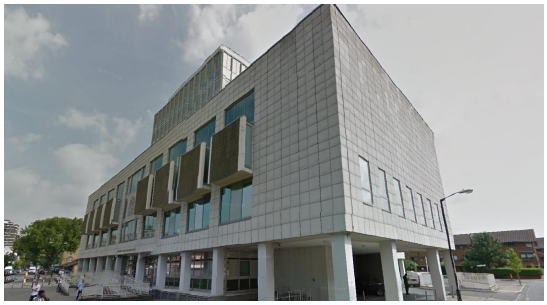
Due Diligence Asbestos Inspection

Of



Camberwell Magistrates Court
15 D'Eynsford Road
Camberwell Green
London SE5 7UP

On Behalf of

Jones Lang LaSalle Ltd.
30 Warwick Street
London
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HLAP45322/004R

October 2016

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	Name	***Signature***	***Date***
Report by:	Robert Walker **Environmental Scientist**		21/10/16
Reviewed by:	James Lock **Senior Consultant**		21/10/16

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Executive Summary

A Due Diligence Inspection Survey for Asbestos Containing Materials (ACM) was undertaken at Camberwell Magistrates Court, 15 D Eynsford Road, Camberwell Green, London SE5 7UP on the from 27th to 29th of September 2016.

The survey undertaken involved visually identifying suspected or potential ACM in the buildings only where access was possible and the review of the existing asbestos register. The survey did not include any intrusive inspections (such as above suspended ceilings, within floor voids or within sealed risers).

All areas where access was not possible must be presumed to contain asbestos until proven otherwise. See also Section 3 and Appendix A.

The type, approximate quantity and location of these ACM were recorded. This type of survey will only give an indication of the potential ACM in the building, and must not be relied upon for a management plan to be produced (as required by the Control of Asbestos Regulations 2012). **A HSG264: Demolition / Refurbishment 'Full access sampling and identification survey' should be carried out prior to any major refurbishment or demolition works.**

The client should be made aware of the limitations of a survey being conducted in a non-destructive manner and is referred to Section 3 of this report.

Suspected or potential ACM were detected in the buildings in the form of:

- Spayed coating
- Insulation board panels / debris
- Cement products
- Brake shoes
- Bonded products (such as mastics, gaskets, and brake shoes)

There is evidence that the spray coating in Plant Room 1 (Basement) has been removed, as the area is now covered by a non-asbestos panelling but paperwork concerning this works was not evident at the time of the survey. For this reason, it should be presumed that the insulation still exists above the panelling until such time as further, intrusive investigation can be made or the paperwork can be located. Also note that there may be sprayed coating elsewhere within the building within inaccessible areas that may require destructive access to locate.

Budget costs for a Demolition / Refurbishment or Management survey of the site and removal of the suspected ACM found during this Due Diligence survey are included in Appendix C.

In accordance with The Control of Asbestos Regulations 2012, ACM which have been visually identified (i.e. not sampled, or not referenced to a specific sample) should be presumed to contain crocidolite asbestos, unless sampled to prove otherwise.

If any planned works are likely to damage or disturb the suspected ACM noted in section 4, then the asbestos must be removed prior to these works taking place. This report may not be reproduced other than in full, except with the prior written approval

of the issuing laboratory. The client is advised not to solely read Section 4 as a definitive description of all ACM within the buildings.

THIS REPORT SHOULD BE READ IN ITS ENTIRETY.

1 Introduction

RPS Consultants were requested by Will Chambers and Faith Locken on behalf of Jones Lang LaSalle Ltd. to conduct a Due Diligence Inspection Survey to determine the presence of possible asbestos containing materials (ACM) at Camberwell Magistrates Court, 15 D Eynsford Rd, Camberwell Green, London, SE5 7UP.

In accordance with the client's instructions the Due Diligence Inspection Survey was undertaken between the 27th and 29th September 2016. The survey was conducted by Robert Walker and Alicia Mira of RPS Consultants.

Camberwell Magistrates Court was opened in 1972. The site comprises of a steel framed brick, block and concrete constructed building over ten floors (Basement, lower-ground, ground and first to seventh floors). The building is used as a courthouse with a custody suite on the lower-ground and related offices on the upper floors.

The client should be made aware of the limitations of a survey being conducted in a non-destructive manner; please see Section 3 and Appendix A for further information.

Throughout the report the following terms and abbreviations may be used:

ACM	Asbestos containing material.
NAD	No asbestos detected.
MMMF	This describes any machine made mineral fibre, fibreglass, Rockwool, ceramic fibres and other such material.
AIB	Asbestos Insulating Board.
CAF	Compressed Asbestos Fibre (in relation to pipe flange gaskets)
Chrysotile	Commonly known as white asbestos.
Amosite	Commonly known as brown asbestos.
Crocidolite	Commonly known as blue asbestos.
Amphibole	Generic name for all asbestos types, excluding Chrysotile.

In accordance with The Control of Asbestos Regulations 2012, ACM which have been visually identified (i.e. not sampled, or not referenced to a specific sample) should be presumed to contain amphibole asbestos, unless sampled to prove otherwise.

Selected photographs are included in this report (see Appendix B).

It is strongly recommended that this report be reviewed prior to any change of use, occupancy or any other activity which may affect the accessibility of any ACM within the areas surveyed. Such reviews should only be conducted by a competent person.

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THIS REPORT SHOULD BE READ IN ITS ENTIRETY.

Questions arising from the survey report should be directed, in the first instance, to the author of this report, who will be pleased to clarify any technical issues raised.

2 Survey Objectives

The objective of the survey was to, as far as reasonably practicable, locate and visually identify all reasonably accessible asbestos containing materials (ACM) present in the buildings, where access was possible and in the time allowed.

3 Limitations

RPS cannot guarantee that all ACM have been identified and survey results are definitive.

The survey brief was to visually identify all reasonably accessible ACM in areas where access was possible in the time allowed. Intrusive inspections (such as above suspended ceilings and within sealed risers) were generally not carried out during this survey.

The term ôreasonably accessibleôdoes not extend to searching for concealed ACM in cavity walls, beneath concrete-encased structural beams, below floorboards, beneath decorative finishes and re-insulated services, behind ACM, above solid plaster ceilings or any other locations which, to access, would cause damage to structure or decorative finishes. Given the way in which ACM were used in the construction of buildings, some may only be detected during the course of subsequent demolition. See Appendix A.

