

NO ASBESTOS DETECTED
Ann Wilkin

BES Consulting

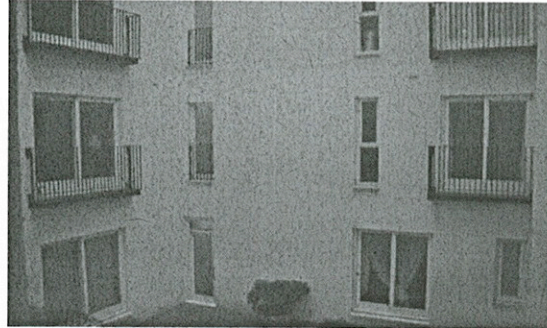
Asbestos Survey Report

Site: 145 Drury Lane

ASBESTOS REASON
FILE

London

WC2



Property ID: DG4007

Task No.: 105478

BES Project Ref: Common Areas Type 2 Survey - D&G

Start Date: 20/12/2004

Lead Surveyor: Steve Ilett

Client: Douglas & Gordon
67/68 Warwick Square

Client Contact:

Instructed by: Patrick Flynn @ D&G

London

SW1V 2AR

BES Client ID: DOUGL

Verifier's
signature:

Authoriser's
signature:

Verified by: A Helleur

Authorised by:

Date of
Verification: 04/03/2005

Date of
Authorisation:

Transmittal
notice to: Patrick Flynn @ D&G

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Appendix A: Documented Survey Method CN1044

Appendix B: Limit of Financial Liability (if instructed to provide)

Opinions and interpretations expressed herein are outside the scope of UKAS accreditation.

This report is part of an asbestos management plan and should be retained on the premises for dissemination by the Duty Holder to anyone who may disturb asbestos containing materials or for inspection by statutory authorities.



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UKAS Accredited Asbestos Surveying, Testing, Sampling and Identification • HSE Licensed Asbestos Project Managers • Pressure Vessel Testing • Property Database Systems • Risk & Fire Assessment • Data Collection, Collation & Dissemination

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BES Consulting

Report Transmittal Form

Task No.: 105478 Client Contact:
Start Date: 20/12/2004 Instructed by: Patrick Flynn @ D&G
Client: Douglas & Gordon
67/68 Warwick Square

London

SW1V 2AR

Transmittal notice to: Patrick Flynn @ D&G

TRANSMITTAL NOTICE:

ON RECEIPT OF THE REPORT ENCLOSED WHICH RELATES TO:- 145 Drury Lane
, London WC2

PLEASE COMPLETE THE SECTION BELOW AND RETURN THIS TRANSMITTAL NOTICE AS
CONFIRMATION TO US THAT THE REPORT HAS BEEN RECEIVED.

Signature of person who received the
report:.....

Please print name:.....Date.....

*It would be most helpful if you could assist us by answering the following questions and make any comments to help us
improve our service to you.*

Was this report produced on time? Yes / No Was the report sent to the correct person and address? Yes / No
Is this report easily understood? Yes / No Did the contents of the report meet your requirements? Yes / No

Comments:



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Pressure Vessel Testing • Property Database Systems • Risk & Fire Assessment • Data Collection, Collation & Dissemination

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Document

ASBESTOS SURVEY REPORT TRANSMITTAL NOTICE

04 March 2005 12:11:13



MD015-109 and CAVAR 2002/Reports V11_2002

Executive Summary: 145 Drury Lane

London WC2

Property ID DG4007

Introduction:

BES Consulting Limited were instructed to survey for asbestos containing materials (ACM's) in these premises. The survey has been carried out in accordance with instructions received. The scope of the survey carried out is summarised below, and is in accordance with HSE document MDHS 100 and in-house approved documented methods.

BES Consulting Limited are UKAS accredited to carry out: sampling; surveying for asbestos Types 1, 2 and 3 surveys; and material identification in bulk samples. Refer to Appendix A for full details.

Survey instructions and information provided by the client:

This Task No. 105478
Survey all areas occupied by client
Survey Type instructed: Type 2
Details if a mixed type of survey carried out: Type 2 for common areas only
Exclusions/ special requirements: N/A
Surveying and sampling constraints i.e. out of hours working: N/A
Existing plans ref. provided: N/A
Historic asbestos data ref. provided: N/A
Proposal plans ref. provided: N/A

Risk Assessments:

MATERIAL RISK ASSESSMENT: HSE document method MDHS 100 (2001) states that ACM's with a material risk assessment score of 10 to 12 have a high potential to release fibres if disturbed. ACMs with material risk assessment scores of between 7 and 9 have a medium potential to release fibres when disturbed, scores 5 and 6 a low potential, and scores of 4 or less have a very low potential. The asbestos surveyor has responsibility for assessing the material risk score.

PRIORITY RISK ASSESSMENT: Guidance associated with the Control of Asbestos at Works Regulations 2002 also requires the duty holder(s) to assess the risks associated with the activities on the premises, additional to those considered in the material risk assessment. The priority risk assessment covers both normal occupational activities and maintenance works. Although the duty holder has a responsibility for priority risk scoring, BES Consulting will collect this information during the survey based on perceived occupational activities. This information will remain draft until considered, agreed or amended by the duty holder who should assess the priority risk assessment records in Section 5 of the report and return a signed and dated copy to BES Consulting for updating. A Section 4 Asbestos Register will be issued on request (or made available over the internet to Asbestos Controller subscribers).

TOTAL RISK SCORE (TRS): Both material and priority risk scores are algorithms, each add up to a maximum of 12. The TRS is calculated by adding the material and priority risk score together. The TRS enables the duty holder to assess the risk based on the information known at any point in time. The TRS can change, for example when ACM is encapsulated or a room becomes less frequently accessed the TRS will reduce. Damage or increased maintenance activity can increase the TRS. When comparing ACM's, those with larger TRS's pose increased risk relatively.

Please contact our Technical Manager should further guidance be required (srhodes@besconsulting.co.uk).

Recommendations based on Action Priority groups

The Action Priority is used to segregate TRS information into four groups. Action Priority group 1 is considered high risk, group 2 medium risk, group 3 low risk and group 4 very low risk. Action Priority groups can help simplify other asbestos management requirements such as budgeting, planning and programming of works in accordance with a Management Plan.

The Matrix below summarises Action Priority grouping as guidance to the Dutyholder on what action is required. The TRS is calculated by adding the material risk assessment score to the priority risk assessment score.

Action Priority Groups	TRS 19-24	TRS 13-18	TRS 9-12	TRS 1-8
	1 - high risk	2 - medium risk	3 - low risk	4 - very low risk

Action Priority 1 - High Risk: immediate management actions.

Action Priority 1 ACMs should normally be considered for removal at the earliest opportunity, or as otherwise determined by the duty holder's Management Plan and/ or Policy. It may be possible to reduce the risk by changing an area's use or encapsulating/ sealing the ACM, however it is important to consider the cost of this action against the continued asbestos management costs and eventual future costs associated with a major project or demolition. When considering encapsulation or sealing, reducing the risk to a low or very low risk action priority is normally the minimum objective.

In all cases Action Priority 1 ACMs should trigger an urgent management action which must be taken to initiate a safe system of work in the vicinity of the ACM.

Where removal is not practical or economically viable in relation to the client's circumstances, the affected area should be strictly controlled in terms of access and in certain cases excluded from normal occupational or maintenance activity.

An audit at least every 12 months is to be carried out, to ensure the control measures are effective and to check the material condition remains the same [refer CAWR 4(9)]. This should be recorded in writing and used to update the plan and asbestos register.

Action Priority 2 - Medium Risk: programmed remediation and management actions.

Action Priority 2 ACMs should be considered for programmed remediation, either removal or encapsulation/ sealing. Where the TRS of the ACM can be reduced to a low or very low action priority group then this can be considered as a management action option. Action Priority 2 ACMs management action strategy should be documented in the Management Plan and/ or Policy. Programmed remediation should consider other activities, such as pre-planned maintenance, refurbishment projects, etc. Additionally, it is usual to also factor in the cost of ongoing asbestos management, including any impact on revenue-raising activities where risk management actions restrict access to otherwise commercially usable areas etc. It may be possible to reduce the risk by changing an area's use or encapsulating/ sealing the ACM, however it is important to consider the cost of this action against the continued asbestos management costs and eventual future costs associated with a major project or demolition. When considering encapsulation or sealing, reducing the risk to a low or very low risk action priority is normally the minimum objective.

In all cases Action Priority 2 ACMs require management action be taken to initiate a safe system of work in the vicinity of the ACM.

An audit at least every 12 months is to be carried out, to ensure the control measures are effective and to check the material condition remains the same[refer CAWR 4(9)]. This should be recorded in writing and used to update the plan and asbestos register.

Any access to areas with Action Priority 2 ACMs should be strictly controlled by the Duty Holder to ensure all persons on the site remain safe from the potential of exposure to airborne asbestos from any activity he authorises to carry out on site.

Action Priority 3 - Low Risk: longer term management actions.

An audit at least every 12 months is to be carried out, to ensure the control measures are effective and to check the material condition remains the same[refer CAWR 4(9)]. This should be recorded in writing and used to update the plan and asbestos register.

Asbestos removal of Action Priority 3 ACMs should only be considered where maintenance or any other activity will pose a significant risk to the any occupant with regards to exposure to airborne asbestos fibre. Low risk ACMs will normally be considered for removal during a major refurbishment or during demolition works, or at a time the product requires replacement or renewal.

Action Priority 4 - Very Low Risk: long term management actions.

An audit at least every 12 months is to be carried out, to ensure the control measures are effective and to check the material condition remains the same[refer CAWR 4(9)]. This should be recorded in writing and used to update the plan and asbestos register.

Asbestos removal of Action Priority 4 ACMs should only be considered where maintenance or any other activity will pose a significant risk (often unlikely) to any occupant with regards to exposure to airborne asbestos fibre. Very low risk ACMs will normally considered for removal during a major refurbishment or during demolition works, or at a time when the product requires replacement or renewal.

Imminent risk of exposure - reporting procedure

Where occupational exposure is identified or considered likely, as identified either by the BES Consulting surveyor's site visit or by the duty holder, then the activity must be stopped and the incident recorded by the duty holder. Where the incident occurs at the time a BES Consulting surveyor is on site then this will be reported to the client or the person placing the instruction or any other authorised person as advised. BES Consulting will report to the client: in any situation when it is likely the Control Limit or Action Level (as defined by CAWR 2002) is being (or likely to be) exceeded; save where the client is already aware either prior to BES Consulting's surveyor visiting site or as advised by the site contact, then no report will be made.

