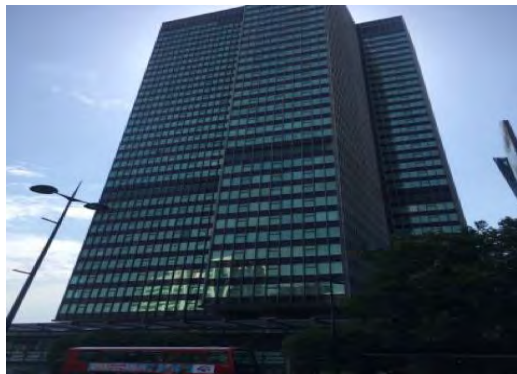




ASBESTOS REINSPECTION REPORT



Site: RPE Euston Tower
Address: Regents Place Estate, London, NW1 3HF
Client: British land
Survey Date: 18 July 2022 to 19 July 2022
Surveyor: Andrew Johnson
Issue Number: 1

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Section 1 - Executive Summary

William Martin Compliance were instructed to carry out an Asbestos Reinspection at Euston Tower, Regents Place Estate, Regents Place, London, NW1 3HF.

The purpose of an Asbestos Reinspection is to locate, as far as reasonably practicable, all previously identified ACMs in the relevant parts of the building and assess their condition. New material assessments have therefore been carried out for every accessible ACM.

This report has been prepared for British land, who have been identified as having control over the management and maintenance of the premises and are therefore regarded as the dutyholders.

It must be ensured that this report is made available to all staff, tradesmen and contractors that require access to the building, and that appropriate method statements and risk assessments are prepared if any works are required. It must also be realised that if any work goes beyond the scope of the original survey, a more intrusive survey may be required.

William Martin Compliance are accredited by UKAS to undertake Management, Refurbishment, Demolition & Reinspection Surveys in domestic, commercial and industrial properties.

This Reinspection report is based on the findings within the following survey reports. William Martin Compliance have been instructed to update these reports to ensure all previously identified ACMs which remain in situ are in a safe condition:

Survey Company	Type of Survey	Date of Survey	Report Reference
William Martin Compliance	Refurbishment Survey	June 2021	FRSF967
William Martin Compliance	Refurbishment Survey	June 2021	FRSF971

The summary tables below have been collated to give a brief overview of findings for this site and are for reference purposes only. It must be ensured that **this report is read in its entirety**.

1.1 – Asbestos Findings Summary

The following number of ACMs remain in situ at this site:

Total ACMs	High Risk ACMs	Medium Risk ACMs	Low Risk ACMs	Very Low Risk ACMs	Removed ACMs
58	0	19	9	30	18

1.2 – Recommended Actions Summary

The following summary table has been collated to give a brief overview of the ACMs which require **remedial actions**. Refer to the Asbestos Register and Asbestos Sample Records for further information regarding these ACMs:

Location	ACM	Description	Risk Category	Recommended Action
1 st to 8 th Floors, East Lift Lobby Riser	Insulating Board	Insulating board debris throughout riser	Medium	Remove
9 th to 16 th Floors, East Lift Lobby Riser	Insulating Board	Insulating board debris throughout riser	Medium	Remove
17 th to 24 th Floors, East Lift Lobby Riser	Insulating Board	Insulating board debris throughout riser	Medium	Remove
25 th to 33 rd Floors, East Lift Lobby Riser	Insulating Board	Insulating board debris throughout riser	Medium	Remove
1 st to 8 th Floors, West Lift Lobby Riser	Insulating Board	Insulating board debris throughout riser	Medium	Remove
9 th to 16 th Floors, West Lift Lobby Riser	Insulating Board	Insulating board debris throughout riser	Medium	Remove
17 th to 24 th Floors, West Lift Lobby Riser	Insulating Board	Insulating board debris throughout riser	Medium	Remove
25 th to 33 rd Floors, West Lift Lobby Riser	Insulating Board	Insulating board debris throughout riser	Medium	Remove
2 nd to 8 th Floors, South Lobby Riser	Insulating Board	Insulating board debris throughout riser	Medium	Remove
9 th to 16 th Floors, South Lobby Riser	Insulating Board	Insulating board debris throughout riser	Medium	Remove
17 th to 24 th Floors, South Lobby Riser	Insulating Board	Insulating board debris throughout riser	Medium	Remove
25 th to 33 rd Floors, South Lobby Riser	Insulating Board	Insulating board debris throughout riser	Medium	Remove
2 nd to 8 th Floors, North Lobby Riser	Insulating Board	Insulating board debris throughout riser	Medium	Remove
9 th to 16 th Floors, North Lobby Riser	Insulating Board	Insulating board debris throughout riser	Medium	Remove
17 th to 24 th Floors, North Lobby Riser	Insulating Board	Insulating board debris throughout riser	Medium	Remove
25 th to 33 rd Floors, North Lobby Riser	Insulating Board	Insulating board debris throughout riser	Medium	Remove
Ground Floor, R.16 Riser	Insulating Board	Insulating board debris to floor	Medium	Remove
34 th Floor, R.02 Riser Adjacent South Stairs	Insulating Board	Insulating board debris to floor	Medium	Remove
26 th Floor, East Lift Lobby Riser	Cement Product	Cement debris on floor	Very Low	Remove

1.3 - Non-Accessed ACMs

The table below details lists specific ACMs which could not be accessed during this Reinspection. It has therefore been presumed that these ACMs are still present and in the same condition as previously reported until it can be proved otherwise. Arrangements should be made for these ACMs to be inspected as soon as reasonably practicable:

ACM	Location	Reason for No Access / Comments
F971/VR505	Euston Tower, Ground Floor, 36.06 UPS Room	This area was locked, and keys were not available at the time of the survey.
F971/S002	Euston Tower, Ground Floor, 36.09 Comms Room	This area was locked, and keys were not available at the time of the survey.
F971/S003	Euston Tower, Ground Floor, 36.09 Comms Room	This area was locked, and keys were not available at the time of the survey.
F971/VR517	Euston Tower, Ground Floor, 36.13 Battery Room	This area was locked, and keys were not available at the time of the survey.
AS F971/S003 F971/VR519	Euston Tower, Ground Floor, 36.14 Gas Cupboard	This area was locked, and keys were not available at the time of the survey.
F971/S043	Euston Tower, Ground Floor, G.12 Store Room	This area was locked, and keys were not available at the time of the survey.
F971/S042	Euston Tower, Ground Floor, R.18 Riser	This area was locked, and keys were not available at the time of the survey.
F971/S041	Euston Tower, Ground Floor, R.16 Riser	This area was locked, and keys were not available at the time of the survey.

Section 2 - Survey Details



Site Address:

Euston Tower
Regents Place Estate
Regents Place
London
NW1 3HF

Survey Date:

18/07/2022 to 19/07/2022

Surveyor:

Andrew Johnson

Report Prepared For: British land

Report Prepared By: William Martin Compliance, 1 The Courtyard, Harris Business Park, Stoke Prior, B60 4DJ

Report Authorised By: Andrew Johnson - Asbestos Consultant

Report Issued By: Mark Harrison - Technical Manager

Report Issue Date: 2nd September 2022

Report Issue History: Issue No. 1 - Reinspection report issued in full

2.1 – Scope of Reinspection

Agreed Scope of Survey

The purpose of a Reinspection is to locate, as far as reasonably practicable, all previously identified ACMs in the relevant parts of the building and assess their condition.

This Reinspection was based on the findings contained within the previous survey report, as detailed in Section 1. No other areas were surveyed or inspected.

Refer to the original survey report for the original scope of survey.

Section 3 - Asbestos Register

RPE Euston Tower

Location	Sample No.	ACM	Description	Amount	Condition	Access	Type	Method	Risk Category	Action
Euston Tower, RF.01, Main Roof	F971/S005	Insulating board	East wet riser soffit panel	1 m2	Some Minor Damage	Difficult	Amosite	Previously Sampled	Medium	Manage
Euston Tower, 35 th Floor, 35.08 workshop	AS F971/S019 F971/VR512	Cement Product	Window Sills	16 lin m	Some Minor Damage	Easy	Chrysotile	Previously Sampled	Very Low	Manage
Euston Tower, 35 th Floor, 35.09 Engineers Office	AS F971/S019 F971/VR513	Cement Product	Window Sills	7 lin m	Some Minor Damage	Easy	Chrysotile	Previously Sampled	Very Low	Manage
Euston Tower, 35 th Floor, 35.10 Kitchen	AS F971/S019 F971/VR514	Cement Product	Window Sills	3 lin m	Some Minor Damage	Easy	Chrysotile	Previously Sampled	Very Low	Manage
Euston Tower, 35 th Floor, 35.11 High Rise Lift Motor Room	F971/VR515	Friction Material	Brake Linings to Lift Motors	5 no	Some Minor Damage	Difficult	Chrysotile	Previously Sampled	Very Low	Manage
Euston Tower, 35 th Floor, 35.12 Lobby	F971/S023	Cement Product	Durasteel Boxing	3 m ²	Some Minor Damage	Medium	Chrysotile	Previously Sampled	Very Low	Manage
Euston Tower, 35 th Floor, 35.13 West Goods Lift Motor Room	F971/S023 F971/VR516	Cement Product	Durasteel Boxing	1 m ²	Some Minor Damage	Medium	Chrysotile	Previously Sampled	Very Low	Manage
Euston Tower, 35 th Floor, 35.04 Control Room	F971/S019	Cement Product	Window Sills	NQ	Some Minor Damage	Medium	Chrysotile	Previously Sampled	Very Low	Manage
Euston Tower, R.03, 35 th Floor, Electrical Riser	G033/VR501	Woven Material	Within Electric Box	1 no	Some Minor Damage	Difficult	Chrysotile	Previously Sampled	Low	Manage
Euston Tower, 36 th Floor, 36.06 UPS Room	F971/VR505	Woven Material	Within Electric Box	1 no	Some Minor Damage	Difficult	Chrysotile	Previously Sampled	Low	Manage
Euston Tower, 36 th Floor, 36.09 Comms Room	F971/S002	Insulating Board	Door Lining	1 no	Some Minor Damage	Medium	Amosite	Previously Sampled	Low	Manage
Euston Tower, 36 th Floor, 36.13 Battery Room	F971/VR517	Woven Material	Within Electric Boxes	2 no	Some Minor Damage	Difficult	Chrysotile	Previously Sampled	Low	Manage
Euston Tower, 36 th Floor, 36.14 Gas Cupboard	AS F971/S003 F971/VR519	Cement Product	Flue Pipe's	2 Visible lin m	Some Minor Damage	Difficult	Chrysotile	Previously Sampled	Very Low	Manage

Location	Sample No.	ACM	Description	Amount	Condition	Access	Type	Method	Risk Category	Action
Euston Tower, 24 th Floor, 24.19 - Plant Room	F969/VR511	Woven Material	Within Electric Boxes	1 no	Some Minor Damage	Difficult	Chrysotile	Previously Sampled	Low	Manage
Euston Tower, floors 2-33, Ladies Toilets	AS F969/S004 F969/VR502	Mastic	Mastic to Ductwork throughout ladies' toilets	Throughout	Some Minor Damage	Difficult	Chrysotile	Previously Sampled	Very Low	Manage
Euston Tower, 17 th Floor, 7.17 Ladies Toilet	F969/S004	Mastic	Mastic to Ductwork	Throughout	Some Minor Damage	Difficult	Chrysotile	Previously Sampled	Very Low	Manage
Euston Tower, 26 th Floor, R.01 East Lift Lobby Riser	F970/S009	Cement Product	Cement Debris on 26 th Floor	1 m ²	Some Minor Damage	Medium	Chrysotile	Previously Sampled	Very Low	Remove
Euston Tower, 1 st to 8 th Floors, East Lift Lobby Riser	G044/VR505	Insulating Board	Insulating board debris throughout Riser	Throughout Riser	High Damage/Debris	Easy	Amosite	Previously Sampled	Medium	Remove
Euston Tower, 9 th to 16 th Floors, East Lift Lobby Riser	F968/S022	Insulating Board	Insulating board debris throughout Riser	Throughout Riser	High Damage/Debris	Easy	Amosite	Previously Sampled	Medium	Remove
Euston Tower, 17 th to 24 th Floors, East Lift Lobby Riser	F969/S012	Insulating Board	Insulating board debris throughout Riser	Throughout Riser	High Damage/Debris	Easy	Amosite	Previously Sampled	Medium	Remove
Euston Tower, 25 th to 33 rd Floors, East Lift Lobby Riser	G044/VR503	Insulating Board	Insulating board debris throughout Riser	Throughout Riser	High Damage/Debris	Easy	Amosite	Previously Sampled	Medium	Remove
Euston Tower, 1 st to 8 th Floors, West Lift Lobby Riser	G044/VR507	Insulating Board	Insulating board debris throughout Riser	Throughout Riser	High Damage/Debris	Easy	Amosite	Previously Sampled	Medium	Remove
Euston Tower, 9 th to 16 th Floors, West Lift Lobby Riser	F968/S023	Insulating Board	Insulating board debris throughout Riser	Throughout Riser	High Damage/Debris	Easy	Amosite	Previously Sampled	Medium	Remove
Euston Tower, 17 th to 24 th Floors, West Lift Lobby Riser	F968/S010	Insulating Board	Insulating board debris throughout Riser	Throughout Riser	High Damage/Debris	Easy	Amosite	Previously Sampled	Medium	Remove
Euston Tower, 25 th to 33 rd Floors, West Lift Lobby Riser	G044/VR501	Insulating Board	Insulating board debris throughout Riser	Throughout Riser	High Damage/Debris	Easy	Amosite	Previously Sampled	Medium	Remove
Euston Tower, 2 nd to 8 th Floors, South Lobby Riser	G044/VR508	Insulating Board	Insulating board debris throughout Riser	Throughout Riser	High Damage/Debris	Easy	Amosite	Previously Sampled	Medium	Remove
Euston Tower, 9 th to 16 th Floors, South Lobby Riser	G044/S025	Insulating Board	Insulating board debris throughout Riser	Throughout Riser	High Damage/Debris	Easy	Amosite	Previously Sampled	Medium	Remove

Location	Sample No.	ACM	Description	Amount	Condition	Access	Type	Method	Risk Category	Action
Euston Tower, 17 th to 24 th Floors, South Lobby Riser	G044/S011	Insulating Board	Insulating board debris throughout Riser	Throughout Riser	High Damage/Debris	Easy	Amosite	Previously Sampled	Medium	Remove
Euston Tower, 25 th to 33 rd Floors, South Lobby Riser	G044/VR502	Insulating Board	Insulating board debris throughout Riser	Throughout Riser	High Damage/Debris	Easy	Amosite	Previously Sampled	Medium	Remove
Euston Tower, 2 nd to 8 th Floors, North Lobby Riser	G044/VR506	Insulating Board	Insulating board debris throughout Riser	Throughout Riser	High Damage/Debris	Easy	Amosite	Previously Sampled	Medium	Remove
Euston Tower, 9 th to 16 th Floors, North Lobby Riser	G044/S024	Insulating Board	Insulating board debris throughout Riser	Throughout Riser	High Damage/Debris	Easy	Amosite	Previously Sampled	Medium	Remove
Euston Tower, 17 th to 24 th Floors, North Lobby Riser	G044/S013	Insulating Board	Insulating board debris throughout Riser	Throughout Riser	High Damage/Debris	Easy	Amosite	Previously Sampled	Medium	Remove
Euston Tower, 25 th to 33 rd Floors, North Lobby Riser	G044/VR504	Insulating Board	Insulating board debris throughout Riser	Throughout Riser	High Damage/Debris	Easy	Amosite	Previously Sampled	Medium	Remove
Euston Tower, Basement, B.02 Corridor	AS F971/S037 F971/VR527	Cement Product	Durasteel Door	1 no	Some Minor Damage	Easy	Chrysotile	Previously Sampled	Very Low	Manage
Euston Tower, Basement, B.04 Electric Intake	F971/VR529	Woven Material	Within Electric Boxes	1 no	Some Minor Damage	Difficult	Chrysotile	Previously Sampled	Low	Manage
Euston Tower, Basement, B.04 Electric Intake	AS F971/S042/ F971/VR528	Putty	Putty to Emergency Lighting Unit to Soffit	2 no	Some Minor Damage	Difficult	Chrysotile	Previously Sampled	Very Low	Manage
Euston Tower, Basement, B.05 Main Switch Room	F971/VR531	Woven Material	Within Electric Boxes	4 no	Some Minor Damage	Medium	Chrysotile	Previously Sampled	Low	Manage
Euston Tower, Basement, B.05 Main Switch Room	F971/VR530	Thermoplastic	Bakelite Covers	4 no	Some Minor Damage	Medium	Chrysotile	Previously Sampled	Very Low	Manage
Euston Tower, Basement, B.06 Store Room	F971/VR532	Bituminous Product	Damp Proof Course to Below Lightwell	10 lin m	Some Minor Damage	Difficult	Chrysotile	Previously Sampled	Very Low	Manage
Euston Tower, Basement, B.06 Store Room	F971/VR537	Putty	Putty to Emergency Lighting Unit to Soffit	1 no	Some Minor Damage	Difficult	Chrysotile	Previously Sampled	Very Low	Manage
Euston Tower, Basement, B.13 Pump Room	AS F971/S037 F971/VR533	Cement Product	Durasteel Fire Door	2 no	Some Minor Damage	Easy	Chrysotile	Previously Sampled	Very Low	Manage
Euston Tower, Basement, B.13 Pump Room	F971/VR542	Woven Material	Within Electric Boxes	4 no	Some Minor Damage	Difficult	Chrysotile	Previously Sampled	Low	Manage
Euston Tower, Basement, B.13 Pump Room	AS F971/S042 F971/VR534	Putty	Putty to Emergency Lighting Units to Soffit	4 no	Some Minor Damage	Difficult	Chrysotile	Previously Sampled	Very Low	Manage

Location	Sample No.	ACM	Description	Amount	Condition	Access	Type	Method	Risk Category	Action
Euston Tower, Basement, B.13 Pump Room	F971/S046	Gaskets (Compressed)	Within Pipework Flanges	50 no	Some Minor Damage	Difficult	Chrysotile	Previously Sampled	Very Low	Manage
Euston Tower, Basement, B.14 Oil Store	AS F971/S037 F971/VR538	Cement Product	Durasteel Fire Door	1 no	Some Minor Damage	Easy	Chrysotile	Previously Sampled	Very Low	Manage
Euston Tower, Basement, B.14 Oil Store	AS F971/S046 F971/VR539	Gaskets (Compressed)	Within Pipework Flanges	10 no	Some Minor Damage	Difficult	Chrysotile	Previously Sampled	Very Low	Manage
Euston Tower, Basement, B.14 Oil Store	AS F971/S042 F971/VR540	Putty	Putty to Emergency Lighting Units to Soffit	4 no	Some Minor Damage	Difficult	Chrysotile	Previously Sampled	Very Low	Manage
Euston Tower, Basement, B.18 Fuel Pump Room	F971/S048	Gaskets (Compressed)	Within Pipework Flanges	50 no	Some Minor Damage	Difficult	Chrysotile	Previously Sampled	Very Low	Manage
Euston Tower, Basement, B.18 Fuel Pump Room	F971/VR535	Woven Material	Within Electric Boxes	7 no	Some Minor Damage	Difficult	Chrysotile	Previously Sampled	Low	Manage
Euston Tower, Basement, B.18 Fuel Pump Room	AS F971/S042 F971/VR536	Putty	Putty to Emergency Lighting Units to Soffit	4 no	Some Minor Damage	Difficult	Chrysotile	Previously Sampled	Very Low	Manage
Euston Tower, Basement, B.20 Store Room	F971/S049	Gaskets (Compressed)	Within Pipework Flanges	6 no	Some Minor Damage	Difficult	Chrysotile	Previously Sampled	Very Low	Manage
Euston Tower, Ground Floor, G.12 Store Room	F971/S043	Gaskets (Compressed)	Gaskets to Bolted Flange	1 Visible	Some Minor Damage	Difficult	Chrysotile	Previously Sampled	Very Low	Manage
Euston Tower, Ground Floor, R.18 Riser	F971/S042	Putty	Putty to Emergency Lighting Units to Soffit	1 no	Some Minor Damage	Difficult	Chrysotile	Previously Sampled	Very Low	Manage
Euston Tower, Ground Floor, R.16 Riser	F971/S041	Insulating Board	Insulating board debris on floor	1 m ²	High Damage/Debris	Easy	Amosite	Previously Sampled	Medium	Remove
Euston Tower, 34th Floor, R.02 Riser adjacent south stairs	F971/S027	Insulating Board	Insulating board debris on floor	1 m ²	High Damage/Debris	Easy	Amosite	Previously Sampled	Medium	Remove
Euston Tower, External, RF.02 - Roof	AS F971/S003 F971/VR509	Cement Product	Flues & Cows	Various throughout	Some Minor Damage	Medium	Chrysotile	Previously Sampled	Very Low	Manage
Euston Tower, External, RF.01 - Roof	F971/S004	Cement Product	Promenade Floor Tiles to Roof	300 m ²	Some Minor Damage	Medium	Chrysotile	Previously Sampled	Very Low	Manage
Euston Tower, External, RF.01 - Roof	F971/S008	Cement Product	Promenade Floor Tiles to Roof	300 m ²	Some Minor Damage	Medium	Chrysotile	Previously Sampled	Very Low	Manage

3.1 - Removed ACMs

Since the previous inspection, the following ACMs have been removed by an asbestos contractor. These ACMs have therefore been removed from the Asbestos Register and reinspection schedule.

Location	Sample No.	Description	Amount	Condition	Access	Type	Method	Risk Category	Action
Euston Tower, 35th Floor Riser R.01	F971/S021	Composite sample of loose gaskets	n/a	n/a	n/a	n/a	n/a	n/a	NONE - ACM REMOVED
Euston Tower, 35.08 - Workshop	F971/VR511	Within Fuse Cartridge's	n/a	n/a	n/a	n/a	n/a	n/a	NONE - ACM REMOVED
Euston Tower, 35.06 - Fan Chamber	F971/S020	Gaskets within bolted flanges	n/a	n/a	n/a	n/a	n/a	n/a	NONE - ACM REMOVED
Euston Tower, 35.03 - Cooling Towers	F971/S024	Vent recess surround	n/a	n/a	n/a	n/a	n/a	n/a	NONE - ACM REMOVED
Euston Tower, 35.01 - ABH Plant Room	F971/S015	Jointing compound to metal panels	n/a	n/a	n/a	n/a	n/a	n/a	NONE - ACM REMOVED
Euston Tower, 34.24 - HV transformer chamber	F971/S044	Internal Door lining	n/a	n/a	n/a	n/a	n/a	n/a	NONE - ACM REMOVED
Euston Tower, 34.24 - HV transformer chamber	F971/VR524	Within Switch Gear	n/a	n/a	n/a	n/a	n/a	n/a	NONE - ACM REMOVED
Euston Tower, 34.22 - chiller room and chemical storage	As F971/S034 F971/VR523	Gaskets within bolted flange	n/a	n/a	n/a	n/a	n/a	n/a	NONE - ACM REMOVED
Euston Tower, 34.22 - chiller room and chemical storage	F971/S034	Gaskets within bolted flange	n/a	n/a	n/a	n/a	n/a	n/a	NONE - ACM REMOVED
Euston Tower, 34.22 - chiller room and chemical storage	F971/S033	Textile gaiter within Duct flange	n/a	n/a	n/a	n/a	n/a	n/a	NONE - ACM REMOVED
Euston Tower, 34.18 - Plant Room	As F971/S037 F971/VR520	Durasteel Door	n/a	n/a	n/a	n/a	n/a	n/a	NONE - ACM REMOVED
Euston Tower, 34.16 - Boiler Room	F971/S029	Textile caulking within chute plates	n/a	n/a	n/a	n/a	n/a	n/a	NONE - ACM REMOVED
Euston Tower, 34.05 - Entrance Lobby to plant room	F971/S037	Durasteel door	n/a	n/a	n/a	n/a	n/a	n/a	NONE - ACM REMOVED
Euston Tower, 12th Floor, 12.07 - plant room	F968/S019	Gaskets to Pipework Flanges	n/a	n/a	n/a	n/a	n/a	n/a	NONE - ACM REMOVED

Euston Tower, 14th Floor, 14.04 - Gents Toilets	F968/S012	Toilet Cistern within ceiling void	n/a	n/a	n/a	n/a	n/a	n/a	NONE - ACM REMOVED
Euston Tower, 16th Floor, 16.10 - Gents Toilets	As F968/S012 F968/VR517	Toilet Cistern within ceiling void	n/a	n/a	n/a	n/a	n/a	n/a	NONE - ACM REMOVED
Euston Tower, 18th Floor, 18.04 - Gents Toilets	F969/S007	Toilet Cistern within ceiling void	n/a	n/a	n/a	n/a	n/a	n/a	NONE - ACM REMOVED
Euston Tower, 35th Floor, 35.14 - Oil Tank Room	F971/VR518	Durasteel Door	n/a	n/a	n/a	n/a	n/a	n/a	NONE - ACM REMOVED

Section 4 – Reinspection Limitations

Only previously identified ACMs were inspected during this visit.

Every effort has been made to locate and inspect all ACMs previously identified, so far as was reasonably practical to do so. Methods used to carry out the reinspection were agreed with the client prior to any works being commenced.

- Refer to the original survey report for the original survey limitations.
- Any ACMs which could not be inspected are listed in Section 1.3.

Section 5 – Asbestos Material Assessments

This section details all confirmed asbestos, referenced asbestos and presumed asbestos items which were remain at this site.

WMC Sample Numbering System

S = Sampled. Where a material has been sampled and the result is confirmed by way of laboratory identification. Eg “**S001**”.

P = Presumed. Where no sample can be taken of a suspected ACM, the letter ‘**P**’ signifies that the surveyor has presumed the material to contain asbestos. Eg “**P001**”.

SP = Strongly Presumed. Where no physical sample can be taken of a suspected ACM, the letters ‘**SP**’ signify that the surveyor has strongly presumed the material to contain asbestos. Eg “**SP001**”.

X = A referenced sample. A material may not always be sampled when it is visually similar to that of a material previously sampled during the survey. In this case, the number which follows the letter ‘**X**’ represents the number of the sample to which the material is visually similar. Eg “**X001**”.

Note: The above only applies where WMC have carried out the original survey. Where the original/previous inspection was carried out by a third-party, their numbering system has been retained.

Sample Number:	F971/S005		
Building:	Euston Tower	Floor:	Main roof
Room Name/Number:	RF.01	Material/Amount:	Insulating Board 1 m2
Sample Description:	East wet riser soffit panel		



Material Assessment

Product Type:	Insulating Board	Total Risk Score:	7
Condition:	Some Minor Damage	Risk Category:	Medium
Surface Treatment:	Unsealed		
Asbestos Types:	Amosite	Action:	Manage
Comments:	Periodic inspections should be carried out in accordance with Regulation 4 of the Control of Asbestos Regulations 2012. Do not disturb this ACM. Ensure all employees, contractors & tenants who may come into contact with this ACM are made aware.		

Sample Number:	AS F971/S019 F971/VR512		
Building:	Euston Tower	Floor:	35 th Floor
Room Name/Number:	35.08 workshop	Material/Amount:	Cement Product 16 lin m
Sample Description:	Window Sills		



Material Assessment

Product Type:	Cement Product	Total Risk Score:	4
Condition:	Some Minor Damage	Risk Category:	Very Low
Surface Treatment:	Sealed		
Asbestos Types:	Chrysotile	Action:	Manage
Comments:	Periodic inspections should be carried out in accordance with Regulation 4 of the Control of Asbestos Regulations 2012. Do not disturb this ACM. Ensure all employees, contractors & tenants who may come into contact with this ACM are made aware.		

Sample Number:	AS F971/S019 F971/VR513		
Building:	Euston Tower	Floor:	35 th Floor
Room Name/Number:	35.09 Engineers Office	Material/Amount:	Cement Product 7 lin m
Sample Description:	Window Sills		



Material Assessment

Product Type:	Cement Product	Total Risk Score:	4
Condition:	Some Minor Damage	Risk Category:	Very Low
Surface Treatment:	Sealed		
Asbestos Types:	Chrysotile	Action:	Manage
Comments:	Periodic inspections should be carried out in accordance with Regulation 4 of the Control of Asbestos Regulations 2012. Do not disturb this ACM. Ensure all employees, contractors & tenants who may come into contact with this ACM are made aware.		

Sample Number:	AS F971/S019 F971/VR514		
Building:	Euston Tower	Floor:	35 th Floor
Room Name/Number:	35.10 Kitchen	Material/Amount:	Cement Product 3 lin m
Sample Description:	Window Sills		



Material Assessment

Product Type:	Cement Product	Total Risk Score:	4
Condition:	Some Minor Damage	Risk Category:	Very Low
Surface Treatment:	Sealed		
Asbestos Types:	Chrysotile	Action:	Manage
Comments:	Periodic inspections should be carried out in accordance with Regulation 4 of the Control of Asbestos Regulations 2012. Do not disturb this ACM. Ensure all employees, contractors & tenants who may come into contact with this ACM are made aware.		

Sample Number:	F971/VR513		
Building:	Euston Tower	Floor:	35 th Floor
Room Name/Number:	35.11 High Rise Lift Motor Room	Material/Amount:	Friction Material 5 no
Sample Description:	Brake Linings to Lift Motors		



Material Assessment

Product Type:	Friction Material	Total Risk Score:	4
Condition:	Some Minor Damage	Risk Category:	Very Low
Surface Treatment:	Sealed		
Asbestos Types:	Chrysotile	Action:	Manage
Comments:	Periodic inspections should be carried out in accordance with Regulation 4 of the Control of Asbestos Regulations 2012. Do not disturb this ACM. Ensure all employees, contractors & tenants who may come into contact with this ACM are made aware.		

Sample Number:	F971/S023		
Building:	Euston Tower	Floor:	35 th Floor
Room Name/Number:	35.12 Lobby	Material/Amount:	Cement Product 3 m ²
Sample Description:	Durasteel Boxing		



Material Assessment

Product Type:	Cement Product	Total Risk Score:	4
Condition:	Some Minor Damage	Risk Category:	Very Low
Surface Treatment:	Sealed		
Asbestos Types:	Chrysotile	Action:	Manage
Comments:	Periodic inspections should be carried out in accordance with Regulation 4 of the Control of Asbestos Regulations 2012. Do not disturb this ACM. Ensure all employees, contractors & tenants who may come into contact with this ACM are made aware.		