In accordance with the requirements of The Control of Asbestos Regulations 2012, it must be assumed that materials visually assessed as presumed asbestos contain amphibole asbestos, unless sampled and analysed to prove otherwise. All areas where access was not possible must also be presumed to contain asbestos until proven otherwise.

The duty holder under CAR 2012 has a requirement to formulate a management plan which is subject to periodic review to make sure that it is preventing uncontrolled work on or accidental damage to ACM. In order for this to be enabled a HSG264; 'Management Survey' should be carried out in the first instance, unless the original building specifications detail that no ACM were used during the construction of these units. Typically this review will be every six months, or where there is a significant change to the structure of the organisation or personnel responsible for its implementation.

See also Appendix A.

4 Survey Results

Suspected or potential ACM identified during the survey are listed within this section, arranged by property.

Note that outline risk assessment values are based on guidance note HSG264 for material assessment. No formal risk assessment has been recorded and risk values are for reference only.

4.1 Main Building

Floor	Room / Area	Material Description	Approx. Extent	Photo No.	Outline Risk Assessment	Asbestos Analysis
All	Where found throughout building	Mastic[3]	Not quantified	7	Low	Presumed chrysotile
All	Where found throughout building	Cement pipework	Not quantified	See photos 5, 21, 22	Low	Presumed chrysotile
All	Where found throughout building	Gaskets to heat, steam, fuel, chemical pipework and exhaust flues[4]	Not quantified	See photos 4, 24	Low	Presumed chrysotile
Basement	Plant Room 3	Mastic to Air Handling Units	Where found	3	Low	Presumed chrysotile
Basement	Lower Car Park	Mastic to Air Handling Units	Where found	As photo 7	Low	Presumed chrysotile
Basement	Plant Room 1 ñBoiler Houseò	Gaskets to various pipework including loose gaskets	Where found	4	Low	Presumed chrysotile
Basement	Plant Room 1 ñBoiler Houseò	Rope and CAF gaskets to flues[4]	Where found	-	Low	Presumed chrysotile

Floor	Room / Area	Material Description	Approx. Extent	Photo No.	Outline Risk Assessment	Asbestos Analysis
Basement	Plant Room 1 ñBoiler Houseò ceiling by Store 3	Possible sprayed coating behind non-asbestos insulating board[1]	10 sqm approx.	29	Potentially high	Presumed crocidolite, amosite
Basement	Engineer Stairs	Rope seals to Air Handling Units	Where found	2	Low	Presumed chrysotile
Basement	Engineer Stairs	Insulating Board fillets into Fire doors	4 No. doors	1	Low/medium	Presumed amosite
Basement	Oil Store	Gaskets[4]	Where found	-	Low	Presumed chrysotile
Basement	Room 11	Textured coating to walls and ceiling	50 sqm approx.	28	Low	Presumed chrysotile
Lower Ground	Ladies WC (Area 23)	Insulating Board ceiling panels	<1 sqm	-	Medium	Presumed amosite and chrysotile
Lower Ground	Ladies WC (Area 23)	Insulating board inside incinerette	<1 sqm	As photo 10	Medium	Presumed amosite and chrysotile
Lower Ground	Ladies WC (Area 23)	Cement pipe[2]	Not quantified	As photo 11	Low	Presumed chrysotile
Lower Ground	Area 58	Toilet Cistern	2 units	As photo 6	Low	Presumed amosite
Lower Ground	Void behind kitchen (Area 35)	Toilet Cistern	2 units	As photo 6	Low	Presumed amosite
Lower Ground	Room (Area 42)	Toilet Cistern	2 units	As photo 6	Low	Presumed amosite
Lower Ground	Lift Motor Room (Area 130)	Brake pads to lift motor	2 No.	As photo 8	Low	Presumed chrysotile
Lower Ground	Room (Area 66)	Insulating Board duct in riser and debris	<1 sqm	-		Presumed amosite and chrysotile
Ground Floor	Police Store (Area 47)	Cement pipe[2]	Not quantified	As photo 17 & 18	Low	Presumed chrysotile
Ground Floor	Police Store (Area 47)	Locked safe	<1 sqm	-	Low	Presumed amosite and chrysotile

Floor	Room / Area	Material Description	Approx. Extent	Photo No.	Outline Risk Assessment	Asbestos Analysis
Ground Floor	Room (Area 73)	Cement pipe[2]	Not quantified	-	Low	Presumed chrysotile
Ground Floor	Cleaners Store (Area 71)	Cement pipe[2]	Not quantified	As photo 11		Presumed chrysotile
Ground Floor	Cleaners Toilet (Area 74)	Insulating board inside incinerette	<1 sqm	As photo 19		Presumed amosite and chrysotile
Ground Floor	Cleaners Toilet (Area 74)	Cement pipe[2]	Not quantified	As photo 20		Presumed chrysotile
Ground Floor	Main riser duct (Area 16)	Cement pipe[2]	Not quantified	As photo 20		Presumed amosite and chrysotile
Ground Floor	Riser void in corridor (Area 4)	Insulating Board debris to riser void floor from redundant document lift	<1 sqm	12		Presumed amosite and chrysotile
Ground Floor	Main Stairs (Area 25)	Wall skirting	Not quantified	-	Low	Presumed chrysotile
First Floor	Main riser duct	Cement pipe[2]	Not quantified	As photo 5	Low	Presumed chrysotile
First Floor	Cleaners Stores	Insulating board inside incinerette	<1 sqm	21	Medium	Presumed amosite and chrysotile
First Floor	Cleaners Stores	Cement pipe[2]	Not quantified	21	Low	Presumed chrysotile
First Floor	Periodical Payments Office	Insulating Board to doc lift	<1 sqm	13	Medium	Presumed amosite and chrysotile
First Floor	Periodical Payments Office	Insulating Board surround to Air Condition Unit	<1 sqm	14	Medium	Presumed amosite and chrysotile
First Floor	Staff stairs	Step nosing and floor tiles	Where found	15	Low	Presumed chrysotile

