# NO ASBESTES DETECTEDS

# BES Consulting

### **Asbestos Survey Report**

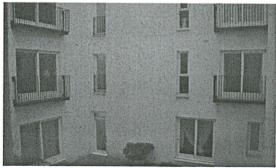
Site:

145 Drury Lane

ASBESTUS REGISTA

London

WC2



Property ID:

**DG4007** 

Task No.:

Client:

105478

Start Date:

20/12/2004

67/68 Warwick Square

Douglas & Gordon

BES Project Ref: Common Areas Type 2 Survey - D&G Lead Surveyor: Steve llett

**Client Contact:** 

Instructed by:

Patrick Flynn @ D&G

London

SW1V 2AR

**BES Client ID:** 

DOUGL

Verifier's

signature:

Verified by: A Helleur

Date of

Verification: 04/03/2005

**Transmittal** 

notice to: Patrick Flynn @ D&G

Authoriser's signature:

Authorised by:

Date of

Authorisation:

**ASBESTOS REPORT INDEX** 

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**Section 3: Asbestos Summary** Section 4: Asbestos Register

Section 5: Duty Holder's Action Plan

Section 6: Surveyors Site Sketches (or Plans if Available)

Section 7: Survey Planning

Section 8: Certificates of Bulk Sample Analysis 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







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

BES House, 10 Broad Lane, Moldgreen Huddersfield. HD5 9BX

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BES Consulting Limited Registered in England No.: 3422181. Registered office: 5 Eldon Place Bradford BD1 3AU. HSE Asbestos Licence No. 4990004201 Also at: London and Episkopi (Cyprus) Document1



## 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:

(G) RICS





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BES Consulting Lindord Registered in England No., 3422181 Registered office: 5 Eldon Place Bradford BD1 3AU HISE Ashestos License No. 489664201 Also at Lundon and Episkopi (Copros)
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#### Introduction:

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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 TOOK ING.	105476
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	TRS 19-24	TRS 13-18	TRS 9-12	TRS 1-8
Priority Groups	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 enscapsulation/ 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.

DG4007

105478

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

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Floor Room Level and Description room ID	Element	Material Description	Approx Amount	Sample No. (sample taken if bold) and Analysis Result	Ticked = Room Accessed	Comments	Current al MDHS 100 material score	Current algorithm scores: MDHS 100 Dutyholders Total material priority risk score score 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
Basement Lift			Ø &		<b>S</b>	No suspect material seen.	·	4. H	C	Floor voids Structural voids Floor ducts Structural boxing Floor ducts Structural boxing Floor ducts Ory laining or boxing Servee ducts Room Area:	Type 2 105478 1213629 12 m2
Basement Staircase			O V		<b>D</b>	No suspect material seen.		II	Cod	Floor voies Structurel weeks Floor ducts Structurel boxing Floor ducts Structurel boxing Floor ducts	Type 2 105478 1213642 100 m2
Basement Water Riser 5		:	Ø 4/2		<b>&gt;</b>	No suspect material seen.	·	B		Floor voids Floor ducts Faced cessings Faced cessings Float seating Float ducts Room Area	Type 2 105478 1213647 6 m2
Basement Lobby 12			Ø Y		<b>&gt;</b>	No suspect material seen.		u .		Floor voids  Sinctural voids  V Fixed ceilings  Fixed sealing  Service ducts  Room Area:	Type 2 105478 1213726 6 m2
Basement Generator		· ·	Ø 4/2		<b>\</b>	No suspect material seen.		t: -f-	George	Floor ducts Structural voluse Floor ducts Structural boxing Flood collays Phant Legispment Flood souting Dry laming or boxing Service ducts Room Area:	Type 2 105478 1213733 12 m2
Basement Store			<b>N</b> /Q		[2]	No suspect material seen.		n	<b>C</b>	Floor voods Structural voids.  Floor duess Structural boving Fixed coellings Plant / equipment Fixed scoaling Dry lamps or boxing Service douts Room Areas.	Type 2 105478 1213737 30 m2
Basement Garage			Q 4/X		· <b>[\S</b> ]	No suspect material seen.		e ·	Const	Floor voids Floor ducts Fixed collengs Fixed collengs Fixed sealing Fixed sealing Fixed sealing Fixed sealing Fixed sealing Fixed sealing	Type 2 105478 1213742 250 m2
Basement Electrical Cupboard 16			N/A		<b>\S</b>	No suspect material seen.				Floor ducts Structural voids Floor ducts Structural boxing Fruce college Phant : equipment Fruce college Dry liming or boxing Source ducts Room Area;	Type 2 105478 1213746 1 m2