Sample Number:	F971/S023 F971/VR516		
Building:	Euston Tower	Floor:	35 th Floor
Room Name/Number:	35.13 West Goods Lift Motor Room	Material/Amount:	Cement Product 1 m ²
Sample Description:	Durasteel Boxing		



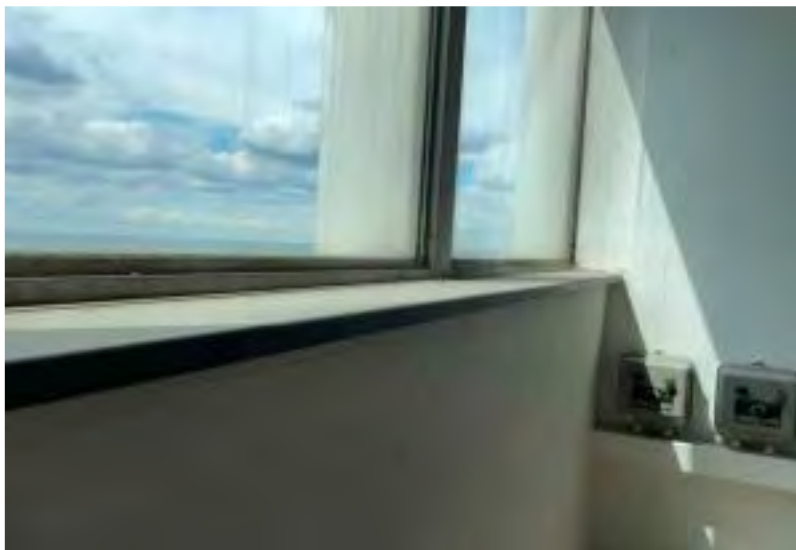
Material Assessment

Product Type:	Cement Product	Total Risk Score:	4
Condition:	Some Minor Damage	Risk Category:	Very Low
Surface Treatment:	Sealed		
Asbestos Types:	Chrysotile	Action:	Manage

Comments:

Periodic inspections should be carried out in accordance with Regulation 4 of the Control of Asbestos Regulations 2012. Do not disturb this ACM. Ensure all employees, contractors & tenants who may come into contact with this ACM are made aware.

Sample Number:	F971/S019		
Building:	Euston Tower	Floor:	35 th Floor
Room Name/Number:	35.04 Control Room	Material/Amount:	Cement Product NQ
Sample Description:	Window Sills		



Material Assessment

Product Type:	Cement Product	Total Risk Score:	4
Condition:	Some Minor Damage	Risk Category:	Very Low
Surface Treatment:	Sealed		
Asbestos Types:	Chrysotile	Action:	Manage
Comments:	Periodic inspections should be carried out in accordance with Regulation 4 of the Control of Asbestos Regulations 2012. Do not disturb this ACM. Ensure all employees, contractors & tenants who may come into contact with this ACM are made aware.		


Sample Number:	G033/VR501		
Building:	Euston Tower	Floor:	35 th Floor
Room Name/Number:	R.03 Electrical Riser	Material/Amount:	Woven Material 1 no
Sample Description:	Within Electric Box		
No Photo Available			
Material Assessment			
Product Type:	Woven Material	Total Risk Score:	5
Condition:	Some Minor Damage	Risk Category:	Low
Surface Treatment:	Sealed		
Asbestos Types:	Chrysotile	Action:	Manage
Comments:	Periodic inspections should be carried out in accordance with Regulation 4 of the Control of Asbestos Regulations 2012. Do not disturb this ACM. Ensure all employees, contractors & tenants who may come into contact with this ACM are made aware.		

Sample Number:	F971/VR505		
Building:	Euston Tower	Floor:	36 th Floor
Room Name/Number:	36.06 UPS Room	Material/Amount:	Woven Material 1 no
Sample Description:	Within Electric Box		



Material Assessment

Product Type:	Woven Material	Total Risk Score:	5
Condition:	Some Minor Damage	Risk Category:	Low
Surface Treatment:	Sealed		
Asbestos Types:	Chrysotile	Action:	Manage
Comments:	As confirmed with the client/representative, this area was locked, and keys were not available at the time of the survey.		

Sample Number:	F971/S002		
Building:	Euston Tower	Floor:	36 th Floor
Room Name/Number:	36.09 Comms Room	Material/Amount:	Insulating Board 1 no
Sample Description:	Door Lining		
			
Material Assessment			
Product Type:	Insulating Board	Total Risk Score:	6
Condition:	Some Minor Damage	Risk Category:	Low
Surface Treatment:	Sealed		
Asbestos Types:	Amosite	Action:	Manage
Comments:	As confirmed with the client/representative, this area was locked, and keys were not available at the time of the survey.		

Sample Number:	F971/VR517		
Building:	Euston Tower	Floor:	36 th Floor
Room Name/Number:	36.13 Battery Room	Material/Amount:	Woven Material 2 no
Sample Description:	Within Electric Boxes		



Material Assessment

Product Type:	Woven Material	Total Risk Score:	5
Condition:	Some Minor Damage	Risk Category:	Low
Surface Treatment:	Sealed		
Asbestos Types:	Chrysotile	Action:	Manage

Comments:

As confirmed with the client/representative, this area was locked, and keys were not available at the time of the survey.

Sample Number:	AS F971/S003 F971/VR519		
Building:	Euston Tower	Floor:	36 th Floor
Room Name/Number:	36.14 Gas Cupboard	Material/Amount:	Cement Product 2 Visible lin m
Sample Description:	Flue Pipe's		

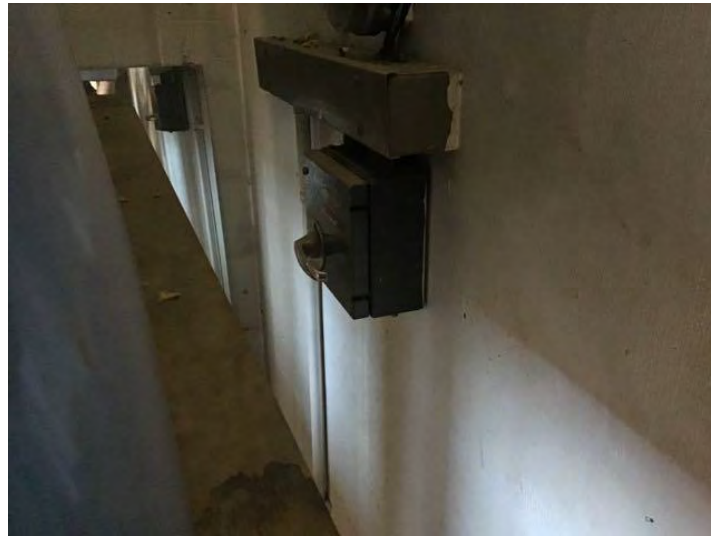


Material Assessment

Product Type:	Cement Product	Total Risk Score:	4
Condition:	Some Minor Damage	Risk Category:	Very Low
Surface Treatment:	Sealed		
Asbestos Types:	Chrysotile	Action:	Manage

Comments:	As confirmed with the client/representative, this area was locked, and keys were not available at the time of the survey.
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Sample Number:	F969/VR511		
Building:	Euston Tower	Floor:	24 th Floor
Room Name/Number:	24.19 - Plant Room	Material/Amount:	Woven Material 1 no
Sample Description:	Within Electric Boxes		



Material Assessment

Product Type:	Woven Material	Total Risk Score:	5
Condition:	Some Minor Damage	Risk Category:	Low
Surface Treatment:	Sealed		
Asbestos Types:	Chrysotile	Action:	Manage
Comments:	Periodic inspections should be carried out in accordance with Regulation 4 of the Control of Asbestos Regulations 2012. Do not disturb this ACM. Ensure all employees, contractors & tenants who may come into contact with this ACM are made aware.		

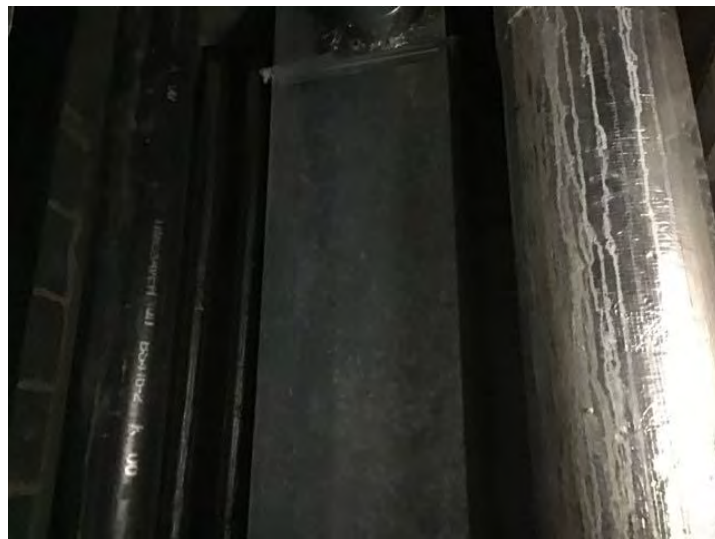
Sample Number:	AS F969/S004 F969/VR502		
Building:	Euston Tower	Floor:	Floors 2-33
Room Name/Number:	Ladies Toilets	Material/Amount:	Mastic Throughout
Sample Description:	Mastic to ductwork throughout ladies' toilets on floors 2-33		



Material Assessment

Product Type:	Mastic	Total Risk Score:	3
Condition:	Some Minor Damage	Risk Category:	Very Low
Surface Treatment:	Composite/Self Sealed		
Asbestos Types:	Chrysotile	Action:	Manage
Comments:	Periodic inspections should be carried out in accordance with Regulation 4 of the Control of Asbestos Regulations 2012. Do not disturb this ACM. Ensure all employees, contractors & tenants who may come into contact with this ACM are made aware.		

Sample Number:	F969/S004		
Building:	Euston Tower	Floor:	17 th Floor
Room Name/Number:	17.17 Ladies Toilet	Material/Amount:	Mastic Throughout
Sample Description:	Mastic to Ductwork		



Material Assessment

Product Type:	Mastic	Total Risk Score:	3
Condition:	Some Minor Damage	Risk Category:	Very Low
Surface Treatment:	Composite/Self Sealed		
Asbestos Types:	Chrysotile	Action:	Manage

Comments:

Periodic inspections should be carried out in accordance with Regulation 4 of the Control of Asbestos Regulations 2012. Do not disturb this ACM. Ensure all employees, contractors & tenants who may come into contact with this ACM are made aware.

Sample Number:	F970/S009		
Building:	Euston Tower	Floor:	26 th Floor
Room Name/Number:	R.01 East Lift Lobby Riser	Material/Amount:	Cement Product 1 m ²
Sample Description:	Cement debris on floor		



Material Assessment

Product Type:	Cement Product	Total Risk Score:	4
Condition:	Some Minor Damage	Risk Category:	Very Low
Surface Treatment:	Sealed		
Asbestos Types:	Chrysotile	Action:	Remove
Comments:	<p>Remove this ACM using a licensed asbestos contractor.</p> <p>Until then, do not disturb. Ensure all employees, contractors & tenants who may come into contact with this ACM are made aware.</p>		

Sample Number:	F969/S012		
Building:	Euston Tower	Floor:	17 th to 24th Floors
Room Name/Number:	East Lift Lobby Riser	Material/Amount:	Insulating Board Throughout Riser
Sample Description:	Insulating board debris throughout riser		



Material Assessment

Product Type:	Insulating Board	Total Risk Score:	8
Condition:	High Damage/Debris	Risk Category:	Medium
Surface Treatment:	Sealed		
Asbestos Types:	Amosite	Action:	Remove

Comments:

Remove this ACM using a licensed asbestos contractor.

Until then, do not disturb. Ensure all employees, contractors & tenants who may come into contact with this ACM are made aware.

Sample Number:	F969/S010		
Building:	Euston Tower	Floor:	17 th to 24th Floors
Room Name/Number:	West Lift Lobby Riser	Material/Amount:	Insulating Board Throughout Riser
Sample Description:	Insulating board debris throughout riser		



Material Assessment

Product Type:	Insulating Board	Total Risk Score:	8
Condition:	High Damage/Debris	Risk Category:	Medium
Surface Treatment:	Sealed		
Asbestos Types:	Amosite	Action:	Remove

Comments:

Remove this ACM using a licensed asbestos contractor.

Until then, do not disturb. Ensure all employees, contractors & tenants who may come into contact with this ACM are made aware.

Sample Number:	F968/S023		
Building:	Euston Tower	Floor:	9 th to 16 th Floors
Room Name/Number:	West Lift Lobby Riser	Material/Amount:	Insulating Board Throughout Riser
Sample Description:	Insulating board debris throughout riser		



Material Assessment

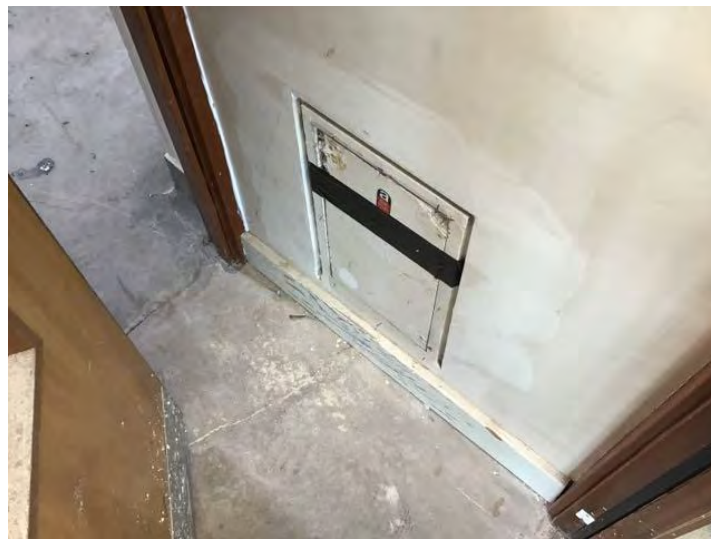
Product Type:	Insulating Board	Total Risk Score:	8
Condition:	High Damage/Debris	Risk Category:	Medium
Surface Treatment:	Sealed		
Asbestos Types:	Amosite	Action:	Remove

Comments:

Remove this ACM using a licensed asbestos contractor.

Until then, do not disturb. Ensure all employees, contractors & tenants who may come into contact with this ACM are made aware.

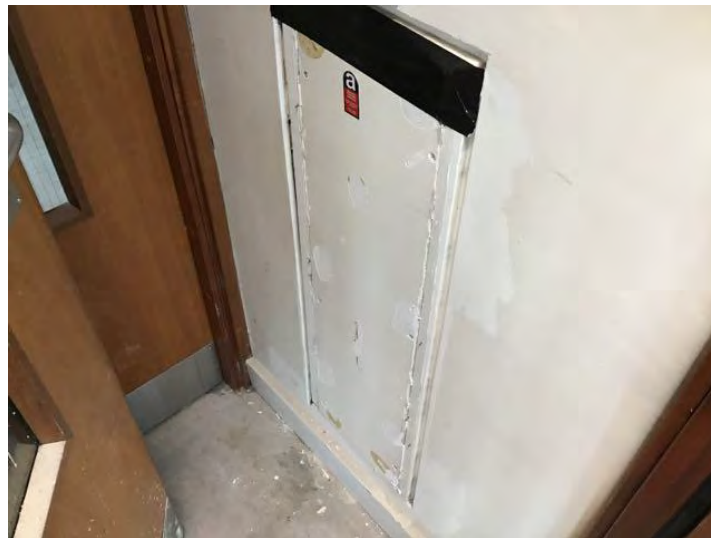
Sample Number:	F969/S011		
Building:	Euston Tower	Floor:	17 th to 24 th Floors
Room Name/Number:	South Lobby Riser	Material/Amount:	Insulating Board Throughout Riser
Sample Description:	Insulating board debris throughout riser		



Material Assessment

Product Type:	Insulating Board	Total Risk Score:	8
Condition:	High Damage/Debris	Risk Category:	Medium
Surface Treatment:	Sealed		
Asbestos Types:	Amosite	Action:	Remove
Comments:	<p>Remove this ACM using a licensed asbestos contractor.</p> <p>Until then, do not disturb. Ensure all employees, contractors & tenants who may come into contact with this ACM are made aware.</p>		

Sample Number:			
Building:	Euston Tower	Floor:	9 th to 16 th Floors
Room Name/Number:	South Lobby Riser	Material/Amount:	Insulating Board Throughout Riser
Sample Description:	Insulating board debris throughout riser		



Material Assessment

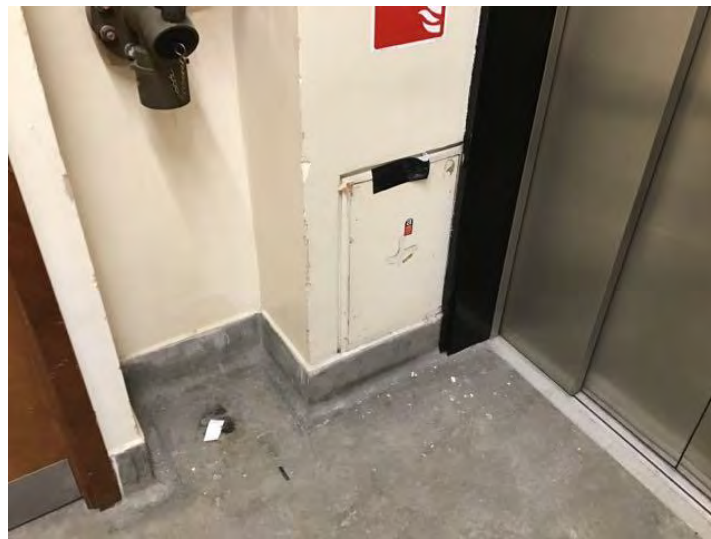
Product Type:	Insulating Board	Total Risk Score:	8
Condition:	High Damage/Debris	Risk Category:	Medium
Surface Treatment:	Sealed		
Asbestos Types:	Amosite	Action:	Remove

Comments:

Remove this ACM using a licensed asbestos contractor.

Until then, do not disturb. Ensure all employees, contractors & tenants who may come into contact with this ACM are made aware.

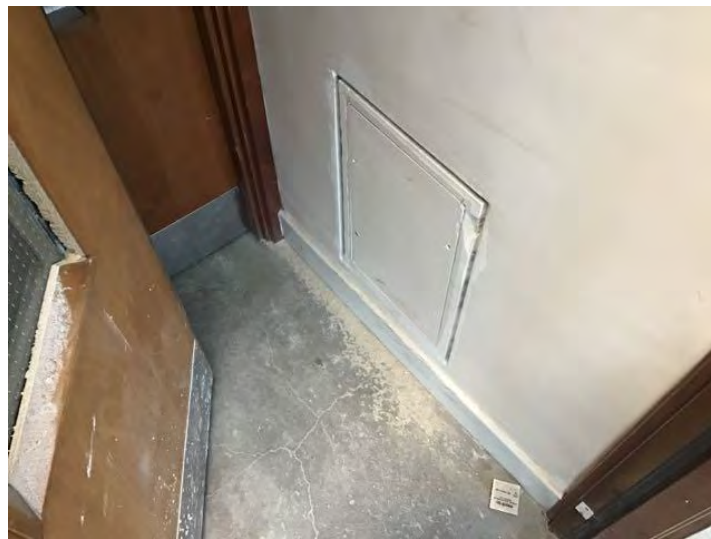
Sample Number:	F968/S022		
Building:	Euston Tower	Floor:	9 th to 16 th Floors
Room Name/Number:	East Lift Lobby Riser	Material/Amount:	Insulating Board Throughout Riser
Sample Description:	Insulating board debris throughout riser		



Material Assessment

Product Type:	Insulating Board	Total Risk Score:	8
Condition:	High Damage/Debris	Risk Category:	Medium
Surface Treatment:	Sealed		
Asbestos Types:	Amosite	Action:	Remove
Comments:	<p>Remove this ACM using a licensed asbestos contractor.</p> <p>Until then, do not disturb. Ensure all employees, contractors & tenants who may come into contact with this ACM are made aware.</p>		

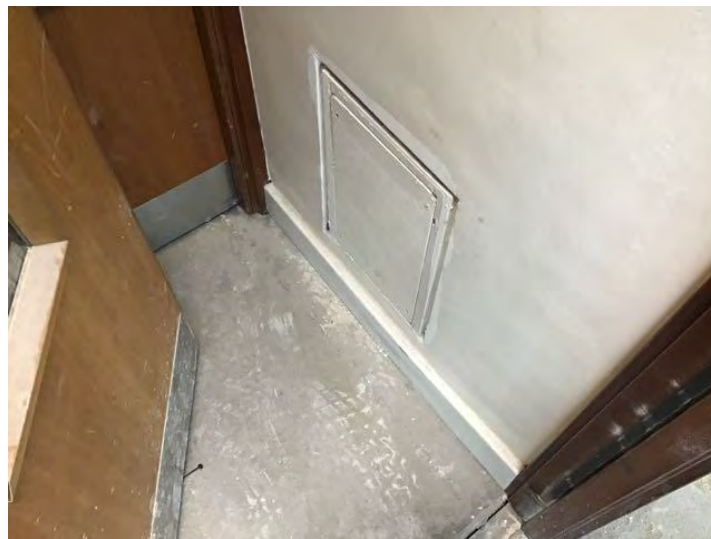
Sample Number:	F969/S013		
Building:	Euston Tower	Floor:	17 th to 24 th Floors
Room Name/Number:	North Lobby Riser	Material/Amount:	Insulating Board Throughout Riser
Sample Description:	Insulating board debris throughout riser		



Material Assessment

Product Type:	Insulating Board	Total Risk Score:	8
Condition:	High Damage/Debris	Risk Category:	Medium
Surface Treatment:	Sealed		
Asbestos Types:	Amosite	Action:	Remove
Comments:	<p>Remove this ACM using a licensed asbestos contractor.</p> <p>Until then, do not disturb. Ensure all employees, contractors & tenants who may come into contact with this ACM are made aware.</p>		

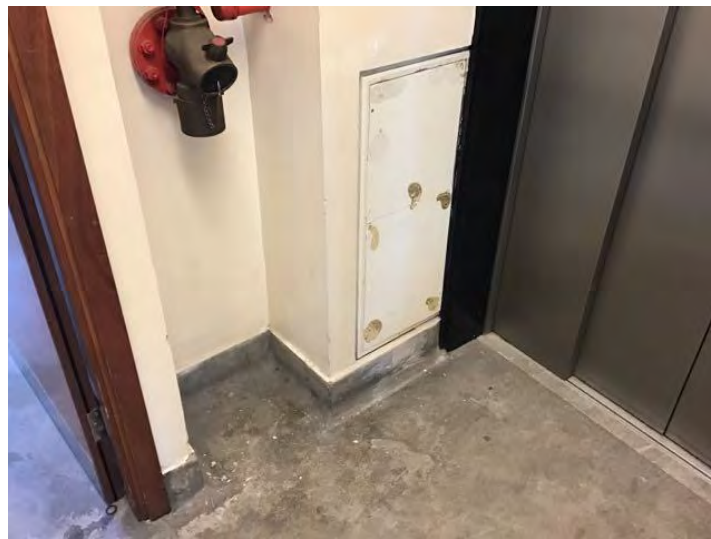
Sample Number:	F968/S024		
Building:	Euston Tower	Floor:	9 th to 16 th Floors
Room Name/Number:	North Lobby Riser	Material/Amount:	Insulating Board Throughout Riser
Sample Description:	Insulating board debris throughout riser		



Material Assessment

Product Type:	Insulating Board	Total Risk Score:	8
Condition:	High Damage/Debris	Risk Category:	Medium
Surface Treatment:	Sealed		
Asbestos Types:	Amosite	Action:	Remove
Comments:	<p>Remove this ACM using a licensed asbestos contractor.</p> <p>Until then, do not disturb. Ensure all employees, contractors & tenants who may come into contact with this ACM are made aware.</p>		

Sample Number:	G044/VR507		
Building:	Euston Tower	Floor:	1 st to 8 th Floors
Room Name/Number:	West Lift Lobby Riser	Material/Amount:	Insulating Board Throughout Riser
Sample Description:	Insulating board debris throughout riser		



Material Assessment

Product Type:	Insulating Board	Total Risk Score:	8
Condition:	High Damage/Debris	Risk Category:	Medium
Surface Treatment:	Sealed		
Asbestos Types:	Amosite	Action:	Remove
Comments:	<p>Remove this ACM using a licensed asbestos contractor.</p> <p>Until then, do not disturb. Ensure all employees, contractors & tenants who may come into contact with this ACM are made aware.</p>		

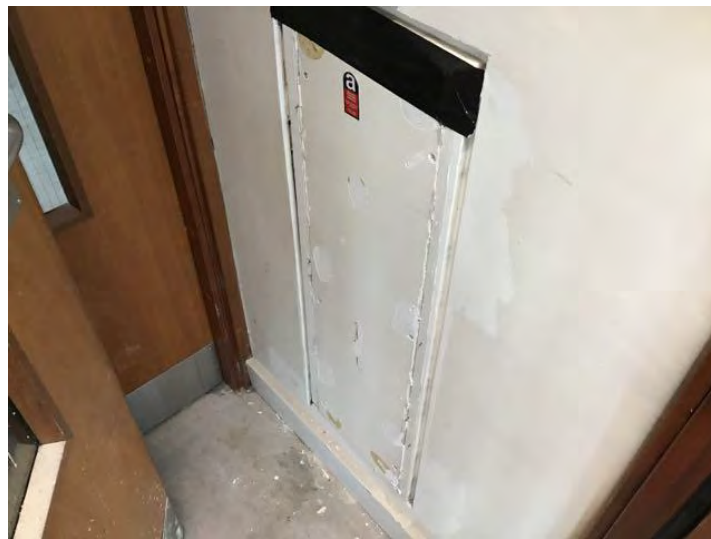
Sample Number:	G044/VR501		
Building:	Euston Tower	Floor:	25 th to 33 rd Floors
Room Name/Number:	West Lift Lobby Riser	Material/Amount:	Insulating Board Throughout Riser
Sample Description:	Insulating board debris throughout riser		



Material Assessment

Product Type:	Insulating Board	Total Risk Score:	8
Condition:	High Damage/Debris	Risk Category:	Medium
Surface Treatment:	Sealed		
Asbestos Types:	Amosite	Action:	Remove
Comments:	<p>Remove this ACM using a licensed asbestos contractor.</p> <p>Until then, do not disturb. Ensure all employees, contractors & tenants who may come into contact with this ACM are made aware.</p>		

Sample Number:	G044/VR502		
Building:	Euston Tower	Floor:	25 th to 33 rd Floors
Room Name/Number:	South Lobby Riser	Material/Amount:	Insulating Board Throughout Riser
Sample Description:	Insulating board debris throughout riser		



Material Assessment

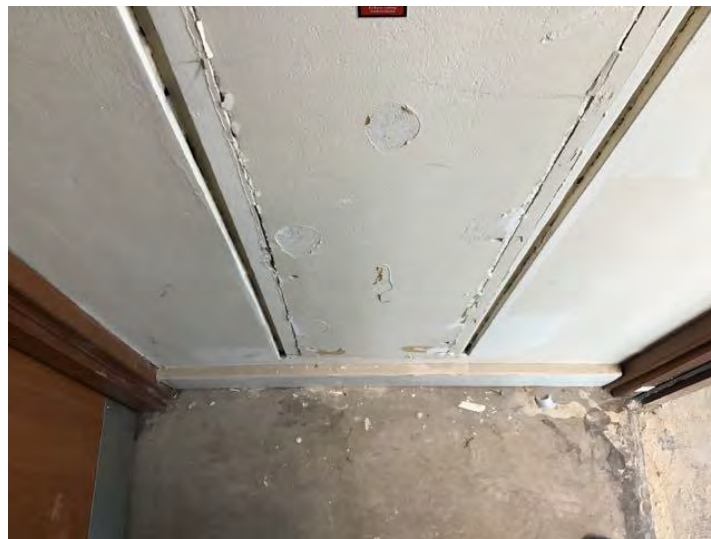
Product Type:	Insulating Board	Total Risk Score:	8
Condition:	High Damage/Debris	Risk Category:	Medium
Surface Treatment:	Sealed		
Asbestos Types:	Amosite	Action:	Remove

Comments:

Remove this ACM using a licensed asbestos contractor.

Until then, do not disturb. Ensure all employees, contractors & tenants who may come into contact with this ACM are made aware.

Sample Number:	G044/VR508		
Building:	Euston Tower	Floor:	2 nd to 8 th Floors
Room Name/Number:	South Lobby Riser	Material/Amount:	Insulating Board Throughout Riser
Sample Description:	Insulating board debris throughout riser		



Material Assessment

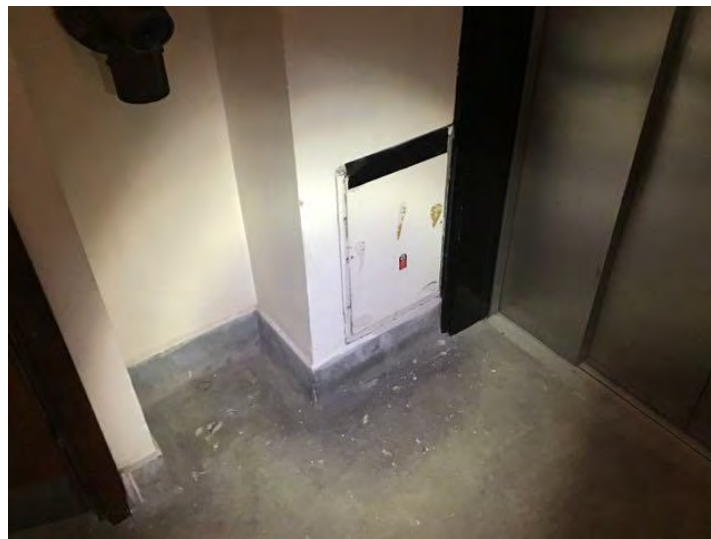
Product Type:	Insulating Board	Total Risk Score:	8
Condition:	High Damage/Debris	Risk Category:	Medium
Surface Treatment:	Sealed		
Asbestos Types:	Amosite	Action:	Remove

Comments:

Remove this ACM using a licensed asbestos contractor.

Until then, do not disturb. Ensure all employees, contractors & tenants who may come into contact with this ACM are made aware.