Floor	Room / Area	Material Description	Approx. Extent	Photo No.	Outline Risk Assessment	Asbestos Analysis
Second Floor	Riser void between male and female magistrates toilets	Cement pipe[2]	Not quantified	As photo 5	Low	Presumed chrysotile
Third Floor	Riser void between male and female magistrates toilets	Cement pipe[2]	Not quantified	As photo 5	Low	Presumed chrysotile
Third Floor	Court No.1 ceiling and press gallery ceiling	Acoustic paper coating to ceiling	80 sqm approx.	As photo 16	Low/medium	Presumed chrysotile
Third Floor	Court No.2 ceiling and press gallery ceiling	Acoustic paper coating to ceiling	80 sqm approx.	As photo 16	Low/medium	Presumed chrysotile
Third Floor	Court No.3 ceiling and press gallery ceiling	Acoustic paper coating to ceiling	80 sqm approx.	As photo 16	Low/medium	Presumed chrysotile
Third Floor	Court No.4 ceiling and press gallery ceiling	Acoustic paper coating to ceiling	80 sqm approx.	As photo 16	Low/medium	Presumed chrysotile
Third Floor	Lift 5 Motor room	Brake pads to lift motor	2 No.	As photo 8	Low	Presumed chrysotile
Third Floor	Lift 6 Motor room	Brake pads to lift motor	2 No.	8	Low	Presumed chrysotile
Fourth Floor	Female Toilet	Insulating board inside incinerette	<1 sqm	As photo 10	Medium	Presumed amosite and chrysotile
Fourth Floor	Main riser duct	Cement pipe[2]	Not quantified	As photo 5	Low	Presumed chrysotile

Floor	Room / Area	Material Description	Approx. Extent	Photo No.	Outline Risk Assessment	Asbestos Analysis
Fifth Floor	Riser void to redundant probation office	Cement pipe[2]	Not quantified	As photo 5	Low	Presumed chrysotile
Sixth Floor	Male toilet	Cement pipe[2]	Not quantified	As photo 5	Low	Presumed chrysotile
Sixth Floor	Riser void to redundant probation office	Cement pipe[2]	Not quantified	As photo 5	Low	Presumed chrysotile
Seventh Floor	Tank Room	Cement pipe[2]	Not quantified	As photo 5	Low	Presumed chrysotile
Seventh Floor	Riser void (Area 29)	Cement pipe[2]	Not quantified	As photo 5	Low	Presumed chrysotile
Roof	AHU Room	Gaskets[4]	2 No. approx.	23	Low	Presumed chrysotile
Roof	Plant Area	Mastic[3]	Not quantified	As photo 3	Low	Presumed chrysotile
Roof	Plant Area	Brake shoes	2 No.	25	Low	Presumed chrysotile

Notes:

1. There is evidence that the spray coating in Plant Room 1 (Basement) has been removed, as the area is now covered by a non-asbestos panelling, but paperwork concerning any works was not evident at the time of the survey. For this reason, it should be presumed that the insulation still exists above the panelling until such time as further, intrusive investigation can be made or the paperwork can be located. Also note that there may be sprayed coating elsewhere within the building within inaccessible areas that may require destructive access to locate.
2. Cement flue pipework runs throughout the building within riser voids from the lower ground floor to the roof
3. Old mastic sealing joints to a large quantity of AHU ductwork exist throughout the building; these should be presumed until sampling can be carried out by a qualified person.
4. Where gaskets to pipework are not easily identifiable as non-asbestos (e.g. rubber, aluminium, thermoplastic or cork) they should be presumed to contain asbestos until sampling can be carried out by a qualified person.

4.2 Non-Accessed Areas

Floor	Room / Area	Item	Reason not accessed	Photo
Basement	Corridor (Area 8)	Woven textile flashguards within electrical box	No engineer present at time of survey	-
Basement	Oil Store	Woven textile flashguards within electrical box	No engineer present at time of survey	-
Basement	Electrical intake room	No access into live electrical unit	No engineer present at time of survey	31
Basement	Lobby (Area 15)	No access into floor ducts	No lifting equipment available at time of survey	30
Ground Floor	Police Store (Area 47)	No access into locked safe	Would require destructive access	-
Third Floor	Lift motor room	No access into live electrical unit	No engineer present at time of survey	As photo 9
Fourth Floor	Female Rest Room	No access into area	No door code available at time of survey	-
Fourth Floor	Main riser duct	No access into live electrical unit	No engineer present at time of survey	-
Seventh Floor	Tank Room	No access into live electrical unit	No engineer present at time of survey	-
Seventh Floor	Room 41	No access into room	Locked; no key available at time of survey	-
Roof	Plant Area	No access into live electrical units	No engineer present at time of survey	24

5 Recommendations Summary

5.1 General Recommendations

- A full and complete assessment of the asbestos materials within the property should be undertaken (i.e. HSG264 compliant Management Asbestos Survey or Refurbishment/Demolition Survey) as required by the planned use of the building, in line with current asbestos legislation.

- No refurbishment/demolition can take place until a Refurbishment/Demolition asbestos survey has been undertaken.

- Any asbestos materials that are likely to be disturbed or affected by refurbishment/demolition should be removed prior to the works starting.

5.2 Limited/Non accessed areas

Where access was limited or not possible during the site inspection, it must be presumed asbestos is present until proven otherwise. All areas not assessed during the site inspection or excluded from the scope of the survey, should be assessed by a competent person prior to access or disturbance.

Appendix A - General Notes for Information

The following is a summary of building features and materials commonly found to contain asbestos.

It is often extremely difficult or impossible to detect some of these installations, or positively identify the presence of asbestos within them, without conducting a destructive demolition / refurbishment survey. Included in the list are areas not routinely inspected for safety reasons.

The scope of this survey would not have included the identification of asbestos in many of the following areas. All areas, which could not be accessed during the survey, must be presumed to contain amphibole asbestos until assessed by a competent person.

This summary is not a complete list but is intended to emphasise the importance of a full asbestos survey and building register, and to reinforce the requirement for care and attention to be taken before and during refurbishment or demolition works.

BUILDING FEATURES

- **Ceiling Voids**
  Ceiling voids are not checked in occupied areas for safety reasons. Entering ceiling voids carries a high risk of fibre release from the disturbance of any ACM within it, which may contaminate the areas below. In general, ceiling voids may only be checked in unoccupied areas where safe access is available.