ASBESTOS SURVEY REPORT SECTION 4 OF 8

WORLS 103 and CANN 2002Framm V 1, 2002

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N/A  N/A  N/A  N/A  N/A  N/A  N/A  N/A	NIA  NIA  NIA  NIA  NIA  NIA  NIA  NIA	board			N/O		>	No suspect material seen.	*	3	C		
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NIA  NIA  NIA  NIA  NIA  NIA  NIA  NIA	N/A  N/A  N/A  N/A  N/A  N/A  N/A  N/A												2
Oard  N/A  No suspect material seen.  There is a sealing and search as private.  The seal section of the search as private as the search as private as the search as sea	Oard  NA  No suspect material seen.  NA  No suspect material seen.  NA  No suspect material seen.  NA  NA  NA  NA  NO suspect material seen.  Percentage of properties of pr	ctrical					Σ	No suspect material seen.			(		Type 2
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ical  NA  No suspect material seen.  There dusts  Fined cellings  Fined cellings  Fined cellings  Free dusts  Free	ical N/Q No suspect material seen.											(C)	12
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N/Q  No suspect material seen.  Programment Front voids  N/A  N/A  Not accessed as private.  N/A  Not accessed as private.  N/A  N/A  Not accessed as private.	N/Q  N/A  No suspect material seen.  A = Froor dusts Frace certifiers Frace certifiers Frace certifiers Frace certifiers Frace certifiers N/A  Not accessed as private.  A = Frace certifiers Frace certifiers Frace certifiers N/A  Not accessed as private.  A = Frace certifiers Fr				K/A						)	00 y 18	12
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Not accessed as private,	Not accessed as private.  † =   Floor voids   Structural voids   105,											<u> </u>	
Tower contracts   Proves contrac	Foxee cedings   Plant or bezing   1213				Ø/N			Not accessed as private.	*	н	C		Type 2
	Room Area:				N/A								1213784

ASBESTOS SURVEY REPORT SECTION 4 OF 8

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Asbestos Register for: 145 Drury Lane	London W
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Floor Room Element Level and Description room ID	nt Material Description	Approx Sample No. Amount (sample taken if bold) and Analysis Result	Ticked = n if Room Accessed ult	Comments	Current algorithm scores: MDHS 100 Duryholders Total material priority risk score score	res: Priority Total Action risk (1 to 4) 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
Basement Vault 25		N/A		Not accessed as private.	tt ÷		Floor voiris Structural voids Floor dutts Structural boxing Fixed ceitings Pixed ceitings	Type 2 105478 1213787
Basement Vault 26	man and the second of the seco	N/Q N/A		Not accessed as private.	# **		Str	Typ 105
Basement Vault 27		N/A		Not accessed as private.	H -		Figure 1 Structure 1 Voids. Figure 1 Food 1 Coding 1 Codi	Тур 1054
Basement Vault 28	V	N/A N/A		Not accessed as private.	H 4-	C	Floor voids Structural voids Floor tiects Structural boxing Floor tiects Floor colings	Type 2 105478 1213792
Basement Vault 29		N/A		Not accessed as private.	#1 -‡-	Con	Froor voices Structural voides Froor ducise Structural boxing Froor ducise Structural boxing Froor cellings Frood cellings Froor cellings Froor voices Froor voides Froor void	Type 2 105478 1213794 : m2
Basement Vault 30		N/Q N/A		Not accessed as private.	# **	(س)	Floor voides Structural voides Floor ducies Structural boxing Fixed cealingss plant ( equipment Fixed seasing Dry lining or boxing Service ducies Room Arpa	Type 2 105478 1213796
Basement Sprinkler Room 31		C/ <b>Z</b> V/N	-	No suspect material seen.	*		Struc Since Plant Day ii	Typ 1054 12138
Basement Gate Room 32		N/Q N/A	<b>\(\S\)</b>	No suspect material seen.	+		Floor cories Structural voids Floor ducts Frace cellings Frace scoting Servee ducts Room Area:	Type 2 105478 1213822 3 m2

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ASBESTOS SURVEY REPORT SECTION 4 OF 8