Sample Number:	G044/VR503		
Building:	Euston Tower	Floor:	25 th to 33 rd Floors
Room Name/Number:	East Lift Lobby Riser	Material/Amount:	Insulating Board Throughout Riser
Sample Description:	Insulating board debris throughout riser		



Material Assessment

Product Type:	Insulating Board	Total Risk Score:	8
Condition:	High Damage/Debris	Risk Category:	Medium
Surface Treatment:	Sealed		
Asbestos Types:	Amosite	Action:	Remove
Comments:	<p>Remove this ACM using a licensed asbestos contractor.</p> <p>Until then, do not disturb. Ensure all employees, contractors & tenants who may come into contact with this ACM are made aware.</p>		

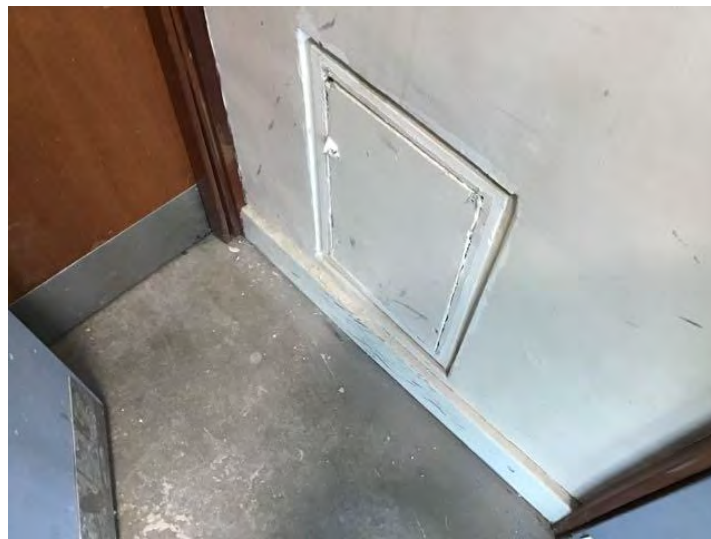
Sample Number:	G044/VR505		
Building:	Euston Tower	Floor:	1 st to 8 th Floors
Room Name/Number:	East Lift Lobby Riser	Material/Amount:	Insulating Board Throughout Riser
Sample Description:	Insulating board debris throughout riser		



Material Assessment

Product Type:	Insulating Board	Total Risk Score:	8
Condition:	High Damage/Debris	Risk Category:	Medium
Surface Treatment:	Sealed		
Asbestos Types:	Amosite	Action:	Remove
Comments:	<p>Remove this ACM using a licensed asbestos contractor.</p> <p>Until then, do not disturb. Ensure all employees, contractors & tenants who may come into contact with this ACM are made aware.</p>		

Sample Number:	G044/VR504		
Building:	Euston Tower	Floor:	25 th to 33 rd Floors
Room Name/Number:	North Lobby Riser	Material/Amount:	Insulating Board Throughout Riser
Sample Description:	Insulating board debris throughout riser		



Material Assessment

Product Type:	Insulating Board	Total Risk Score:	8
Condition:	High Damage/Debris	Risk Category:	Medium
Surface Treatment:	Sealed		
Asbestos Types:	Amosite	Action:	Remove
Comments:	<p>Remove this ACM using a licensed asbestos contractor.</p> <p>Until then, do not disturb. Ensure all employees, contractors & tenants who may come into contact with this ACM are made aware.</p>		

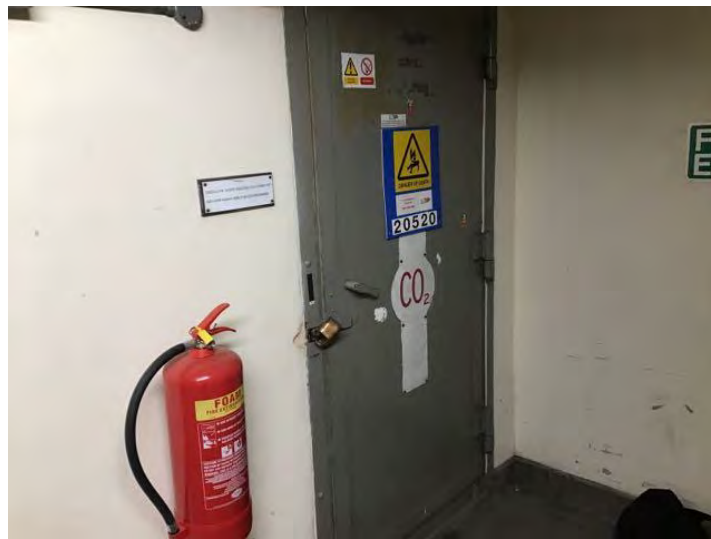
Sample Number:	G044/VR506		
Building:	Euston Tower	Floor:	2 nd to 8 th Floors
Room Name/Number:	North Lobby Riser	Material/Amount:	Insulating Board Throughout Riser
Sample Description:	Insulating board debris throughout riser		



Material Assessment

Product Type:	Insulating Board	Total Risk Score:	8
Condition:	High Damage/Debris	Risk Category:	Medium
Surface Treatment:	Sealed		
Asbestos Types:	Amosite	Action:	Remove
Comments:	<p>Remove this ACM using a licensed asbestos contractor.</p> <p>Until then, do not disturb. Ensure all employees, contractors & tenants who may come into contact with this ACM are made aware.</p>		

Sample Number:	AS F971/S037 F971/VR527		
Building:	Euston Tower	Floor:	Basement
Room Name/Number:	B.02 Corridor	Material/Amount:	Cement Product 1 no
Sample Description:	Durasteel Door		



Material Assessment

Product Type:	Cement Product	Total Risk Score:	4
Condition:	Some Minor Damage	Risk Category:	Very Low
Surface Treatment:	Sealed		
Asbestos Types:	Chrysotile	Action:	Manage
Comments:	Periodic inspections should be carried out in accordance with Regulation 4 of the Control of Asbestos Regulations 2012. Do not disturb this ACM. Ensure all employees, contractors & tenants who may come into contact with this ACM are made aware.		

Sample Number:	F971/VR529		
Building:	Euston Tower	Floor:	Basement
Room Name/Number:	B.04 Electric Intake	Material/Amount:	Woven Material 1 no
Sample Description:	Within Electric Boxes		



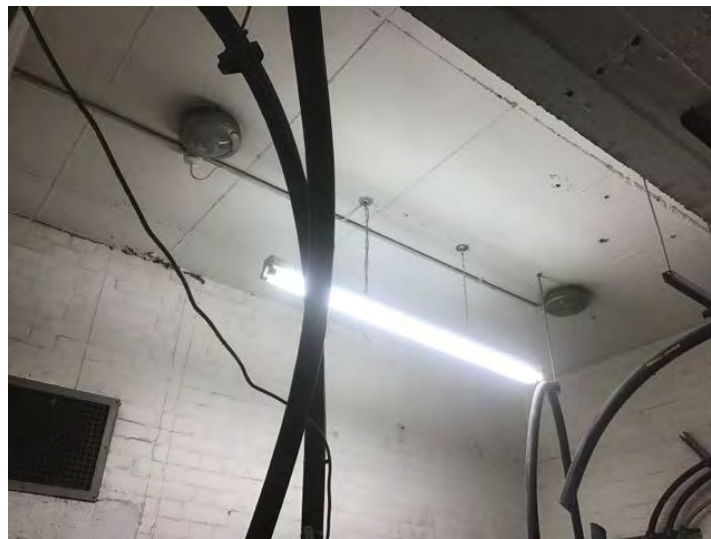
Material Assessment

Product Type:	Woven Material	Total Risk Score:	5
Condition:	Some Minor Damage	Risk Category:	Low
Surface Treatment:	Sealed		
Asbestos Types:	Chrysotile	Action:	Manage

Comments:

Periodic inspections should be carried out in accordance with Regulation 4 of the Control of Asbestos Regulations 2012. Do not disturb this ACM. Ensure all employees, contractors & tenants who may come into contact with this ACM are made aware.

Sample Number:	AS F971/S042/ F971/VR528		
Building:	Euston Tower	Floor:	Basement
Room Name/Number:	B.04 Electric Intake	Material/Amount:	Putty 2 no
Sample Description:	Putty to Emergency Lighting Unit to Soffit		



Material Assessment

Product Type:	Putty	Total Risk Score:	3
Condition:	Some Minor Damage	Risk Category:	Very Low
Surface Treatment:	Composite/Self Sealed		
Asbestos Types:	Chrysotile	Action:	Manage
Comments:	Periodic inspections should be carried out in accordance with Regulation 4 of the Control of Asbestos Regulations 2012. Do not disturb this ACM. Ensure all employees, contractors & tenants who may come into contact with this ACM are made aware.		

Sample Number:	F971/VR531		
Building:	Euston Tower	Floor:	Basement
Room Name/Number:	B.05 Main Switch Room	Material/Amount:	Woven Material 4 no
Sample Description:	Within Electric Boxes		



Material Assessment

Product Type:	Woven Material	Total Risk Score:	5
Condition:	Some Minor Damage	Risk Category:	Low
Surface Treatment:	Sealed		
Asbestos Types:	Chrysotile	Action:	Manage

Comments:

Periodic inspections should be carried out in accordance with Regulation 4 of the Control of Asbestos Regulations 2012. Do not disturb this ACM. Ensure all employees, contractors & tenants who may come into contact with this ACM are made aware.

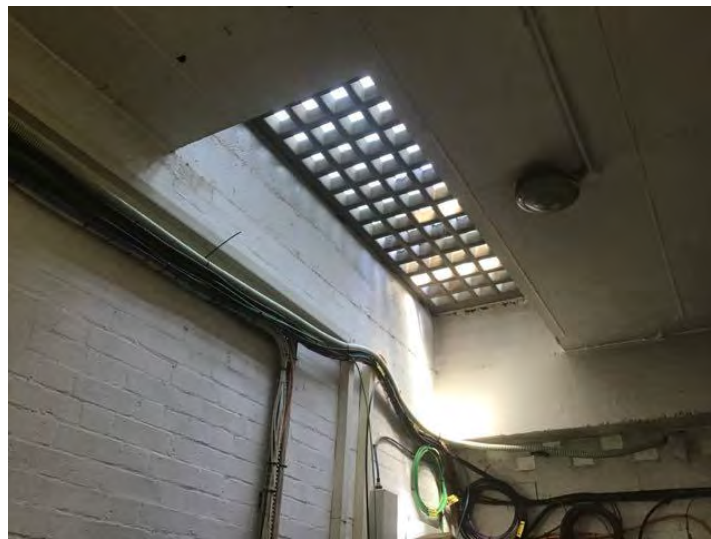
Sample Number:	F971/VR530		
Building:	Euston Tower	Floor:	Basement
Room Name/Number:	B.05 Main Switch Room	Material/Amount:	Thermoplastic 4 no
Sample Description:	Bakelite Covers		



Material Assessment

Product Type:	Thermoplastic	Total Risk Score:	3
Condition:	Some Minor Damage	Risk Category:	Very Low
Surface Treatment:	Composite/Self Sealed		
Asbestos Types:	Chrysotile	Action:	Manage
Comments:	Periodic inspections should be carried out in accordance with Regulation 4 of the Control of Asbestos Regulations 2012. Do not disturb this ACM. Ensure all employees, contractors & tenants who may come into contact with this ACM are made aware.		

Sample Number:	F971/VR532		
Building:	Euston Tower	Floor:	Basement
Room Name/Number:	B.06 Store Room	Material/Amount:	Bituminous Product 10 lin m
Sample Description:	Damp Proof Course to Below Lightwell		



Material Assessment

Product Type:	Bituminous Product	Total Risk Score:	3
Condition:	Some Minor Damage	Risk Category:	Very Low
Surface Treatment:	Composite/Self Sealed		
Asbestos Types:	Chrysotile	Action:	Manage
Comments:	Periodic inspections should be carried out in accordance with Regulation 4 of the Control of Asbestos Regulations 2012. Do not disturb this ACM. Ensure all employees, contractors & tenants who may come into contact with this ACM are made aware.		

Sample Number:	F971/VR537		
Building:	Euston Tower	Floor:	Basement
Room Name/Number:	B.06 Store Room	Material/Amount:	Putty 1 no
Sample Description:	Putty to Emergency Lighting Unit to Soffit		



Material Assessment

Product Type:	Putty	Total Risk Score:	3
Condition:	Some Minor Damage	Risk Category:	Very Low
Surface Treatment:	Composite/Self Sealed		
Asbestos Types:	Chrysotile	Action:	Manage
Comments:	Periodic inspections should be carried out in accordance with Regulation 4 of the Control of Asbestos Regulations 2012. Do not disturb this ACM. Ensure all employees, contractors & tenants who may come into contact with this ACM are made aware.		

Sample Number:	AS F971/S037 F971/VR533		
Building:	Euston Tower	Floor:	Basement
Room Name/Number:	B.13 Pump Room	Material/Amount:	Cement Product 2 no
Sample Description:	Durasteel Fire Door		



Material Assessment

Product Type:	Cement Product	Total Risk Score:	4
Condition:	Some Minor Damage	Risk Category:	Very Low
Surface Treatment:	Sealed		
Asbestos Types:	Chrysotile	Action:	Manage
Comments:	Periodic inspections should be carried out in accordance with Regulation 4 of the Control of Asbestos Regulations 2012. Do not disturb this ACM. Ensure all employees, contractors & tenants who may come into contact with this ACM are made aware.		

Sample Number:	F971/VR542		
Building:	Euston Tower	Floor:	Basement
Room Name/Number:	B.13 Pump Room	Material/Amount:	Woven Material 4 no
Sample Description:	Within Electric Boxes		



Material Assessment

Product Type:	Woven Material	Total Risk Score:	5
Condition:	Some Minor Damage	Risk Category:	Low
Surface Treatment:	Sealed		
Asbestos Types:	Chrysotile	Action:	Manage

Comments:

Periodic inspections should be carried out in accordance with Regulation 4 of the Control of Asbestos Regulations 2012. Do not disturb this ACM. Ensure all employees, contractors & tenants who may come into contact with this ACM are made aware.

Sample Number:	AS F971/S042 F971/VR534		
Building:	Euston Tower	Floor:	Basement
Room Name/Number:	B.13 Pump Room	Material/Amount:	Putty 4 no
Sample Description:	Putty to Emergency Lighting Units to Soffit		



Material Assessment

Product Type:	Putty	Total Risk Score:	3
Condition:	Some Minor Damage	Risk Category:	Very Low
Surface Treatment:	Composite/Self Sealed		
Asbestos Types:	Chrysotile	Action:	Manage
Comments:	Periodic inspections should be carried out in accordance with Regulation 4 of the Control of Asbestos Regulations 2012. Do not disturb this ACM. Ensure all employees, contractors & tenants who may come into contact with this ACM are made aware.		

Sample Number:	F971/S046		
Building:	Euston Tower	Floor:	Basement
Room Name/Number:	B.13 Pump Room	Material/Amount:	Gaskets (Compressed) 50 no
Sample Description:	Within Pipework Flanges		



Material Assessment

Product Type:	Gaskets (Compressed)	Total Risk Score:	4
Condition:	Some Minor Damage	Risk Category:	Very Low
Surface Treatment:	Composite/Self Sealed		
Asbestos Types:	Chrysotile	Action:	Manage
Comments:	Periodic inspections should be carried out in accordance with Regulation 4 of the Control of Asbestos Regulations 2012. Do not disturb this ACM. Ensure all employees, contractors & tenants who may come into contact with this ACM are made aware.		

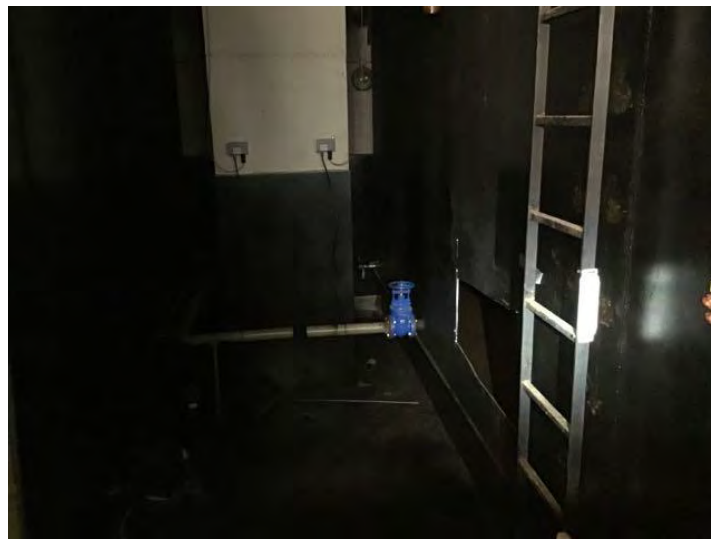
Sample Number:	AS F971/S037 F971/VR538		
Building:	Euston Tower	Floor:	Basement
Room Name/Number:	B.14 Oil Store	Material/Amount:	Cement Product 1 no
Sample Description:	Durasteel Fire Door		



Material Assessment

Product Type:	Cement Product	Total Risk Score:	4
Condition:	Some Minor Damage	Risk Category:	Very Low
Surface Treatment:	Sealed		
Asbestos Types:	Chrysotile	Action:	Manage
Comments:	Periodic inspections should be carried out in accordance with Regulation 4 of the Control of Asbestos Regulations 2012. Do not disturb this ACM. Ensure all employees, contractors & tenants who may come into contact with this ACM are made aware.		

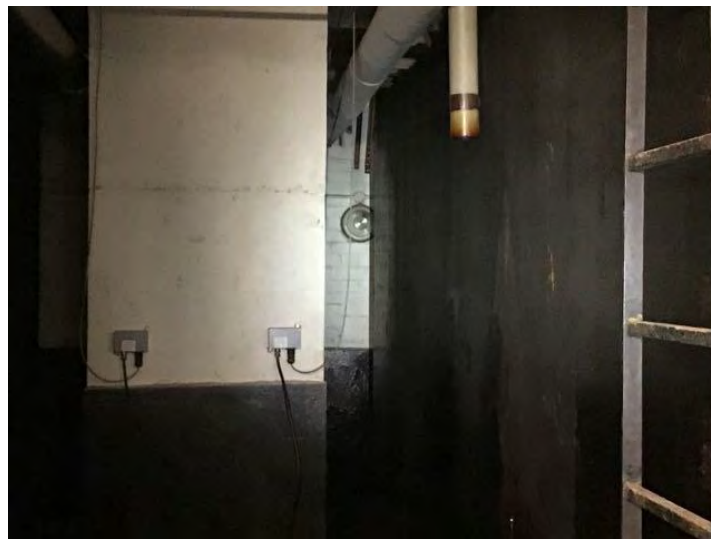
Sample Number:	AS F971/S046 F971/VR539		
Building:	Euston Tower	Floor:	Basement
Room Name/Number:	B.14 Oil Store	Material/Amount:	Gaskets (Compressed) 10 no
Sample Description:	Within Pipework Flanges		



Material Assessment

Product Type:	Gaskets (Compressed)	Total Risk Score:	4
Condition:	Some Minor Damage	Risk Category:	Very Low
Surface Treatment:	Composite/Self Sealed		
Asbestos Types:	Chrysotile	Action:	Manage
Comments:	Periodic inspections should be carried out in accordance with Regulation 4 of the Control of Asbestos Regulations 2012. Do not disturb this ACM. Ensure all employees, contractors & tenants who may come into contact with this ACM are made aware.		

Sample Number:	AS F971/S042 F971/VR540		
Building:	Euston Tower	Floor:	Basement
Room Name/Number:	B.14 Oil Store	Material/Amount:	Putty 4 no
Sample Description:	Putty to Emergency Lighting Units to Soffit		



Material Assessment

Product Type:	Putty	Total Risk Score:	3
Condition:	Some Minor Damage	Risk Category:	Very Low
Surface Treatment:	Composite/Self Sealed		
Asbestos Types:	Chrysotile	Action:	Manage
Comments:	Periodic inspections should be carried out in accordance with Regulation 4 of the Control of Asbestos Regulations 2012. Do not disturb this ACM. Ensure all employees, contractors & tenants who may come into contact with this ACM are made aware.		

Sample Number:	F971/S048		
Building:	Euston Tower	Floor:	Basement
Room Name/Number:	B.18 Fuel Pump Room	Material/Amount:	Gaskets (Compressed) 50 no
Sample Description:	Within Pipework Flanges		



Material Assessment

Product Type:	Gaskets (Compressed)	Total Risk Score:	4
Condition:	Some Minor Damage	Risk Category:	Very Low
Surface Treatment:	Composite/Self Sealed		
Asbestos Types:	Chrysotile	Action:	Manage
Comments:	Periodic inspections should be carried out in accordance with Regulation 4 of the Control of Asbestos Regulations 2012. Do not disturb this ACM. Ensure all employees, contractors & tenants who may come into contact with this ACM are made aware.		

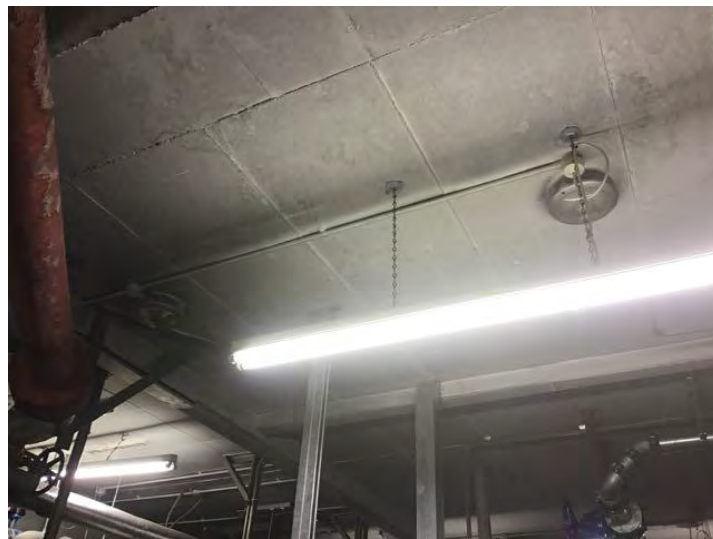
Sample Number:	F971/VR535		
Building:	Euston Tower	Floor:	Basement
Room Name/Number:	B.18 Fuel Pump Room	Material/Amount:	Woven Material 7 no
Sample Description:	Within Electric Boxes		



Material Assessment

Product Type:	Woven Material	Total Risk Score:	5
Condition:	Some Minor Damage	Risk Category:	Low
Surface Treatment:	Sealed		
Asbestos Types:	Chrysotile	Action:	Manage
Comments:	Periodic inspections should be carried out in accordance with Regulation 4 of the Control of Asbestos Regulations 2012. Do not disturb this ACM. Ensure all employees, contractors & tenants who may come into contact with this ACM are made aware.		

Sample Number:	AS F971/S042 F971/VR536		
Building:	Euston Tower	Floor:	Basement
Room Name/Number:	B.18 Fuel Pump Room	Material/Amount:	Putty 4 no
Sample Description:	Putty to Emergency Lighting Units to Soffit		



Material Assessment

Product Type:	Putty	Total Risk Score:	3
Condition:	Some Minor Damage	Risk Category:	Very Low
Surface Treatment:	Composite/Self Sealed		
Asbestos Types:	Chrysotile	Action:	Manage
Comments:	Periodic inspections should be carried out in accordance with Regulation 4 of the Control of Asbestos Regulations 2012. Do not disturb this ACM. Ensure all employees, contractors & tenants who may come into contact with this ACM are made aware.		

Sample Number:	F971/S049		
Building:	Euston Tower	Floor:	Basement
Room Name/Number:	B.20 Store Room	Material/Amount:	Gaskets (Compressed) 6 no
Sample Description:	Within Pipework Flanges		



Material Assessment

Product Type:	Gaskets (Compressed)	Total Risk Score:	4
Condition:	Some Minor Damage	Risk Category:	Very Low
Surface Treatment:	Composite/Self Sealed		
Asbestos Types:	Chrysotile	Action:	Manage
Comments:	Periodic inspections should be carried out in accordance with Regulation 4 of the Control of Asbestos Regulations 2012. Do not disturb this ACM. Ensure all employees, contractors & tenants who may come into contact with this ACM are made aware.		


Sample Number:	F971/S043		
Building:	Euston Tower	Floor:	Ground Floor
Room Name/Number:	G.12 Store Room	Material/Amount:	Gaskets (Compressed) 1 Visible
Sample Description:	Gaskets to Bolted Flange		





Material Assessment

Product Type:	Gaskets (Compressed)	Total Risk Score:	4
Condition:	Some Minor Damage	Risk Category:	Very Low
Surface Treatment:	Composite/Self Sealed		
Asbestos Types:	Chrysotile	Action:	Manage

Comments:	As confirmed with the client/representative, this area was locked, and keys were not available at the time of the survey.
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Sample Number:	F971/S042		
Building:	Euston Tower	Floor:	Ground Floor
Room Name/Number:	R.18 Riser	Material/Amount:	Putty 1 no
Sample Description:	Putty to Emergency Lighting Units to Soffit		
			
Material Assessment			
Product Type:	Putty	Total Risk Score:	3
Condition:	Some Minor Damage	Risk Category:	Very Low
Surface Treatment:	Composite/Self Sealed		
Asbestos Types:	Chrysotile	Action:	Manage
Comments:	As confirmed with the client/representative, this area was locked, and keys were not available at the time of the survey.		

Sample Number:	F971/S041		
Building:	Euston Tower	Floor:	Ground Floor
Room Name/Number:	R.16 Riser	Material/Amount:	Insulating Board 1 m ²
Sample Description:	Insulating board debris to floor		
			
Material Assessment			
Product Type:	Insulating Board	Total Risk Score:	9
Condition:	High Damage/Debris	Risk Category:	Medium
Surface Treatment:	Unsealed AIB/Sealed Lagging		
Asbestos Types:	Amosite	Action:	Remove
Comments:	<p>As confirmed with the client/representative, this area was locked, and keys were not available at the time of the survey.</p> <p>Remove this ACM using a licensed asbestos contractor.</p> <p>Until then, do not disturb. Ensure all employees, contractors & tenants who may come into contact with this ACM are made aware.</p>		

Sample Number:	F971/S027		
Building:	Euston Tower	Floor:	34 th Floor
Room Name/Number:	R.02 Riser adjacent south stairs	Material/Amount:	Throughout 1 m2
Sample Description:	Insulating board debris to floor		
			
Material Assessment			
Product Type:		Total Risk Score:	7
Condition:	High Damage/Debris	Risk Category:	Medium
Surface Treatment:	Unsealed AIB/Sealed Lagging		
Asbestos Types:	Amosite	Action:	Remove
Comments:	<p>Remove this ACM using a licensed asbestos contractor.</p> <p>Until then, do not disturb. Ensure all employees, contractors & tenants who may come into contact with this ACM are made aware.</p>		

Sample Number:	AS F971/S003 F971/VR509		
Building:	Euston Tower	Floor:	External
Room Name/Number:	RF.02 - Roof	Material/Amount:	Cement Product Various throughout Roof Area
Sample Description:	Flues & Cowls		



Material Assessment

Product Type:	Cement Product	Total Risk Score:	4
Condition:	Some Minor Damage	Risk Category:	Very Low
Surface Treatment:	Sealed		
Asbestos Types:	Chrysotile	Action:	Manage

Comments:

Periodic inspections should be carried out in accordance with Regulation 4 of the Control of Asbestos Regulations 2012. Do not disturb this ACM. Ensure all employees, contractors & tenants who may come into contact with this ACM are made aware.

Sample Number:	F971/S004		
Building:	Euston Tower	Floor:	External
Room Name/Number:	RF.01 - Roof	Material/Amount:	Cement Product 300 m ²
Sample Description:	Promenade Floor Tiles to Roof		



Material Assessment

Product Type:	Cement Product	Total Risk Score:	4
Condition:	Some Minor Damage	Risk Category:	Very Low
Surface Treatment:	Sealed		
Asbestos Types:	Chrysotile	Action:	Manage
Comments:	Periodic inspections should be carried out in accordance with Regulation 4 of the Control of Asbestos Regulations 2012. Do not disturb this ACM. Ensure all employees, contractors & tenants who may come into contact with this ACM are made aware.		

Sample Number:	F971/S008		
Building:	Euston Tower	Floor:	External
Room Name/Number:	RF.01 - Roof	Material/Amount:	Cement Product 300 m ²
Sample Description:	Promenade Floor Tiles to Roof		



Material Assessment

Product Type:	Cement Product	Total Risk Score:	4
Condition:	Some Minor Damage	Risk Category:	Very Low
Surface Treatment:	Sealed		
Asbestos Types:	Chrysotile	Action:	Manage
Comments:	<p>Only present in vegetation material settled on the surface of the tiles.</p> <p>Periodic inspections should be carried out in accordance with Regulation 4 of the Control of Asbestos Regulations 2012. Do not disturb this ACM. Ensure all employees, contractors & tenants who may come into contact with this ACM are made aware.</p>		

5.1 - Recommended Actions

Unless otherwise stated, all recommended actions should be carried out within the following timescales:

Manage = The ACM can be left in situ and managed accordingly. Periodic inspections should be carried out in accordance with Regulation 4 of the control of Asbestos Regulations 2012.

Label = It is recommended that the ACM is labelled using prescribed Asbestos warning labels. The ACM can then be left in situ and managed accordingly. Periodic inspections should be carried out in accordance with Regulation 4 of the control of Asbestos Regulations 2012.

Encapsulate = The ACM should be encapsulated using a suitably trained asbestos contractor. The ACM can then be left in situ and managed accordingly. Periodic inspections should be carried out in accordance with Regulation 4 of the control of Asbestos Regulations 2012.

Remove = The ACM should be removed using a suitably trained asbestos contractor. Request and save copies of all removal documentation, such as RAMS, Waste Consignment Notes and Air Monitoring Certificates (where applicable).

Restrict Access = Access to the ACM should be prevented until the appropriate remedial works have been completed. This is typically recommended when an ACM is posing a significant risk. Any further recommendations on how to restrict access and what to do next should be followed.

5.2 - Timescales

High Risk ACMs = Recommended actions to be carried out **Immediately**.

Medium Risk ACMs = Recommended actions to be carried out within **3 Months**.

Low Risk ACMs = Recommended actions to be carried out within **6 Months**.

Very Low Risk ACMs = Recommended actions to be carried out within **12 Months**.

