

Questionnaire for Pollution, Asbestos and Toxic Mould

1. **NAME/S** (including trading names) of the Proposer/s:

1)
2)
3)

POLLUTION

Do you require cover for claims involving pollution (if available)?

YES		NO	
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If NO, please go to the next section. Otherwise:

2. Do you now, or have you at any time in the past undertaken any of the following activities?

If **YES**, please state approximate percentage of total gross fee income from the category in the last complete financial year and also the number of years that you have undertaken such work:

	YES/NO	Fees £	No. Years
Environmental monitoring, studies, assessments, reports or audits		£	
Surveys or Valuations of landfill or other waste disposal sites		£	
Surveys or Valuations of property known to be polluted prior to survey		£	
Design or Supervision of remedial or clean up operations involving polluted or contaminated property		£	
Management of any property which is known to be polluted or contaminated		£	
Project Management or Co-ordination relating to works which may give rise to pollution or contamination		£	
Evaluation, monitoring, design, closure or enclosure of landfill sites		£	
Any other work relating to waste disposal, treatment or management		£	
Work relating to air emission control systems		£	
Work relating to industrial piping or process systems		£	
Work relating to underground storage facilities		£	
Work relating to hazardous chemical substances		£	
Any other work which may create liability for pollution or contamination (Please give details)		£	

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3. Do you use standard forms of contract in relation to all work which contain a clause excluding or restricting liability for pollution or contamination?

YES		NO	
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If **YES**, please attach a copy. For how long have you used such clauses?

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4. Please provide details of your experience in the field of Pollution or Contamination, with particular reference to the individuals involved; CVs with reference to this aspect may be helpful.

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ASBESTOS

Do you require cover for claims involving asbestos (if available)?

YES		NO	
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If **NO**, please go to the next section. Otherwise:

5. Do you now, or will you during the period of insurance being proposed for, carry out assessments as described at Regulation 4 of the Control of Asbestos at Work Regulations 2002 ("CAWR")?

YES		NO	
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6. Are you now or do you intend to become involved in preparing or executing "the plan of work" as described in Regulation 7 of CAWR?

YES		NO	
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(Note that if **YES** to either of the above, we may request further information.)

7. Do you undertake inspections of commercial and industrial property?

YES		NO	
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If **YES**, please confirm that the presence of hazards and specifically the presence of asbestos in boilers, casings or pipework insulation is reported in writing, with attention drawn to the potential health hazard (as required by the RICS Guidance Note Building Surveys and Inspections of Commercial and Industrial Property 1998).

If **NO**, please explain why below:

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8. a) Do you have a general retainer with a client to carry out property management of non-domestic premises on their behalf?

YES		NO	
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- b) Do you advise clients (other than as managing agents in 8a above) concerning the repair and or maintenance of non-domestic premises?

YES		NO	
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If **YES**, to either of the above please confirm the following:

	Do you:	As 8a) above	As 8b) above
i)	advise your client in writing of their responsibilities under CAWR?	YES/NO	YES/NO
ii)	ensure that your retainer/terms of engagement specifies the extent of your responsibility to procure action on behalf of your client's duties under CAWR?	YES/NO	YES/NO
iii)	when required expressly or impliedly to retain professional assistance in connection with CAWR on behalf of your client only appoint a person accredited to provide such services?	YES/NO	YES/NO
iv)	ensure that any appointed sub-contractor enters into a direct contract solely with your client for the provision of professional assistance?	YES/NO	YES/NO

If **NO** to any of the above, please explain why below:-

9. Do you or have you undertaken valuations and appraisals on non domestic property under the terms of the RICS Appraisal and Valuation Manual ("The Red Book")?

YES		NO	
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If **YES**, please confirm:-

a) that all valuation reports undertaken since 1996 contain appropriate assumptions about the presence or absence of deleterious or hazardous substances or about latent defects and where no detailed investigations have been provided or carried out by the Valuer, a statement on the terms set out within PSA 3.1 of the Red Book have been made within the report.

YES		NO	
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b) that all property inspections since 1996:-

i. have been undertaken in accordance with the advice set out in the Guidance Note "Contamination and its Implications for Chartered Surveyors" .

YES		NO	
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ii. that the Appendix B and C Property Observation Checklists or some similar checklist has been completed with specific reference to asbestos as a contamination feature.

YES		NO	
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If **NO** to any of the above, please explain why below:-

TOXIC MOULD

Do you require cover for claims involving toxic mould (if available)?

YES		NO	
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If **NO**, please go straight to the declaration at the end of this section. Otherwise:

10. In connection with all surveys or valuations of whatsoever nature, do you

a) Refer to the presence or otherwise of toxic mould?

YES		NO	
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a) Exclude liability in respect of toxic mould?

YES		NO	
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If **YES**, since what date has this been your practice?

10. Do you take toxic mould into account in connection with your design and consultancy services?

YES		NO	
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If **YES**, since what date has this been your practice?