Projects - major refurbishment or demolition: Type 3 surveys

Asbestos registers are normally based on MDHS 100 Type 2 survey data. When a major refurbishment or demolition is to be carried out it is a requirement that a Type 3 asbestos survey takes place. It is important that the designer(s) of the project provide a full written brief and plans of the project areas to ensure that the surveyor is sufficiently thorough, so where works are not required then damage to the fabric of the building can be avoided. Type 3 asbestos surveys are intrusive and will cause damage similar to when a structural engineer or building surveyor carries out 'intrusive sectional inspections'. The asbestos surveyor's objective, utilising his experience and comprehension of the written project brief, is to locate or predict all ACMs within the project area (including those areas where services or access may be gained to facilitate the project). The asbestos register and asbestos summary sections of this report show on a record by record basis whether a Type 3 asbestos survey has been carried out in a particular room or area. Where a new project is commissioned, or there is a significant design change to a planned project then advice should be sought from the asbestos surveyor to ensure the Type 3 survey is still valid (if not additional Type 3 surveying will be required).

Textured Coatings- important note:

Sampling methods carried out in accordance with MDHS 100 may not always identify asbestos through analysis for asbestos fibre, this is due to the often inconsistent nature of the material.

Where "No Asbestos Detected" or a mixture of results is recorded, then asbestos containing textured coatings may not be always correctly represented by the sampling process. Specialist SEM analysis of "No Asbestos Detected" samples may provide a greater degree of certainty as to the presence of asbestos fibres in samples taken from textured coatings.

Assistance and practical help:

BES Consulting Limited can assist the duty holder to write, review and implement an Asbestos Policy and Asbestos Management Plan.

Additional assistance can be provided as follows:

- Project Manage in accordance with our HSE Asbestos License asbestos abatement programmes.
- Assessment of contractors for competency and resourcing.
- Assist or manage the procurement of asbestos abatement services.
- Maintain and update asbestos records using electronic database systems or provide internet based asbestos registers
- Undertake statutory clearance testing and inspections and issue certificates.
- Carry out statutory six monthly or annual asbestos audits and provide the premises with updated register.
- Undertake Statutory Type 3 surveys for refurbishment or demolition works.
- Provide training.

Asbestos overview for this task:

End of Section 2

No asbestos containing materials were identified during this task.
Please refer to Sections 4 (Asbestos Register) and 5 (Duty Holders Action Plan),
of the report for further inspection details.

**Refer to Section 4 (Asbestos Register) of the report for full inspection details.
No asbestos containing materials as yet identified in this property.**

Asbestos Register for: 145 Drury Lane

London WC2

DG4007

Room Level and Description	Element	Material Description	Approx Amount	Sample No. (sample taken if bold) and Analysis Result	Ticked = Room Accessed	Comments	Current algorithm scores: MDHS 700 material score	Priority (1 to 4)	Potential for hidden or further asbestos in accessed rooms (investigate and/ or locate on Type 3 survey)	MDHS 100 Survey Type	Task No: Record ID
Basement Lift			N/Q		<input checked="" type="checkbox"/>	No suspect material seen.	+	0	<input type="checkbox"/> Floor voids <input type="checkbox"/> Floor ducts <input type="checkbox"/> Fixed ceilings <input type="checkbox"/> Fixed sealings <input type="checkbox"/> Service ducts <input type="checkbox"/> Structural voids <input type="checkbox"/> Structural boxing <input type="checkbox"/> Plant / equipment <input type="checkbox"/> Dry lining or boxing Room Area: 12 m2	Type 2 105478	1213629
Basement Staircase			N/Q		<input checked="" type="checkbox"/>	No suspect material seen.	+	0	<input type="checkbox"/> Floor voids <input type="checkbox"/> Floor ducts <input checked="" type="checkbox"/> Fixed ceilings <input type="checkbox"/> Fixed sealings <input type="checkbox"/> Service ducts <input type="checkbox"/> Structural voids <input type="checkbox"/> Structural boxing <input type="checkbox"/> Plant / equipment <input type="checkbox"/> Dry lining or boxing Room Area: 105478	Type 2 105478	1213642
Basement Water Riser			N/Q		<input checked="" type="checkbox"/>	No suspect material seen.	+	0	<input type="checkbox"/> Floor voids <input type="checkbox"/> Floor ducts <input type="checkbox"/> Fixed ceilings <input type="checkbox"/> Fixed sealings <input type="checkbox"/> Service ducts <input type="checkbox"/> Structural voids <input type="checkbox"/> Structural boxing <input type="checkbox"/> Plant / equipment <input type="checkbox"/> Dry lining or boxing Room Area: 100 m2	Type 2 105478	1213647
Basement Lobby			N/Q		<input checked="" type="checkbox"/>	No suspect material seen.	+	0	<input type="checkbox"/> Floor voids <input type="checkbox"/> Floor ducts <input checked="" type="checkbox"/> Fixed ceilings <input type="checkbox"/> Fixed sealings <input type="checkbox"/> Service ducts <input type="checkbox"/> Structural voids <input type="checkbox"/> Structural boxing <input type="checkbox"/> Plant / equipment <input type="checkbox"/> Dry lining or boxing Room Area: 6 m2	Type 2 105478	1213726
Basement Generator			N/Q		<input checked="" type="checkbox"/>	No suspect material seen.	+	0	<input type="checkbox"/> Floor voids <input type="checkbox"/> Floor ducts <input type="checkbox"/> Fixed ceilings <input type="checkbox"/> Fixed sealings <input type="checkbox"/> Service ducts <input type="checkbox"/> Structural voids <input type="checkbox"/> Structural boxing <input type="checkbox"/> Plant / equipment <input type="checkbox"/> Dry lining or boxing Room Area: 6 m2	Type 2 105478	1213733
Basement Store			N/Q		<input checked="" type="checkbox"/>	No suspect material seen.	+	0	<input type="checkbox"/> Floor voids <input type="checkbox"/> Floor ducts <input type="checkbox"/> Fixed ceilings <input type="checkbox"/> Fixed sealings <input type="checkbox"/> Service ducts <input type="checkbox"/> Structural voids <input type="checkbox"/> Structural boxing <input type="checkbox"/> Plant / equipment <input type="checkbox"/> Dry lining or boxing Room Area: 12 m2	Type 2 105478	1213737
Basement Garage			N/Q		<input checked="" type="checkbox"/>	No suspect material seen.	+	0	<input type="checkbox"/> Floor voids <input type="checkbox"/> Floor ducts <input type="checkbox"/> Fixed ceilings <input type="checkbox"/> Fixed sealings <input type="checkbox"/> Service ducts <input type="checkbox"/> Structural voids <input type="checkbox"/> Structural boxing <input type="checkbox"/> Plant / equipment <input type="checkbox"/> Dry lining or boxing Room Area: 30 m2	Type 2 105478	1213742
Basement Electrical Cupboard			N/Q		<input checked="" type="checkbox"/>	No suspect material seen.	+	0	<input type="checkbox"/> Floor voids <input type="checkbox"/> Floor ducts <input type="checkbox"/> Fixed ceilings <input type="checkbox"/> Fixed sealings <input type="checkbox"/> Service ducts <input type="checkbox"/> Structural voids <input type="checkbox"/> Structural boxing <input type="checkbox"/> Plant / equipment <input type="checkbox"/> Dry lining or boxing Room Area: 250 m2	Type 2 105478	1213746

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Asbestos Register for: 145 Drury Lane

London WC2

DG4007

Floor Level and room ID	Room Description	Element	Material Description	Approx Amount	Sample No. (sample taken if bold) and Analysis Result	Ticked = Room Accessed	Comments	Current algorithm scores: MDHS 100 material score	Priority Action (1 to 4)	Total risk score	Potential for hidden or further asbestos in accessed rooms (investigate and/ or locate on Type 3 survey)	MDHS 100 Survey Type	Task No: Record ID
17	Basement Cupboard			N/Q		<input checked="" type="checkbox"/>	No suspect material seen.	+	=	0	<input type="checkbox"/> Floor voids <input type="checkbox"/> Floor ducts <input type="checkbox"/> Fixed ceilings <input type="checkbox"/> Fixed seating <input type="checkbox"/> Service ducts Room Area: 1 m2 Type 2 105478 1213750	105478	1213750
18	Basement Cupboard			N/Q		<input checked="" type="checkbox"/>	No suspect material seen.	+	=	0	<input type="checkbox"/> Floor voids <input type="checkbox"/> Floor ducts <input type="checkbox"/> Fixed ceilings <input type="checkbox"/> Fixed seating <input type="checkbox"/> Service ducts Room Area: 1 m2 Type 2 105478 1213754	105478	1213754
19	Basement Vault			N/Q		<input type="checkbox"/>	Not accessed as locked.	+	=	0	<input type="checkbox"/> Floor voids <input type="checkbox"/> Floor ducts <input type="checkbox"/> Fixed ceilings <input type="checkbox"/> Fixed seating <input type="checkbox"/> Service ducts Room Area: 1 m2 Type 2 105478 1213757	105478	1213757
20	Basement Vault			N/Q		<input type="checkbox"/>	Not accessed as locked.	+	=	0	<input type="checkbox"/> Floor voids <input type="checkbox"/> Floor ducts <input type="checkbox"/> Fixed ceilings <input type="checkbox"/> Fixed seating <input type="checkbox"/> Service ducts Room Area: 1 m2 Type 2 105478 1213763	105478	1213763
21	Basement Electrical Cupboard			N/Q		<input checked="" type="checkbox"/>	No suspect material seen.	+	=	0	<input type="checkbox"/> Floor voids <input type="checkbox"/> Floor ducts <input type="checkbox"/> Fixed ceilings <input type="checkbox"/> Fixed seating <input type="checkbox"/> Service ducts Room Area: 1 m2 Type 2 105478 1213771	105478	1213771
22	Basement Electrical Cupboard			N/Q		<input checked="" type="checkbox"/>	No suspect material seen.	+	=	0	<input type="checkbox"/> Floor voids <input type="checkbox"/> Floor ducts <input type="checkbox"/> Fixed ceilings <input type="checkbox"/> Fixed seating <input type="checkbox"/> Service ducts Room Area: 1 m2 Type 2 105478 1213776	105478	1213776
23	Basement Corridor			N/Q		<input checked="" type="checkbox"/>	No suspect material seen.	+	=	0	<input type="checkbox"/> Floor voids <input type="checkbox"/> Floor ducts <input type="checkbox"/> Fixed ceilings <input type="checkbox"/> Fixed seating <input type="checkbox"/> Service ducts Room Area: 1 m2 Type 2 105478 1213781	105478	1213781
24	Basement Vault			N/Q		<input type="checkbox"/>	Not accessed as private.	+	=	0	<input type="checkbox"/> Floor voids <input type="checkbox"/> Floor ducts <input type="checkbox"/> Fixed ceilings <input type="checkbox"/> Fixed seating <input type="checkbox"/> Service ducts Room Area: 20 m2 Type 2 105478 1213784	105478	1213784

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145 Drury Lane, London WC2R 2BT