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DG400/														
Floor Level and room ID	Room Description	Element	Material Description	Approx Amount	Sample No. (sample taken if fbold) and Analysis Result	Ticked = Room Accessed	Comments	Current alg MDHS 100 material score	Current algorithm scores: MDHS 100 Dutyholders Tota material priority risk score score score	- e	Priority Action (1 to 4)	Potential for hidden or further asbestos in accessed rooms S (investigate and/ or locate on Type 3 survey)	MDHS 100 Survey Type Task No: Record ID	
Basement Lift	t Lift			Ö/N		>	No suspect material seen.	4	8		Ç.	Floor voids Structural voids	Type 2	
33				N/A							DES		1213827	
												Service ducts Room Area:	12 m2	
External	External		Policy Comp. Type Comp. Co. Co. Co. Co. Co. Co. Co. Co. Co. Co	Ø		Σ	No suspect material seen.	*	ţţ		Çesi Çesi	Figer voids Structural voids Figer ducts Structural boxing	Type 2	
46				A/N								Fixed ceilings Plant / equipment	1213926	
												]	m2	
Fifth	Electric Riser Floor		insulating	٧-	070/030	>	Insulating board to floor.				C.		Type 2	
			Board (IB)	Ċ	No Asbestos Detected	ected		· \$-	ıı		restant.	Floor ducts Structural boung	105478	
4				<b>3</b>							}		1213936	
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Fifth	Corridor			Ø Z		>	No suspect material seen.	-1			C.	Floor voids Structural voids	Type 2	
c				3				•	31		nanco sensi	1	105478	
<b>5</b> 7				K/N							}	>	1213682	
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Fifth	Water Riser			O/N		[>]	No suspect material seen.						Type 2	
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37				N/A									1213865	
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Fiffh	Corridor			O/N		Σ	No suspect material seen.				į		Type 2	
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38				A/A							7	Fixed secting   Plant / regulation   Fixed secting   Dry lining or boxing	1213871	
												Service ducts Room Area:	3 m2	
First	Corridor			Ø Z		<b>&gt;</b>	No suspect material seen.						Type 2	
								·\$'	ii		giotoria Gazerasi		105478	
7				A/N							))	Fixed senting  Dry lining or boxing	1213636	
													20 m2	
First	Electric Riser		Insulating	-	070/026	[2]	Insulating board debris to floor.				é		Type 2	
			Board (IB)		No Asbestos Defected	ected		*	ti -}-		(153858) 20 <u>55</u> 233	Ě	105478	
4				m2							Ž.	Faxes colongs Plant / equipment  Faxes sestion Dry Iming or boxing	1213967	
												J	6 m2	
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ASBESTOS SURVEY REPORT SECTION 4 OF 8

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Floor Level and room ID	Room 1 Description	Element	Material Description	Approx Amount	Sample No. (sample taken if bold) and Analysis Result	Ticked = Room Accessed	Comments	Current a MDHS 100 material score	Current algorithm scores: MDHS 100 Dutyholders Tota material priority risk score score score	~ a		Potential for hic asbestos in acc (investigate and Type 3 survey)	Potential for hidden or further sabbestos in accessed rooms St (investigate and/ or locate on Type 3 survey)	MDHS 100 Survey Type Task No: Record ID
First	Corridor			O/N		>	No suspect material seen.		4			Floor voids	Structural voids	Type 2
43				¥/N					ıı		iš >	12	Plant / equipment	105478
											11. 60	Fixed seating Sarvice duete	Ony lining or boxing	1213907 8 m2
Fourth	Electric Riser Debris	r Debris	Insulating		070/029	<u>&gt;</u>	Insulating board debris to floor.				֓֞֞֞֞֞֞֜֞֞֞֞֞֜֞֜֞֞֞֜֞֞֞֞֞֞֜֞֞֞֞֜֞֞	Floor voids	Sinciaral voids	Type 2
			Board (IB)		No Asbestos Detected		•		fl ete		Ü	Floor ducts	Structural boxing	105478
4				ш2								Fixed ceilings	Plant / equipment Dry Imag or Boxing	1213944
											ľ	Service duets	Room Area:	6 m2
Fourth	Corridor			Ø,		<b>S</b>	No suspect material seen.					Floor voids	Structural voids	Type 2
∞				A/N					11 &		<u> </u>	Floor ducts	Structural boxing	105478
													Dry lintery or troxing	1213676
The state of the s											٦	Service ducts	Room Area:	20 m2
Fourth	Corridor			Ø/N		>	No suspect material seen.					Floor voirts	Structural voids	Type 2
ő				9714					ii			Floor ducts	Structural baxing	105478
3				ď Ž							>		Flont / equipment	1213875
:											Ů.		Room Area:	10 m <sup>2</sup>
Fourth	Water			Ø		>	No suspect material seen,				Ĺ	Floor voids	Structural voids	Type 2
40	Cuppoard			V//V					11			Fixor ducts	Stateniesi boxing	105478
?				( )								Fixed neating	Dry thrast or boxing	1213880
2000		***************************************					\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$				Ů	Service ducts	Room Area:	1 m2
Ground	Lobby			Ø Z		>	No suspect material seen.					Floor voids	Structural voids	Type 2
<del>-</del>				A/N					11	-5,10		Fixed ceitings	Structural boxing	105478
				,								Fixed septing	Dry I	1213720
(	Č										][	Posterior offices	Koom Area:	7W 91
Ground	Staircase			ğ Z		<u> </u>	No suspect material seen.		÷			Fiborroads	Structural voids	Type 2
36				N/A					ш	.050.27	)  }	Fixed certings	Plant / equipment	105478
												Fixed seating		1213857
					***************************************		The second secon					Service ducts	Room Area:	50 m2
Ground	Entrance			Ø/Z		<u> </u>	No suspect material seen.				L.İ.	Floor voids	Structural voids	Type 2
44	Londy			N/A				•	\$1 (-	owners.		Fixed ceilings	Structural boxing	105478
													Ony linking or boxing	1213918
												Service ducts	Room Area:	20 m2