  Where access has been limited or not gained within ceiling voids, the possible presence of ad-hoc asbestos ceiling tiles within an identified non-asbestos ceiling should be noted. The ad-hoc asbestos tiles in many cases can be identical in appearance to the non-asbestos tiles, making them very difficult to determine, unless the unsealed side of the tile can be identified from within the ceiling void.

  Future works on non-asbestos ceilings should always proceed with caution in such instances.

- **Wall Cavities**
  May be completely blocked or bricked in, or concealed by decorative features. Detected only if shown on building construction plans or during demolition.

- **Risers**
  Often completely blocked or bricked in. May only be detected if shown on building construction plans or during demolition. In certain circumstances, entering riser shafts can carry a high risk of fibre release from the disturbance of any ACM within them, which could contaminate adjacent areas. An assessment will be made of the risk and risers may only be checked in unoccupied areas where safe access is available.

- **Floor Voids**
  May be completely enclosed. Detected only if shown on building construction plans or during demolition.

- **Beneath floor boards**
  ACM, particularly pipe lagging, may be present beneath floorboards. Floor boards are not routinely lifted as part of a survey, unless specifically required and arrangements made.

- **Fitted Carpets**
  Fitted carpets are not routinely lifted due to risk of damaging them and of relaying them satisfactorily. They may conceal ACM, such as asbestos containing flooring materials or floor-void access points.

- **Windows**
  Asbestos panels may be located above or below windows. The panels may be covered with wallpaper, painted, or covered with hardboard/plasterboard or painted glass. Can only be examined externally if safe access is available. In addition, asbestos may be present in the form of glazing mastic. Positive identification of this type of material is not possible without sampling and analysis.

- **Columns**
  These will not be assessed if doing so will entail causing decorative damage. (Unless a specific instruction is received from the client).

- **Plaster Ceilings**
  If access above cannot be made and destructive techniques cannot be applied, then the materials and void above cannot be checked.

- **External Areas**
  These will not be checked if safe access cannot be achieved.

- **Small or Confined Spaces**
  These will not be checked if safe access cannot be achieved.

- **Restricted Access**
  Secure areas subject to restricted access will not be checked unless special arrangements have been made through the client within the remit of the survey.

- **Trunking/Ductwork**
  May contain asbestos internally as linings or gaskets that are not visible until the trunking is disassembled. Often found within **ceiling voids** and **risers** (see above).

- **Fire doors**
  May contain an inner sandwich layer or strips of asbestos, which is not often visible without partial disassembly of the door.

- **Lift Shafts**
  Doors and shaft may be lined with asbestos. Lifts will not be checked for safety reasons unless the surveyor is accompanied by a lift engineer

- **Boilers**
  May contain asbestos internally which is not visible until dismantled.

- **Refrigerators, Cold Rooms, Safes and Kilns**
  May contain asbestos internally which is not visible until dismantled.

- **Heater Units**

Sealed heater units are often lined with asbestos, or have insulation blocks containing asbestos within them, but cannot be examined until dismantled.

- **Electrical Installations**
  Live electrical installations including fuse boxes, equipment control cabinets, distribution panels, trunking, transformer enclosures etc. are not routinely checked for safety reasons. Electrical equipment will only be examined if it is locked off and an isolation certificate has been issued. Under exceptional circumstances, when arranged by the client, examination of non-isolated equipment may take place under the supervision of an electrician.

- **Mechanical Equipment**
  These are not examined for safety reasons as machinery may start at any time and are often sealed, self-contained units.

POTENTIAL ACM

- **Thermal Insulation**
  Often found within **ceiling voids, wall cavities, risers, floor voids** (see above). Thermal insulation to pipes etc. which contains asbestos is often not uniform in its application or composition. Although a representative number of locations relative to the extent of the material may be examined and found to be non-asbestos, it is possible that asbestos has been incorporated in a number of isolated locations. An inner skim of asbestos pipe insulation or paper lining may also be found beneath a non-asbestos outer layer. Lagging construction of this type is often difficult to identify without sampling and analysis. Some residual asbestos insulation may only be identified when the outer layers of non-asbestos material have been completely removed.

- **Sprayed Coatings**
  Often found within **ceiling voids** (see above). Sprayed coating material which contains asbestos is often not uniform in its application or composition. Although a representative number of locations relative to the extent of the material may be examined and found to be non-asbestos, it is possible that asbestos has been incorporated in a number of isolated locations. In areas where sprayed coating is found on ceilings or structural steelwork, it is often also present in any hollow section building blocks forming adjacent walls or soffits, or as overspray behind plaster applied to walls and beneath the floor screed. This cannot be detected without applying destructive techniques. May be a significant hazard during demolition or major refurbishment works.

- **Plaster and Textured Coatings/Artex**
  Plaster, paints and textured coatings applied to walls, ceilings or structural beams etc. May contain asbestos. Positive identification is not possible without sampling and analysis.

- **Fire Break Boards**
  Original asbestos boards may be covered with Supalux or plasterboard to increase fire ratings at a later date. Often found within **ceiling voids and floor voids** (see above).

- **Shuttering**
  Either AIB or asbestos cement flat sheet or tube sections may be set within the structural fabric of the building or maybe hidden by new walls, covered with wallpaper, painted or plastered over. Refurbishment and demolition works should proceed with caution.

- **Wall Panels**
  Often covered with wallpaper, painted, or covered with hardboard/plasterboard.

- **Expansion Joints and Cement Sleeves**
  These may have been used in the building construction but may be rendered or concreted over as part of the finishing works. These can only usually be detected if they are detailed in the building construction plans or when demolition takes place.

- **Flange Gaskets**
  Not usually visible until the pipework is dismantled. All gaskets are usually presumed to contain asbestos and to be disposed of as Asbestos Waste when replaced during the course of routine maintenance.

- **Floor Tiles**
  Thermoplastic floor tiles often contain asbestos within the bonded material, or it may be contained within the adhesive used to affix the tiles. The risk of fibre release under normal occupation is minimal. All floor tiles are usually assumed to contain asbestos until sampled. When removed, they must be disposed of as Asbestos Waste.

- **Roof Slates**
  Very similar in appearance to natural slates. These will not be checked if safe access cannot be achieved.