Asbestos Register for: 145 Drury Lane

London WC2

DG4007

Floor Level and room ID	Room Description	Element	Material Description	Approx Amount	Sample No. (sample taken if bold) and Analysis Result	Ticked = Room Accessed	Comments	Current algorithm scores: MDHS 100 material score	Priority (1 to 4)	Total risk score	Potential for hidden or further asbestos in accessed rooms (investigate and/ or locate on Type 3 survey)	MDHS 100 Survey Type	Record ID
25	Basement Vault			N/Q		<input type="checkbox"/>	Not accessed as private.	+	0	=	<input type="checkbox"/> Floor voids <input type="checkbox"/> Floor ducts <input type="checkbox"/> Fixed ceilings <input type="checkbox"/> Fixed sealings <input type="checkbox"/> Service ducts <input type="checkbox"/> Structural voids <input type="checkbox"/> Structural boxing <input type="checkbox"/> Plant / equipment <input type="checkbox"/> Dry lining or boxing	Type 2 105478 1213787	m2
26	Basement Vault			N/Q		<input type="checkbox"/>	Not accessed as private.	+	0	=	<input type="checkbox"/> Floor voids <input type="checkbox"/> Floor ducts <input type="checkbox"/> Fixed ceilings <input type="checkbox"/> Fixed sealings <input type="checkbox"/> Service ducts <input type="checkbox"/> Structural voids <input type="checkbox"/> Structural boxing <input type="checkbox"/> Plant / equipment <input type="checkbox"/> Dry lining or boxing	Type 2 105478 1213788	m2
27	Basement Vault			N/Q		<input type="checkbox"/>	Not accessed as private.	+	0	=	<input type="checkbox"/> Floor voids <input type="checkbox"/> Floor ducts <input type="checkbox"/> Fixed ceilings <input type="checkbox"/> Fixed sealings <input type="checkbox"/> Service ducts <input type="checkbox"/> Structural voids <input type="checkbox"/> Structural boxing <input type="checkbox"/> Plant / equipment <input type="checkbox"/> Dry lining or boxing	Type 2 105478 1213791	m2
28	Basement Vault			N/Q		<input type="checkbox"/>	Not accessed as private.	+	0	=	<input type="checkbox"/> Floor voids <input type="checkbox"/> Floor ducts <input type="checkbox"/> Fixed ceilings <input type="checkbox"/> Fixed sealings <input type="checkbox"/> Service ducts <input type="checkbox"/> Structural voids <input type="checkbox"/> Structural boxing <input type="checkbox"/> Plant / equipment <input type="checkbox"/> Dry lining or boxing	Type 2 105478 1213792	m2
29	Basement Vault			N/Q		<input type="checkbox"/>	Not accessed as private.	+	0	=	<input type="checkbox"/> Floor voids <input type="checkbox"/> Floor ducts <input type="checkbox"/> Fixed ceilings <input type="checkbox"/> Fixed sealings <input type="checkbox"/> Service ducts <input type="checkbox"/> Structural voids <input type="checkbox"/> Structural boxing <input type="checkbox"/> Plant / equipment <input type="checkbox"/> Dry lining or boxing	Type 2 105478 1213794	m2
30	Basement Vault			N/Q		<input type="checkbox"/>	Not accessed as private.	+	0	=	<input type="checkbox"/> Floor voids <input type="checkbox"/> Floor ducts <input type="checkbox"/> Fixed ceilings <input type="checkbox"/> Fixed sealings <input type="checkbox"/> Service ducts <input type="checkbox"/> Structural voids <input type="checkbox"/> Structural boxing <input type="checkbox"/> Plant / equipment <input type="checkbox"/> Dry lining or boxing	Type 2 105478 1213796	m2
31	Basement Sprinkler Room			N/Q		<input checked="" type="checkbox"/>	No suspect material seen.	+	0	=	<input type="checkbox"/> Floor voids <input type="checkbox"/> Floor ducts <input type="checkbox"/> Fixed ceilings <input type="checkbox"/> Fixed sealings <input type="checkbox"/> Service ducts <input type="checkbox"/> Structural voids <input type="checkbox"/> Structural boxing <input type="checkbox"/> Plant / equipment <input type="checkbox"/> Dry lining or boxing	Type 2 105478 1213816	2 m2
32	Basement Gate Room			N/Q		<input checked="" type="checkbox"/>	No suspect material seen.	+	0	=	<input type="checkbox"/> Floor voids <input type="checkbox"/> Floor ducts <input type="checkbox"/> Fixed ceilings <input type="checkbox"/> Fixed sealings <input type="checkbox"/> Service ducts <input type="checkbox"/> Structural voids <input type="checkbox"/> Structural boxing <input type="checkbox"/> Plant / equipment <input type="checkbox"/> Dry lining or boxing	Type 2 105478 1213822	3 m2

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ASBESTOS SURVEY REPORT SECTION 4 OF 8

Asbestos Register for: 145 Drury Lane

London WC2

Room Level and room ID	Room Description	Element Description	Material Description	Approx Amount	Sample No. (Sample taken if bold) and Analysis Result	Ticked = Room Accessed	Comments	Current algorithm scores: MDHS 100 material score	Dutyholders priority score	Total risk score	Priority Action (1 to 4)	Potential for hidden or further asbestos in accessed rooms (investigate and/ or locate on Type 3 survey)	MDHS 100 Survey Type	Record ID
Basement Lift				N/Q		<input checked="" type="checkbox"/>	No suspect material seen.	+	=	0	0	Floor voids Floor ducts Fixed ceiling Service ducts Structural voids Structural boxing Plant / equipment Dry lining or boxing	Type 2 105478 1213827	
33	External	External		N/A		<input checked="" type="checkbox"/>	No suspect material seen.	+	=	0	0	Floor voids Floor ducts Fixed ceiling Service ducts Structural voids Structural boxing Plant / equipment Dry lining or boxing	Type 2 105478 1213926	
46	External	External		N/A		<input checked="" type="checkbox"/>	No suspect material seen.	+	=	0	0	Floor voids Floor ducts Fixed ceiling Service ducts Structural voids Structural boxing Plant / equipment Dry lining or boxing	Type 2 105478 1213926	
4	Fifth	Electric Riser Floor	Insulating Board (IB)	1 m2	070/030 No Asbestos Detected	<input checked="" type="checkbox"/>	Insulating board to floor.	+	=	0	0	Floor voids Floor ducts Fixed ceiling Service ducts Structural voids Structural boxing Plant / equipment Dry lining or boxing	Type 2 105478 1213936	
9	Fifth	Corridor		N/Q		<input checked="" type="checkbox"/>	No suspect material seen.	+	=	0	0	Floor voids Floor ducts Fixed ceiling Service ducts Structural voids Structural boxing Plant / equipment Dry lining or boxing	Type 2 105478 1213682	
37	Fifth	Water Riser		N/Q		<input checked="" type="checkbox"/>	No suspect material seen.	+	=	0	0	Floor voids Floor ducts Fixed ceiling Service ducts Structural voids Structural boxing Plant / equipment Dry lining or boxing	Type 2 105478 1213685	
38	Fifth	Corridor		N/Q		<input checked="" type="checkbox"/>	No suspect material seen.	+	=	0	0	Floor voids Floor ducts Fixed ceiling Service ducts Structural voids Structural boxing Plant / equipment Dry lining or boxing	Type 2 105478 1213871	
2	First	Corridor		N/Q		<input checked="" type="checkbox"/>	No suspect material seen.	+	=	0	0	Floor voids Floor ducts Fixed ceiling Service ducts Structural voids Structural boxing Plant / equipment Dry lining or boxing	Type 2 105478 1213636	
4	First	Electric Riser	Insulating Board (IB)	1 m2	070/026 No Asbestos Detected	<input checked="" type="checkbox"/>	Insulating board debris to floor.	+	=	0	0	Floor voids Floor ducts Fixed ceiling Service ducts Structural voids Structural boxing Plant / equipment Dry lining or boxing	Type 2 105478 1213967	

Asbestos Register for: 145 Drury Lane

London WC2

DG4007

Room Level and ID	Room Description	Element	Material Description	Approx Amount	Sample No. (sample taken if bold) and Analysis Result	Ticked = Room Accessed	Comments	Current algorithm scores: MDHS 100 material score	Dutymaterial priority score	Total risk score	Priority Action (1 to 4)	Potential for hidden or further asbestos in accessed rooms (investigate and/ or locate on Type 3 survey)	MDHS 100 Survey Type	Record ID
First	Corridor			N/Q		<input checked="" type="checkbox"/>	No suspect material seen.	+	=			<input type="checkbox"/> Floor voids <input type="checkbox"/> Floor ducts <input type="checkbox"/> Fixed ceilings <input checked="" type="checkbox"/> Fixed ceiling <input type="checkbox"/> Service ducts <input type="checkbox"/> Structural voids <input type="checkbox"/> Structural boxing <input type="checkbox"/> Plant / equipment <input checked="" type="checkbox"/> Dry lining or boxing	Type 2 105478 1213907	8 m2
Fourth	Electric Riser	Debris	Insulating Board (IB)	1 m2	070/029 No Asbestos Detected	<input checked="" type="checkbox"/>	insulating board debris to floor.	+	=			<input type="checkbox"/> Floor voids <input type="checkbox"/> Floor ducts <input type="checkbox"/> Fixed ceilings <input type="checkbox"/> Fixed ceiling <input type="checkbox"/> Service ducts <input type="checkbox"/> Structural voids <input type="checkbox"/> Structural boxing <input type="checkbox"/> Plant / equipment <input type="checkbox"/> Dry lining or boxing	Type 2 105478 1213944	6 m2
Fourth	Corridor			N/Q		<input checked="" type="checkbox"/>	No suspect material seen.	+	=			<input type="checkbox"/> Floor voids <input type="checkbox"/> Floor ducts <input type="checkbox"/> Fixed ceilings <input checked="" type="checkbox"/> Fixed ceiling <input type="checkbox"/> Service ducts <input type="checkbox"/> Structural voids <input type="checkbox"/> Structural boxing <input type="checkbox"/> Plant / equipment <input checked="" type="checkbox"/> Dry lining or boxing	Type 2 105478 1213676	20 m2
Fourth	Corridor			N/Q		<input checked="" type="checkbox"/>	No suspect material seen.	+	=			<input type="checkbox"/> Floor voids <input type="checkbox"/> Floor ducts <input type="checkbox"/> Fixed ceilings <input checked="" type="checkbox"/> Fixed ceiling <input type="checkbox"/> Service ducts <input type="checkbox"/> Structural voids <input type="checkbox"/> Structural boxing <input type="checkbox"/> Plant / equipment <input checked="" type="checkbox"/> Dry lining or boxing	Type 2 105478 1213875	10 m2
Fourth	Water Cupboard			N/Q		<input checked="" type="checkbox"/>	No suspect material seen.	+	=			<input type="checkbox"/> Floor voids <input type="checkbox"/> Floor ducts <input type="checkbox"/> Fixed ceilings <input checked="" type="checkbox"/> Fixed ceiling <input type="checkbox"/> Service ducts <input type="checkbox"/> Structural voids <input type="checkbox"/> Structural boxing <input type="checkbox"/> Plant / equipment <input checked="" type="checkbox"/> Dry lining or boxing	Type 2 105478 1213880	1 m2
Ground	Lobby			N/Q		<input checked="" type="checkbox"/>	No suspect material seen.	+	=			<input type="checkbox"/> Floor voids <input type="checkbox"/> Floor ducts <input checked="" type="checkbox"/> Fixed ceilings <input type="checkbox"/> Fixed ceiling <input type="checkbox"/> Service ducts <input type="checkbox"/> Structural voids <input type="checkbox"/> Structural boxing <input type="checkbox"/> Plant / equipment <input checked="" type="checkbox"/> Dry lining or boxing	Type 2 105478 1213720	16 m2
Ground	Staircase			N/Q		<input checked="" type="checkbox"/>	No suspect material seen.	+	=			<input type="checkbox"/> Floor voids <input type="checkbox"/> Floor ducts <input checked="" type="checkbox"/> Fixed ceilings <input type="checkbox"/> Fixed ceiling <input type="checkbox"/> Service ducts <input type="checkbox"/> Structural voids <input type="checkbox"/> Structural boxing <input type="checkbox"/> Plant / equipment <input checked="" type="checkbox"/> Dry lining or boxing	Type 2 105478 1213657	50 m2
Ground	Entrance Lobby			N/Q		<input checked="" type="checkbox"/>	No suspect material seen.	+	=			<input type="checkbox"/> Floor voids <input type="checkbox"/> Floor ducts <input checked="" type="checkbox"/> Fixed ceilings <input type="checkbox"/> Fixed ceiling <input type="checkbox"/> Service ducts <input type="checkbox"/> Structural voids <input type="checkbox"/> Structural boxing <input type="checkbox"/> Plant / equipment <input checked="" type="checkbox"/> Dry lining or boxing	Type 2 105478 1213918	20 m2