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ASBESTOS SURVEY REPORT SECTION 4:0F 8

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MDHS 100 Survey Type Task No: Record ID	Type 2 105478 1213923 20 m2	Type 2 105478 1213930 m2	Type 2 105478 1213963 6 m2	Type 2 105478 1213655 20 m2	Type 2 105478 1213897 8 m2	Type 2 105478 1213691 10 m2	Type 2 105478 1213837 3 m2	Type 2 105478 1213841 2 m2
	F	; <del>``</del>	: \tau_{i}	<u>ب</u>	± ±	¥ .	<u></u>	1 2
idden or furthe cessed rooms id/ or locate or	Structural voids. Structural boxing Plant   equipment Dry Ining or boxing	Structural voies Structural boxing Float / equipment Dry liming or boxing Room Area:	Structural voids Structural boxing Frant / equipment Dry lining or inoxing Room Area:	Smetural voids Structural voids Structural boxung Plant / equipment Dry lining or boxing	Structural vords Structural boxing Structural boxing Phant 'equipment On lining or boxing Room Area:	Smotural veids Sinctural boxing Plant / equipment Dry lining or boxing	Structural voids Structural voids Structural voids Plant / cquipment Ory liming or bowing Room Area.	Structural voids Structural voids Structural voids Start / oquipment Ory Heiry or bexing Room Area:
Potential for hidden or further asbestos in accessed rooms (investigate and/ or locate on Type 3 survey)	Floor voids Floor voids Floor voids Floor suchs Floor sealing	Floor dusts Floor dusts Floor dusts Floor dusts Sorver dusts	Floor voids Froor ducts Fixed cellings Fixed secting	Floor voids Floor ducts  Fixed coilings Fixed coaling	Floor voids Floor duchs V Fixed collings Fixed scaling	Floor voids Floor ducts Fixos costing Fixos costing	Floor voids Floor docts Floor docts Fixed cellings Fixed scaling	Floor voids Floor ducts
Priority Action (1 to 4)					Cal	Ca	Control of the Contro	(C)
res: Total risk score								
gorithm sc Dutyholders priority score	<b>5</b> 8	H		Н	<b>11</b>	CF CF	·	1)
Current algorithm scores: MDHS 100 Durpholders Tota material priority risk score score	ψ.	·ł	*	*	*	*		*
Comments	No suspect material seen.	Not accessed due to height.	Insulating board debris to floor.	No suspect material seen.	No suspect material seen.	No suspect material seen.	No suspect material seen.	No suspect material seen.
Ticked = Room Accessed	<b>&gt;</b>		ected	[2]	<b>\</b>	<b>&gt;</b>	<b>&gt;</b>	>
Sample No. (sample taken if bold) and Analysis Result			No Asbestos Detected	The State of the S				
Approx Amount	Ö YX	N/O N/A	· # E	Q/N A/N	Q Y	N/N N/N	Ø V	N/A N/A
Material Description	d		insulating Board (IB)			•		
Element		Roof	Debris	VANCE TO 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1				
Room Description	Corridor	Roof	Electric Riser Debris	Corridor	Corridor	Lobby/ Staircase	Lobby	Water Riser
DG4007 Floor Level and room ID	Ground 45	Roof 47	Second 4	Second	Second	Sixth 10	Sixth 34	Sixth 35