Section 6 – Non-Asbestos Sample Register

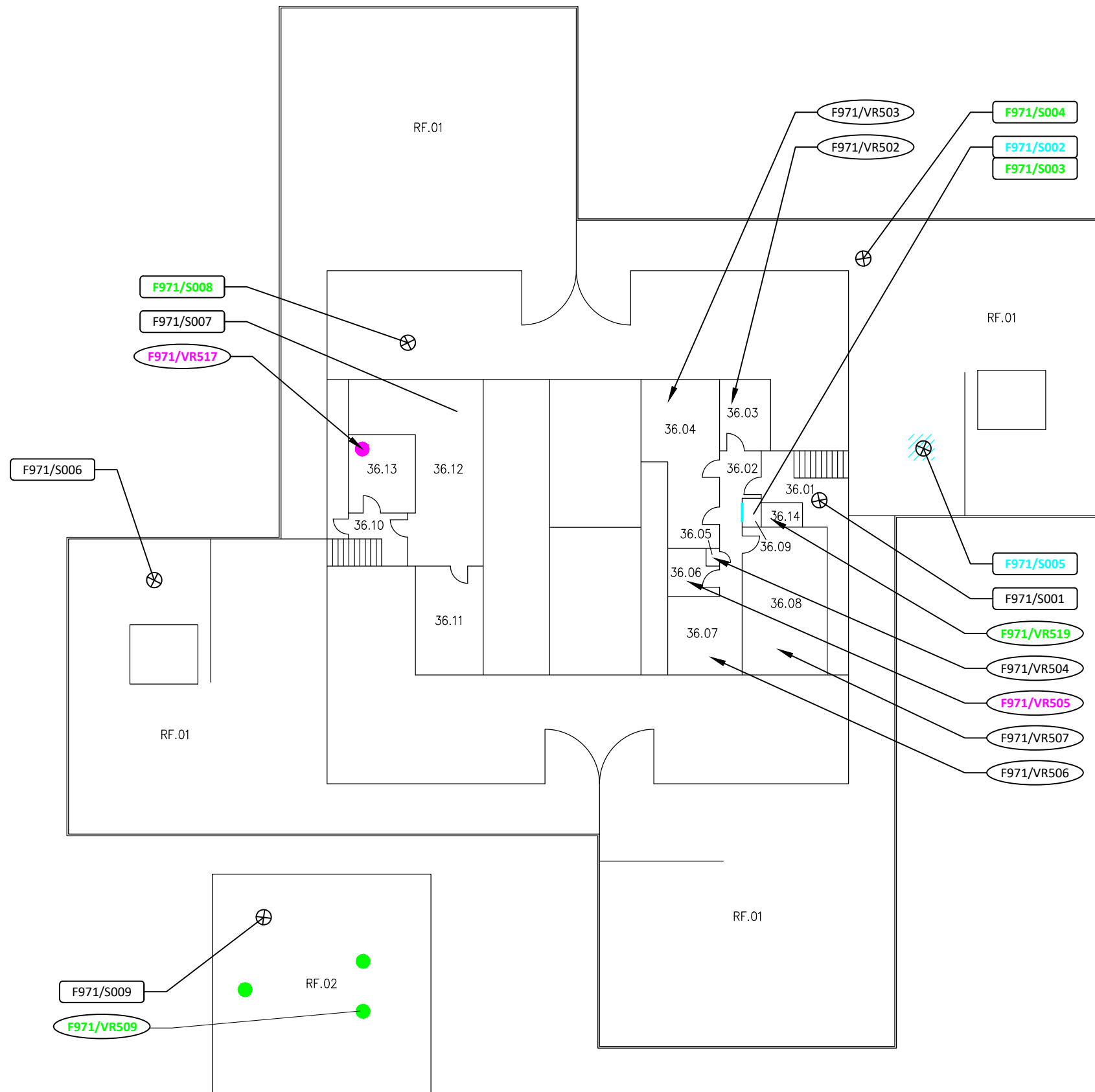
RPE Euston Tower

There were no additional non-asbestos samples taken during this Reinspection.

Section 7 – Floor Plans

See overleaf.

The floor plans supplied with this survey report are not to scale and should be used for approximate location details only.



LEGEND

- NO ACCESS
- SPRAY COATING, TEXTURED COATING, INSULATION, ROPE/CLOTH USED AS INSULATION
- ASBESTOS INSULATING BOARD
- CEMENT PRODUCTS
- BITUMINOUS PRODUCTS, VINYL PRODUCTS, REINFORCED PLASTICS, BONDED PRODUCTS, ROPE, GASKETS etc.

- EXTENT OF DEMOLITION/REFURBISHMENT SURVEY
- OUTSIDE SCOPE OF SURVEY
- F971/VRXXX VISUAL REF. AND LOCATION
- F971/SXXX SAMPLE No. AND LOCATION

CLIENT:
BRITISH LAND

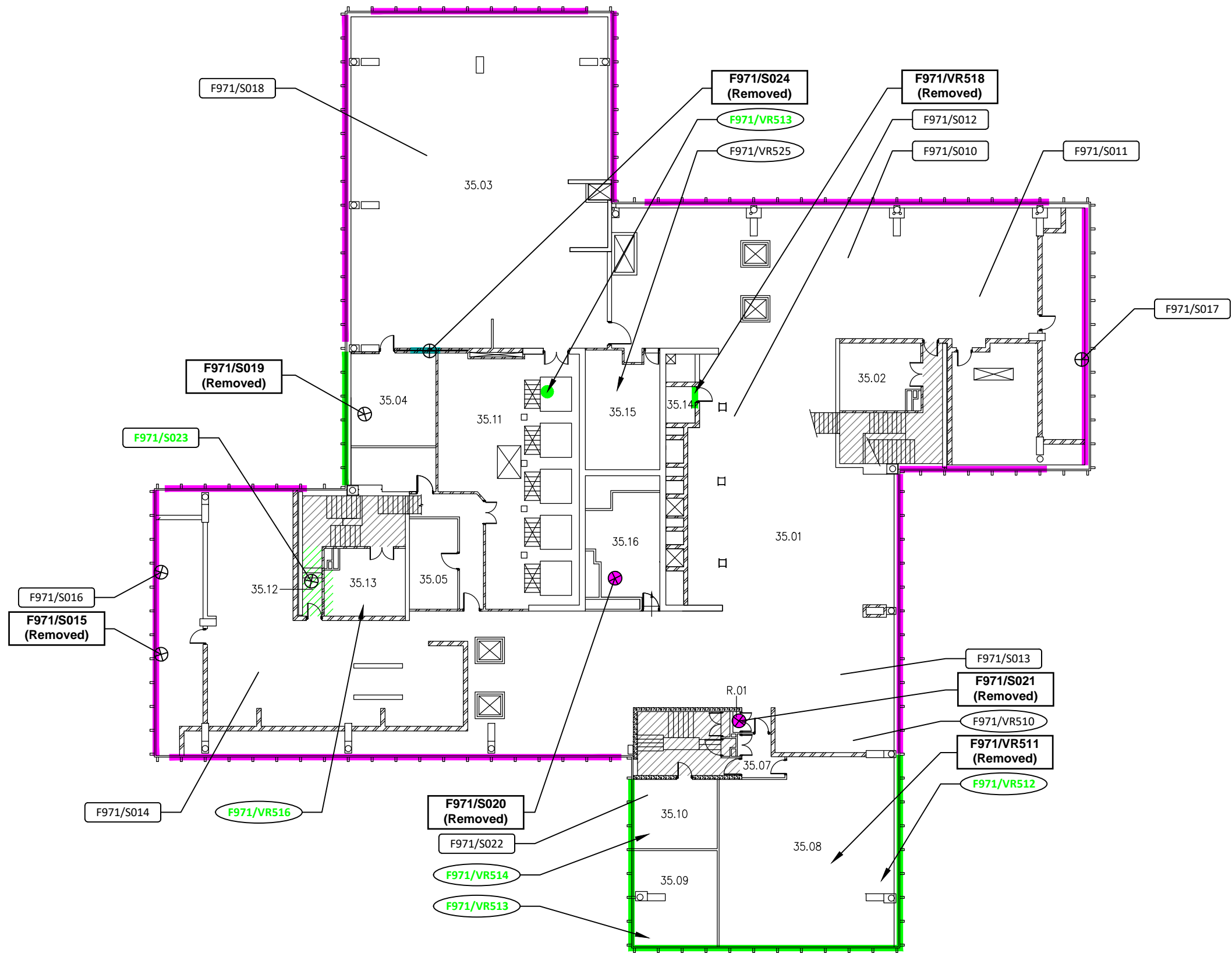
SITE:
EUSTON TOWER, EUSTON ROAD,
REGENTS PLACE, LONDON, NW1 3DP

TITLE:
36TH FLOOR & ROOF LEVEL
ASBESTOS SURVEY

rev	description	date

PROJECT #	FRSF971
SHEET #	05
DATE:	05.07.21

William Martin
Compliance
 MARLOWE Critical Services



LEGEND

- NO ACCESS
- SPRAY COATING, TEXTURED COATING, INSULATION, ROPE/CLOTH USED AS INSULATION
- ASBESTOS INSULATING BOARD
- CEMENT PRODUCTS
- BITUMINOUS PRODUCTS, VINYL PRODUCTS, REINFORCED PLASTICS, BONDED PRODUCTS, ROPE, GASKETS etc.
- EXTENT OF DEMOLITION/REFURBISHMENT SURVEY
- OUTSIDE SCOPE OF SURVEY
- F971/VRXXX VISUAL REF. AND LOCATION
- F971/SXXX SAMPLE No. AND LOCATION

CLIENT:
BRITISH LAND

SITE:
EUSTON TOWER, EUSTON ROAD,
REGENTS PLACE, LONDON, NW1 3DP

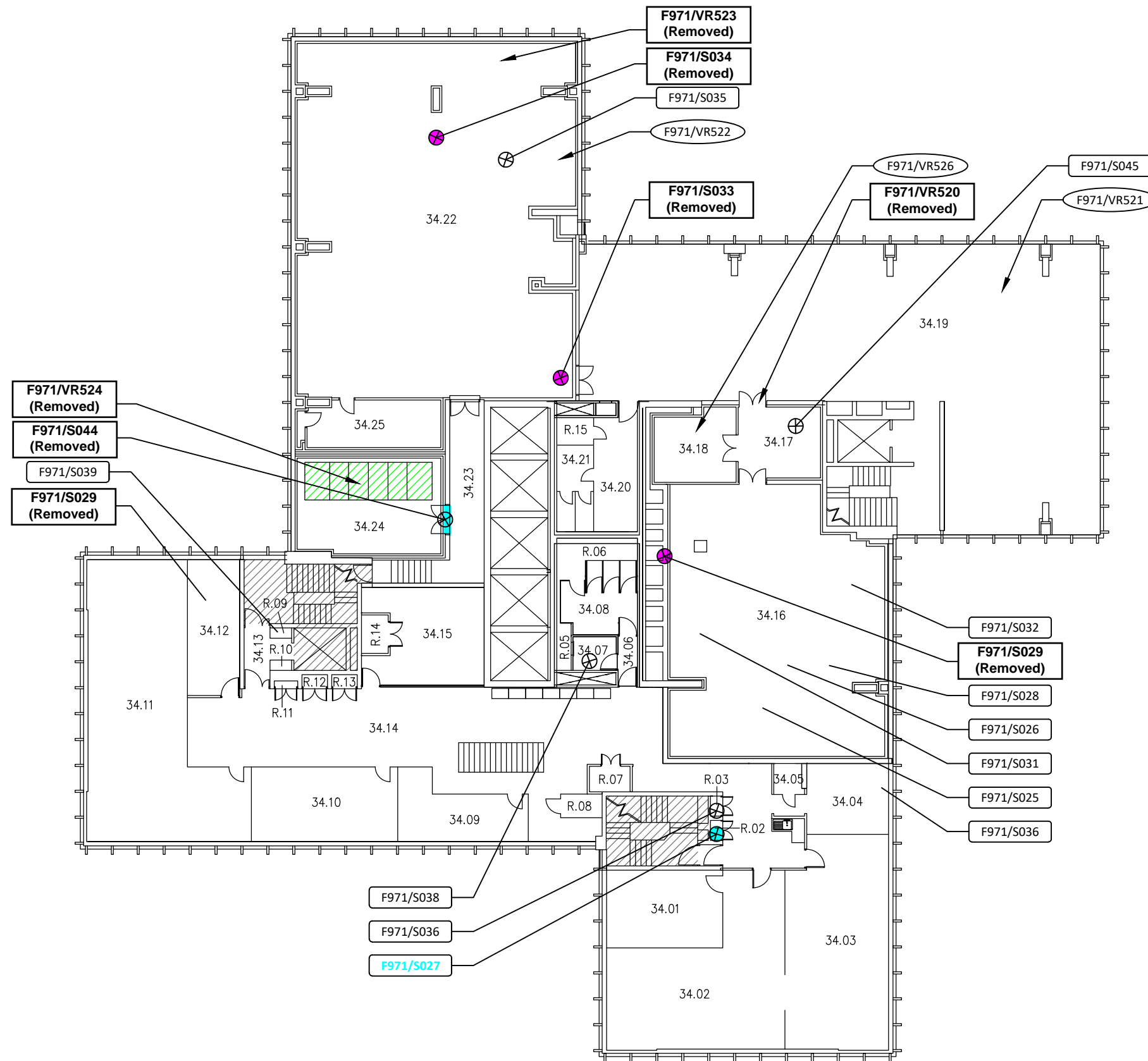
TITLE:
35TH FLOOR
ASBESTOS SURVEY

rev	description	date

PROJECT #	FRSF971
SHEET #	04
DATE:	05.07.21

William Martin Compliance

 MARLOWE Critical Services



LEGEND

- NO ACCESS
- SPRAY COATING, TEXTURED COATING, INSULATION, ROPE/CLOTH USED AS INSULATION
- ASBESTOS INSULATING BOARD
- CEMENT PRODUCTS
- BITUMINOUS PRODUCTS, VINYL PRODUCTS, REINFORCED PLASTICS, BONDED PRODUCTS, ROPE, GASKETS etc.

EXTENT OF DEMOLITION/REFURBISHMENT SURVEY

OUTSIDE SCOPE OF SURVEY

F971/VRXXX VISUAL REF. AND LOCATION

F971/SXXX SAMPLE No. AND LOCATION

CLIENT:
BRITISH LAND

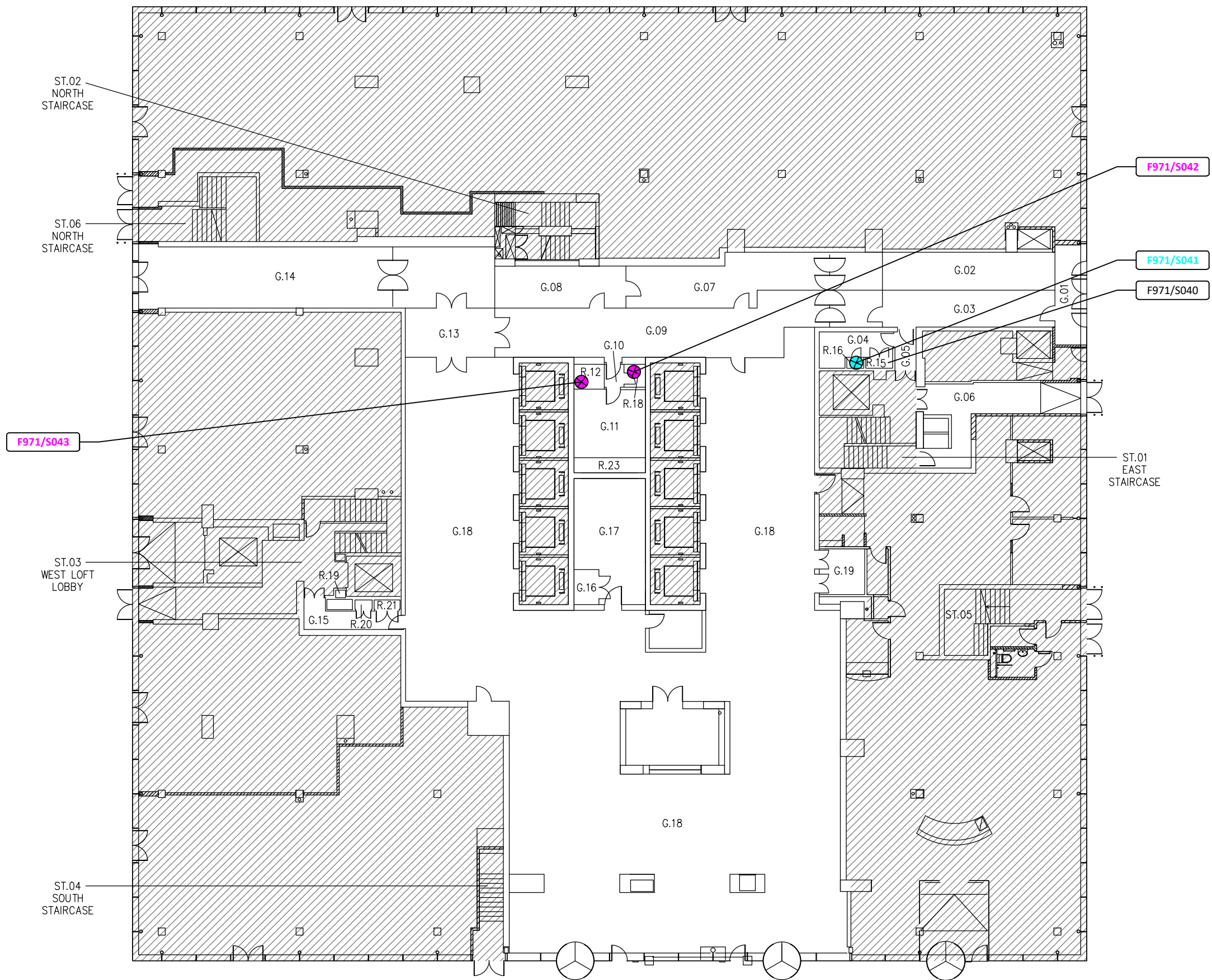
SITE:
EUSTON TOWER, EUSTON ROAD,
REGENTS PLACE, LONDON, NW1 3DP

TITLE:
34TH FLOOR
ASBESTOS SURVEY

rev	description	date

PROJECT #	FRSF971
SHEET #	03
DATE:	05.07.21

William Martin
Compliance
 MARLOWE Critical Services



LEGEND

- NO ACCESS
- SPRAY COATING, TEXTURED COATING, INSULATION, ROPE/CLOTH USED AS INSULATION
- ASBESTOS INSULATING BOARD
- CEMENT PRODUCTS
- BITUMINOUS PRODUCTS, VINYL PRODUCTS, REINFORCED PLASTICS, BONDED PRODUCTS, ROPE, GASKETS etc.
- EXTENT OF DEMOLITION/REFURBISHMENT SURVEY
- OUTSIDE SCOPE OF SURVEY
- F971/VRXXX VISUAL REF. AND LOCATION
- F971/SXXX SAMPLE No. AND LOCATION

CLIENT:
BRITISH LAND

SITE:
**EUSTON TOWER, EUSTON ROAD,
REGENTS PLACE, LONDON, NW1 3DP**

TITLE:
**GROUND FLOOR
ASBESTOS SURVEY**

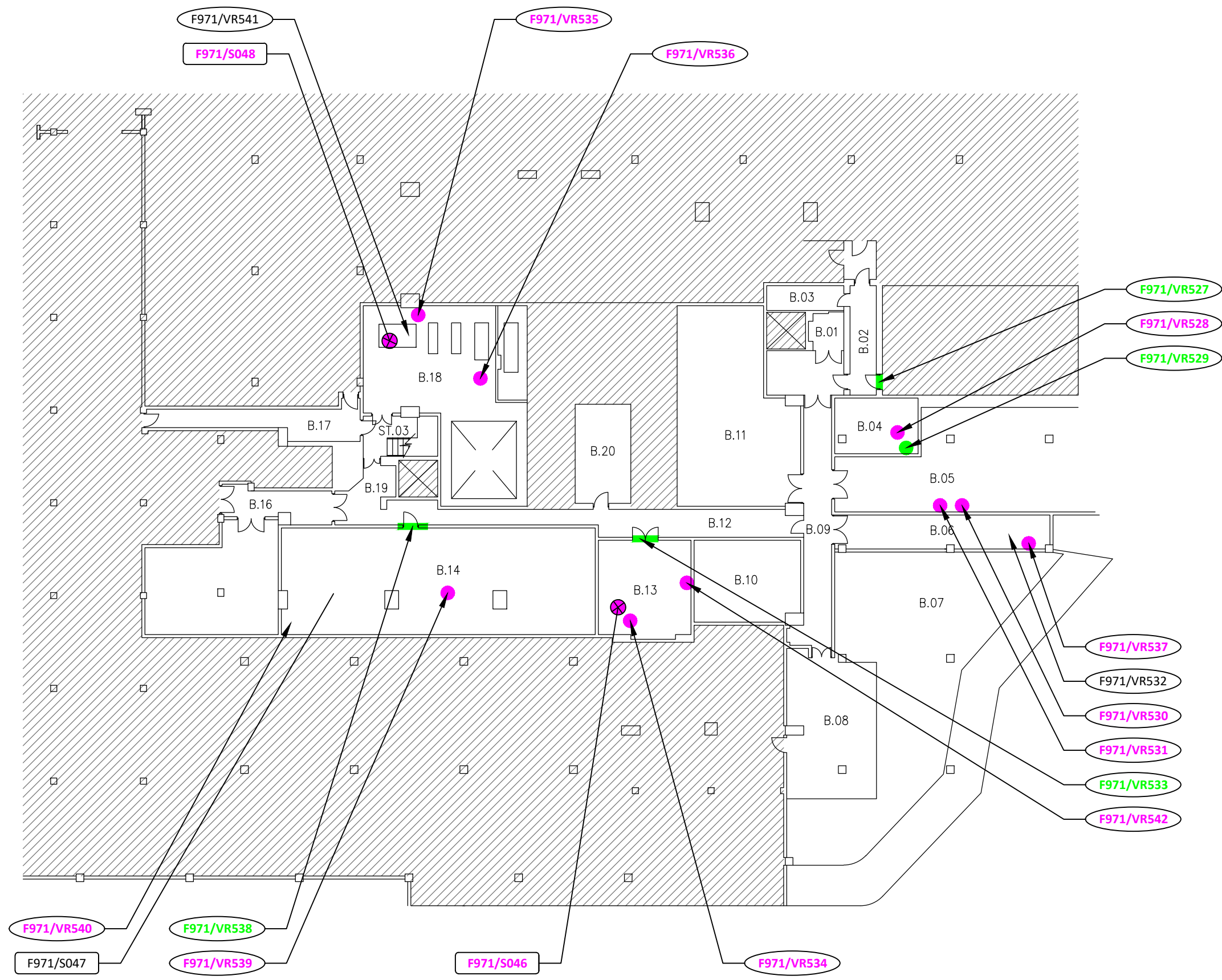
rev	description	date

PROJECT #	FRSF971
SHEET #	02
DATE:	05.07.21



**William Martin
Compliance**

MARLOWE Critical Services



- LEGEND**
- NO ACCESS
 - SPRAY COATING, TEXTURED COATING, INSULATION, ROPE/CLOTH USED AS INSULATION
 - ASBESTOS INSULATING BOARD
 - CEMENT PRODUCTS
 - BITUMINOUS PRODUCTS, VINYL PRODUCTS, REINFORCED PLASTICS, BONDED PRODUCTS, ROPE, GASKETS etc.

- EXTENT OF DEMOLITION/REFURBISHMENT SURVEY
- OUTSIDE SCOPE OF SURVEY
- F971/VRXXX VISUAL REF. AND LOCATION
- F971/SXXX SAMPLE No. AND LOCATION

CLIENT:
BRITISH LAND

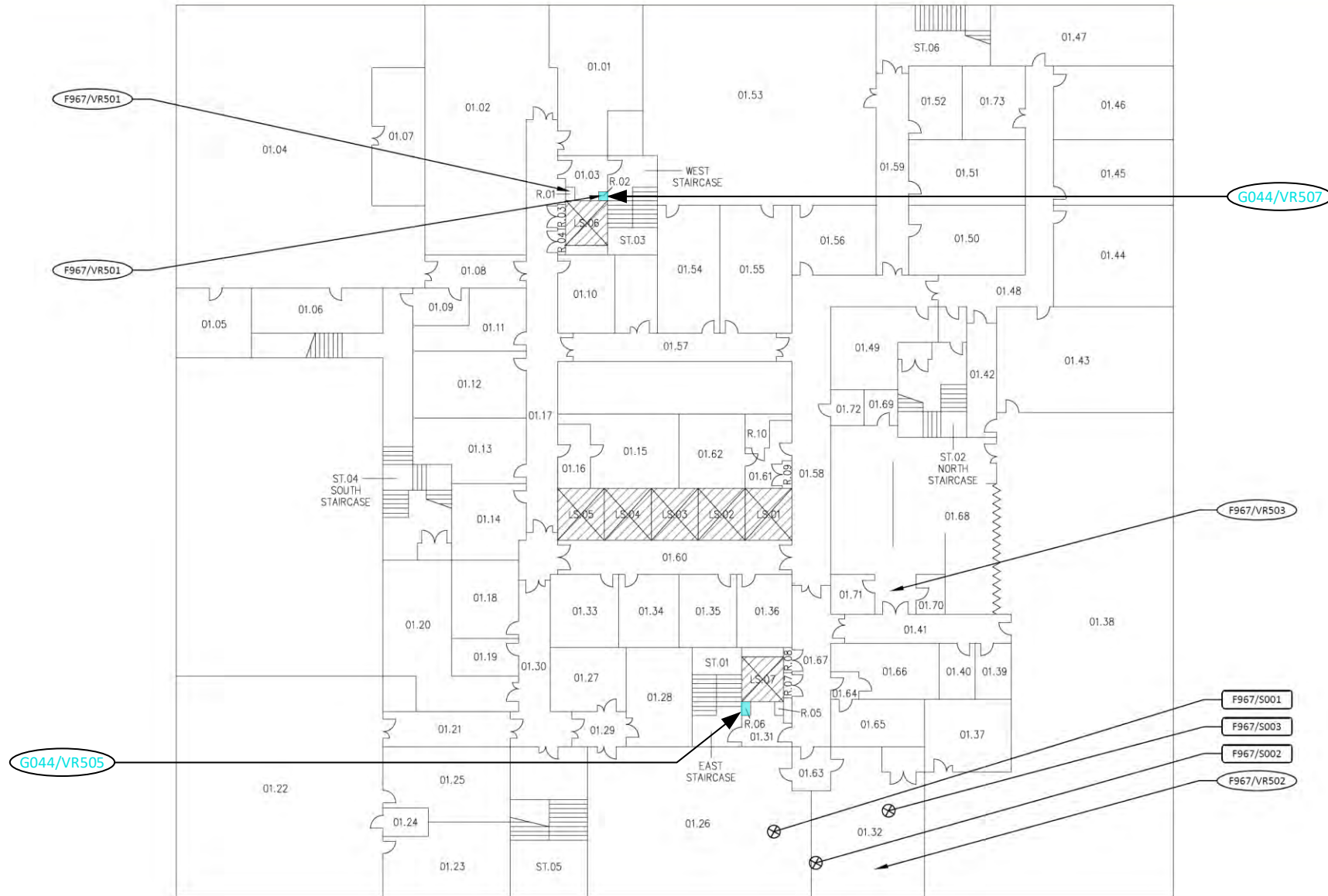
SITE:
EUSTON TOWER, EUSTON ROAD,
REGENTS PLACE, LONDON, NW1 3DP

TITLE:
BASEMENT LEVEL
ASBESTOS SURVEY

rev	description	date

PROJECT #	FRSF971
SHEET #	01
DATE:	05.07.21





LEGEND

- NO ACCESS
- SPRAY COATING, TEXTURED COATING, INSULATION, ROPE/CLOTH USED AS INSULATION
- ASBESTOS INSULATING BOARD
- CEMENT PRODUCTS
- BITUMINOUS PRODUCTS, VINYL PRODUCTS, REINFORCED PLASTICS, BONDED PRODUCTS, ROPE, GASKETS etc.

- EXTENT OF DEMOLITION/REFURBISHMENT SURVEY
- OUTSIDE SCOPE OF SURVEY

- F967/VRXXX VISUAL REF. AND LOCATION
- F967/SXXX SAMPLE No. AND LOCATION

CLIENT:
BRITISH LAND

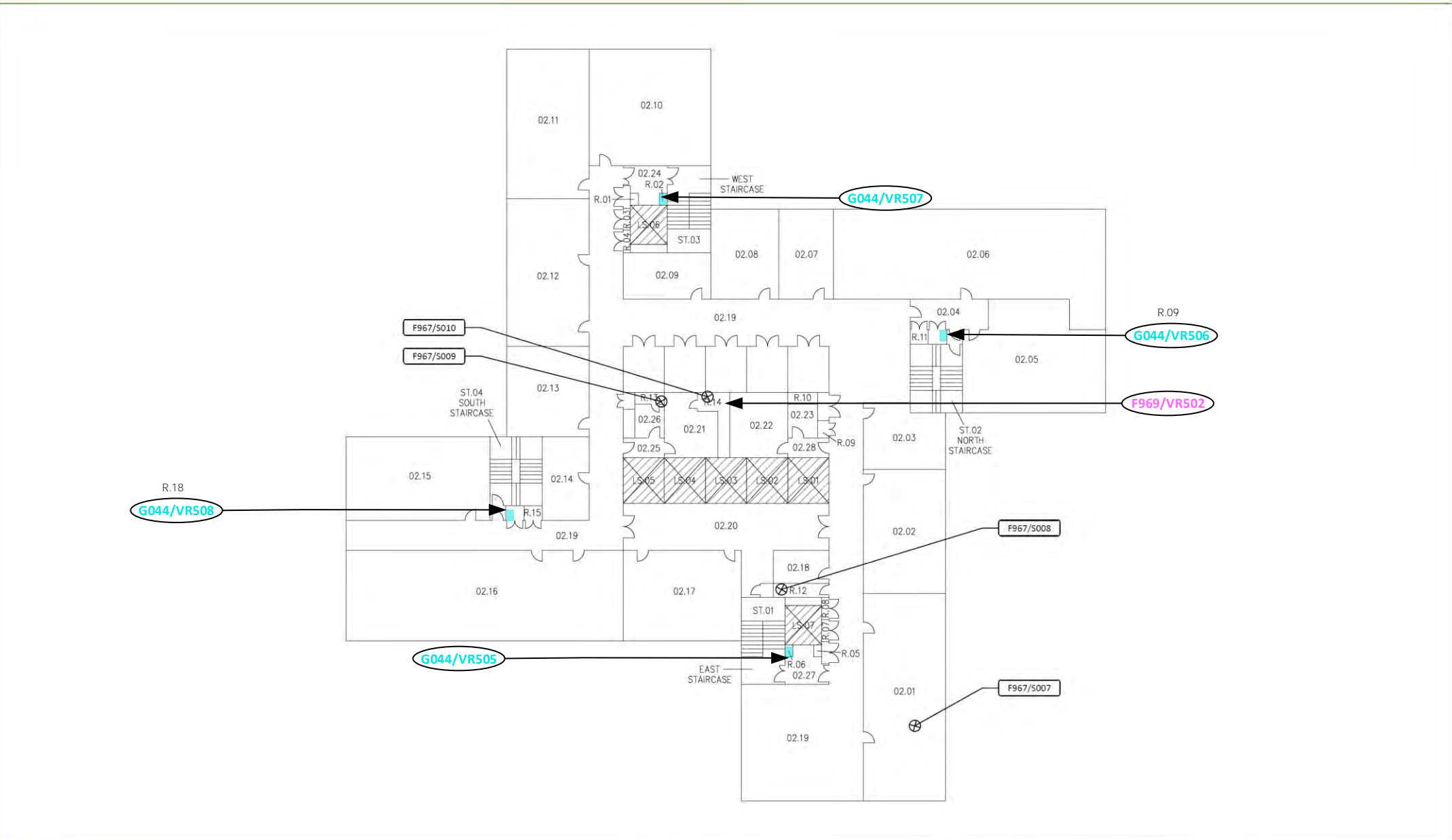
SITE:
EUSTON TOWER, EUSTON ROAD,
REGENTS PLACE, NW1 3DP

TITLE:
FIRST FLOOR
ASBESTOS SURVEY

rev	description	date

PROJECT #	FRSF967
SHEET #	01
DATE:	11.05.21





LEGEND	
	NO ACCESS
	SPRAY COATING, TEXTURED COATING, INSULATION, ROPE/CLOTH USED AS INSULATION
	ASBESTOS INSULATING BOARD
	CEMENT PRODUCTS
	BITUMINOUS PRODUCTS, VINYL PRODUCTS, REINFORCED PLASTICS, BONDED PRODUCTS, ROPE, GASKETS etc.
	EXTENT OF DEMOLITION/REFURBISHMENT SURVEY
	OUTSIDE SCOPE OF SURVEY
	F967/VRXXX VISUAL REF. AND LOCATION
	F967/SXXX SAMPLE No. AND LOCATION