Printed on: 04 March 2005 12:15:35

MDHS 100 and CSAR 2002 Forms V7 - 2002

ASBESTOS SURVEY REPORT SECTION 4 OF 8

Asbestos Register for: 145 Drury Lane

London WC2

DG4007

Room Level and room ID	Room Description	Element	Material Description	Approx Amount	Sample No. (sample taken if bold) and Analysis Result	Ticked = Room Accessed	Comments	Current algorithm scores: MDHS 100 Dutyholders material score	Priority Action (1 to 4)	Total risk score	Potential for hidden or further asbestos in accessed rooms (investigate and/or locate on Type 3 survey)	MDHS 100 Survey Type	Task No: Record ID
Ground	Corridor			N/Q		<input checked="" type="checkbox"/>	No suspect material seen.	+	=	0	<input type="checkbox"/> Floor voids <input type="checkbox"/> Floor ducts <input checked="" type="checkbox"/> Fixed ceilings <input type="checkbox"/> Fixed scuffing <input type="checkbox"/> Service ducts <input type="checkbox"/> Structural voids <input type="checkbox"/> Structural boxing <input type="checkbox"/> Plant / equipment <input checked="" type="checkbox"/> Dry lining or boxing	Type 2 105478	1213923
Roof	Roof	Roof		N/Q		<input type="checkbox"/>	Not accessed due to height.	+	=	0	<input type="checkbox"/> Floor voids <input type="checkbox"/> Floor ducts <input type="checkbox"/> Fixed ceilings <input type="checkbox"/> Fixed scuffing <input type="checkbox"/> Service ducts <input type="checkbox"/> Structural voids <input type="checkbox"/> Structural boxing <input type="checkbox"/> Plant / equipment <input type="checkbox"/> Dry lining or boxing	Room Area: 20 m2 Type 2 105478	1213930
Second	Electric Riser Debris		Insulating Board (IB)	1 m2	070/027 No Asbestos Detected	<input checked="" type="checkbox"/>	Insulating board debris to floor.	+	=	0	<input type="checkbox"/> Floor voids <input type="checkbox"/> Floor ducts <input type="checkbox"/> Fixed ceilings <input type="checkbox"/> Fixed scuffing <input type="checkbox"/> Service ducts <input type="checkbox"/> Structural voids <input type="checkbox"/> Structural boxing <input type="checkbox"/> Plant / equipment <input type="checkbox"/> Dry lining or boxing	Room Area: 6 m2 Type 2 105478	1213963
Second	Corridor			N/Q		<input checked="" type="checkbox"/>	No suspect material seen.	+	=	0	<input type="checkbox"/> Floor voids <input type="checkbox"/> Floor ducts <input checked="" type="checkbox"/> Fixed ceilings <input type="checkbox"/> Fixed scuffing <input type="checkbox"/> Service ducts <input type="checkbox"/> Structural voids <input type="checkbox"/> Structural boxing <input type="checkbox"/> Plant / equipment <input checked="" type="checkbox"/> Dry lining or boxing	Type 2 105478	1213655
Second	Corridor			N/Q		<input checked="" type="checkbox"/>	No suspect material seen.	+	=	0	<input type="checkbox"/> Floor voids <input type="checkbox"/> Floor ducts <input type="checkbox"/> Fixed ceilings <input type="checkbox"/> Fixed scuffing <input type="checkbox"/> Service ducts <input type="checkbox"/> Structural voids <input type="checkbox"/> Structural boxing <input type="checkbox"/> Plant / equipment <input checked="" type="checkbox"/> Dry lining or boxing	Room Area: 20 m2 Type 2 105478	1213897
Sixth	Lobby/ Staircase			N/Q		<input checked="" type="checkbox"/>	No suspect material seen.	+	=	0	<input type="checkbox"/> Floor voids <input type="checkbox"/> Floor ducts <input checked="" type="checkbox"/> Fixed ceilings <input type="checkbox"/> Fixed scuffing <input type="checkbox"/> Service ducts <input type="checkbox"/> Structural voids <input type="checkbox"/> Structural boxing <input type="checkbox"/> Plant / equipment <input checked="" type="checkbox"/> Dry lining or boxing	Room Area: 8 m2 Type 2 105478	1213691
Sixth	Lobby			N/Q		<input checked="" type="checkbox"/>	No suspect material seen.	+	=	0	<input type="checkbox"/> Floor voids <input type="checkbox"/> Floor ducts <input type="checkbox"/> Fixed ceilings <input type="checkbox"/> Fixed scuffing <input type="checkbox"/> Service ducts <input type="checkbox"/> Structural voids <input type="checkbox"/> Structural boxing <input type="checkbox"/> Plant / equipment <input checked="" type="checkbox"/> Dry lining or boxing	Room Area: 10 m2 Type 2 105478	1213837
Sixth	Water Riser			N/Q		<input checked="" type="checkbox"/>	No suspect material seen.	+	=	0	<input type="checkbox"/> Floor voids <input type="checkbox"/> Floor ducts <input type="checkbox"/> Fixed ceilings <input type="checkbox"/> Fixed scuffing <input type="checkbox"/> Service ducts <input type="checkbox"/> Structural voids <input type="checkbox"/> Structural boxing <input type="checkbox"/> Plant / equipment <input type="checkbox"/> Dry lining or boxing	Room Area: 3 m2 Type 2 105478	1213841

Asbestos Register for: 145 Drury Lane

London WC2

DG4007

Floor Level and room ID	Room Description	Element	Material Description	Approx Amount	Sample No. (sample taken if bold) and Analysis Result	Ticked = Room Accessed	Comments	Current algorithm scores: MDHS 100 material score	Dutyholders priority score	Total risk score	Priority Action (1 to 4)	Potential for hidden or further asbestos in accessed rooms (investigate and/ or locate on Type 3 survey)	MDHS 100 Survey Type	Task No:	Record ID
4	Third Electric Riser Debris	Insulating Board (IB)	Insulating Board (IB)	N/A	070/028 No Asbestos Detected	<input checked="" type="checkbox"/>	insulating board debris to floor.	+	=	0	0	<input type="checkbox"/> Floor voids <input type="checkbox"/> Floor ducts <input type="checkbox"/> Fixed ceiling <input type="checkbox"/> Fixed ceiling <input type="checkbox"/> Service ducts <input type="checkbox"/> Structural voids <input type="checkbox"/> Structural boxing <input type="checkbox"/> Plant / equipment <input type="checkbox"/> Dry lining or boxing	Type 2	105478	1213956
7	Third Corridor			N/A		<input checked="" type="checkbox"/>	No suspect material seen.	+	=	0	0	<input type="checkbox"/> Floor voids <input type="checkbox"/> Floor ducts <input checked="" type="checkbox"/> Fixed ceiling <input type="checkbox"/> Fixed ceiling <input type="checkbox"/> Service ducts <input type="checkbox"/> Structural voids <input type="checkbox"/> Structural boxing <input type="checkbox"/> Plant / equipment <input type="checkbox"/> Dry lining or boxing	Type 2	105478	1213662
41	Third Corridor			N/A		<input checked="" type="checkbox"/>	No suspect material seen.	+	=	0	0	<input type="checkbox"/> Floor voids <input type="checkbox"/> Floor ducts <input checked="" type="checkbox"/> Fixed ceiling <input type="checkbox"/> Fixed ceiling <input type="checkbox"/> Service ducts <input type="checkbox"/> Structural voids <input type="checkbox"/> Structural boxing <input type="checkbox"/> Plant / equipment <input checked="" type="checkbox"/> Dry lining or boxing	Type 2	105478	1213886

Asbestos Register for: 145 Drury Lane

London WC2

Floor Level and room ID	Room Description	Element	Material Description	Approx Amount	Sample No. (sample taken if bold) and Analysis Result	Ticked = Room Accessed	Comments	Current algorithm scores: MDHS 100 material score	Dutyholders priority score	Total risk score	Priority Action (1 to 4)	Potential for hidden or further asbestos in accessed rooms (investigate and/or locate on Type 3 survey)	MDHS 100 Survey Type	Task No: Record ID
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Asbestos Register notes:

The data in this register is sourced from a live database and shows the known asbestos containing materials (ACM's) current status for this property. The asbestos register was compiled by BES Consulting Ltd in accordance with the Health and Safety Executive document MDHS 100 and the Control of Asbestos at Work Regulations 2002 for all surveys or audits carried out after 01 January 2002. The data may contain information collected and collated by BES Consulting Ltd, prior to this date to UKAS accredited in-house documented methods. Historical data provided by the client to BES Consulting Ltd, may also be included in the report. BES Consulting Ltd, can not be responsible for the accuracy of any data included in the database where it is supplied by the client (including the interpretation of any supplied data).

MDHS 100 asbestos survey types are: Type 1 - Location and assessment (presumptive survey); Type 2 - Standard sampling, identification and assessment survey (sampling survey); and Type 3 - Full access sampling and identification (pre-demolition/major refurbishment surveys). The survey 'type' may vary and is reported herein for each Room ID (not all of a property may have been inspected to the same survey 'type'). Typically, for an Asbestos Register, Type 2 survey data is reported. If demolition or major refurbishment works are planned a Type 3 survey should be carried out in those areas to be affected. If the initial survey for the property was carried out prior to 2002 or it has not been audited in the last 12 months then a formal audit is required. For assistance contact BES Consulting Ltd on commercial@besconsulting.co.uk or telephone 0044 (0)1484 545533.