- **Roofing Felt/Damp Courses**
  Bituminous products may contain asbestos in low concentrations. Without sampling and analysis, it is very difficult to determine the presence of asbestos in these products, but the risk of fibre release is extremely low.

- **Wall Fixings**
  Loose asbestos was often used as a plugging material for wall fixings. Usually covered with wallpaper, painted or plastered over.

- **Debris**
  Often found within **ceiling voids, wall cavities, risers, floor voids** (see above). Small amounts of asbestos debris are very difficult to locate and may be present at any location. Asbestos contained in general debris is difficult to identify visually, and often cannot be identified at all without sampling and analysis.

- **Encapsulated Debris**
  Small amounts of ACM debris may have been painted over after historical removal works, during subsequent refurbishment. This is a common occurrence in plant rooms.

- **ACM Hidden Behind Known ACM**
  Asbestos ceilings and panels etc. may conceal further ACM, for example an asbestos insulated duct or lagged pipe. This would not be known until the ceiling or panels were removed.

- **Non-asbestos Insulated Services**
  Services re-insulated with MMMF, Vegetable fibre, Cork, Polystyrene, etc. may have residual asbestos insulation adhering to their surface. It is not possible to check all surfaces unless all of the new insulation is removed. However, exposed sections, valves, etc. will be examined where possible.

Appendix B - Photographs

The following are a selection of photographs taken during the survey.

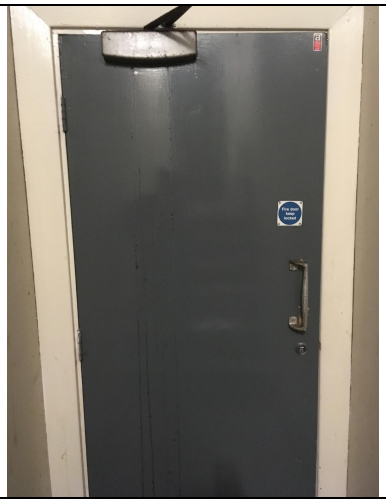


Photo 1: Insulating Board fillet into Fire door (Basement ï Engineer Stairs)

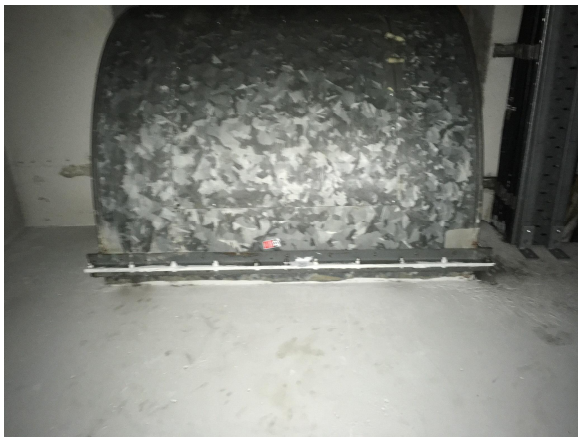


Photo 2: Rope (Basement ï Engineer Stairs)

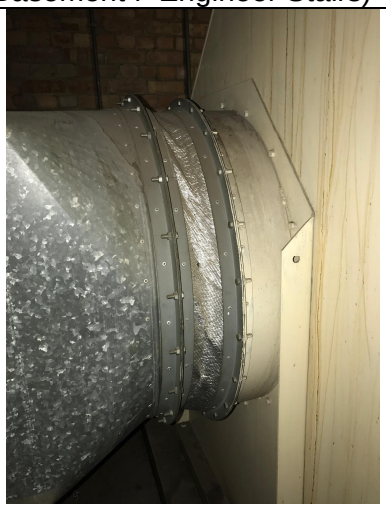


Photo 3: Gathering to Air Handling Unit (Basement ï Plan room 3)

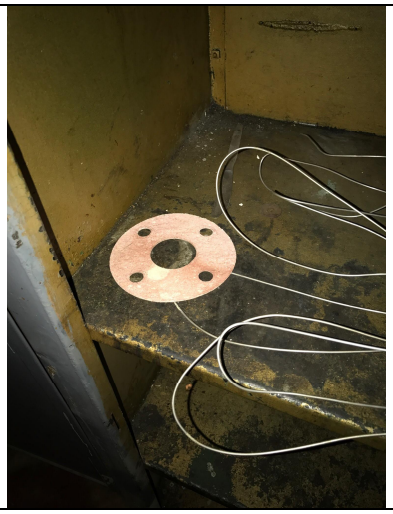


Photo 4: Gaskets on gas pipe line and loose gaskets (Basement - Plant Room 1)

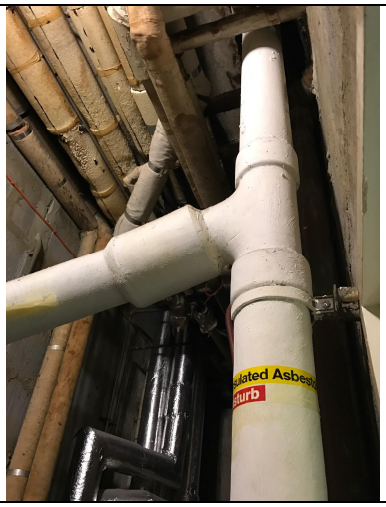
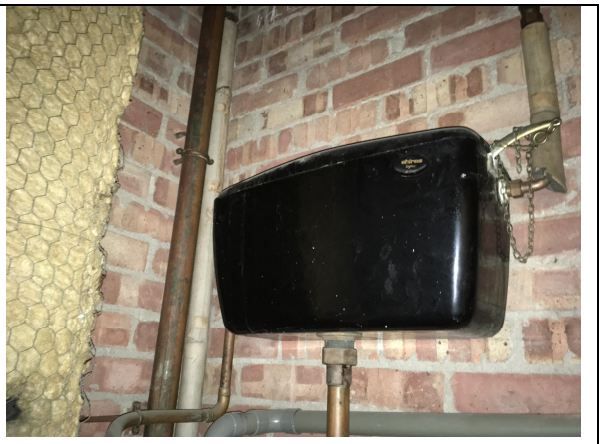
	

