hours of darkness.
12. The structure is sited as directed on the licence.
13. A minimum headroom clearance of 2.44m (8 feet) must be maintained under the scaffolding for pedestrian access. Obstructive diagonal cross bracing or putlogs must not be fixed below this height.
14. Standards are painted white, or have red and white covers, or have protective foam padding up to the first lift at minimum height of 2.44m (8 feet).
15. Continuous timber sole plates must not obstruct passage along the highway.
16. Any coupling below 2.44m must be fixed so that any projecting clamp is situated on the opposite side to the pedestrian access. Horizontal scaffold poles below 2.44m, e.g. handrails, must be fitted with plastic end caps or otherwise made safe.
17. Ensure that clear headroom is provided to a height of 2.44metres (8 feet), under and around the scaffolding. Ensure that no cross poles are fitted where pedestrians' access is required. Ensure that protective caps are fitted to the ends of any tubes to a height of 2.44m (8 feet).
18. Close any gap between the scaffolding and the building at the first level.
19. Fit kick boards to the perimeter of the first and any subsequent levels.
20. Ensure the first lift on the scaffolding is double boarded with canvas or polythene placed

between the boards of any point where it is possible for pedestrians to walk underneath.

21. Lights are to be placed no more than 3m apart at a height of 2.44m from the surface of the highway, ensuring the scaffolding and protected footway are adequately lit during the hours of daylight.
22. The structure is removed on or before the expiry date of the licence, unless the council has granted an extension. If payment is not received it will be deducted from the deposit.
23. The highway in the vicinity of the structure is kept clean and clear of any unauthorised obstructions to pedestrians and traffic at all times.
24. The full cost of any necessary clearance and repairs to the highway, street furniture or statutory undertakers equipment resulting from your activities will be deducted from the deposit and any outstanding fees will be paid on demand.
25. Harrow Council is indemnified against any third party claim arising from your presence on the highway.
26. Date stamped photographs are to be taken of the highway where the hoarding/scaffolding is located before and after the hoarding/scaffolding is erected on the highway. This is to ensure that no damage is caused to the highway by the placement of the hoarding/scaffolding. The photographs should be sent to the Council within 3 months after the hoarding/scaffolding has been removed from the highway
27. Refunds will only be made upon the council receiving a written request and a copy of the photographs taken in condition 26, failure to do this will result in refunds being withheld.
28. A copy of the licence is to be displayed on the hoarding/scaffolding.
29. You must not use the scaffolding for advertising purposes without the written consent of the council.
30. You must not alter the dimensions or position of the hoarding/scaffolding after the erection without the consent of the council.
31. Where necessary, you are required to put up “footway closed, please use opposite” signs at either end of the hoarding.
32. Access points in the hoarding must not open outwards over the public highway.
33. White bulkhead lights must be fixed at the top of the boarding at intervals of 3m.
34. Hoardings must be painted in a uniform colour and any graffiti painted over promptly.
35. Advertising material must not be placed on the hoarding without the consent of the council. Any fly posting must be removed promptly.
36. Consent from the relevant Authority must be obtained to enclose fire hydrant, gully, statutory undertakers and local authorities access cover, services or apparatus within the hoarding.

Please note any additional special conditions attached to the licence, subject to a site meeting.

Notes For Applicants

- Inspections are carried out periodically both in and out of normal working hours. Persons found not to be complying with the conditions of any licence will be reported for possible legal action.
- The licence is valid for the period stated. Applications for renewal must be received at least 7 working days before the expiry of the existing licence. If payment is not received it will be deducted from the deposit.

Should you have any further questions, please do not hesitate to contact the Technical Services Team by email

Harrow Council collects and uses personal information about you when you contact us. For more information about how we use this information please see our privacy notice at http://www.harrow.gov.uk/info/200116/media_publicity_and_web/819/privacy_and_cookies

Enrico Hernandez

From: James Brotherton <j.brotherton@vinteclabs.com>
Sent: 25 March 2019 14:54
To: Enrico Hernandez
Subject:
Attachments: SF013 v2.2 - Pre Survey Questionnaire.doc

Hello Enrico,

Cost for a refurbishment & demolition survey at the property will be in the region of £500-£600 depending on the level of refurbishment being undertaken.