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MDHS 100 Survey Type Task No: Record ID	Type 2 105478 1213956 6 m2	Type 2 105478 1213662 20 m2	Type 2 105478 1213886 8 m2
Potential for hidden or further sabestos in accessed rooms St (investigate and/ or locate on Type 3 survey)	Floor voits Simedural vends Floor ducts Simedural boxing Floor ducts	Ploor voids   Structural voids	Floor voits Structural voids Type 2 Floor ducts Structural boxing 105478  Fixed cerlings Print Leguspinent 1213886 Fixed scening Ciry limite of boxing 1213886 Service ducts Room Area: 8 m2
Priority Action (1 to 4)	C3	Ca)	
Current algorithm scores: MDHS 100 Dutyholders Total material priority risk score score score	u +	и	11
Current MDHS 10 material score			
Ticked = Comments Room Accessed	Insulating board debris to floor.	No suspect material seen.	No suspect material seen.
Ticked = Room Accessed		<b>5</b>	[2]
Approx Sample No. Amount (sample taken if bold) and Analysis Result	070/028 V		
Approx Amount	Q AN	Ø Ø	Ø/N N/A
Material Description	Insulating N/Q Board (IB) N/A		
DG4007 Floor Room Element Waterial Level and Description Descripti room ID	Electric Riser Debris	Corridor	hird Corridor N/Q
DG4007 Floor Level and room ID	Third	Third 7	Third

Description DG4007 Floor

Level and room ID

Description Material Element

Accessed Room (sample taken if Sample No. bold) and Approx Amount

Analysis Result

Comments

MDHS 100 Dutyholders Total material priority risk Current algorithm scores:

asbestos in accessed rooms (investigate and/ or locate on Priority

Record ID Survey Type Task No: Type 3 survey)

(1 to 4) Action

Potential for hidden or further

# 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); 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 1D (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.

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. 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.

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 Historical(PreMDHS100) first asbestos survey 20/12/2004 MDHS 100 asbestos survey first carried out for whole property:

Audit 2011:

Audit 2010:

Audit 2009:

Audit 2008:

Audit 2007:

Audit 2006:

Audit 2005: Audit Audit 2003: Audit 2002: Duty Holder compliance at audit:

Asbestos Audit Record:

Printed on: 04 March 2005 12 15:35

No asbestos containing materials as yet identified in this property.

Refer to Section 4 (Asbestos Register) of the report for full inspection details.

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Page 1 of 1

#### MDHS 100 ASBESTOS SURVEY SITE SKETCHES North Point Survey Date Task No. 105478 20 12 04 145 DRURY LANE WCZ **Building Name** BASEMENT Diagram No. Floor Level of 8 LINE SKETCHES SHOWING DOORS AND WALLS ONLY FOR INTERNAL AREAS Ho Acc. 19 20 21 418 16 13 131 23 30 28 No Ace For identification purposes only - Do not scale. 46 Roof Externals No Acc 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.

ASBESTOS SURVEY REPORT SECTION 6 OF 8

ask No.	105478	Survey Date	20/12/04	North Point
Building Name	145 DRUR	Y LANE V	VC2	
foor Level	GROUND	Diagram No.	2 of 8	144.1
NE SKETCHES SHOW	ING DOORS AND WALLS ONLY FO	R INTERNAL AREAS		
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		the Control of the Co		
For identification purp	poses			
only - Do not scal	e	Roof	47. Heace. Extern	als 46
accessed rooms as 'No	etch is intended to identify known and acc.' Asbestos material where locate areas will be recorded as external m	d in rooms will be marked	'Asb.' Cement sheet roofing	if containing asbesto

# MDHS 100 ASBESTOS SURVEY SITE SKETCHES Task No. Survey Date 105478 North Point 20 DRURY LANE **Building Name** 145 WC2 Floor Level Diagram No. FIRST of 8LINE SKETCHES SHOWING DOORS AND WALLS ONLY FOR INTERNAL AREAS For identification purposes only - Do not scale. Roof Externals HO Acc. 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.