CLIENT:
BRITISH LAND

SITE:
EUSTON TOWER, EUSTON ROAD,
REGENTS PLACE, NW1 3DP

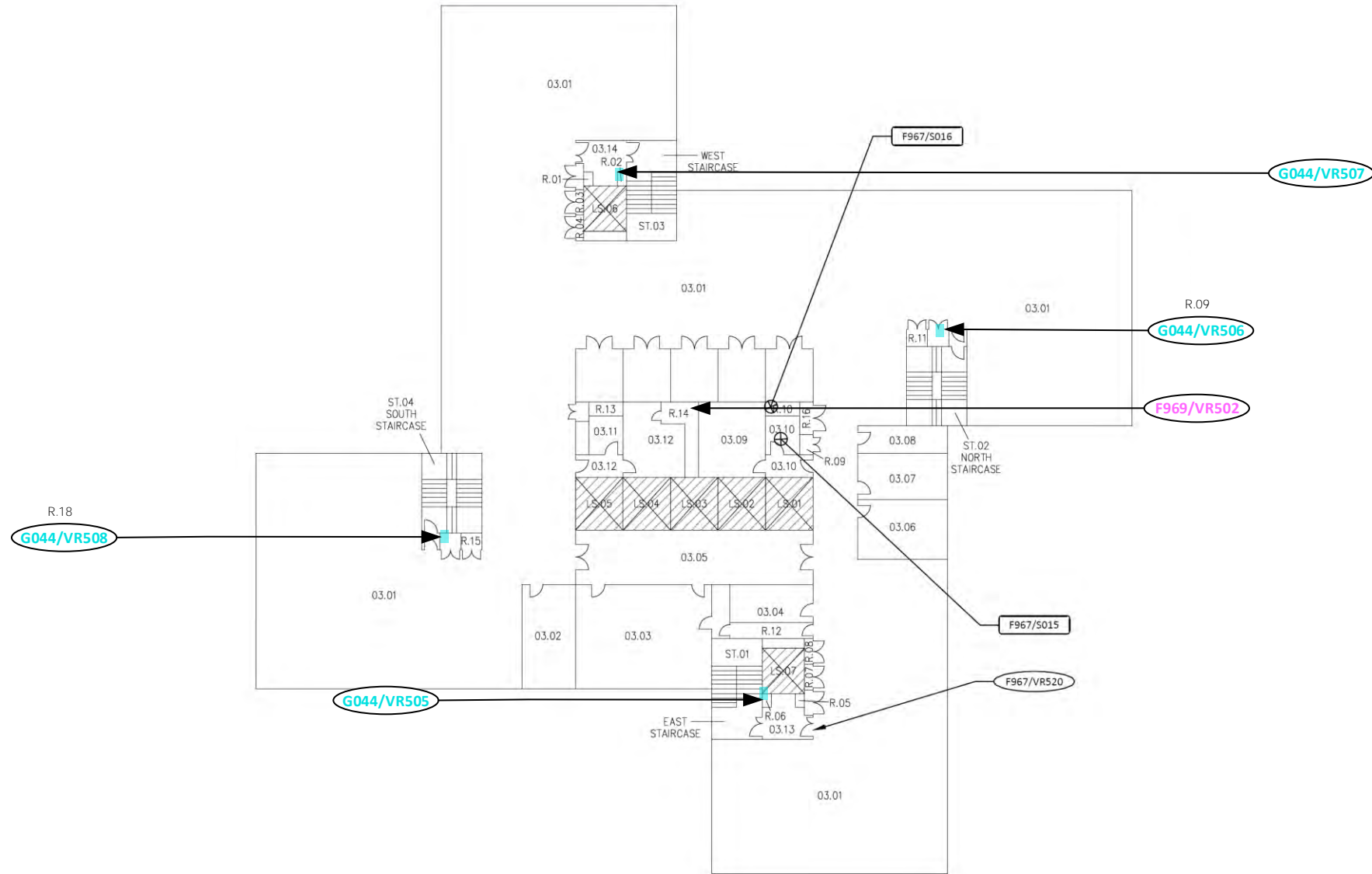
TITLE:
SECOND FLOOR
ASBESTOS SURVEY

rev	description	date

PROJECT #	FRSF967
SHEET #	02
DATE:	11.05.21

William Martin Compliance

MARLOWE Critical Services



LEGEND

- NO ACCESS
- SPRAY COATING, TEXTURED COATING, INSULATION, ROPE/CLOTH USED AS INSULATION
- ASBESTOS INSULATING BOARD
- CEMENT PRODUCTS
- BITUMINOUS PRODUCTS, VINYL PRODUCTS, REINFORCED PLASTICS, BONDED PRODUCTS, ROPE, GASKETS etc.
- EXTENT OF DEMOLITION/REFURBISHMENT SURVEY
- OUTSIDE SCOPE OF SURVEY
- F967/VRXXX VISUAL REF. AND LOCATION
- F967/SXXX SAMPLE No. AND LOCATION

CLIENT:
BRITISH LAND

SITE:
EUSTON TOWER, EUSTON ROAD,
REGENTS PLACE, NW1 3DP

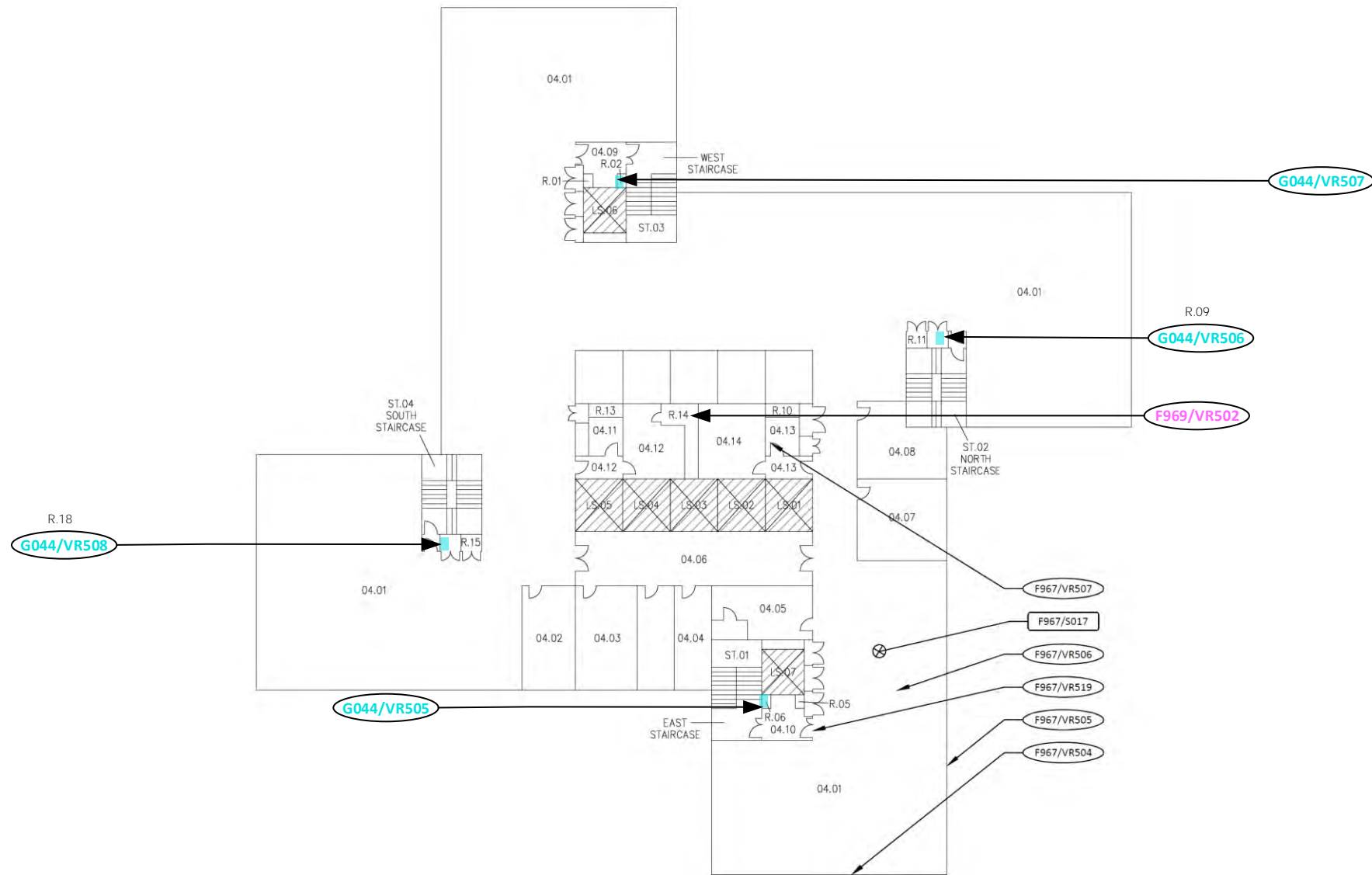
TITLE:
THIRD FLOOR
ASBESTOS SURVEY

rev	description	date

PROJECT #	FRSF967
SHEET #	03
DATE:	11.05.21

William Martin Compliance

 MARLOWE Critical Services



LEGEND

- NO ACCESS
- SPRAY COATING, TEXTURED COATING, INSULATION, ROPE/CLOTH USED AS INSULATION
- ASBESTOS INSULATING BOARD
- CEMENT PRODUCTS
- BITUMINOUS PRODUCTS, VINYL PRODUCTS, REINFORCED PLASTICS, BONDED PRODUCTS, ROPE, GASKETS etc.
- EXTENT OF DEMOLITION/REFURBISHMENT SURVEY
- OUTSIDE SCOPE OF SURVEY
- F967/VRXXX VISUAL REF. AND LOCATION
- F967/SXXX SAMPLE No. AND LOCATION

CLIENT:
BRITISH LAND

SITE:
EUSTON TOWER, EUSTON ROAD,
REGENTS PLACE, NW1 3DP

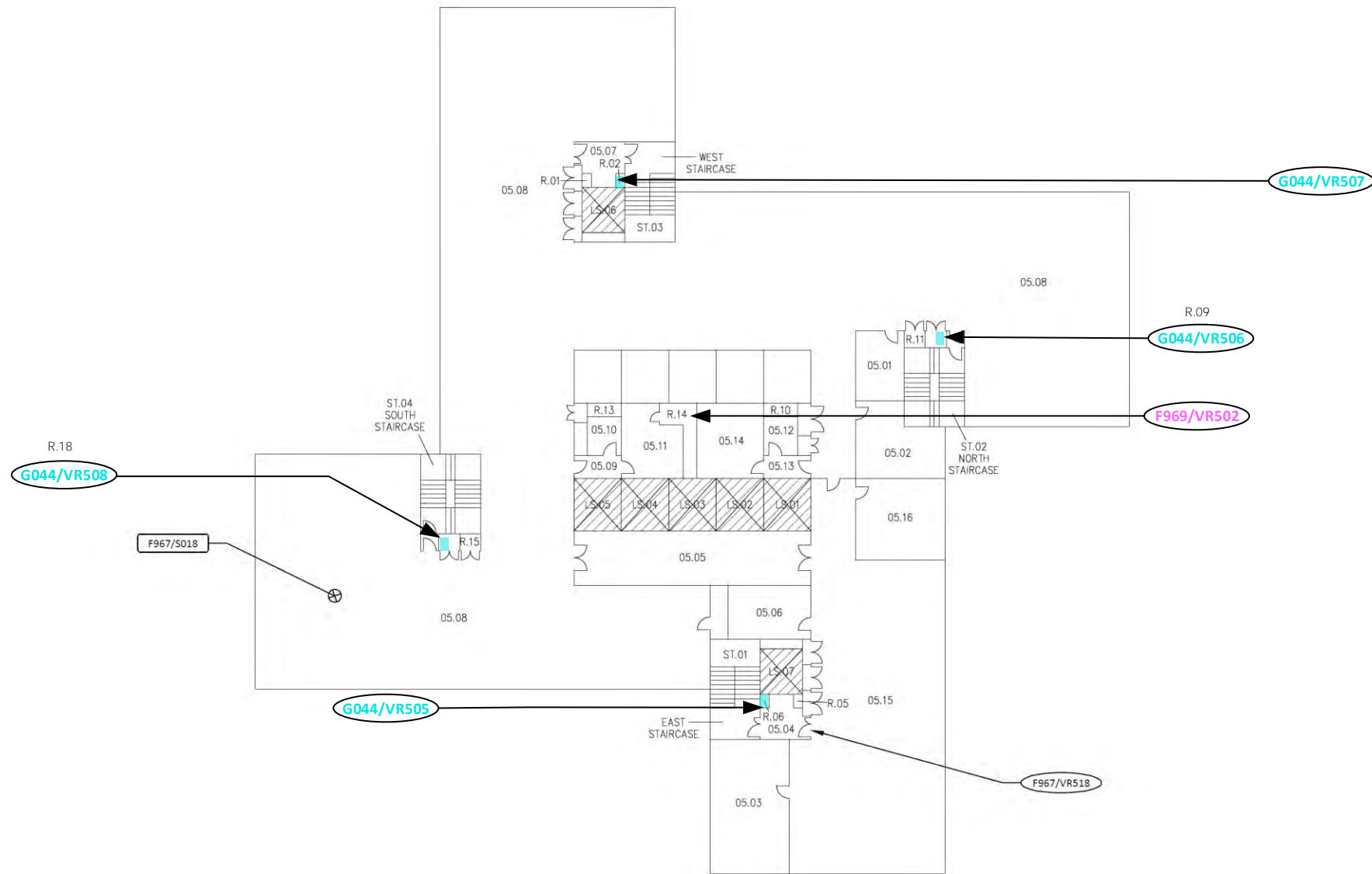
TITLE:
FOURTH FLOOR
ASBESTOS SURVEY

rev	description	date

PROJECT #	FRSF967
SHEET #	04
DATE:	11.05.21

William Martin Compliance

 MARLOWE Critical Services



LEGEND

- NO ACCESS
- SPRAY COATING, TEXTURED COATING, INSULATION, ROPE/CLOTH USED AS INSULATION
- ASBESTOS INSULATING BOARD
- CEMENT PRODUCTS
- BITUMINOUS PRODUCTS, VINYL PRODUCTS, REINFORCED PLASTICS, BONDED PRODUCTS, ROPE, GASKETS etc.

EXTENT OF DEMOLITION/REFURBISHMENT SURVEY

OUTSIDE SCOPE OF SURVEY

F967/VRXXX VISUAL REF. AND LOCATION

F967/SXXX SAMPLE No. AND LOCATION

CLIENT:
BRITISH LAND

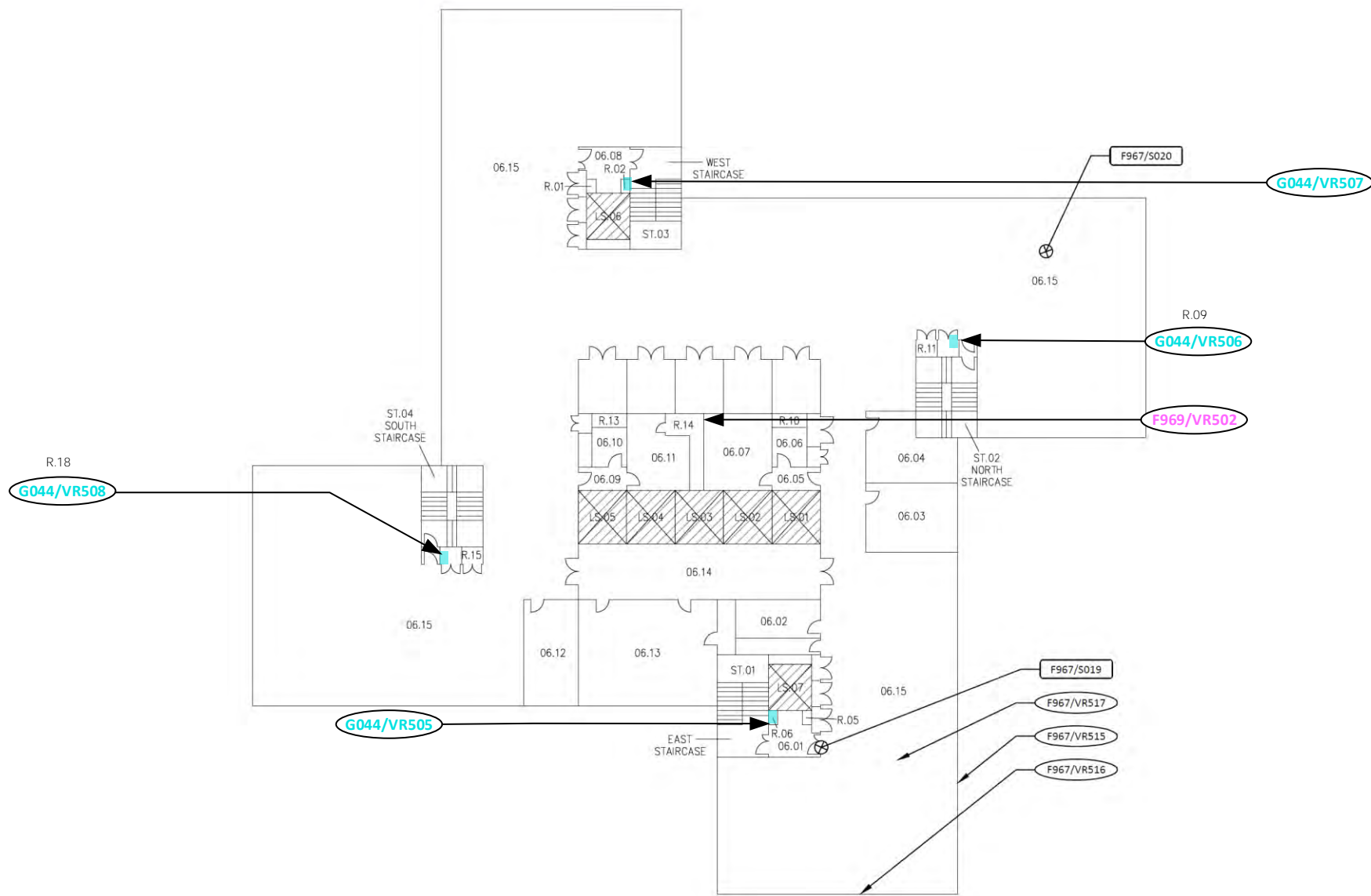
SITE:
EUSTON TOWER, EUSTON ROAD,
REGENTS PLACE, NW1 3DP

TITLE:
FIFTH FLOOR
ASBESTOS SURVEY

rev	description	date

PROJECT #	FRSF967
SHEET #	05
DATE:	11.05.21

William Martin
Compliance
 MARLOWE Critical Services



LEGEND

- NO ACCESS
- SPRAY COATING, TEXTURED COATING, INSULATION, ROPE/CLOTH USED AS INSULATION
- ASBESTOS INSULATING BOARD
- CEMENT PRODUCTS
- BITUMINOUS PRODUCTS, VINYL PRODUCTS, REINFORCED PLASTICS, BONDED PRODUCTS, ROPE, GASKETS etc.

EXTENT OF DEMOLITION/REFURBISHMENT SURVEY

OUTSIDE SCOPE OF SURVEY

F967/VRXXX VISUAL REF. AND LOCATION

F967/SXXX SAMPLE No. AND LOCATION

CLIENT:
BRITISH LAND

SITE:
EUSTON TOWER, EUSTON ROAD,
REGENTS PLACE, NW1 3DP

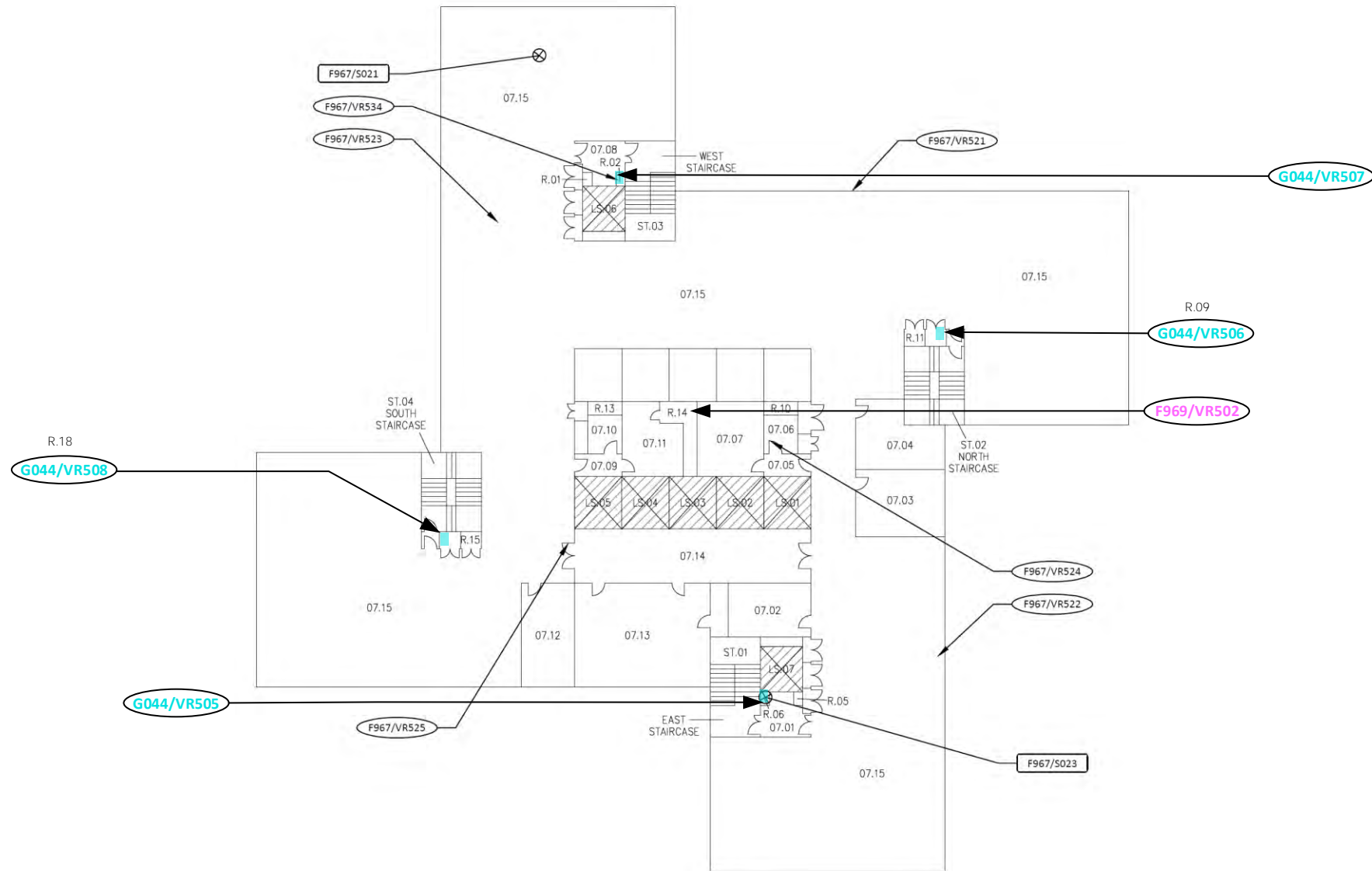
TITLE:
SIXTH FLOOR
ASBESTOS SURVEY

rev	description
	date

PROJECT #	FRSF967
SHEET #	06
DATE:	11.05.21

William Martin Compliance

 MARLOWE Critical Services



LEGEND

- NO ACCESS
- SPRAY COATING, TEXTURED COATING, INSULATION, ROPE/CLOTH USED AS INSULATION
- ASBESTOS INSULATING BOARD
- CEMENT PRODUCTS
- BITUMINOUS PRODUCTS, VINYL PRODUCTS, REINFORCED PLASTICS, BONDED PRODUCTS, ROPE, GASKETS etc.
- EXTENT OF DEMOLITION/REFURBISHMENT SURVEY
- OUTSIDE SCOPE OF SURVEY
- F967/VRXXX VISUAL REF. AND LOCATION
- F967/SXXX SAMPLE No. AND LOCATION

CLIENT:
BRITISH LAND

SITE:
EUSTON TOWER, EUSTON ROAD,
REGENTS PLACE, NW1 3DP

TITLE:
SEVENTH FLOOR
ASBESTOS SURVEY

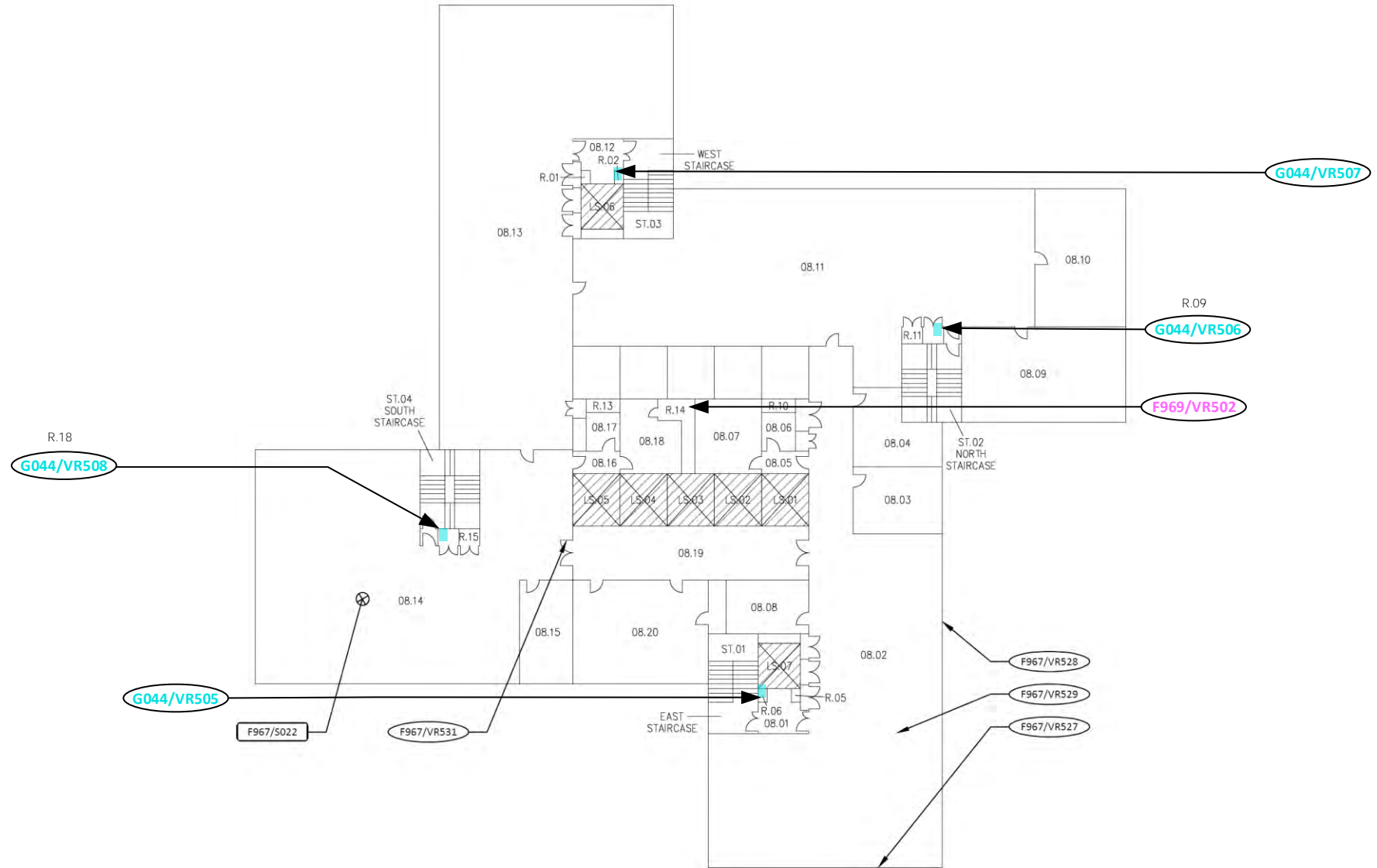
rev	description	date

PROJECT #	FRSF967
SHEET #	07
DATE:	11.05.21



William Martin Compliance

MARLOWE Critical Services



LEGEND

- NO ACCESS
- SPRAY COATING, TEXTURED COATING, INSULATION, ROPE/CLOTH USED AS INSULATION
- ASBESTOS INSULATING BOARD
- CEMENT PRODUCTS
- BITUMINOUS PRODUCTS, VINYL PRODUCTS, REINFORCED PLASTICS, BONDED PRODUCTS, ROPE, GASKETS etc.
- EXTENT OF DEMOLITION/REFURBISHMENT SURVEY
- OUTSIDE SCOPE OF SURVEY
- F967/VRXXX VISUAL REF. AND LOCATION
- F967/SXXX SAMPLE No. AND LOCATION