I have attached a pre-survey questionnaire. I you could please complete and return this to me along with a schedule of proposed works and I will be able to offer a formal quote.

Many thanks,

James.

James Brotherton
Vintec Laboratories Ltd
T:01923 661144
M:07970 247827
j.brotherton@vinteclabs.com

From: Enrico Hernandez [mailto:enrico@tayross.com]
Sent: 25 March 2019 14:38
To: info@vinteclabs.com
Subject: 20 St Ann's Harrow

Good afternoon,

We have a client who is about to buy a commercial property in Harrow which requires an asbestos survey and possibly for some samples to be taken before building works commence.

Based on the attached plans for the property please can you give us a rough cost for these services?

Thanks.

Regards,

Enrico Hernandez MFPWS



Assistant Building Surveyor

Tayross Associates

p: 020 8426 1448 m: 078 3347 8480

a: 2nd Floor Monument House, 215 Marsh Road, Pinner, Middlesex HA5 5NE

w: www.tayross.com e: enrico@tayross.com



Building Research Establishment,
Bucknalls Lane, Garston,
Watford, Herts WD25 9XX

t: 01923 661 144
f: 01923 661 115
e: info@vintecclabs.com

PRE-ASBESTOS SURVEY QUESTIONNAIRE

Dear Sir/Madam,

To assist us with planning the asbestos survey we would be grateful if you could take a few moments to complete the following questionnaire. This will help us plan the survey and to address any access or health and safety arrangements that need to be made prior to the surveyors starting on site.

Details of the different survey types are provided below which may help you to identify the type of survey appropriate for your needs. A combination of the two can be conducted to meet your requirements.

For your convenience, copies of our standard terms and conditions and survey caveat are detailed in the appendices at the end of the questionnaire. If you have any queries regarding either please do not hesitate to contact us.

Management Survey (MS)

A management survey is the standard survey. Its purpose is to locate, as far as reasonably practicable, the presence of and extent of any suspect asbestos containing materials (ACMs) in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition. It will be required during the normal occupation and use of a building to ensure the continued management of any ACMs in situ.

All areas should be accessed and inspected as far as is reasonably practicable. Areas should include under floor coverings, above false ceilings, and inside risers, service ducts, lift shafts etc. Surveying may also involve some minor intrusive work, such as accessing behind fascia and panels and other surfaces or superficial materials. The extent of intrusion will depend on the degree of disturbance that is or will be necessary for foreseeable maintenance and related activities, including the installation of new equipment/cabling.

Refurbishment (RS) & Demolition Survey (DS)

Refurbishment and demolition surveys are needed before any refurbishment or demolition work is carried out. This type of survey 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 will be fully intrusive and involve destructive inspection, as necessary, to gain access to all areas, including those that may be difficult to reach. A refurbishment and demolition survey may also be required in other circumstances, e.g. when more intrusive maintenance and repair work will be carried out or for plant removal or dismantling.

Refurbishment and demolition surveys are intended to locate all the asbestos in the building (or the relevant part), as far as reasonably practicable. It is a disruptive and fully intrusive survey which may need to penetrate all parts of the building structure. Aggressive inspection techniques will be needed to lift carpets and tiles, break through walls, ceilings, cladding and partitions, and open up floors.

Thank you for your assistance,

James Brotherton
For & on behalf of Vintec Laboratories.

1 – CLIENT CONTACT DETAILS

Please complete what you can. If a question does not apply or you are unsure please mark as 'N/A' or 'unknown'.

1.01: Company / Contact name
1.02: Your Address
1.03 : Phone No.
1.04: E-mail
1.05: Where did you hear about Vintec?

2 – SITE & ACCESS DETAILS

Please complete what you can. If a question does not apply or you are unsure please mark as 'N/A' or 'unknown'.