Photo 5: Example of Cement pipe	Photo 6: Example of toilet cistern

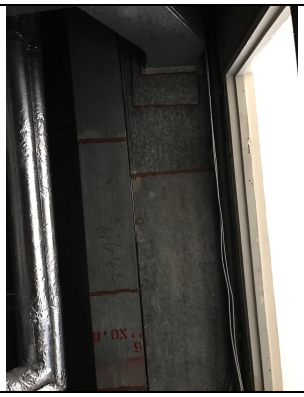
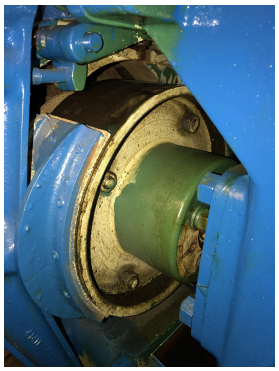

	

Photo 7: Example of red/brown mastic to air handling unit	Photo 8: Brake pads to lift motor (Third Floor, Lift 6 Motor room)

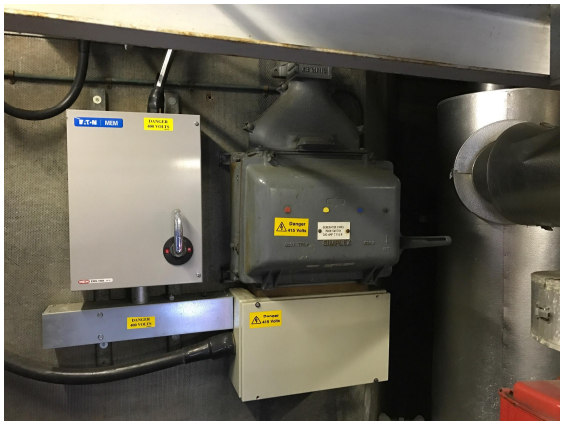
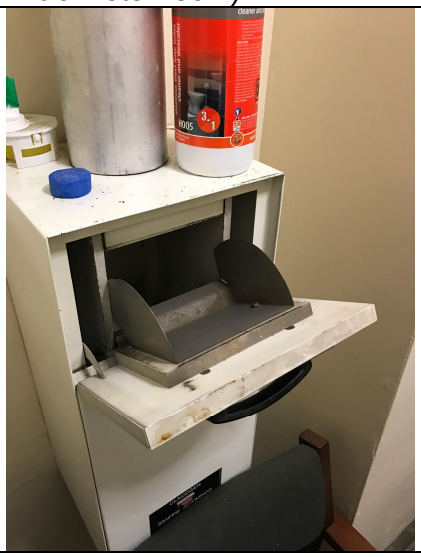

	

Photo 9: Example of Woven textile flashguards within electrical box	Photo 10: Example of Asbestos Insulating Board panel within incinerette

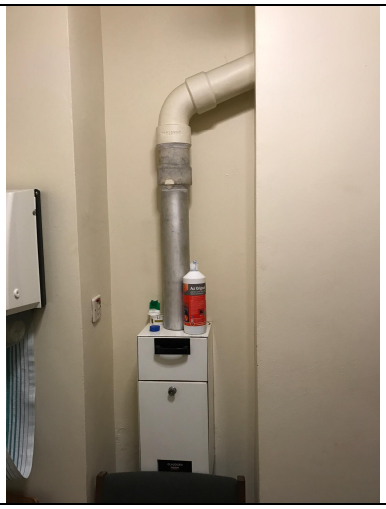


Photo 11: Example of cement flue pipe to incinerator

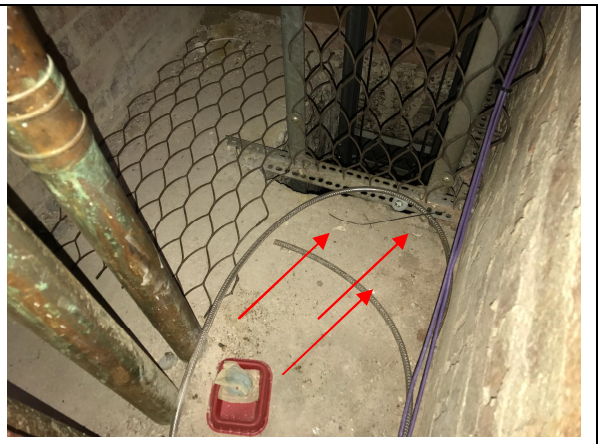


Photo 12: Insulating Board debris to floor from doc lift

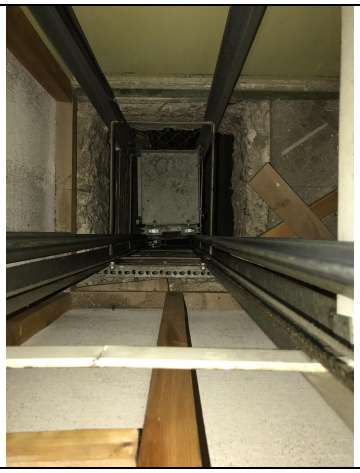


Photo 13: Insulating Board to doc lift

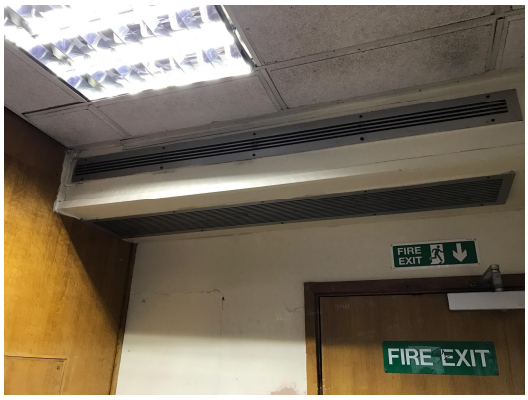


Photo 14: Insulating Board surround to Air Condition Unit

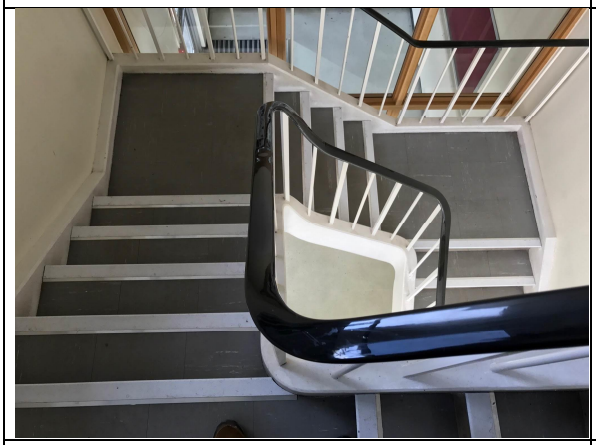


Photo 15: Stair Nosing and Vinyl floor tiles (First Floor, Staff stairs)