Accurate information on asbestos containing materials should be provided by 'the duty holder' detailed in the Control of Asbestos at Work Regulations (CAWR) 2002 to anyone at risk from asbestos.

Under the current regulations all employers have a legal duty to ensure that employees or other persons are not exposed to asbestos containing materials (refer to current CAWR). This data is provided for the commissioning client only and BES Consulting Ltd, cannot accept any responsibility for the interpretation or use of this data by any third party. Prior to carrying out work in any area(s) that may contain or conceal asbestos containing materials always seek professional advice from a competent and resourced organisation or person.

Asbestos Risk Scores and Action Priorities:

Refer to the Executive Summary issued with this report.

Asbestos Audit Summary:

Under CAWR 2002 auditing should occur no later than every 12 months. A written record must be made and should be disseminated to anyone who may be at risk from disturbing ACMs. MDHS 100 asbestos survey first carried out for whole property: **20/12/2004** Historical(PreMDHS100) first asbestos survey

Asbestos Audit Record:	Audit 2002:	Audit 2003:	Audit 2004:	Audit 2005:	Audit 2006:	Audit 2007:	Audit 2008:	Audit 2009:	Audit 2010:	Audit 2011:
Duty Holder compliance at audit:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**No asbestos containing materials as yet identified in this property.
Refer to Section 4 (Asbestos Register) of the report for full inspection details.**

MDHS 100 ASBESTOS SURVEY SITE SKETCHES

Task No. **105478** Survey Date **20/12/04**

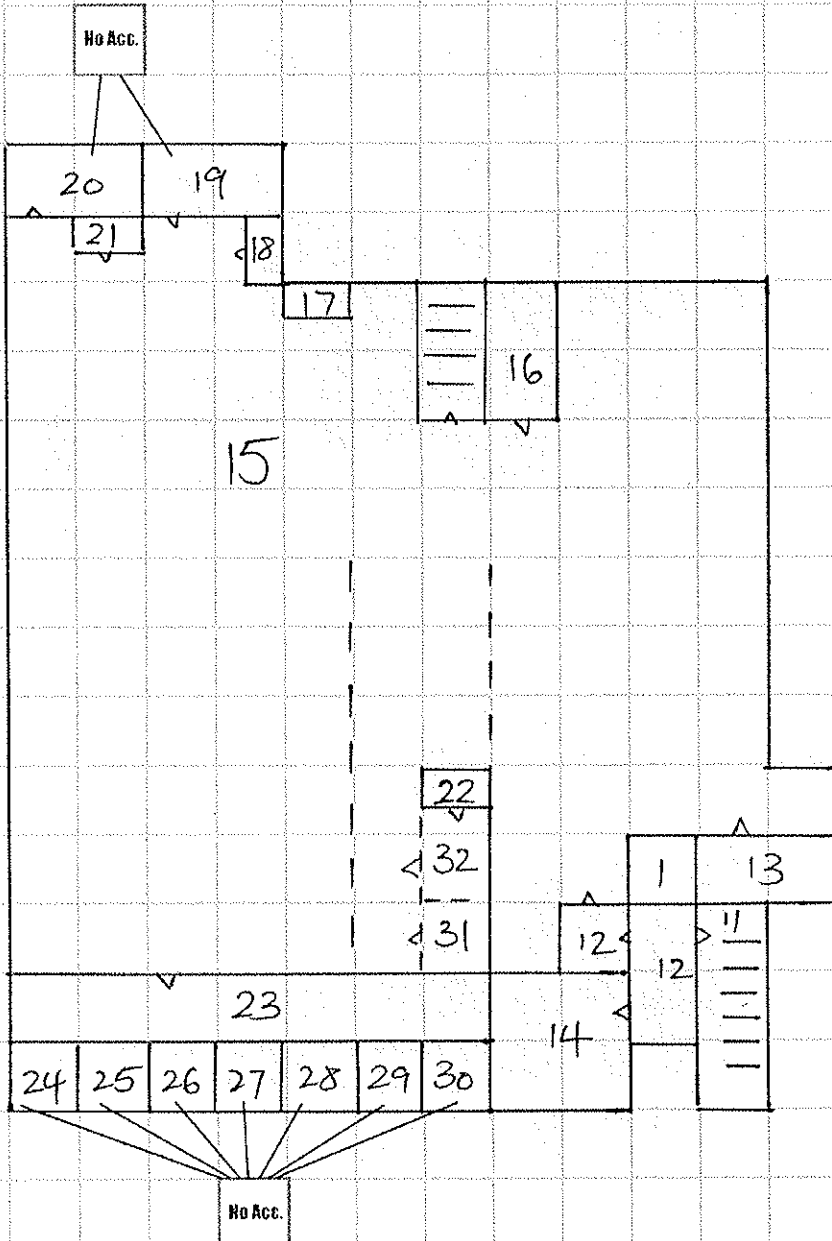
North Point

Building Name **145 DRURY LANE WC2**

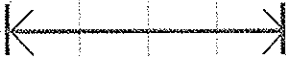


Floor Level **BASEMENT** Diagram No. **1** of **8**

LINE SKETCHES SHOWING DOORS AND WALLS ONLY FOR INTERNAL AREAS



For identification purposes only - Do not scale.



Roof **47** No Acc. Externals **46**

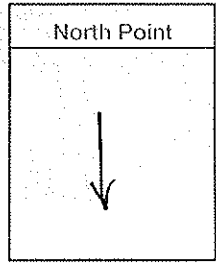
This surveyor's site sketch is intended to identify known and suspected asbestos containing materials. This sketch typically shows non-accessed rooms as 'No acc.' Asbestos material where located in rooms will be marked 'Asb.' Cement sheet roofing if containing asbestos and visible from internal areas will be recorded as external material only and not shown on the internal plan sketch. Numbers shown on the sketch are cross referenced with the survey room/ area identification number.

MDHS 100 ASBESTOS SURVEY SITE SKETCHES

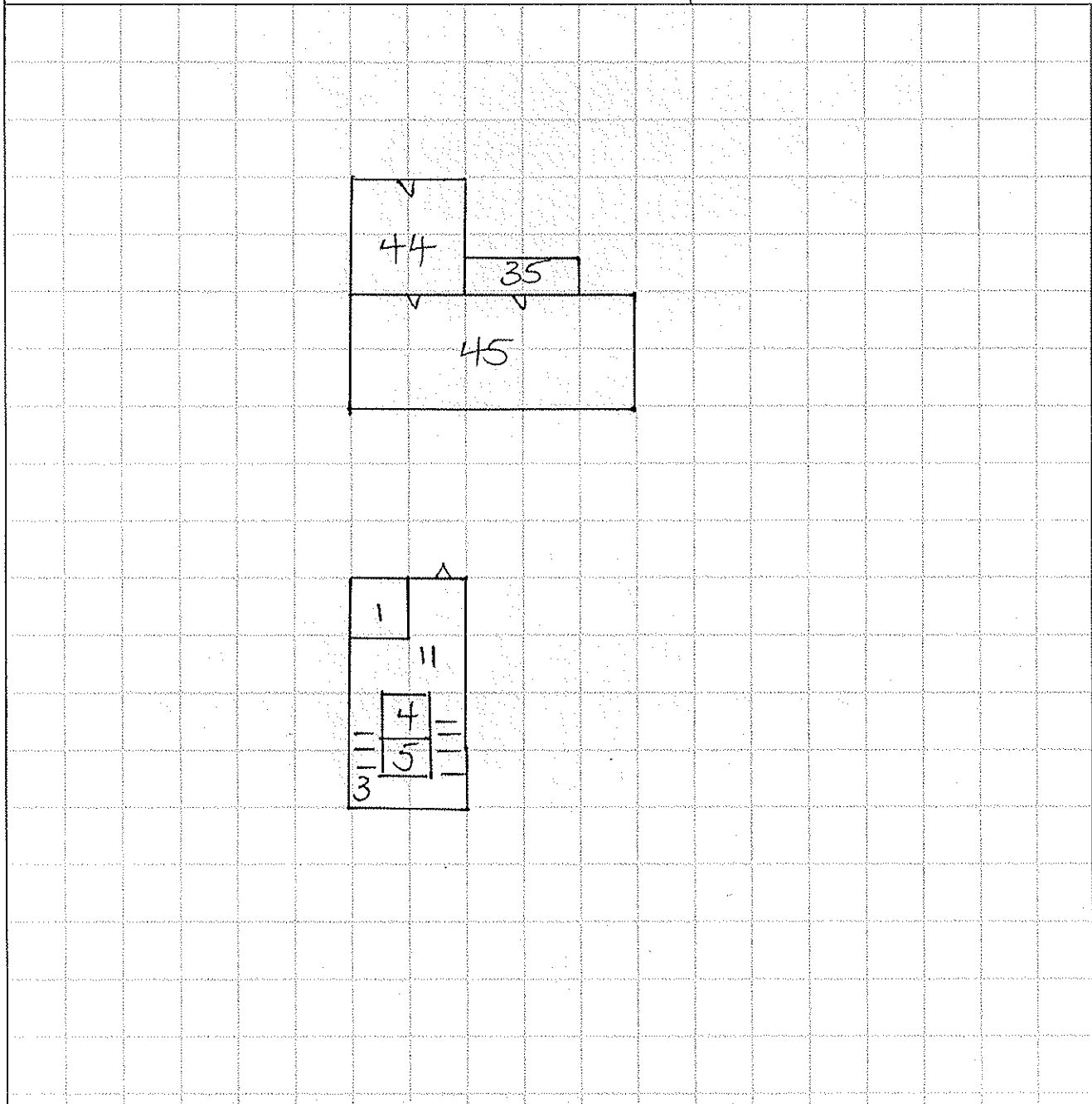
Task No. 105478 Survey Date 20/12/04

Building Name 145 DRURY LANE WC2

Floor Level GROUND Diagram No. 2 of 8



LINE SKETCHES SHOWING DOORS AND WALLS ONLY FOR INTERNAL AREAS



For identification purposes only - Do not scale.