2.01: Site Address
2.02: Extent of site (number of buildings / floors / rooms etc)
2.03: Nature & use (domestic, commercial, industrial)
2.04: Occupancy (e.g. fully occupied, empty, squatters etc.)
2.05: Construction type
2.06: Age of property
2.07: Site contact (name & phone number)
2.08: Anything else (Unusual features, past adaptations, listed status etc)

3 – SURVEY DETAILS

Please complete what you can. If a question does not apply or you are unsure please mark as 'N/A' or 'unknown'.

3.01: Type(s) of survey required (see page 1). Please choose as applicable
Management / Refurbishment / Demolition
3.02: Areas to be surveyed (scope of survey)
3.03: Areas to be excluded (e.g. below floor slab / plant room etc)
3.04: Is high access (above 3m) required? (we can provide equipment if needed)
3.05: Is access to confined spaces required? (confined space kit can be provided)
3.06: Is access to lift shafts required? (we can arrange lift engineer if needed)
3.07: Is access to electrics required? (we can arrange isolation if needed)
3.08: Is access to plant/machinery required? (we can arrange isolation if needed)
3.09: Are there any other known site specific hazards? (e.g. biological / chemical etc)
3.10: Anything else:

CONDITIONS OF CONTRACT FOR TESTING, MONITORING, SAMPLING, AND SURVEYING SERVICES

A. DEFINITIONS

1. **THE EMPLOYER** – ‘Employer’ means person, firm or body corporate for whose benefit the Work is being carried out notwithstanding that the instruction to undertake the work shall have been received from an agent or other person or body acting on behalf of the Employer.
2. **THE CONTRACT** – This contract shall be operated in conformance with English law and is applicable between Vintec Laboratories Ltd. and the Employer. These conditions comprise the entire conditions applying to any contract subsequent to this offer.
3. **VALIDITY OF OUR OFFER** – Our offer will remain open to acceptance for a period of 30 days from the date of our offer letter. If for any reason Vintec Laboratories Ltd. is not permitted to commence the work within 30 days of acceptance of our offer, we reserve the right to renegotiate the rates. All offers are subject to Vintec Laboratories Ltd. obtaining satisfaction that the Employer is capable of discharging their obligations under Section C of these conditions.
4. **PRICES QUOTED** – All prices are in £ sterling and are exclusive of VAT.
5. **CONFIDENTIALITY** – All information and prices submitted with the offer are commercial in confidence and must not be disclosed to a third party.

B. SAMPLE SUBMISSION/COLLECTION

1. **ORDER** – Vintec Laboratories Ltd. must receive The Employer’s written order, scope of works, and schedule of analyses prior to the commencement of works. The acceptance of verbal orders is only possible with the agreement of a director of Vintec Laboratories Limited.
2. **SERVICES ORDERED** – will be carried out strictly in accordance with our offer.
3. **SAMPLES FROM OUTSIDE THE UK** – all arrangements will be made by the Employer and the correct consents and conditions of import sought by the Employer.
4. **SAMPLE PROVISION/COLLECTION** – The Employer will provide adequate and suitable samples for the testing requested in a state and container approved by Vintec Laboratories Ltd or appropriate access or conditions for collection if sampling or surveying is by an agent or employee of Vintec Laboratories Ltd.. Vintec Laboratories Ltd. will not be liable for inability to complete testing due to inadequate sample quantities or sample condition or lack of adequate access for sampling or surveying.
5. **DATE OF RECEIPT** – is defined as the date of receipt of the purchase order number, samples and/or the testing schedule or whichever is received latest.
6. **SAMPLE STORAGE AND DISPOSAL** – All bulk samples from a contract will be disposed of 30 days after receipt of sample unless otherwise instructed by The Employer prior to the expiry of that period. Air samples on membrane filters will be disposed of after 6 months of taking or receipt.

C. PAYMENT

1. **PAYMENT METHOD** – Terms of payment are cash with order, unless prior written agreement has been made and Credit Account agreed.
2. **VAT** – Our price is exclusive of VAT. When payment is made, VAT, if appropriate, should be added at the current rate.
3. **CREDIT** – Credit Accounts will be rendered monthly as the work proceeds. Payment of accounts without retention or discount is required strictly within 30 days from the date of the invoice. Interest will be charged on overdue accounts at 2% over the Average Base Lending Rate of the Major Clearing Banks.