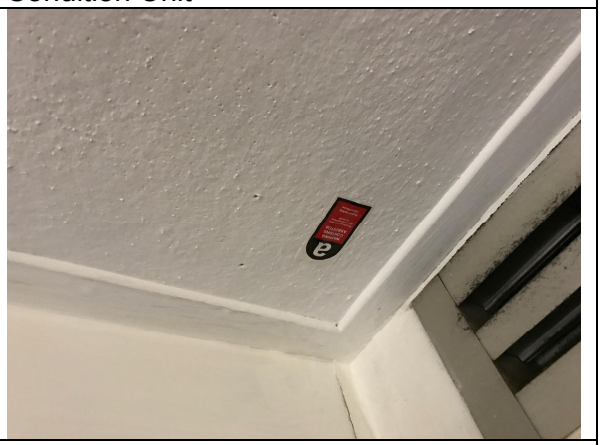


Photo 16: Example of paper coating to ceiling

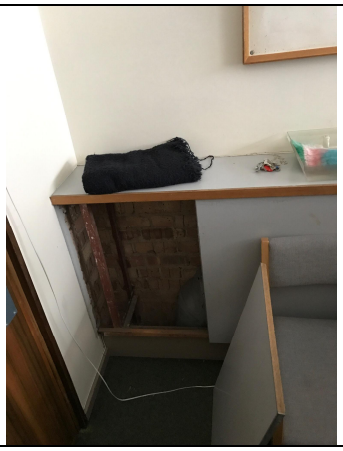


Photo 17: Radiator behind panelling

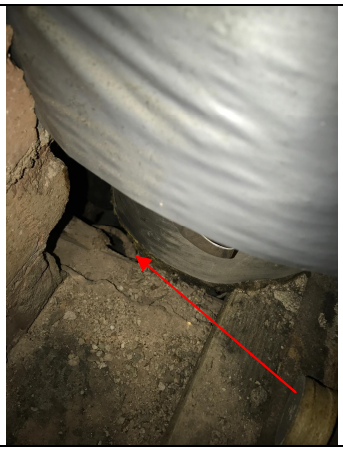


Photo 18: Presumed cement pipe to heater within small riser void

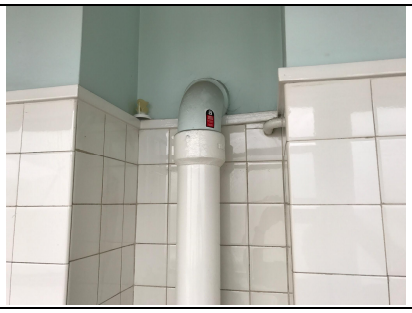


Photo 19: Presumed cement flue to incinerette

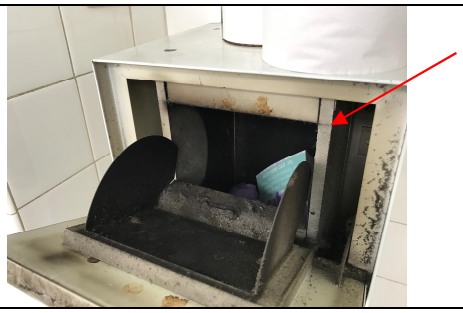


Photo 20: Presumed AIB within incinerette

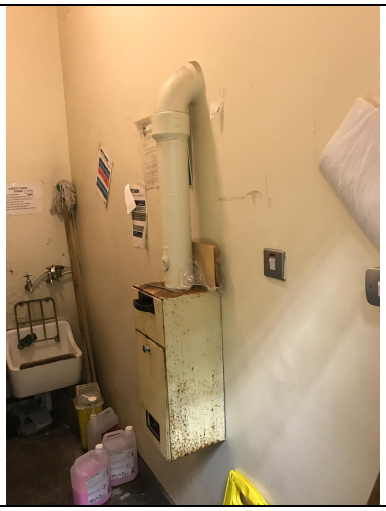


Photo 21: Presumed AIB and cement flue to incinerette

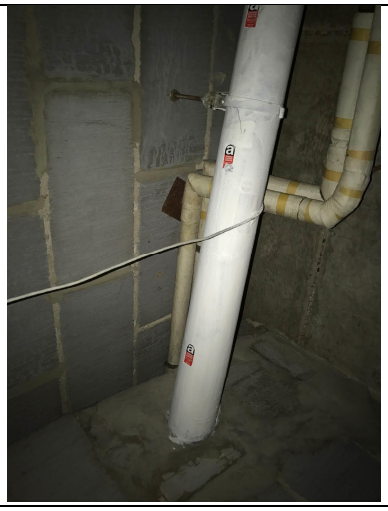
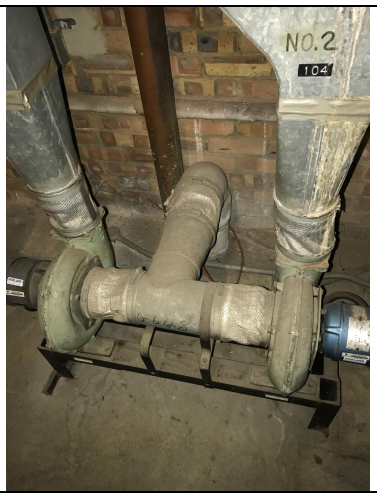


Photo 22: Cement pipe within riser void

	
Photo 23: Cement pipe within seventh floor tank room	Photo 24: Gaskets to hot pipework