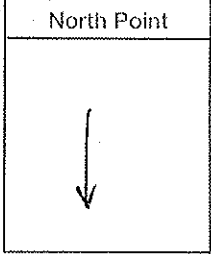


Roof	47	No Acc.		Externals	46
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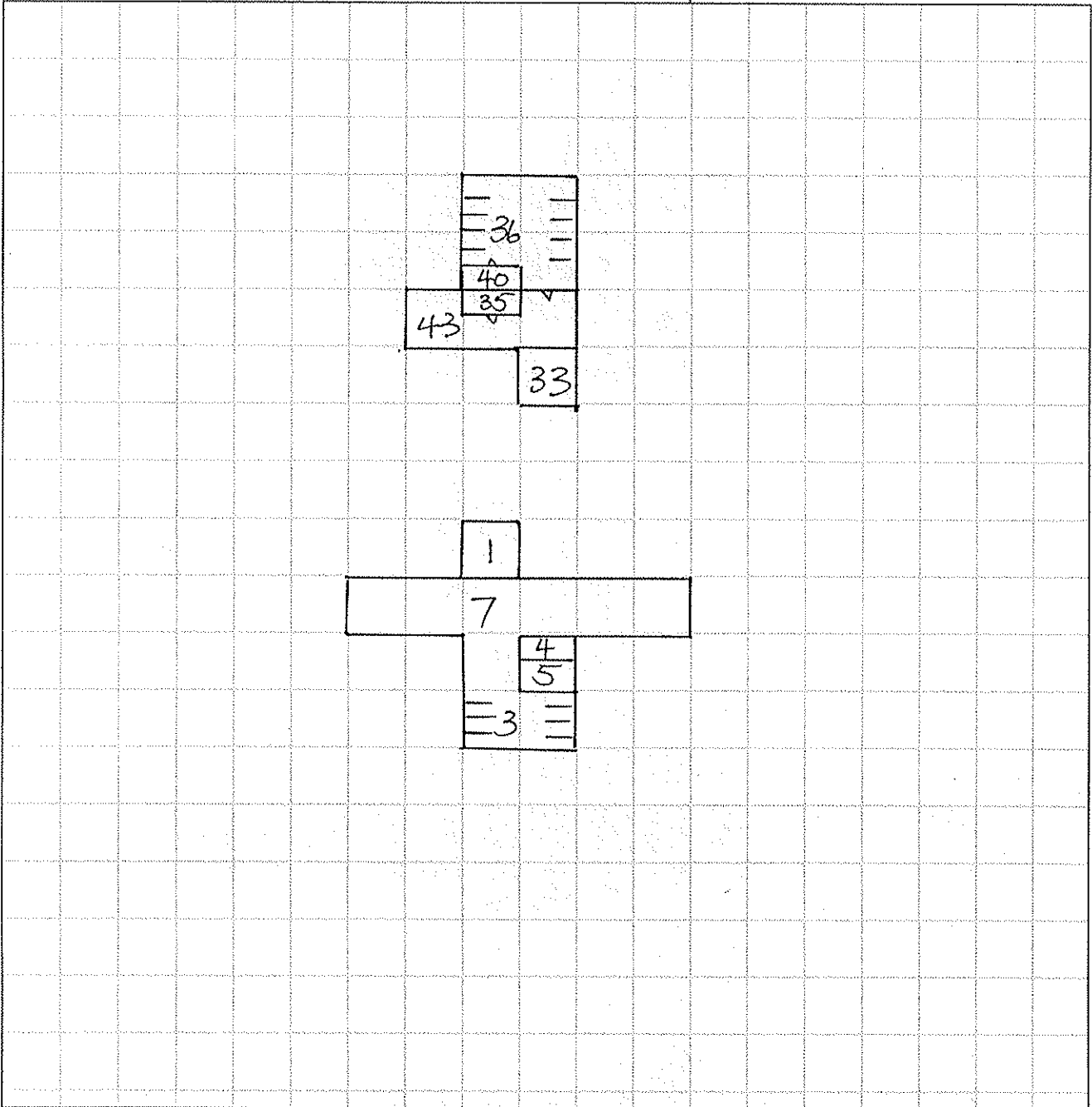
This surveyor's site sketch is intended to identify known and suspected asbestos containing materials. This sketch typically shows non-accessed rooms as 'No acc.' Asbestos material where located in rooms will be marked 'Asb.' Cement sheet roofing if containing asbestos and visible from internal areas will be recorded as external material only and not shown on the internal plan sketch. Numbers shown on the sketch are cross referenced with the survey room/area identification number.

MDHS 100 ASBESTOS SURVEY SITE SKETCHES

Task No.	105478	Survey Date	20/12/04	North Point
Building Name	145 DRURY LANE WC2			
Floor Level	FIRST	Diagram No.	3 of 8	



LINE SKETCHES SHOWING DOORS AND WALLS ONLY FOR INTERNAL AREAS



For identification purposes only - Do not scale.		Roof	47	No Acc.	Externals	46
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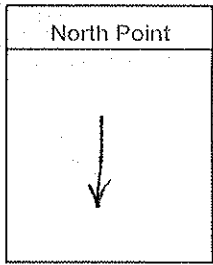
This surveyor's site sketch is intended to identify known and suspected asbestos containing materials. This sketch typically shows non-accessed rooms as 'No acc.' Asbestos material where located in rooms will be marked 'Asb.' Cement sheet roofing if containing asbestos and visible from internal areas will be recorded as external material only and not shown on the internal plan sketch. Numbers shown on the sketch are cross referenced with the survey room/ area identification number.

MDHS 100 ASBESTOS SURVEY SITE SKETCHES

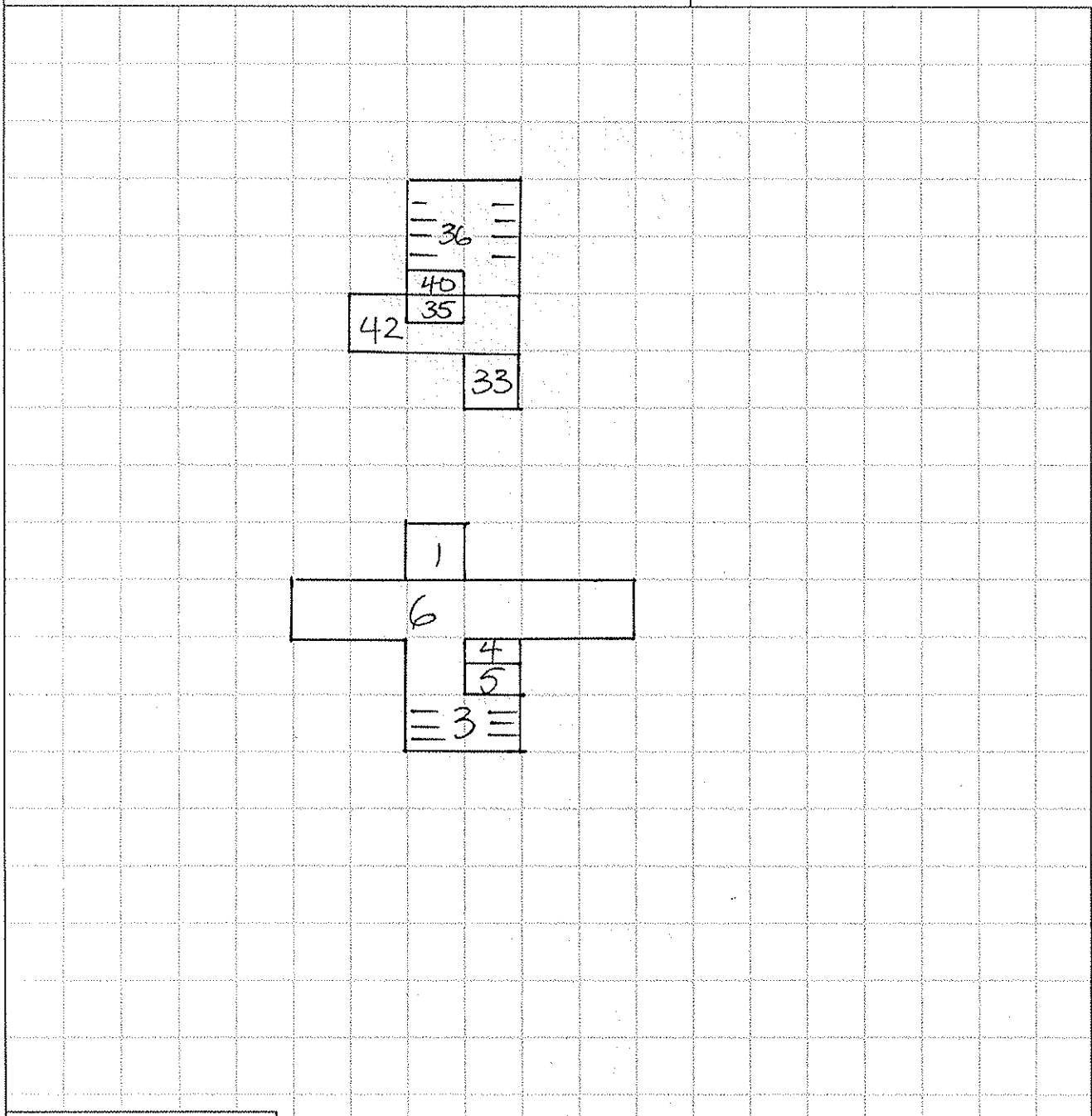
Task No. 105478 Survey Date 20/12/04

Building Name 145 DRURY LANE WC2

Floor Level SECOND Diagram No. 4 of 8



LINE SKETCHES SHOWING DOORS AND WALLS ONLY FOR INTERNAL AREAS



For identification purposes only - Do not scale.