CLIENT:
BRITISH LAND

SITE:
EUSTON TOWER, EUSTON ROAD,
REGENTS PLACE, NW1 3DP

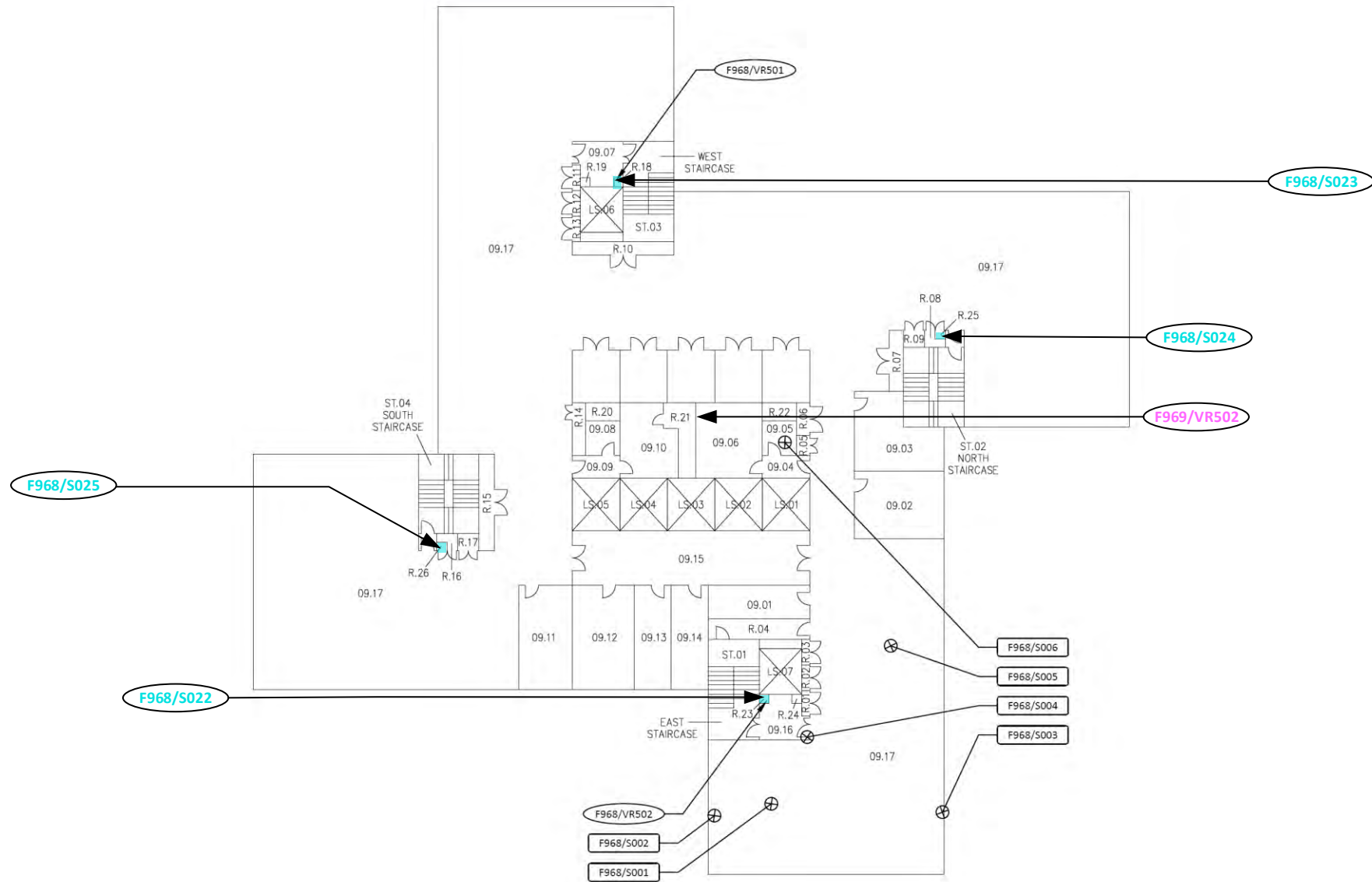
TITLE:
EIGHTH FLOOR
ASBESTOS SURVEY

rev	description	date

PROJECT #	FRSF967
SHEET #	08
DATE:	11.05.21

William Martin Compliance

MARLOWE Critical Services



LEGEND

- NO ACCESS
- EXTENT OF DEMOLITION/REFURBISHMENT SURVEY
- SPRAY COATING, TEXTURED COATING, INSULATION, ROPE/CLOTH USED AS INSULATION
- OUTSIDE SCOPE OF SURVEY
- ASBESTOS INSULATING BOARD
- CEMENT PRODUCTS
- BITUMINOUS PRODUCTS, VINYL PRODUCTS, REINFORCED PLASTICS, BONDED PRODUCTS, ROPE, GASKETS etc.
- F968/VRXXX VISUAL REF. AND LOCATION
- F968/SXXX SAMPLE No. AND LOCATION

CLIENT:
BRITISH LAND

SITE:
EUSTON TOWER, EUSTON ROAD,
REGENTS PLACE, NW1 3DP

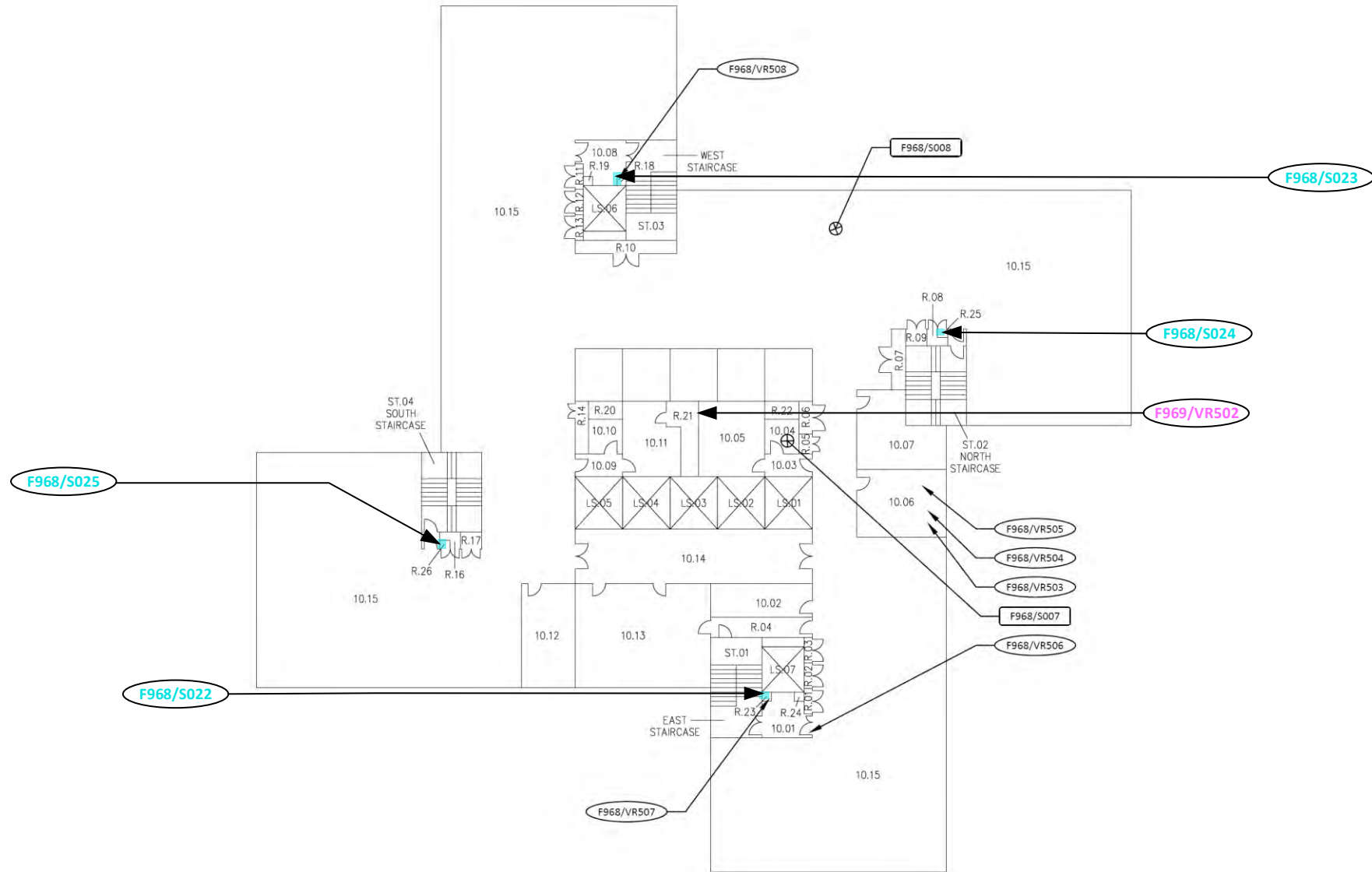
TITLE:
NINTH FLOOR
ASBESTOS SURVEY

rev	description	date

PROJECT #	FRSF968
SHEET #	01
DATE:	11.05.21

William Martin Compliance

 MARLOWE Critical Services



LEGEND

- NO ACCESS
- EXTENT OF DEMOLITION/REFURBISHMENT SURVEY
- OUTSIDE SCOPE OF SURVEY
- SPRAY COATING, TEXTURED COATING, INSULATION, ROPE/CLOTH USED AS INSULATION
- ASBESTOS INSULATING BOARD
- CEMENT PRODUCTS
- BITUMINOUS PRODUCTS, VINYL PRODUCTS, REINFORCED PLASTICS, BONDED PRODUCTS, ROPE, GASKETS etc.
- F968/VRXXX VISUAL REF. AND LOCATION
- F968/SXXX SAMPLE No. AND LOCATION

CLIENT:
BRITISH LAND

SITE:
EUSTON TOWER, EUSTON ROAD,
REGENTS PLACE, NW1 3DP

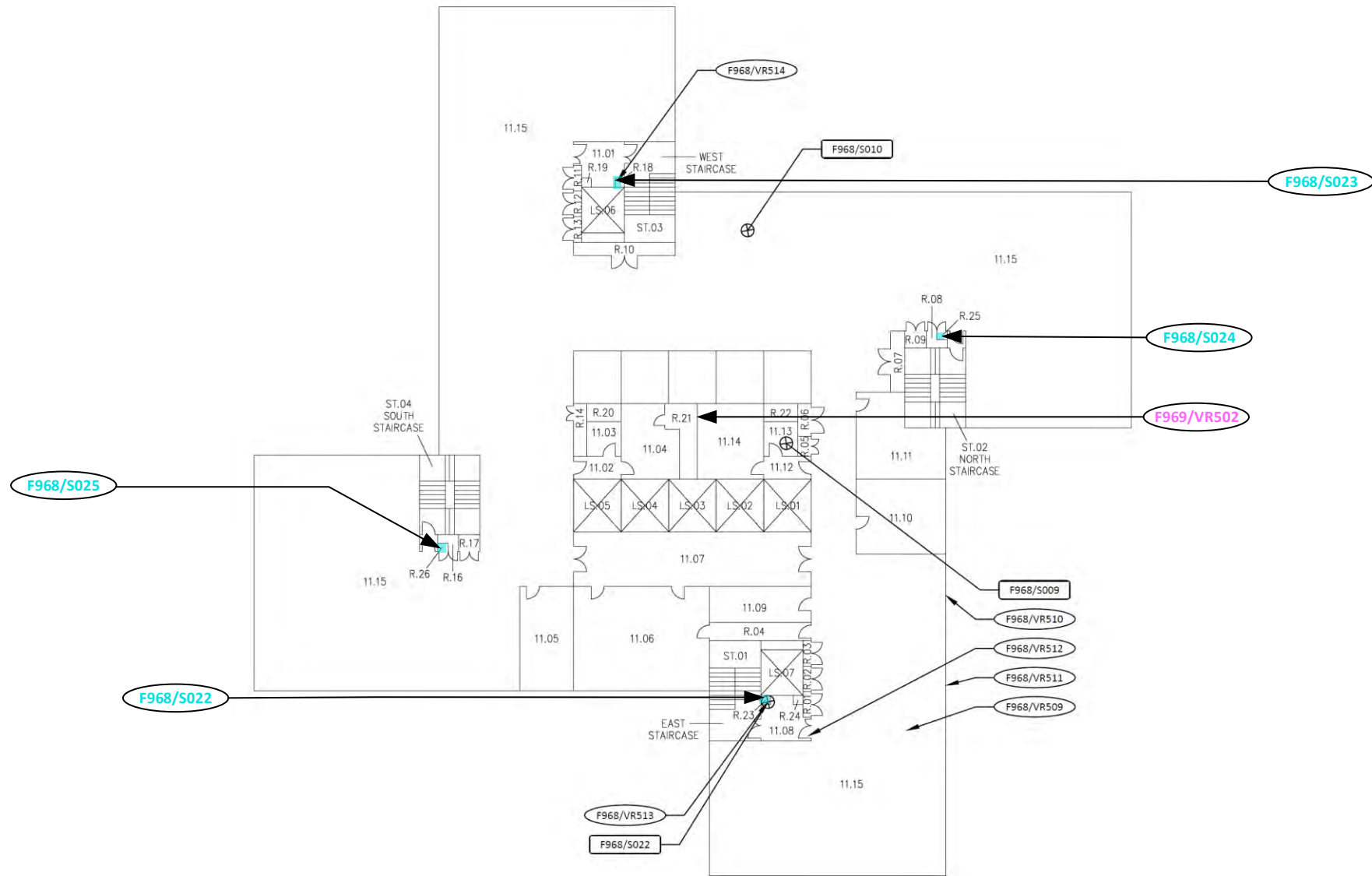
TITLE:
TENTH FLOOR
ASBESTOS SURVEY

rev	description	date

PROJECT #	FRSF968
SHEET #	02
DATE:	11.05.21

William Martin Compliance

 MARLOWE Critical Services



LEGEND

- NO ACCESS
- SPRAY COATING, TEXTURED COATING, INSULATION, ROPE/CLOTH USED AS INSULATION
- ASBESTOS INSULATING BOARD
- CEMENT PRODUCTS
- BITUMINOUS PRODUCTS, VINYL PRODUCTS, REINFORCED PLASTICS, BONDED PRODUCTS, ROPE, GASKETS etc.
- EXTENT OF DEMOLITION/REFURBISHMENT SURVEY
- OUTSIDE SCOPE OF SURVEY
- F968/VRXXX VISUAL REF. AND LOCATION
- F968/SXXX SAMPLE No. AND LOCATION

CLIENT:
BRITISH LAND

SITE:
EUSTON TOWER, EUSTON ROAD,
REGENTS PLACE, NW1 3DP

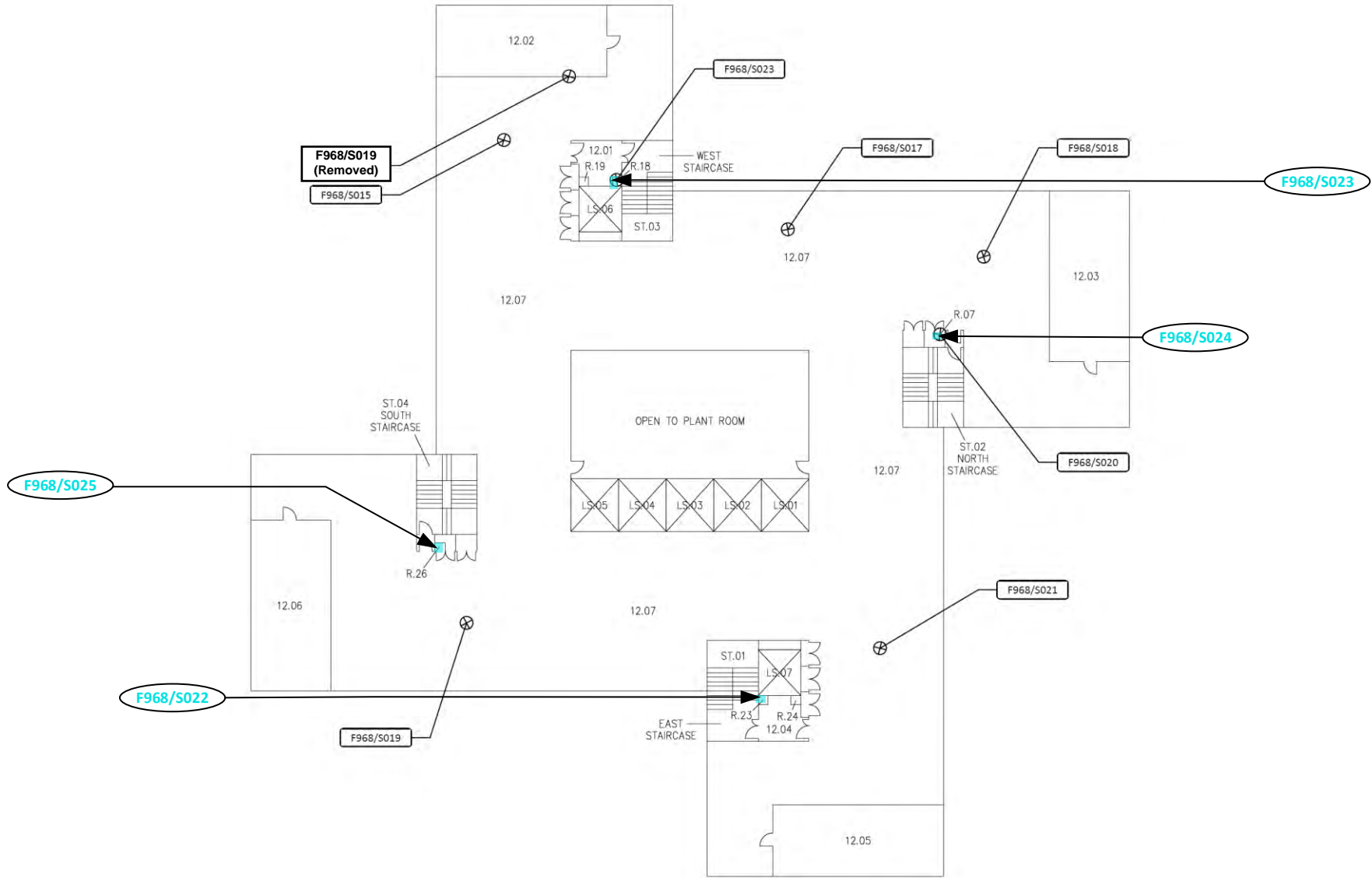
TITLE:
ELEVENTH FLOOR
ASBESTOS SURVEY

rev	description	date

PROJECT #	FRSF968
SHEET #	03
DATE:	11.05.21

William Martin Compliance

 MARLOWE Critical Services



LEGEND

- NO ACCESS
- SPRAY COATING, TEXTURED COATING, INSULATION, ROPE/CLOTH USED AS INSULATION
- ASBESTOS INSULATING BOARD
- CEMENT PRODUCTS
- BITUMINOUS PRODUCTS, VINYL PRODUCTS, REINFORCED PLASTICS, BONDED PRODUCTS, ROPE, GASKETS etc.
- EXTENT OF DEMOLITION/REFURBISHMENT SURVEY
- OUTSIDE SCOPE OF SURVEY
- F968/VRXXX VISUAL REF. AND LOCATION
- F968/SXXX SAMPLE No. AND LOCATION

CLIENT:
BRITISH LAND

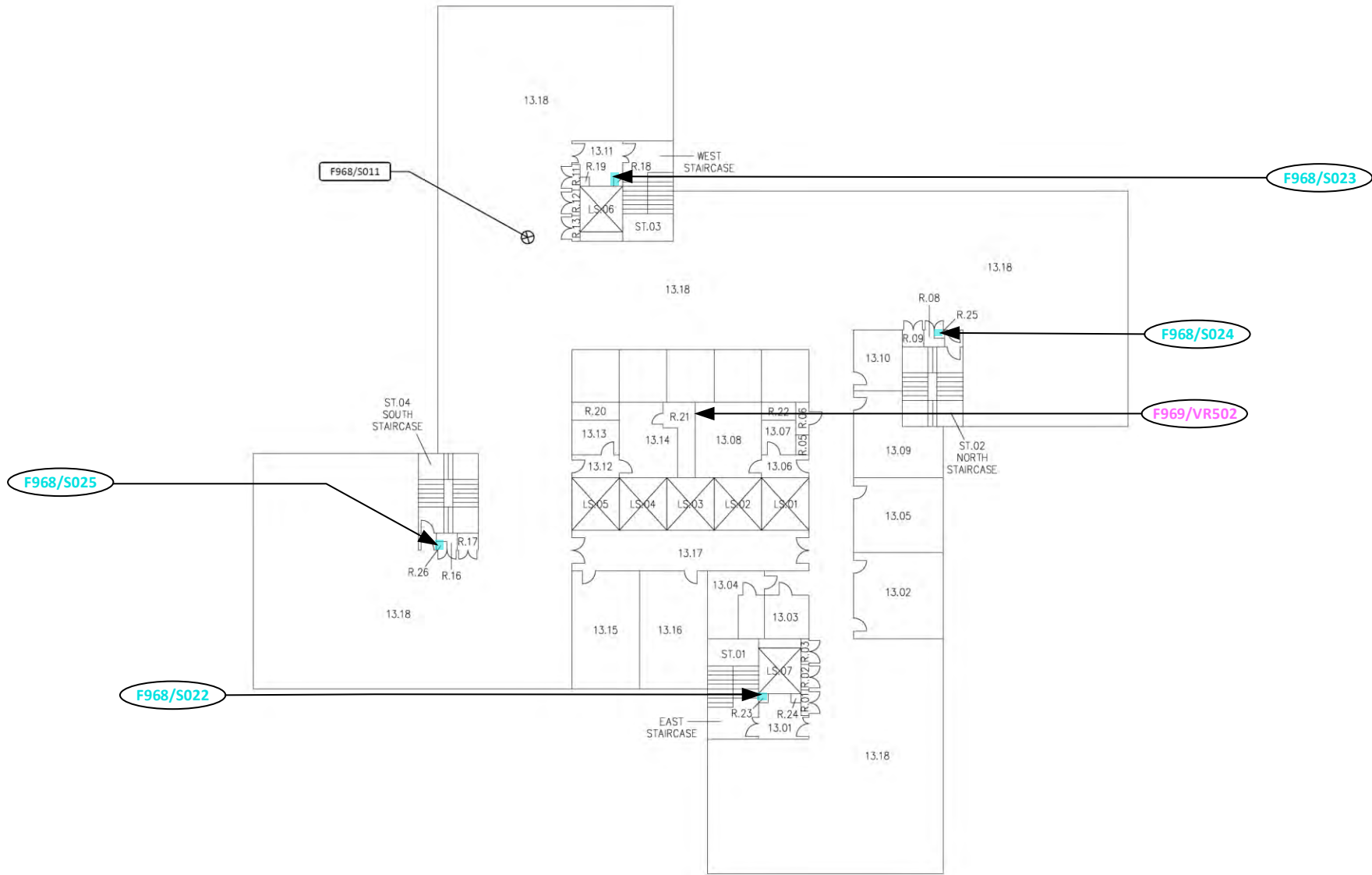
SITE:
EUSTON TOWER, EUSTON ROAD,
REGENTS PLACE, NW1 3DP

TITLE:
TWELFTH FLOOR
ASBESTOS SURVEY

rev	description	date

PROJECT #	FRSF968
SHEET #	04
DATE:	11.05.21

William Martin Compliance
MARLOWE Critical Services



LEGEND

- NO ACCESS
- SPRAY COATING, TEXTURED COATING, INSULATION, ROPE/CLOTH USED AS INSULATION
- ASBESTOS INSULATING BOARD
- CEMENT PRODUCTS
- BITUMINOUS PRODUCTS, VINYL PRODUCTS, REINFORCED PLASTICS, BONDED PRODUCTS, ROPE, GASKETS etc.
- EXTENT OF DEMOLITION/REFURBISHMENT SURVEY
- OUTSIDE SCOPE OF SURVEY
- F968/VRXXX VISUAL REF. AND LOCATION
- F968/SXXX SAMPLE No. AND LOCATION

CLIENT:
BRITISH LAND

SITE:
EUSTON TOWER, EUSTON ROAD,
REGENTS PLACE, NW1 3DP

TITLE:
THIRTEENTH FLOOR
ASBESTOS SURVEY

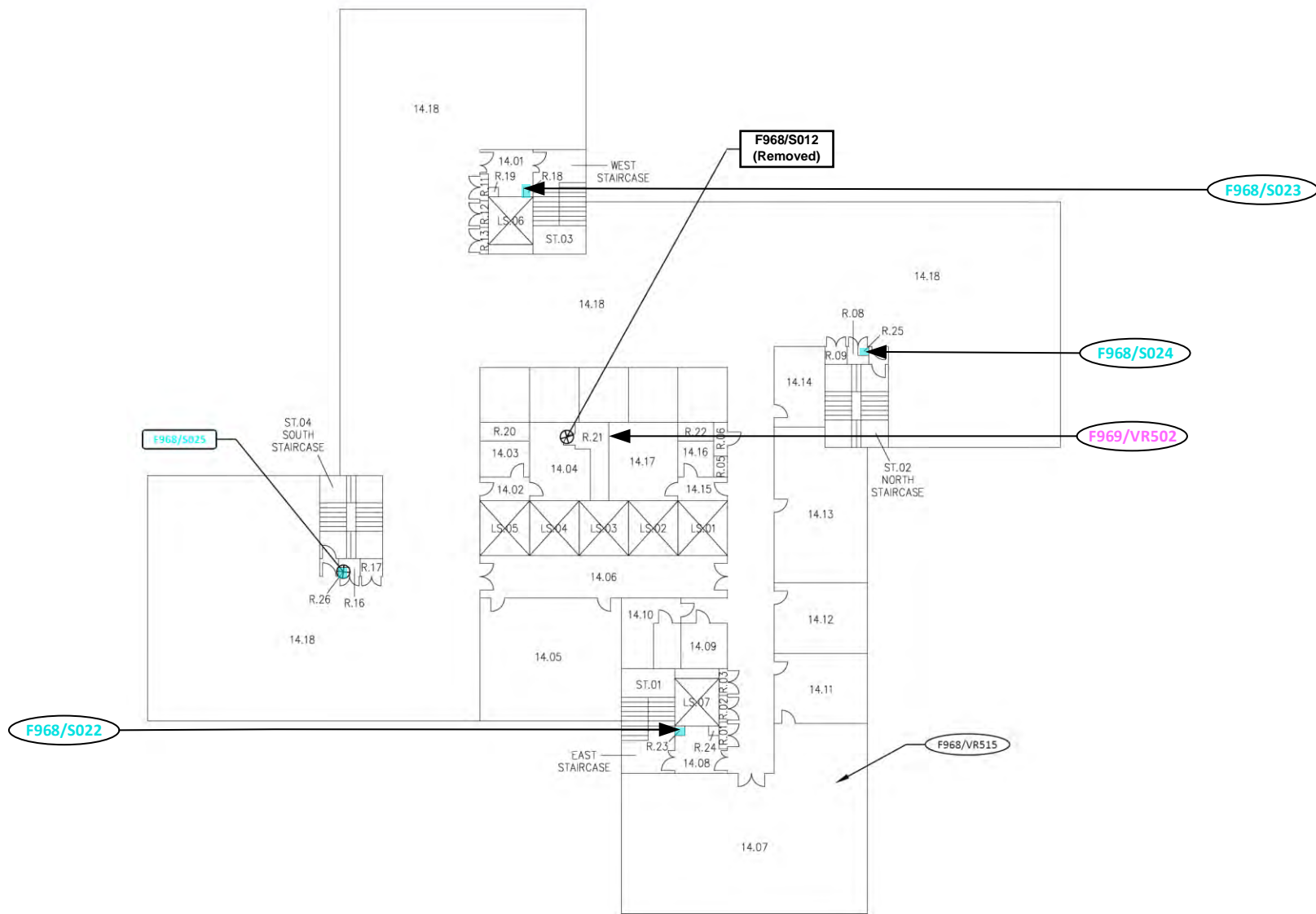
rev	description	date

PROJECT #	FRSF968
SHEET #	05
DATE:	11.05.21

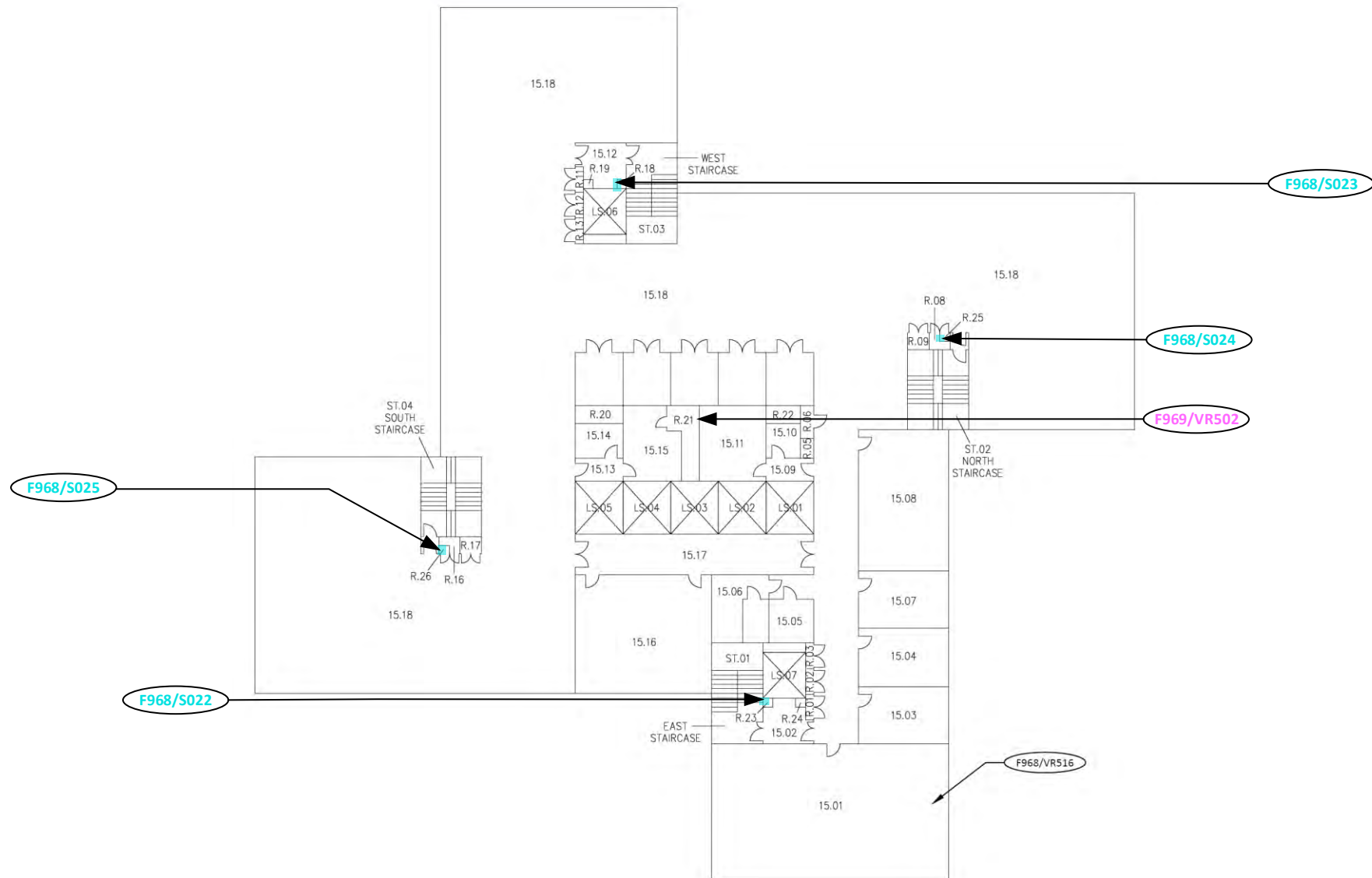
William Martin

Compliance

MARLOWE Critical Services



<p>LEGEND</p> <ul style="list-style-type: none"> NO ACCESS SPRAY COATING, TEXTURED COATING, INSULATION, ROPE/CLOTH USED AS INSULATION ASBESTOS INSULATING BOARD CEMENT PRODUCTS BITUMINOUS PRODUCTS, VINYL PRODUCTS, REINFORCED PLASTICS, BONDED PRODUCTS, ROPE, GASKETS etc. 	<ul style="list-style-type: none"> EXTENT OF DEMOLITION/REFURBISHMENT SURVEY OUTSIDE SCOPE OF SURVEY F968/VRXXX VISUAL REF. AND LOCATION F968/SXXX SAMPLE No. AND LOCATION 	<p>CLIENT: BRITISH LAND</p> <hr/> <p>SITE: EUSTON TOWER, EUSTON ROAD, REGENTS PLACE, NW1 3DP</p>	<p>TITLE: FOURTEENTH FLOOR ASBESTOS SURVEY</p>												
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rev	description	date													
PROJECT #	FRSF968														
SHEET #	06														
DATE:	11.05.21														