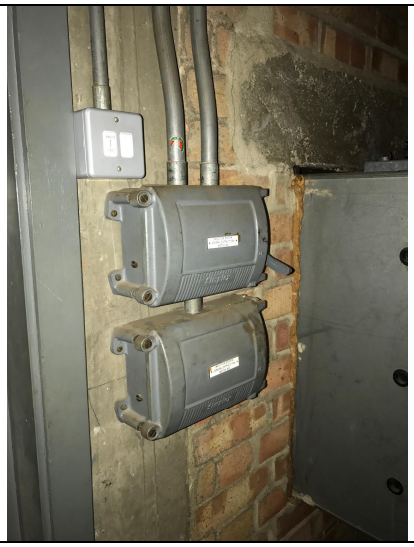
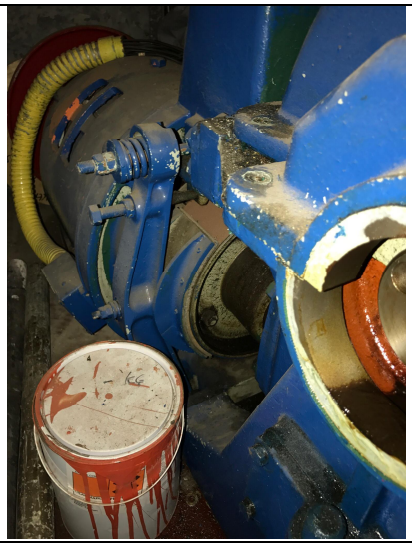

	

Photo 25: Non-accessed electrical units	Photo 26: Brake shoes to redundant lift motor

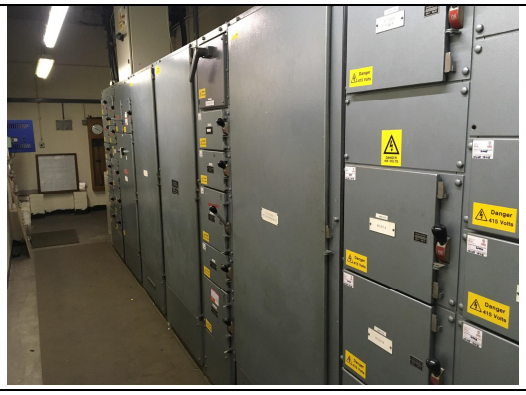
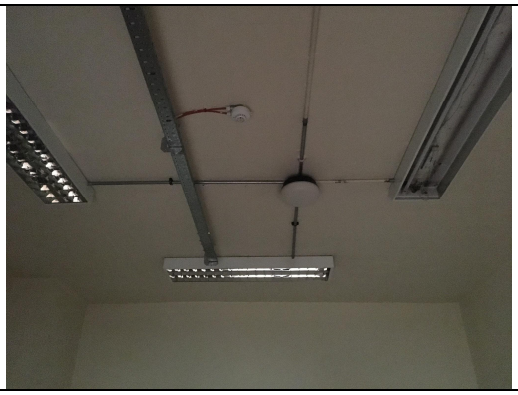

	

Photo 27: Non-accessed electrical units	Photo 28: Textured coating to ceiling and walls

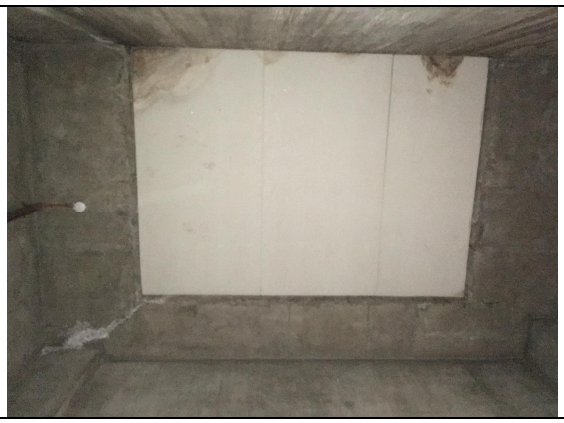


Photo 29: Basement ñBoiler Houseòceiling, non-asbestos insulating board (with possible sprayed coating behind)

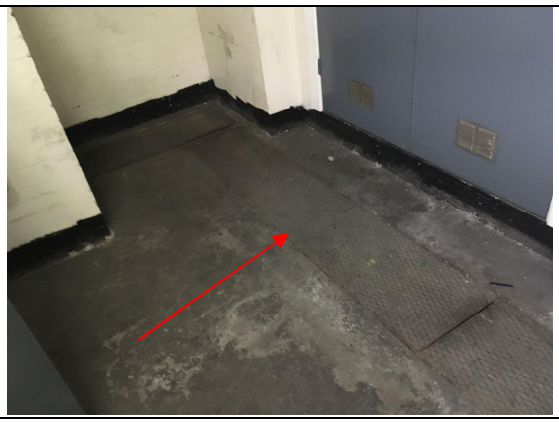


Photo 30: Basement lobby (area 15), non-accessed floor ducts

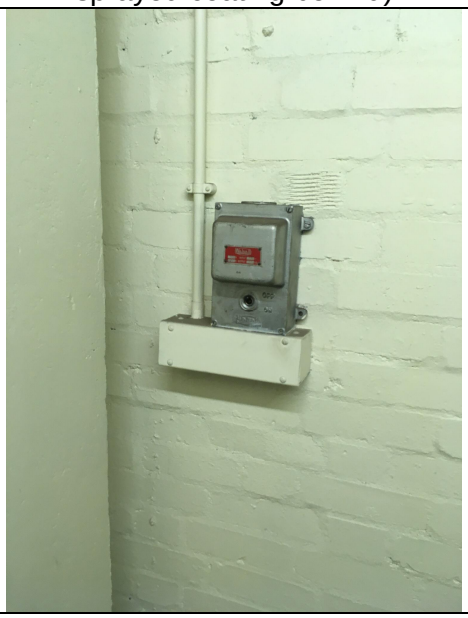


Photo 31: Basement corridor, non-accessed live electrical unit

Appendix C - Budget Costs

A) The following table lists the budget costs for removing all items listed in Section 4. Please note that these costs are only applicable if all these items are proven to contain asbestos.

Asbestos Containing Material	**Budget Costs for Removal (excluding analytical fees)**
Spray Coating	£ 5000 to 20,000 depending on quantity
Insulating Products	£ 1000
Woven Products	£ 1000 to 5000 depending on quantity
Cement Products	£ 10,000 to £20,000
Bonded Products	£ 5,000
Contingency for further unidentified items	£ 10,000
TOTAL:	**£ 32,000 to £61,000**

B) Budget costs for an HSG264 Refurbishment/Demolition asbestos survey of the site is **£ 18,000**