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ASBESTOS SURVEY REPORT SECTION 6 OF 8

ask No.	1054	-78	Surve	ey Da	te	20	/12/	24	North	Point
Building Name	145	DRUR	1 LA	NE	V	JC <u>2</u>				
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only - Do not scale.			7		Roof	47	No Ace.	Externals	46	
This surveyor's site sketch is accessed rooms as 'No acc.' and visible from internal areas	Asbestos materia	al where locate	d in rooms	will be	narked	'Asb,' Co	ement sheet	roofing if c	ontaining a	asbesto

Task No.	1054	-78	Survey Date	20/	/12/0	<u> </u>	North F	oint
Building Name	145	DRUR'	Y LANE	WC2	 		1	
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This surveyor's site sket accessed rooms as 'No a								

ASBESTOS SURVEY REPORT SECTION 6 OF 8

Task No.		lc	54	78		Surve	y Dat	е	20	/12	/ c	24	Nort	h Point
Building	Name	14	5	DRU	RY	LAI	٧E	W	C2					,
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i	eyor's site ske ooms as 'No					1	<u> </u>	Roof	47	No A		Externals	46	

## MDHS 100 ASBESTOS SURVEY SITE SKETCHES Survey Date North Point Task No. 20 105478 04 **Building Name** 145 DRURY LANE WC2 Floor Level FIFTH Diagram No. of LINE SKETCHES SHOWING DOORS AND WALLS ONLY FOR INTERNAL AREAS <u>= 36 -</u> 38 33 For identification purposes only - Do not scale. 46 Roof Externals No Acc. 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.

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ASBESTOS SURVEY REPORT SECTION 6 OF 8

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Task No.			1054	78	Survey [	Date	20/	12/0	pc+ -	North	Point
Building	Name		145	DRU	RY LA	NE	WC	2			
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This surve	vor's site sk	i etch is int	ended to iden	tify known an	d suspected asl	octor cor			akotob tua		we non-

Survey Plannin	g Data: 145 Drury La	ine	London WC2	
Douglas & Gordon Property ID DG4007				
First Asbestos Survey Da	ate:	MDHS100 First Surve	ey Date 20/12/2004	
Survey Planning	Information:			
MDHS100 Survey Type	: Type 2			
Survey all areas occupie	ed by client  Site awarene	ess induction arranged		
Mix of Survey Type	Type 2 for common areas only			
details:				
Exclusions/Special requirements:	N/A	AND VE 1071 AND AND VENTON	Account to the second s	
Out of hours survey information:	N/A		The state of the s	
Existing plans Ref:	N/A	N/A Proposal Plans Ref: N/A		
Historic asbestos data i	ref: N/A			
			**************************************	
Desk Top Study	Information: (For completed	l surveys undertaken	after 01/01/2002)	
surveyed and the current information the surveyor		f processes carried out	nd ages of the premises to be in them. If the client cannot provide slow is the current known status and	
General Property Co	onstruction Details			
Buildings date from:	1999 (full refurb)			
No of floor levels: 8 Basements ✓				
General construction:	Stone, Traditional.		(charles) the state (although to the state of the state o	
Summary and desci	ription of each floor level use	);		
Basements:	Garage		ade area in basements	
Ground floor:	Flats		Trade area ground floor	
First:	Flats		Trade area first floor	
Second floor:	Flats	Ti	ade area on second floor	
Third floor and higher:	Flats	T	ade area on 3rd floor or higher	
Property occupancy	and other relevent details:			
Client's sole occupancy of building:				
Property type:			Corner Town House	
Manager's accommodation in building:				
Staff sleeping accommo	dation other than manager's family	 // // //		
Letting bedrooms: Number of letting rooms: 0				
Maximum number of em				
Fire Certificate on premises:				
Public Entertainment Licenses:				
Justices On Off Licenses:				
Other occupants list:	N/A		The state of the s	
	ssessment Information	ie hold by RES	Conculting Ltd	
Gurveyor Nisk A	issessinent inionnation	is lield by DES	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

Property: 145 Drury Lane

67/68 Warwick Square

London

London

SW1V 2AR

WC2

Instructed by:

Patrick Flynn @ D&G

Property Ref: DG4007

Samples received:

03/12/2004

This box is ticked if not sampled by BES

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





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