LEGEND

- NO ACCESS
- SPRAY COATING, TEXTURED COATING, INSULATION, ROPE/CLOTH USED AS INSULATION
- ASBESTOS INSULATING BOARD
- CEMENT PRODUCTS
- BITUMINOUS PRODUCTS, VINYL PRODUCTS, REINFORCED PLASTICS, BONDED PRODUCTS, ROPE, GASKETS etc.
- EXTENT OF DEMOLITION/REFURBISHMENT SURVEY
- OUTSIDE SCOPE OF SURVEY
- F968/VRXXX VISUAL REF. AND LOCATION
- F968/SXXX SAMPLE No. AND LOCATION

CLIENT:
BRITISH LAND

SITE:
EUSTON TOWER, EUSTON ROAD,
REGENTS PLACE, NW1 3DP

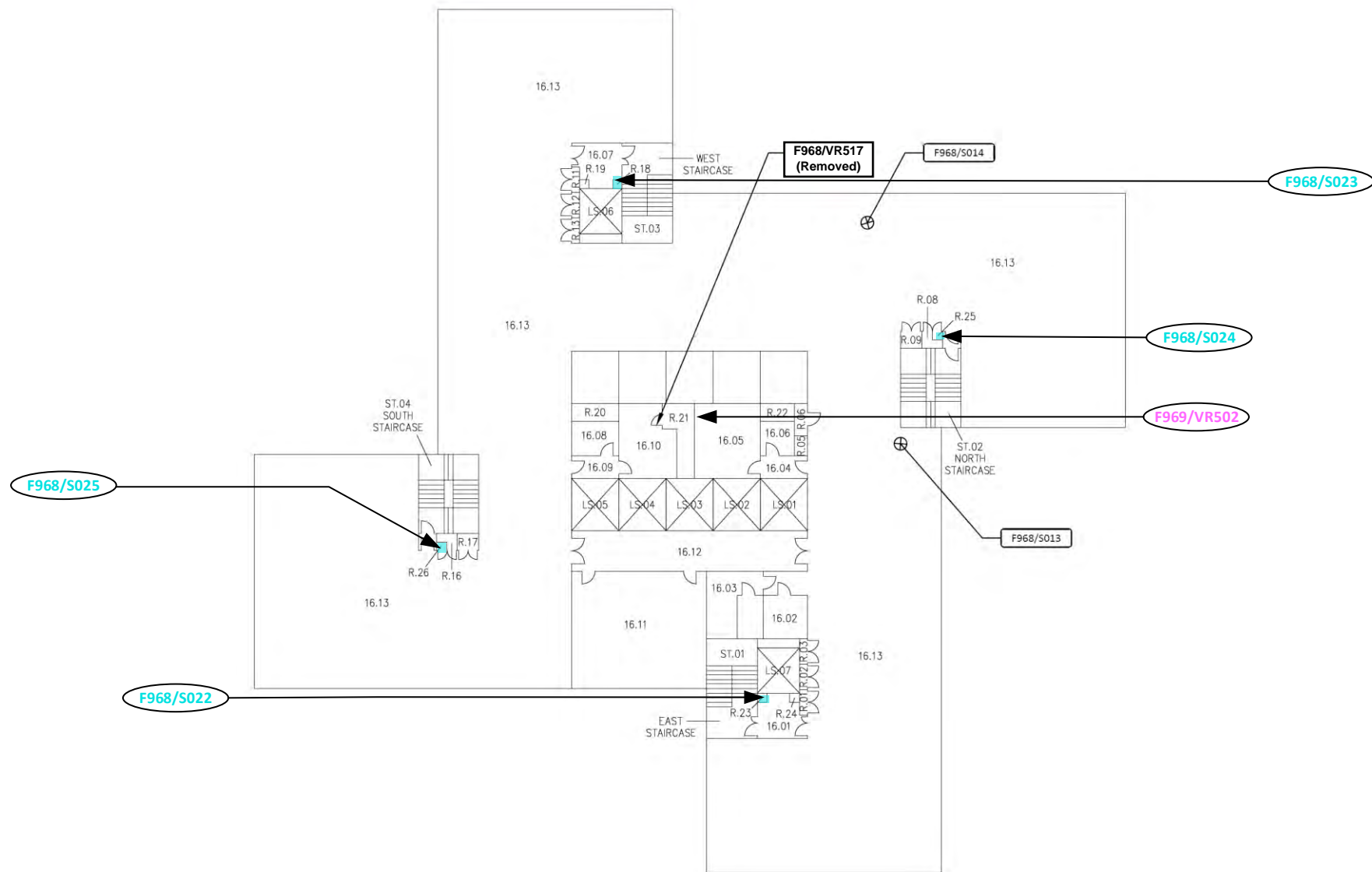
TITLE:
FIFTEENTH FLOOR
ASBESTOS SURVEY

rev	description	date

PROJECT #	FRSF968
SHEET #	07
DATE:	11.05.21

William Martin Compliance

 MARLOWE Critical Services



LEGEND

- NO ACCESS
- SPRAY COATING, TEXTURED COATING, INSULATION, ROPE/CLOTH USED AS INSULATION
- ASBESTOS INSULATING BOARD
- CEMENT PRODUCTS
- BITUMINOUS PRODUCTS, VINYL PRODUCTS, REINFORCED PLASTICS, BONDED PRODUCTS, ROPE, GASKETS etc.
- EXTENT OF DEMOLITION/REFURBISHMENT SURVEY
- OUTSIDE SCOPE OF SURVEY
- F968/VRXXX VISUAL REF. AND LOCATION
- F968/SXXX SAMPLE No. AND LOCATION

CLIENT:
BRITISH LAND

SITE:
EUSTON TOWER, EUSTON ROAD,
REGENTS PLACE, NW1 3DP

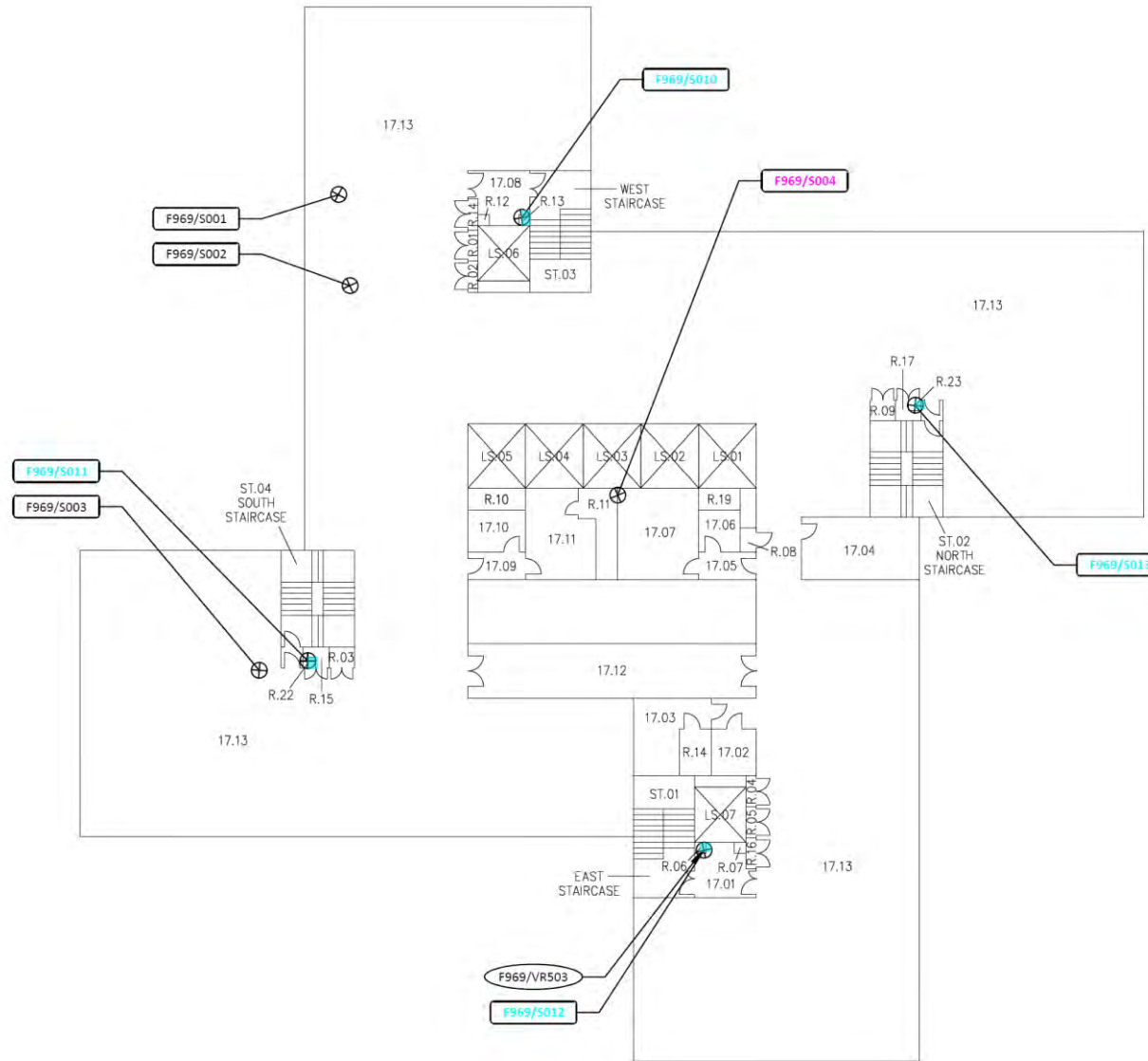
TITLE:
SIXTEENTH FLOOR
ASBESTOS SURVEY

rev	description	date

PROJECT #	FRSF968
SHEET #	08
DATE:	11.05.21

William Martin Compliance

 MARLOWE Critical Services



LEGEND

- NO ACCESS
- SPRAY COATING, TEXTURED COATING, INSULATION, ROPE/CLOTH USED AS INSULATION
- ASBESTOS INSULATING BOARD
- CEMENT PRODUCTS
- BITUMINOUS PRODUCTS, VINYL PRODUCTS, REINFORCED PLASTICS, BONDED PRODUCTS, ROPE, GASKETS etc.

EXTENT OF DEMOLITION/REFURBISHMENT SURVEY

OUTSIDE SCOPE OF SURVEY

F969/VRXXX VISUAL REF. AND LOCATION

F969/SXXX SAMPLE No. AND LOCATION

CLIENT:
BRITISH LAND

SITE:
EUSTON TOWER, EUSTON ROAD,
REGENTS PLACE, NW1 3DP

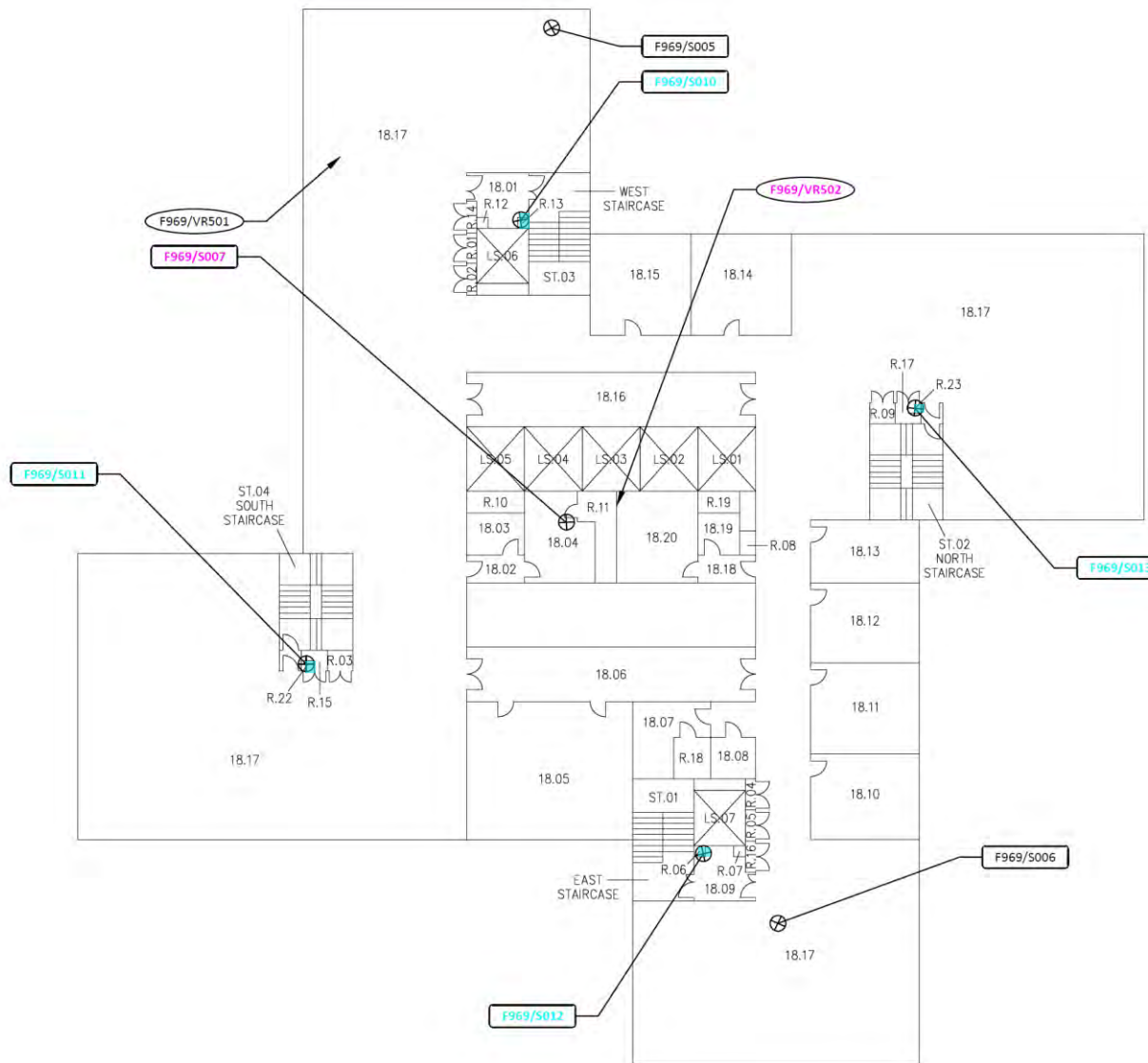
TITLE:
SEVENTEENTH FLOOR
ASBESTOS SURVEY

rev	description	date

PROJECT #	FRSF969
SHEET #	01
DATE:	23.05.21

William Martin Compliance

 MARLOWE Critical Services



LEGEND

- NO ACCESS
- SPRAY COATING, TEXTURED COATING, INSULATION, ROPE/CLOTH USED AS INSULATION
- ASBESTOS INSULATING BOARD
- CEMENT PRODUCTS
- BITUMINOUS PRODUCTS, VINYL PRODUCTS, REINFORCED PLASTICS, BONDED PRODUCTS, ROPE, GASKETS etc.

- EXTENT OF DEMOLITION/REFURBISHMENT SURVEY
- OUTSIDE SCOPE OF SURVEY

F969/VRXXX → VISUAL REF. AND LOCATION

F969/SXXX ⊗ SAMPLE No. AND LOCATION

CLIENT:
BRITISH LAND

SITE:
EUSTON TOWER, EUSTON ROAD,
REGENTS PLACE, NW1 3DP

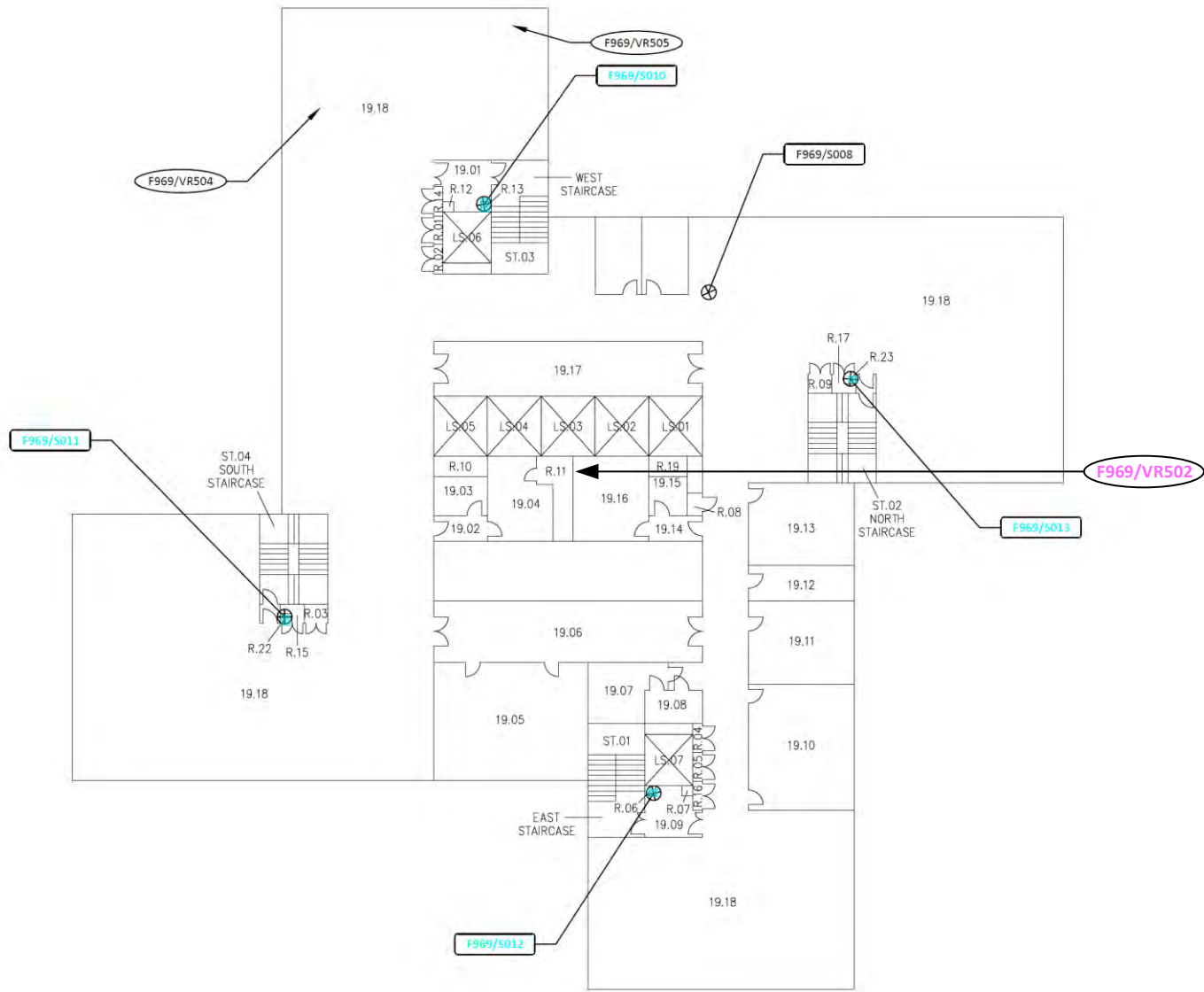
TITLE:
EIGHTEENTH FLOOR
ASBESTOS SURVEY

rev	description	date

PROJECT #	FRSF969
SHEET #	02
DATE:	23.05.21

William Martin Compliance

 MARLOWE Critical Services



LEGEND	
	NO ACCESS
	SPRAY COATING, TEXTURED COATING, INSULATION, ROPE/CLOTH USED AS INSULATION
	ASBESTOS INSULATING BOARD
	CEMENT PRODUCTS
	BITUMINOUS PRODUCTS, VINYL PRODUCTS, REINFORCED PLASTICS, BONDED PRODUCTS, ROPE, GASKETS etc.
	EXTENT OF DEMOLITION/REFURBISHMENT SURVEY
	OUTSIDE SCOPE OF SURVEY
	VISUAL REF. AND LOCATION
	SAMPLE No. AND LOCATION

CLIENT:
BRITISH LAND

SITE:
EUSTON TOWER, EUSTON ROAD,
REGENTS PLACE, NW1 3DP

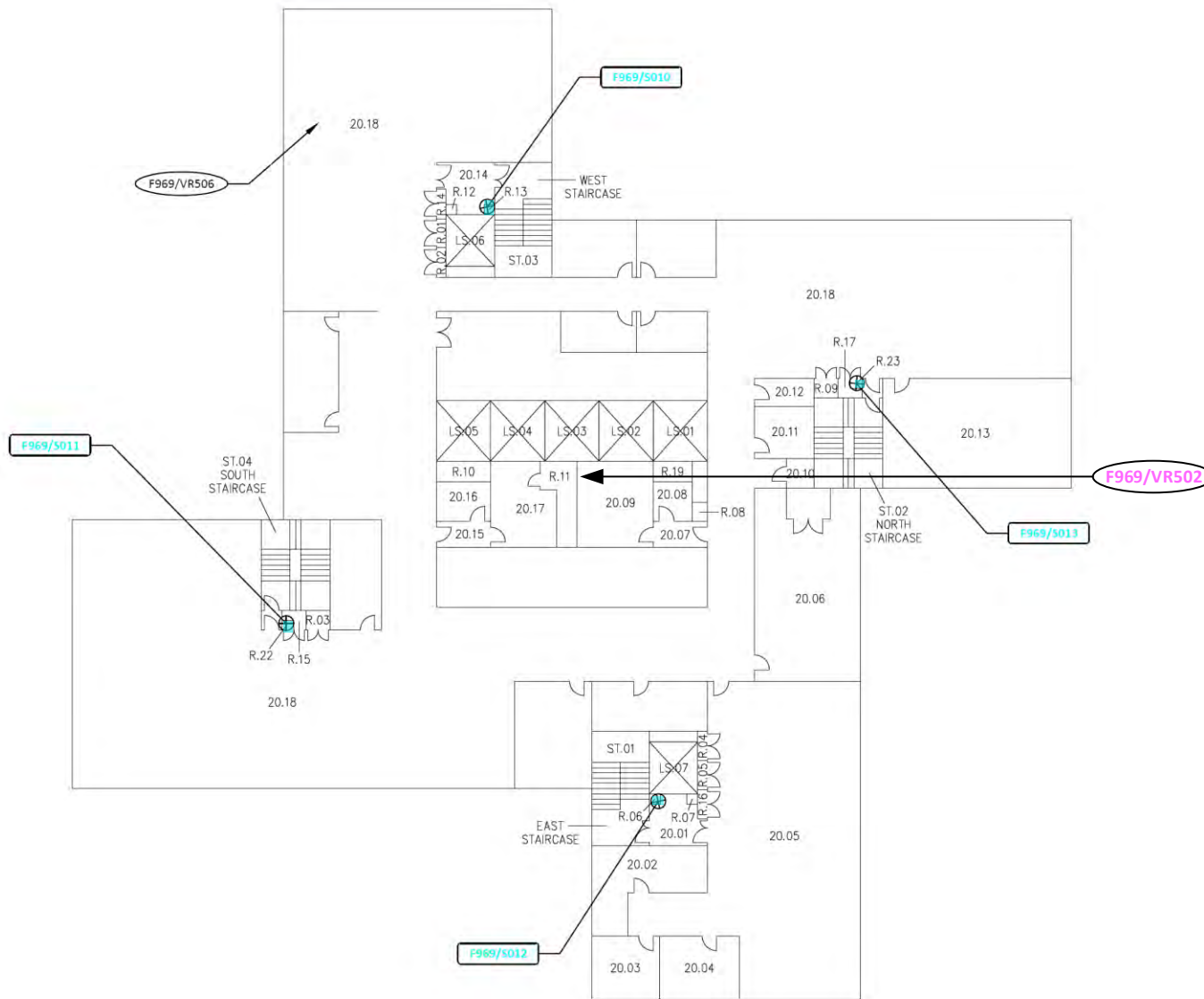
TITLE:
NINETEENTH FLOOR
ASBESTOS SURVEY

rev	description	date

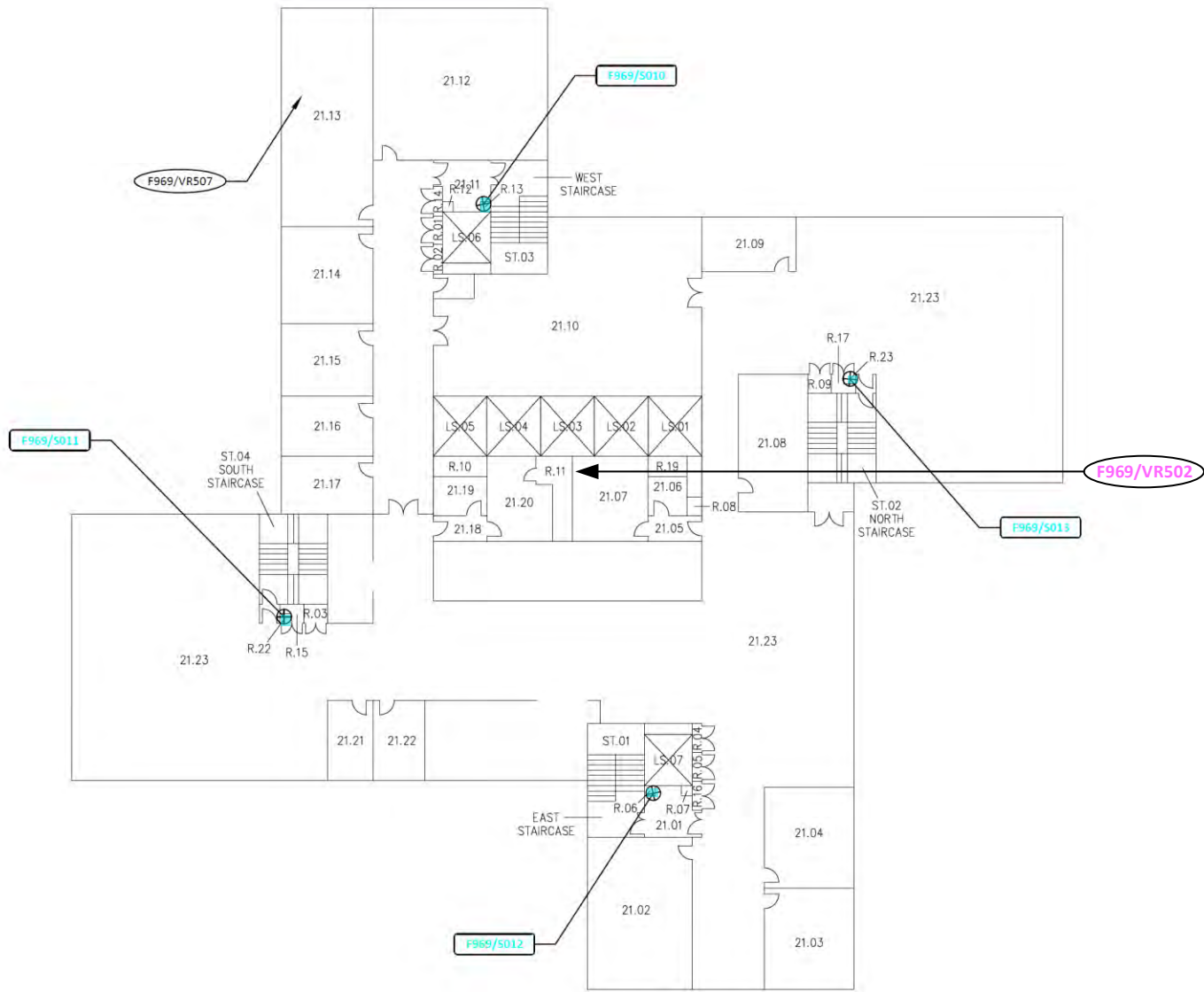
PROJECT #	FRSF969
SHEET #	03
DATE:	23.05.21

William Martin Compliance

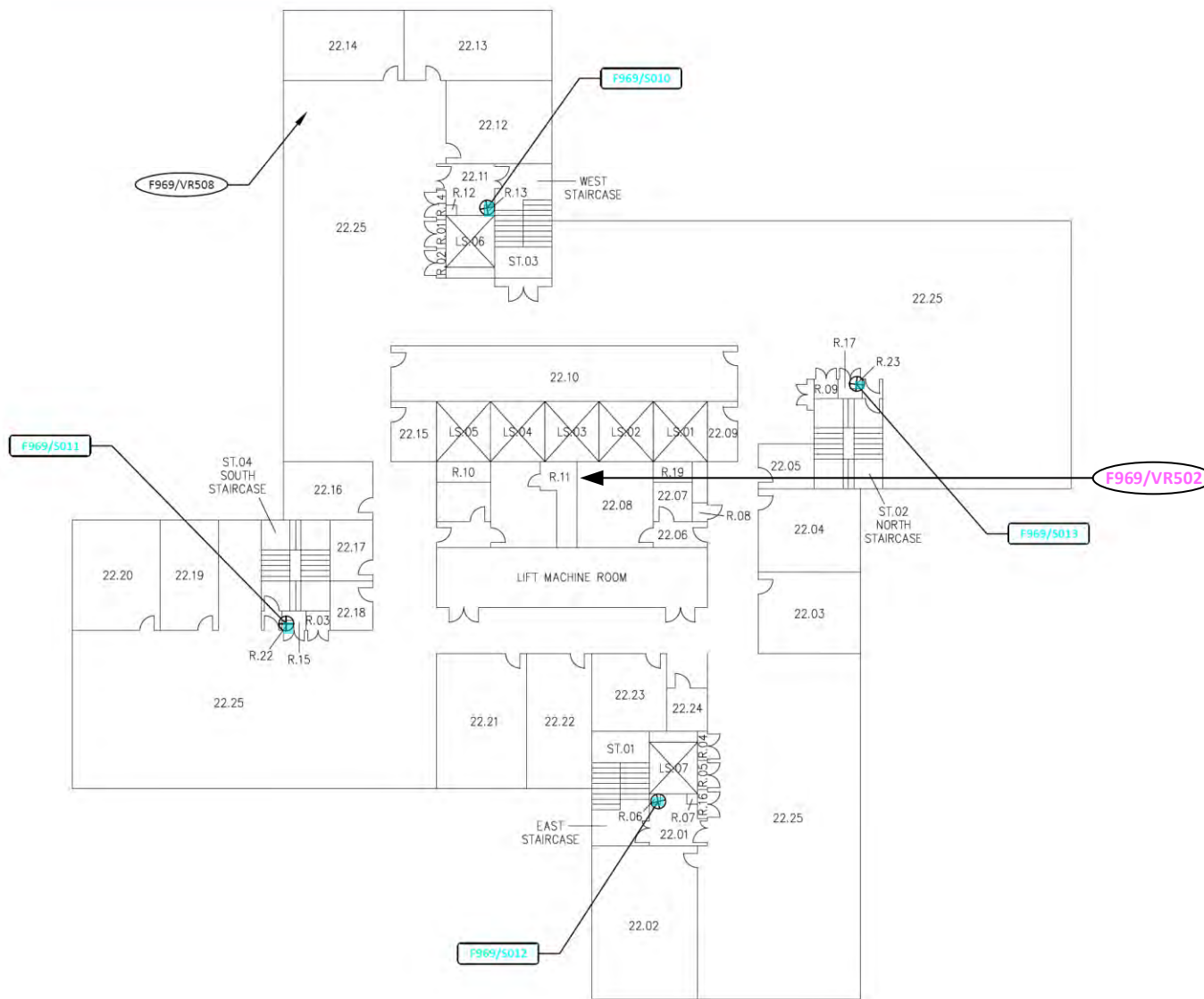
MARLOWE Critical Services



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rev	description	date																	
PROJECT #	FRSF969																		
SHEET #	04																		
DATE:	23.05.21																		