D. OBLIGATIONS

1. **LIABILITY** - Vintec Laboratories Ltd. liability under any contract for surveying, sampling, analytical, and/or monitoring services is limited to the value of our PI cover. Under no circumstances shall Vintec Laboratories Ltd. be liable to the Employer for any indirect or consequential loss suffered by the Employer relying on the information included in the reports prepared by Vintec Laboratories Ltd. including (without limitation) loss of profit, loss of contracts or pure economic loss.
2. **CONFIDENTIALITY** – Reports and all other records provided by Vintec Laboratories Ltd. are private and confidential between the employers only and Vintec Laboratories Ltd. and they may not be used or relied upon by any other party without the prior written consent of Vintec Laboratories Ltd.
3. **DATA** – Title in the reports together with all the information contained therein and all data generated under the contract between Vintec Laboratories Ltd. and the Employer shall remain vested in Vintec Laboratories Ltd. until the Employer has discharged all its obligations under Section C, whereupon the benefit shall be solely for the Employer. Vintec Laboratories Ltd. assuming no obligations nor any assignments to any third parties.
4. **COPYRIGHT** – Notwithstanding Condition 3 above, copyright and all intellectual property rights in the reports prepared by Vintec Laboratories Ltd. for the Employer shall remain vested in Vintec Laboratories Ltd.
5. **OTHER OBLIGATIONS** – The total liability of Vintec Laboratories Ltd. to the Employer in terms of type, quantity and duration is limited to that defined within the offer. No other obligations including bonds, warranties or guarantees are to be implied into the contract.

GENERAL SURVEY CAVEAT

The survey has been carried out by suitably qualified and experienced surveyors working to approved methods. Every effort has been made to identify all asbestos materials so far as reasonably practicable within the agreed scope of the survey and the limitations detailed in the report.

It is known that asbestos materials are frequently concealed within the fabric of buildings or within sealed building voids. Where reasonably practicable such voids will be accessed and inspected.

It remains a possibility that further asbestos containing materials may be uncovered during refurbishment or demolition activities where it has proved not reasonably practicable to sample such materials during the survey. For reasons set out in this report, the results do not imply that it has proved reasonably practicable to locate all asbestos containing materials and must not be thought to do so. Vintec Laboratories recommends that any suspect materials encountered that are not detailed in the survey report should be sampled and identified as soon as practicable.

Debris from previous asbestos removal projects may well be present in some areas of the building although clearance procedures following earlier removal might normally be considered to offer assurance that such works have been completed to the required standard. All reasonable efforts will be made to identify such occurrences although the identification of such material will depend on the location and accessibility of the residue/debris.

For safety reasons it is not possible to inspect internal areas of plant and machinery without expert guidance or instruction. Our Surveyors have a duty of care under Health & Safety at Work act (1974) for both themselves and others and this duty might prevent the disturbance of materials in, or adjacent to, occupied areas.

Due to the nature and necessity of sampling activities some decorative damage is unavoidable. Every effort will be made to reduce such damage as far as reasonably practicable.

Textured coatings

Textured Coatings such as "Artex" may contain a trace quantity of Chrysotile asbestos. Due to this low asbestos content, applications of this product may be non-homogenous and may elicit both positive and negative samples. Where both positive and negative samples are obtained the client should presume that the textured coating contains Chrysotile throughout even though a non-detected result has been obtained.

Thermal Insulation

When thermal insulation residue has been identified to pipe work and/or adjacent surfaces and where both positive and negative samples have been obtained, the client should presume that residual insulation might still be present where this material was not detected due to the non homogenous nature of this material.

Abatement/Removal works

It is recommended that any proposed abatement/removal of asbestos containing materials should be undertaken against a detailed specification, therefore Vintec Laboratories Ltd. cannot be held responsible for any misinterpretation of the contents of this report by a third party if they were not instructed to provide a specification.