Roof	47	No Acc.	Externals	46
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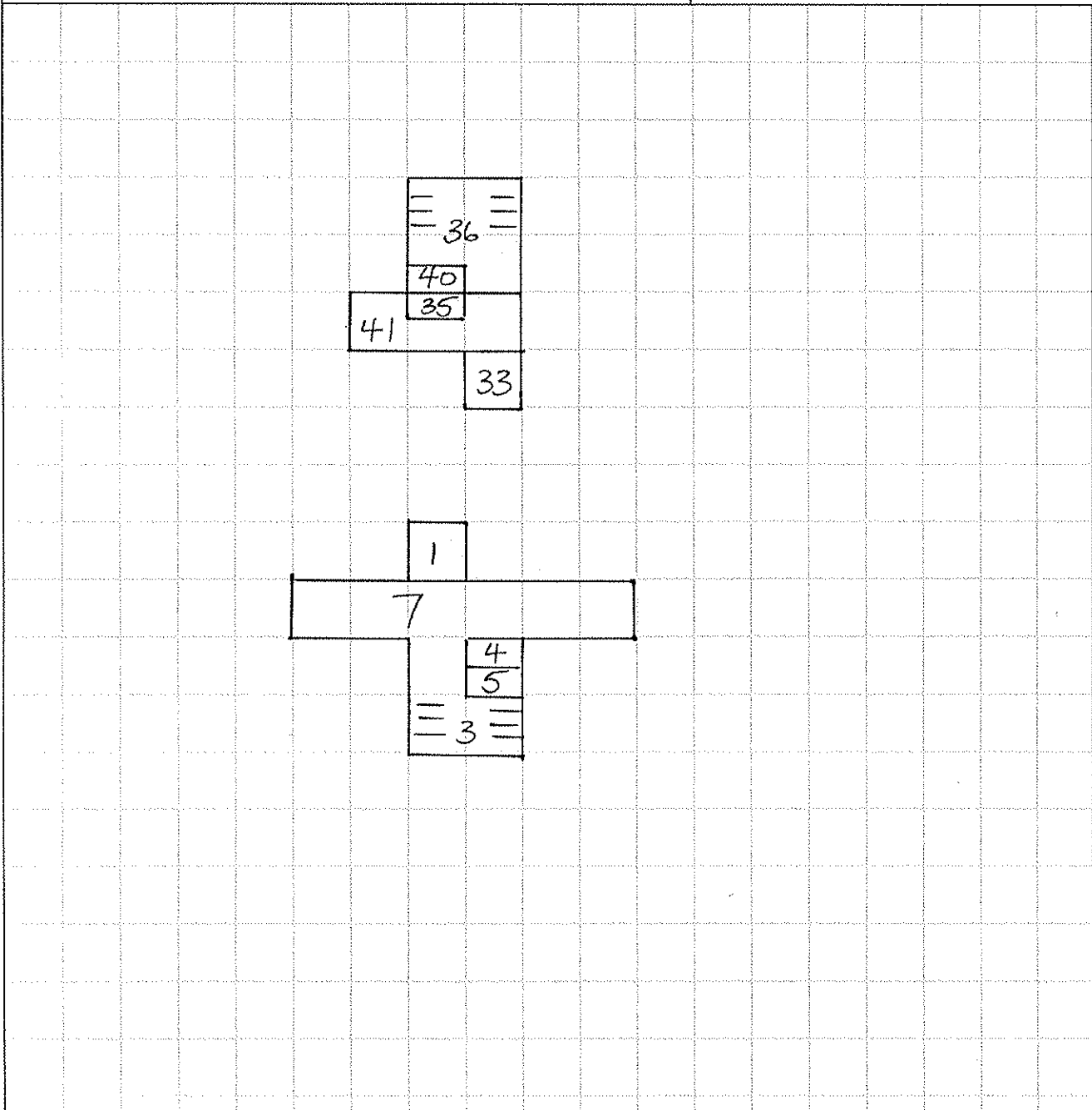
This surveyor's site sketch is intended to identify known and suspected asbestos containing materials. This sketch typically shows non-accessed rooms as 'No acc.' Asbestos material where located in rooms will be marked 'Asb.' Cement sheet roofing if containing asbestos and visible from internal areas will be recorded as external material only and not shown on the internal plan sketch. Numbers shown on the sketch are cross referenced with the survey room/ area identification number.

MDHS 100 ASBESTOS SURVEY SITE SKETCHES

Task No.	105478	Survey Date	20/12/04
Building Name	145 DRURY LANE WC2		
Floor Level	THIRD	Diagram No.	5 of 8

North Point
↓

LINE SKETCHES SHOWING DOORS AND WALLS ONLY FOR INTERNAL AREAS



For identification purposes only - Do not scale.



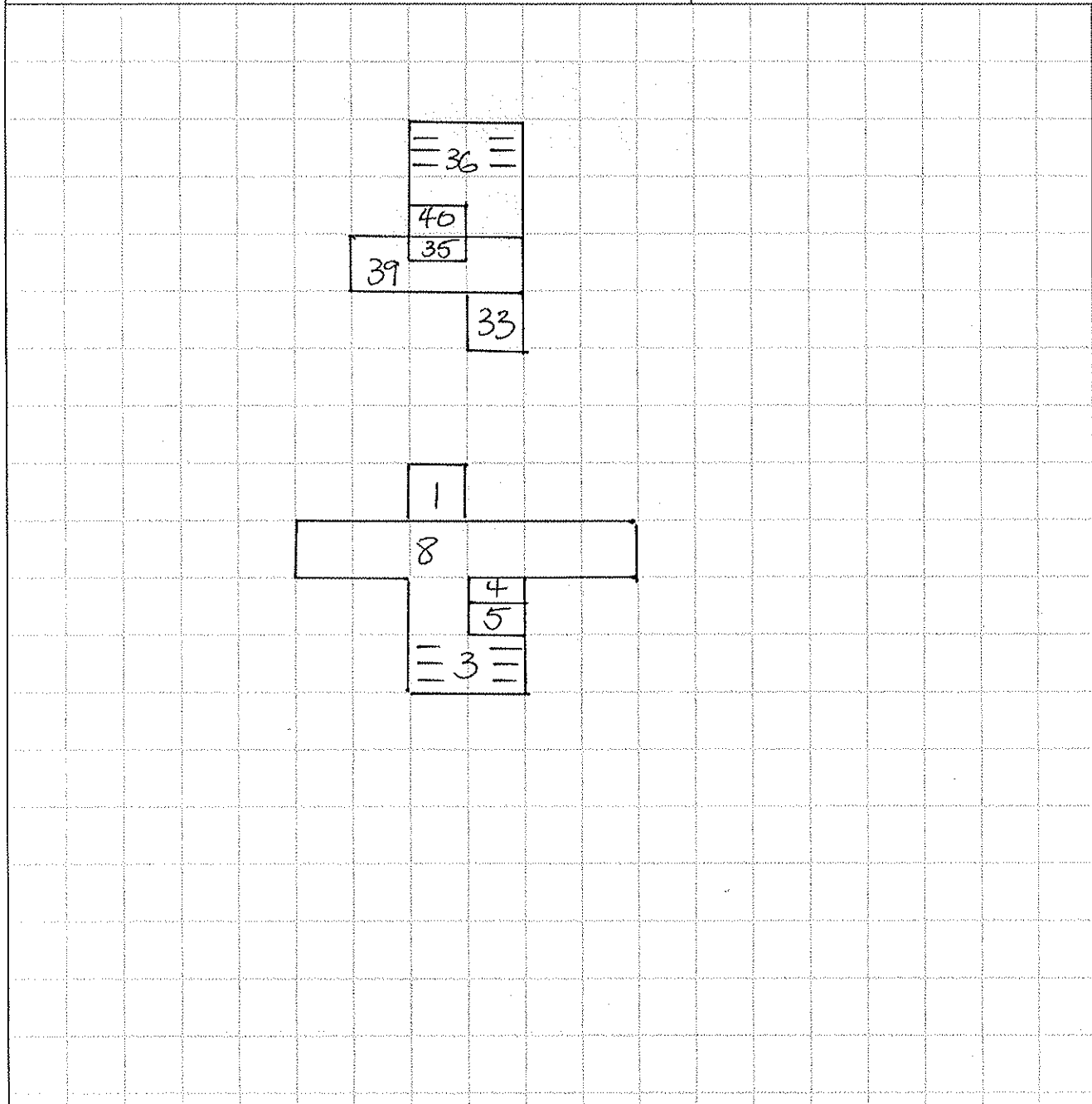
Roof	47	No Acc.	Externals	46
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This surveyor's site sketch is intended to identify known and suspected asbestos containing materials. This sketch typically shows non-accessed rooms as 'No acc.' Asbestos material where located in rooms will be marked 'Asb.' Cement sheet roofing if containing asbestos and visible from internal areas will be recorded as external material only and not shown on the internal plan sketch. Numbers shown on the sketch are cross referenced with the survey room/ area identification number.

MDHS 100 ASBESTOS SURVEY SITE SKETCHES

Task No.	105478	Survey Date	20 / 12 / 04	North Point
Building Name	145 DRURY LANE WC2			↓
Floor Level	FOURTH	Diagram No.	6 of 8	

LINE SKETCHES SHOWING DOORS AND WALLS ONLY FOR INTERNAL AREAS



For identification purposes only - Do not scale.



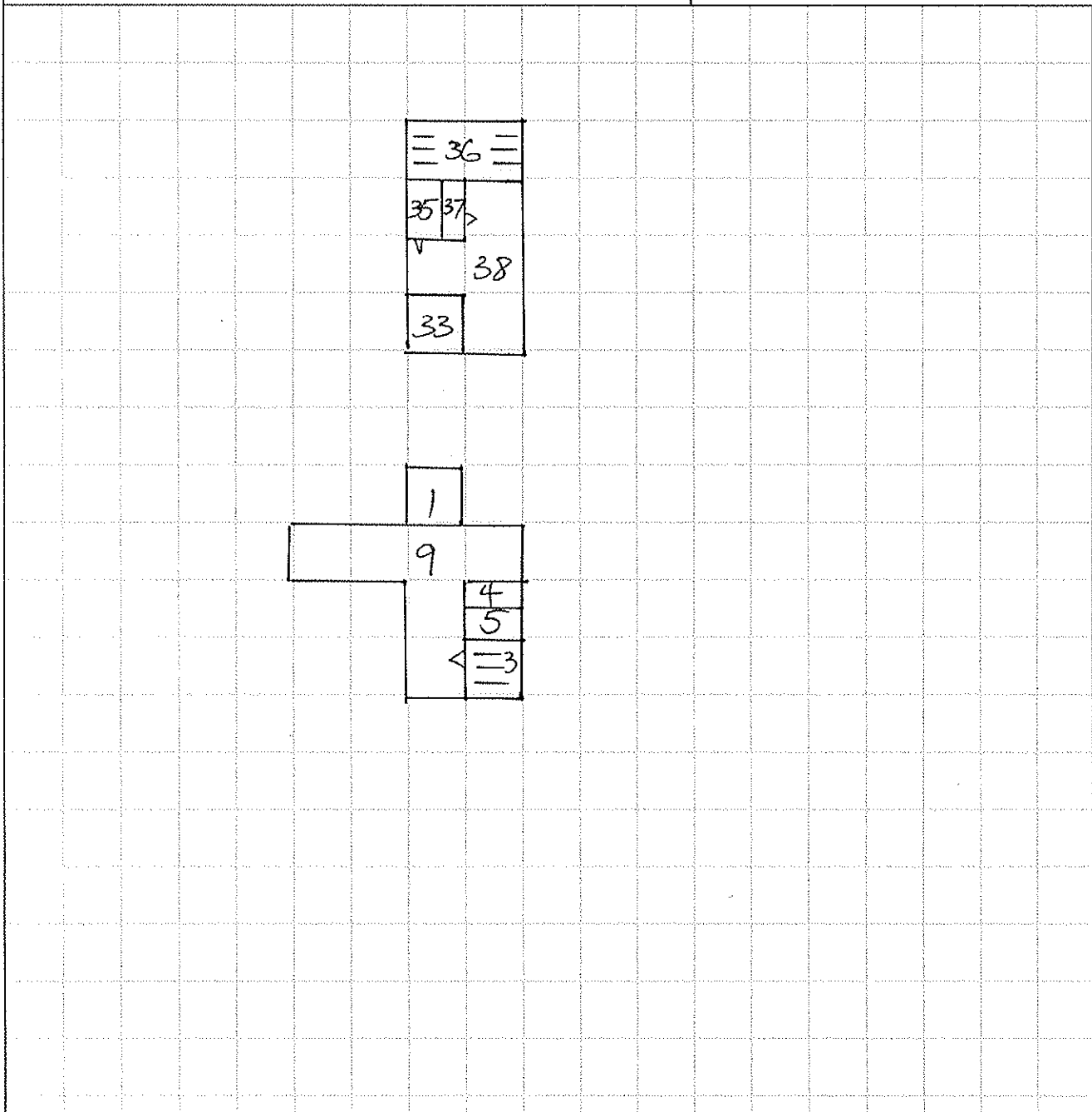
Roof	47	No Acc.	Externals	46
------	----	---------	-----------	----

This surveyor's site sketch is intended to identify known and suspected asbestos containing materials. This sketch typically shows non-accessed rooms as 'No acc.' Asbestos material where located in rooms will be marked 'Asb.' Cement sheet roofing if containing asbestos and visible from internal areas will be recorded as external material only and not shown on the internal plan sketch. Numbers shown on the sketch are cross referenced with the survey room/ area identification number.

MDHS 100 ASBESTOS SURVEY SITE SKETCHES

Task No.	105478	Survey Date	20/12/04	North Point
Building Name	145 DRURY LANE WC2			
Floor Level	FIFTH	Diagram No.	7 of 8	↓

LINE SKETCHES SHOWING DOORS AND WALLS ONLY FOR INTERNAL AREAS



For identification purposes only - Do not scale.		Roof	47	No Acc.	Externals	46
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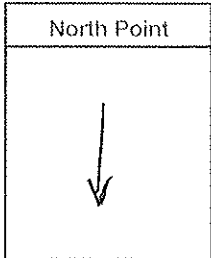
This surveyor's site sketch is intended to identify known and suspected asbestos containing materials. This sketch typically shows non-accessed rooms as 'No acc.' Asbestos material where located in rooms will be marked 'Asb.' Cement sheet roofing if containing asbestos and visible from internal areas will be recorded as external material only and not shown on the internal plan sketch. Numbers shown on the sketch are cross referenced with the survey room/ area identification number.

MDHS 100 ASBESTOS SURVEY SITE SKETCHES

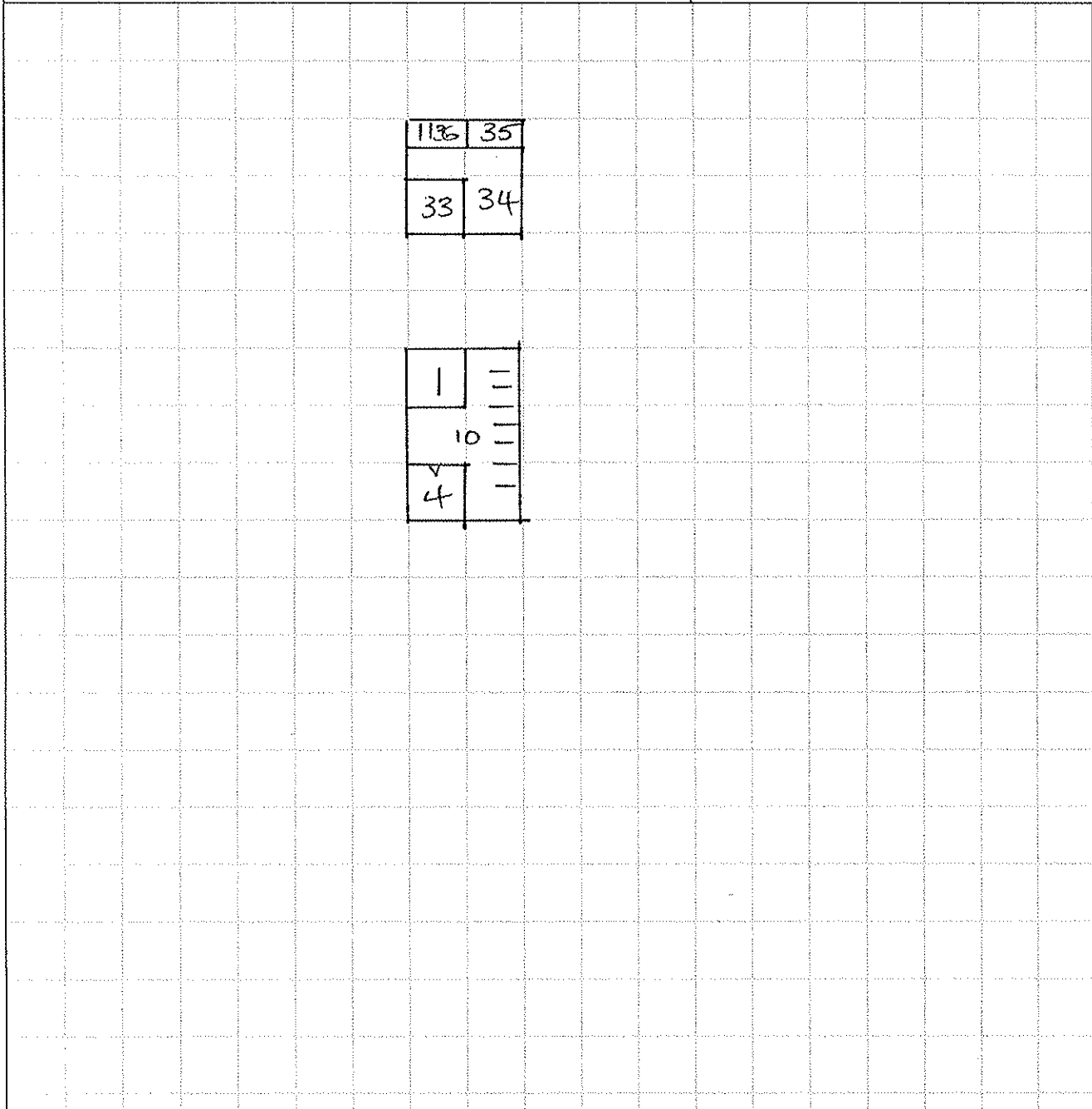
Task No. **105478** Survey Date **20/12/04**

Building Name **145 DRURY LANE WC2**

Floor Level **SIXTH** Diagram No. **8 of 8**



LINE SKETCHES SHOWING DOORS AND WALLS ONLY FOR INTERNAL AREAS



For identification purposes only - Do not scale.



Roof	47	No Acc.	Externals	46
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This surveyor's site sketch is intended to identify known and suspected asbestos containing materials. This sketch typically shows non-accessed rooms as 'No acc.' Asbestos material where located in rooms will be marked 'Asb.' Cement sheet roofing if containing asbestos and visible from internal areas will be recorded as external material only and not shown on the internal plan sketch. Numbers shown on the sketch are cross referenced with the survey room/ area identification number.

Survey Planning Data: 145 Drury Lane

London WC2

Douglas & Gordon
Property ID DG4007First Asbestos Survey Date: MDHS100 First Survey Date: 20/12/2004**Survey Planning Information:**

MDHS100 Survey Type: Type 2

Survey all areas occupied by client Site awareness induction arranged

Mix of Survey Type details:	Type 2 for common areas only		
Exclusions/Special requirements:	N/A		
Out of hours survey information:	N/A		
Existing plans Ref:	N/A	Proposal Plans Ref:	N/A
Historic asbestos data ref:	N/A		

Desk Top Study Information: (For completed surveys undertaken after 01/01/2002)

The aim of the desk top study is to gather information on the types, construction and ages of the premises to be surveyed and the current or former equipment and types of processes carried out in them. If the client cannot provide information the surveyor will supplement the data once on site. The information below is the current known status and may require verification by the client as appropriate:

General Property Construction Details:

Buildings date from:	1999 (full refurb)		
No of floor levels:	8	Basements	<input checked="" type="checkbox"/>
General construction:	Stone, Traditional.		

Summary and description of each floor level use:

Basements:	Garage	Trade area in basements	<input type="checkbox"/>
Ground floor:	Flats	Trade area ground floor	<input type="checkbox"/>
First:	Flats	Trade area first floor	<input type="checkbox"/>
Second floor:	Flats	Trade area on second floor	<input type="checkbox"/>
Third floor and higher:	Flats	Trade area on 3rd floor or higher	<input type="checkbox"/>

Property occupancy and other relevent details:

Client's sole occupancy of building:	<input checked="" type="checkbox"/>
Property type:	Corner Town House
Manager's accommodation in building:	<input type="checkbox"/>
Staff sleeping accommodation other than manager's family	<input type="checkbox"/>
Letting bedrooms: <input type="checkbox"/> Number of letting rooms:	0
Maximum number of employees:	1
Fire Certificate on premises:	<input type="checkbox"/>
Public Entertainment Licenses:	<input type="checkbox"/>
Justices On Off Licenses:	<input type="checkbox"/>
Other occupants list:	N/A

Surveyor Risk Assessment Information is held by BES Consulting Ltd

Elements of this risk assessment may apply to others and should be considered by contractors as part of risk assessments undertaken before commencing asbestos removal works.

CERTIFICATE OF ANALYSIS

Asbestos Fibre Identification in Bulk Sample

Client : Douglas & Gordon
67/68 Warwick Square

Property: 145 Drury Lane

London

SW1V 2AR

London

WC2

Instructed by: Patrick Flynn @ D&G **Property Ref:** DG4007

Samples received: 03/12/2004 **This box is ticked if not sampled by BES**

TEST NOTES : Samples submitted for examination have been analysed to determine the presence or not of asbestos fibres (Amosite; Crocidolite; Chrysotile; Fibrous Tremolite; Fibrous Anthophyllite; and Fibrous Actinolite) using in-house documented method CN1045 which is in accordance with MDHS 77 (June 1994). The amount of asbestos within the sample is shown as "High" (>50%) or "Medium" (5-50%) or "Low" (1-5%) or "Trace" (<1%) as an approximate proportion of the total sample submitted. **Opinions and interpretations are outside the scope of of UKAS accreditation**

BES Sample Reference	Material Description	Client sample reference number or details	Analysis Result	Analysis date Task No: Unique ID
070/026	Insulating Board (IB)	Electric Riser	No Asbestos Detected	03/12/2004 105478 1213967
070/027	Insulating Board (IB)	Electric Riser	No Asbestos Detected	03/12/2004 105478 1213963
070/028	Insulating Board (IB)	Electric Riser	No Asbestos Detected	03/12/2004 105478 1213956
070/029	Insulating Board (IB)	Electric Riser	No Asbestos Detected	03/12/2004 105478 1213944
070/030	Insulating Board (IB)	Electric Riser	No Asbestos Detected	03/12/2004 105478 1213936

Verifier's signature:.....

Authoriser's signature:.....

Verifier's name.....

Authoriser's name.....



UKAS Accredited Asbestos Surveying, Testing, Sampling and Identification • HSE Licensed Asbestos Project Managers • Pressure Vessel Testing • Property Database Systems • Risk & Fire Assessment • Data Collection, Collation & Dissemination

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BES Consulting Limited Registered in England No. 3422184 Registered office: 5 Eldon Place Bradford BD1 3AN HSE Asbestos Licence No. 4956004201 Also at: London and Episkopi (Cyprus) Document 1

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MDHS 103 and OAWR 9802 Reports V11, 2007