LEGEND NO ACCESS SPRAY COATING, TEXTURED COATING, INSULATION, ROPE/CLOTH USED AS INSULATION ASBESTOS INSULATING BOARD CEMENT PRODUCTS BITUMINOUS PRODUCTS, VINYL PRODUCTS, REINFORCED PLASTICS, BONDED PRODUCTS, ROPE, GASKETS etc.	EXTENT OF DEMOLITION/REFURBISHMENT SURVEY OUTSIDE SCOPE OF SURVEY F969/VRXXX VISUAL REF. AND LOCATION F969/SXXX SAMPLE No. AND LOCATION	CLIENT: BRITISH LAND	SITE: EUSTON TOWER, EUSTON ROAD, REGENTS PLACE, NW1 3DP	TITLE: TWENTY FIRST FLOOR ASBESTOS SURVEY										
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rev	description	date												
PROJECT #	FRSF969													
SHEET #	05													
DATE:	23.05.21													



LEGEND

- NO ACCESS
- SPRAY COATING, TEXTURED COATING, INSULATION, ROPE/CLOTH USED AS INSULATION
- ASBESTOS INSULATING BOARD
- CEMENT PRODUCTS
- BITUMINOUS PRODUCTS, VINYL PRODUCTS, REINFORCED PLASTICS, BONDED PRODUCTS, ROPE, GASKETS etc.
- EXTENT OF DEMOLITION/REFURBISHMENT SURVEY
- OUTSIDE SCOPE OF SURVEY
- F969/VRXXX VISUAL REF. AND LOCATION
- F969/SXXX SAMPLE No. AND LOCATION

CLIENT:
BRITISH LAND

SITE:
EUSTON TOWER, EUSTON ROAD,
REGENTS PLACE, NW1 3DP

TITLE:
TWENTY SECOND FLOOR
ASBESTOS SURVEY

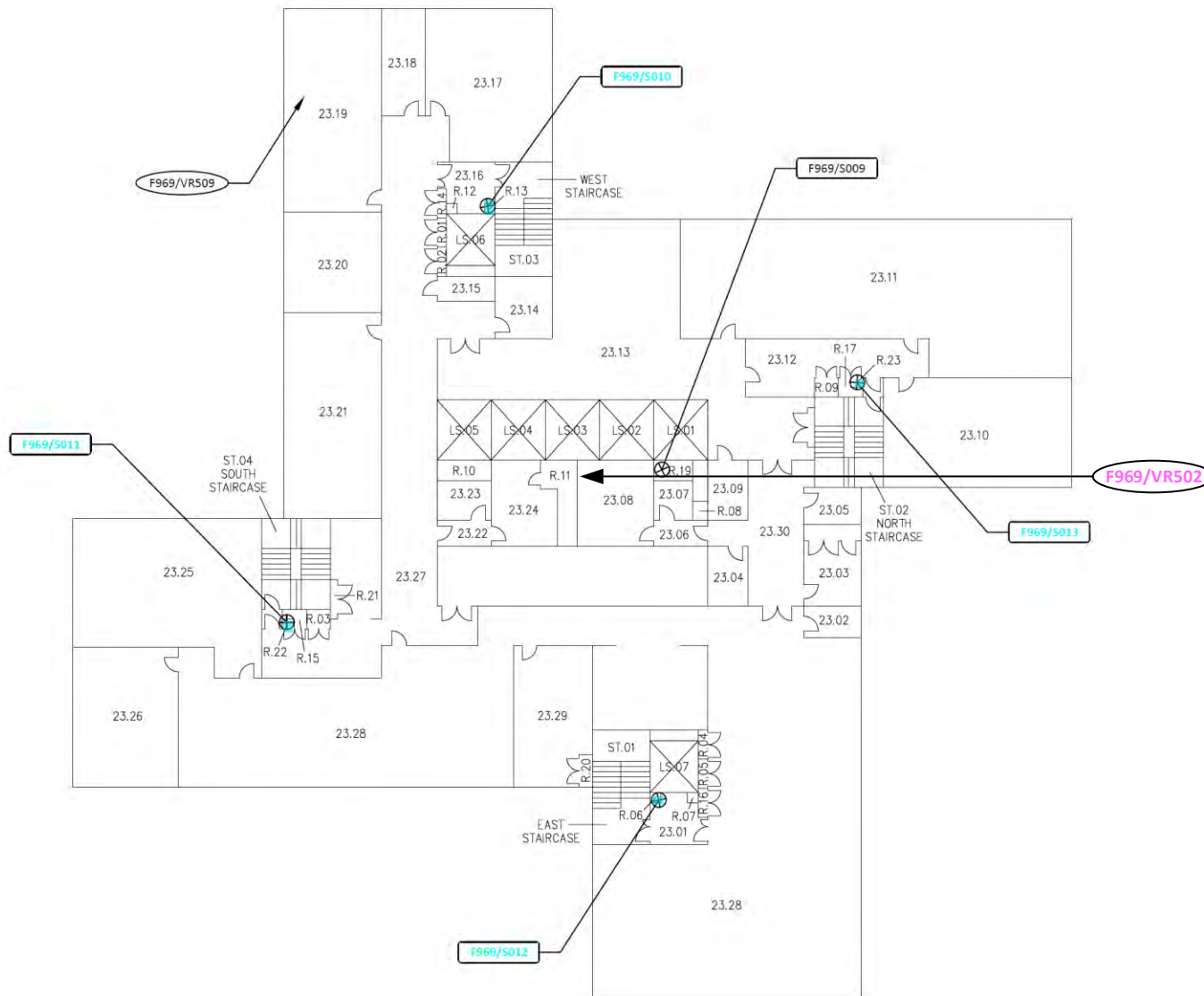
rev	description	date

PROJECT #	FRSF969
SHEET #	06
DATE:	23.05.21

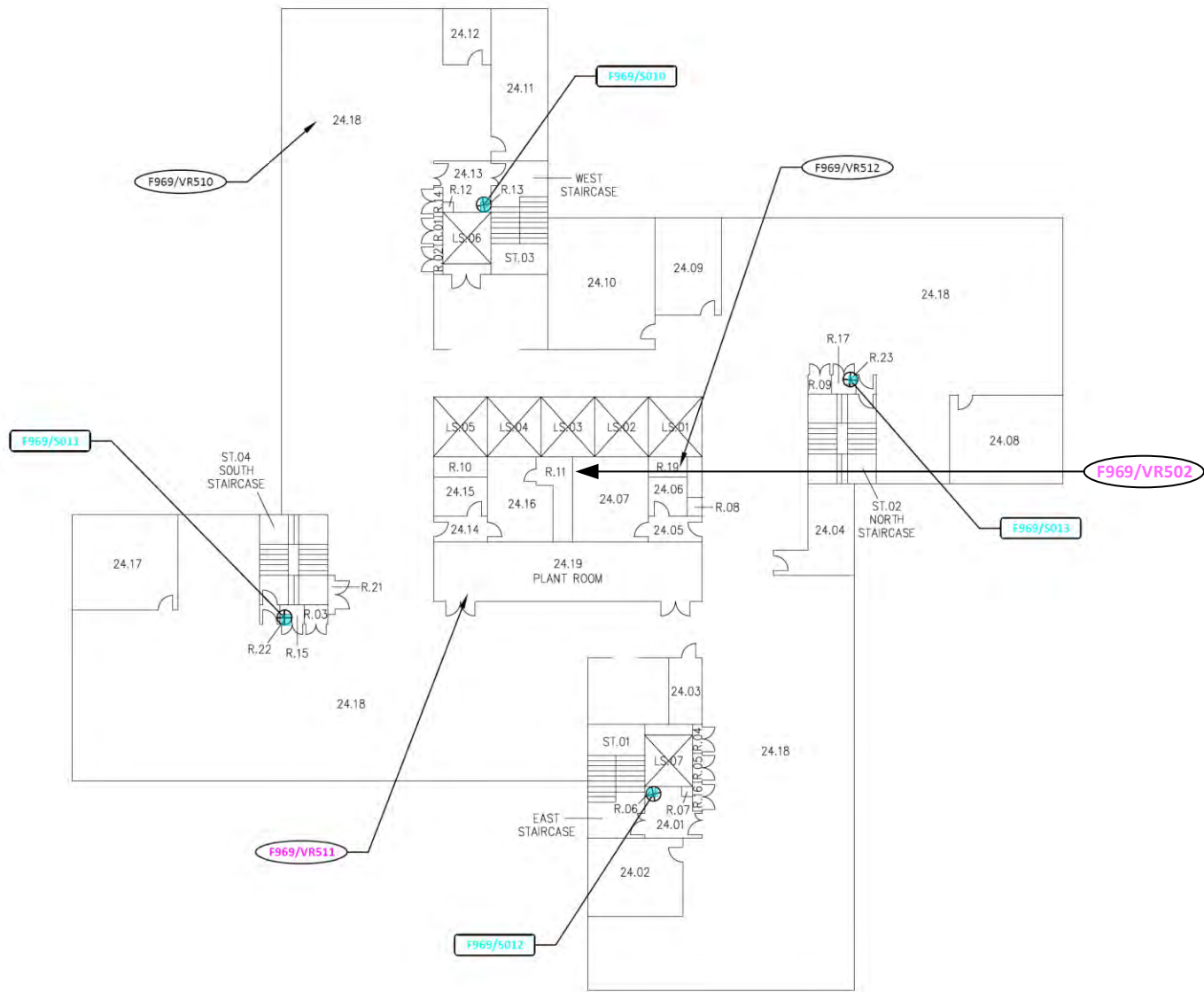
William Martin

Compliance

MARLOWE Critical Services



<p>LEGEND</p> <ul style="list-style-type: none"> NO ACCESS SPRAY COATING, TEXTURED COATING, INSULATION, ROPE/CLOTH USED AS INSULATION ASBESTOS INSULATING BOARD CEMENT PRODUCTS BITUMINOUS PRODUCTS, VINYL PRODUCTS, REINFORCED PLASTICS, BONDED PRODUCTS, ROPE, GASKETS etc. 	<ul style="list-style-type: none"> EXTENT OF DEMOLITION/REFURBISHMENT SURVEY OUTSIDE SCOPE OF SURVEY F969/VRXXX VISUAL REF. AND LOCATION F969/SXXX SAMPLE No. AND LOCATION 	<p>CLIENT: BRITISH LAND</p>	<p>SITE: EUSTON TOWER, EUSTON ROAD, REGENTS PLACE, NW1 3DP</p>	<p>TITLE: TWENTY THIRD FLOOR ASBESTOS SURVEY</p>							
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PROJECT #	FRSF969										
SHEET #	07										
DATE:	23.05.21										
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rev	description	date									



LEGEND

- NO ACCESS
- SPRAY COATING, TEXTURED COATING, INSULATION, ROPE/CLOTH USED AS INSULATION
- ASBESTOS INSULATING BOARD
- CEMENT PRODUCTS
- BITUMINOUS PRODUCTS, VINYL PRODUCTS, REINFORCED PLASTICS, BONDED PRODUCTS, ROPE, GASKETS etc.
- EXTENT OF DEMOLITION/REFURBISHMENT SURVEY
- OUTSIDE SCOPE OF SURVEY
- VISUAL REF. AND LOCATION
- SAMPLE No. AND LOCATION

CLIENT:
BRITISH LAND

SITE:
EUSTON TOWER, EUSTON ROAD,
REGENTS PLACE, NW1 3DP

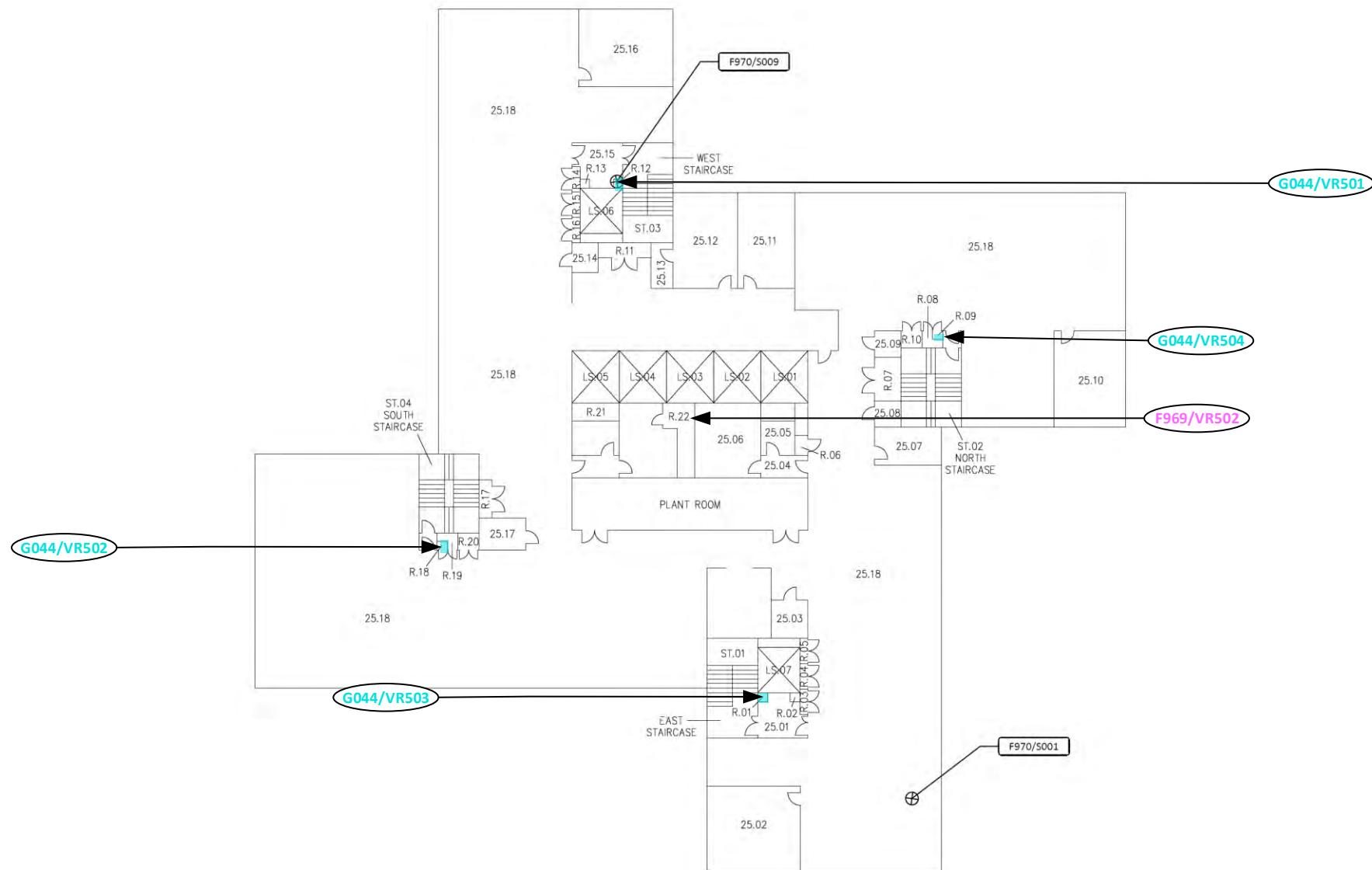
TITLE:
TWENTY FOURTH FLOOR
ASBESTOS SURVEY

rev	description	date

PROJECT #	FRSF969
SHEET #	08
DATE:	23.05.21

William Martin Compliance

MARLOWE Critical Services



LEGEND

- NO ACCESS
- SPRAY COATING, TEXTURED COATING, INSULATION, ROPE/CLOTH USED AS INSULATION
- ASBESTOS INSULATING BOARD
- CEMENT PRODUCTS
- BITUMINOUS PRODUCTS, VINYL PRODUCTS, REINFORCED PLASTICS, BONDED PRODUCTS, ROPE, GASKETS etc.
- EXTENT OF DEMOLITION/REFURBISHMENT SURVEY
- OUTSIDE SCOPE OF SURVEY
- F970/VRXXX VISUAL REF. AND LOCATION
- F970/SXXX SAMPLE No. AND LOCATION

CLIENT:
BRITISH LAND

SITE:
EUSTON TOWER, EUSTON ROAD,
REGENTS PLACE, NW1 3DP

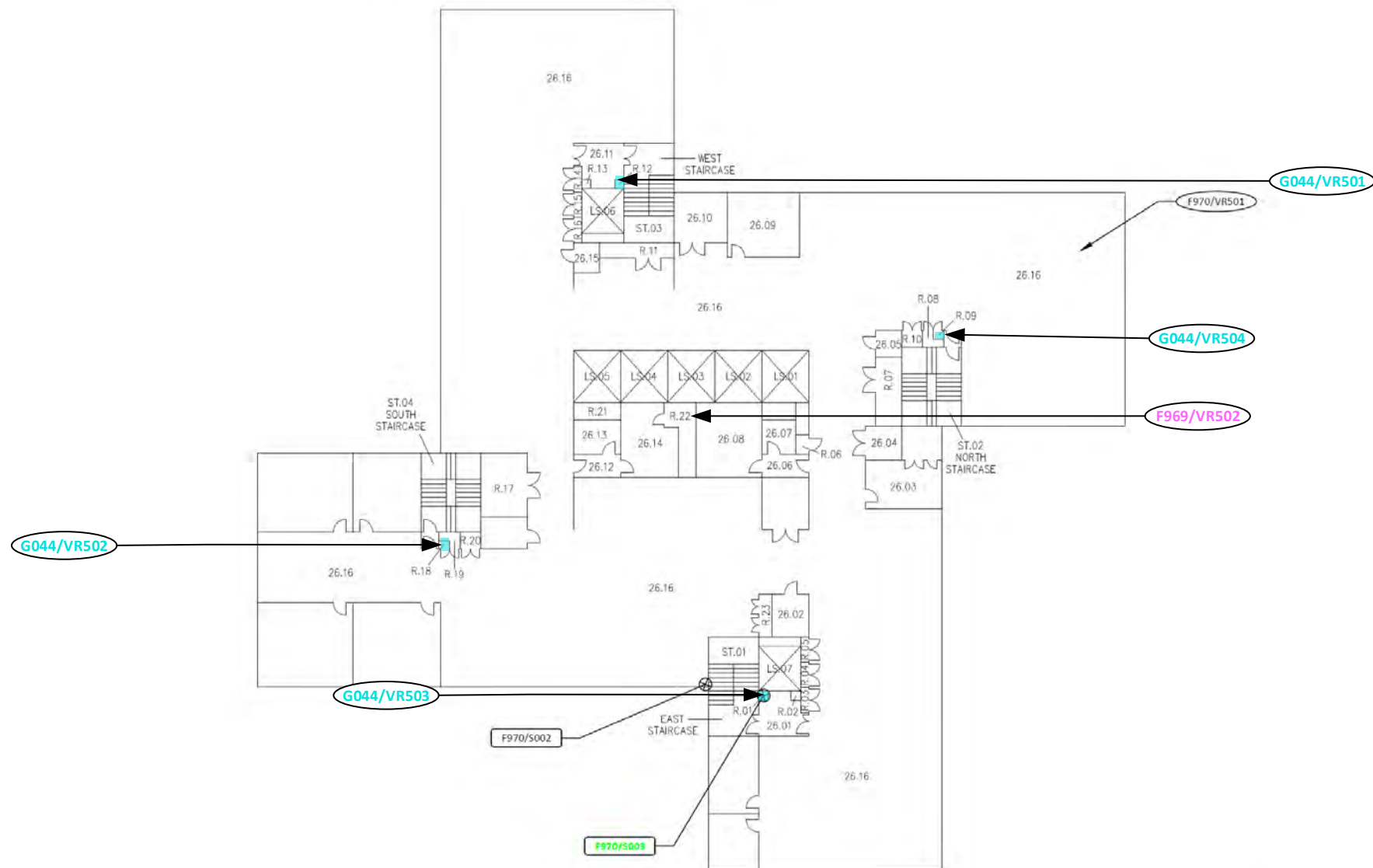
TITLE:
25TH FLOOR
ASBESTOS SURVEY

rev	description	date

PROJECT #	FRSF970
SHEET #	01
DATE:	24.06.21

William Martin Compliance

 MARLOWE Critical Services



LEGEND

- NO ACCESS
- SPRAY COATING, TEXTURED COATING, INSULATION, ROPE/CLOTH USED AS INSULATION
- ASBESTOS INSULATING BOARD
- CEMENT PRODUCTS
- BITUMINOUS PRODUCTS, VINYL PRODUCTS, REINFORCED PLASTICS, BONDED PRODUCTS, ROPE, GASKETS etc.
- EXTENT OF DEMOLITION/REFURBISHMENT SURVEY
- OUTSIDE SCOPE OF SURVEY
- F970/VRXXX VISUAL REF. AND LOCATION
- F970/SXXX SAMPLE No. AND LOCATION

CLIENT:
BRITISH LAND

SITE:
**EUSTON TOWER, EUSTON ROAD,
REGENTS PLACE, NW1 3DP**

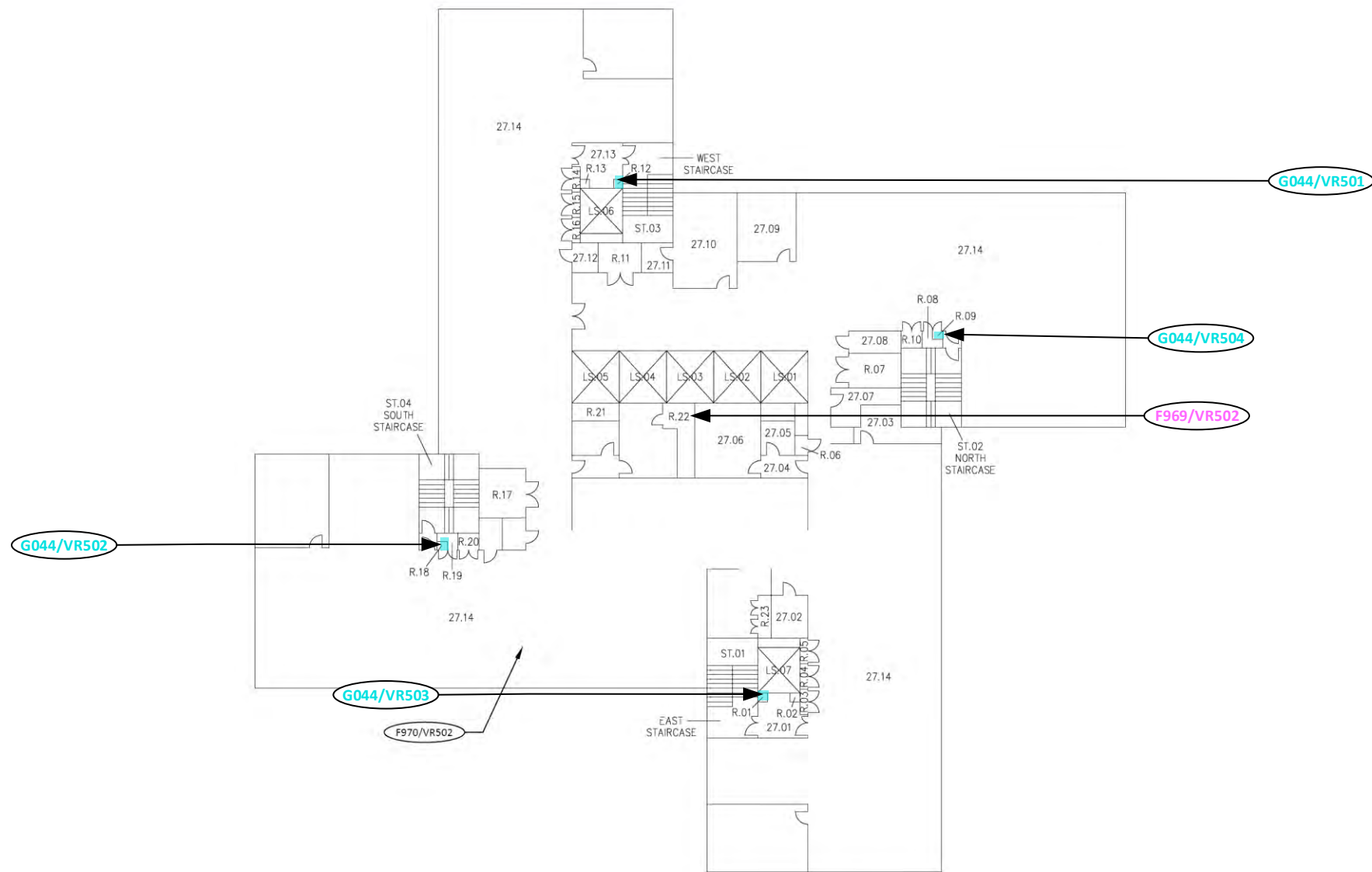
TITLE:
**26TH FLOOR
ASBESTOS SURVEY**

rev	description	date

PROJECT #	FRSF970
SHEET #	02
DATE:	24.06.21

William Martin
Compliance

MARLOWE Critical Services



LEGEND

- NO ACCESS
- SPRAY COATING, TEXTURED COATING, INSULATION, ROPE/CLOTH USED AS INSULATION
- ASBESTOS INSULATING BOARD
- CEMENT PRODUCTS
- BITUMINOUS PRODUCTS, VINYL PRODUCTS, REINFORCED PLASTICS, BONDED PRODUCTS, ROPE, GASKETS etc.

- EXTENT OF DEMOLITION/REFURBISHMENT SURVEY
- OUTSIDE SCOPE OF SURVEY

- F970/VRXXX VISUAL REF. AND LOCATION
- F970/SXXX SAMPLE No. AND LOCATION

CLIENT:
BRITISH LAND

SITE:
EUSTON TOWER, EUSTON ROAD,
REGENTS PLACE, NW1 3DP

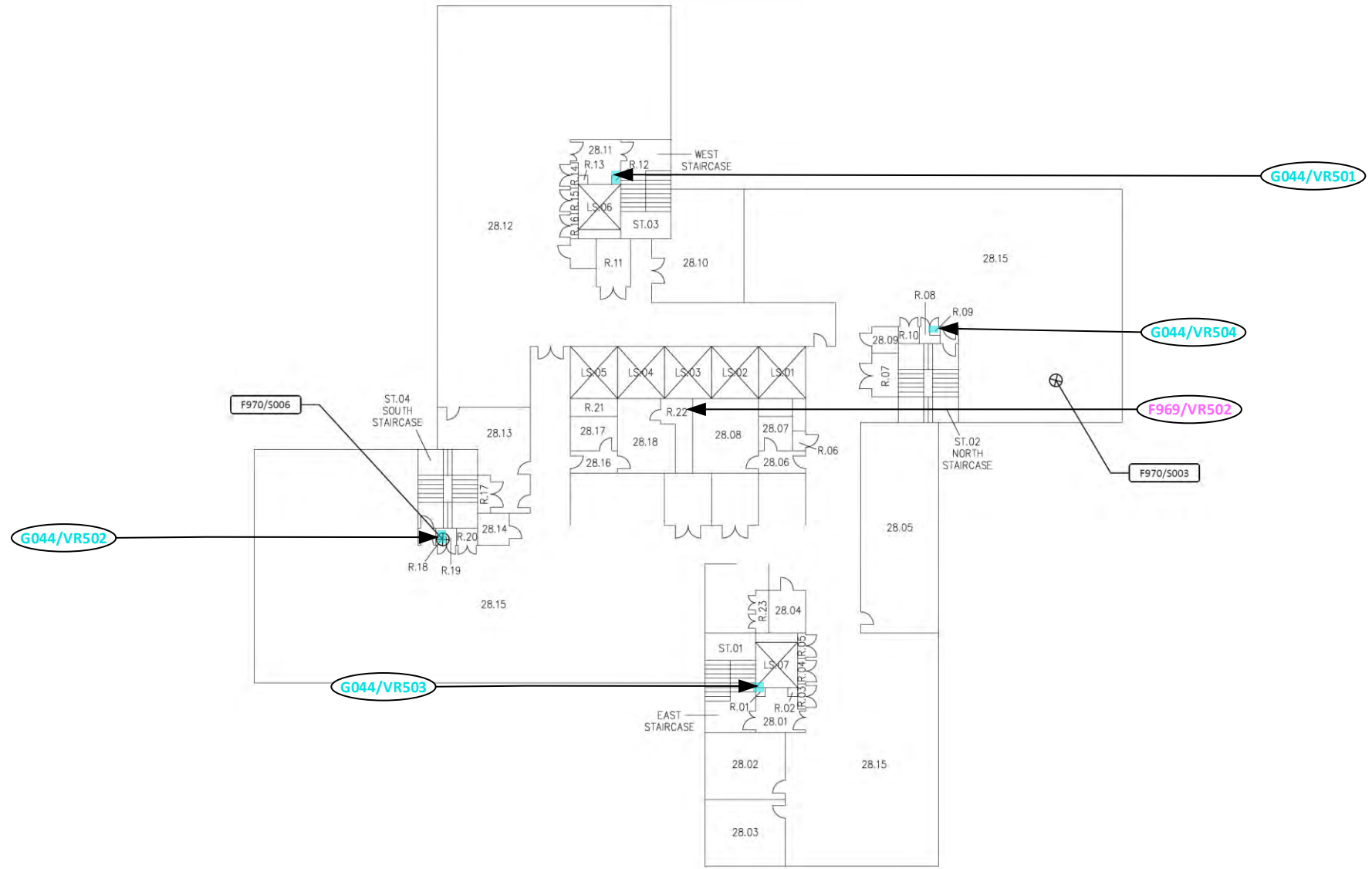
TITLE:
27TH FLOOR
ASBESTOS SURVEY

rev	description	date

PROJECT #	FRSF970
SHEET #	03
DATE:	24.06.21

William Martin Compliance

 MARLOWE Critical Services



LEGEND

- NO ACCESS
- SPRAY COATING, TEXTURED COATING, INSULATION, ROPE/CLOTH USED AS INSULATION
- ASBESTOS INSULATING BOARD
- CEMENT PRODUCTS
- BITUMINOUS PRODUCTS, VINYL PRODUCTS, REINFORCED PLASTICS, BONDED PRODUCTS, ROPE, GASKETS etc.

EXTENT OF DEMOLITION/REFURBISHMENT SURVEY

OUTSIDE SCOPE OF SURVEY

F970/VRXXX VISUAL REF. AND LOCATION

F970/SXXX SAMPLE No. AND LOCATION

CLIENT:
BRITISH LAND

SITE:
EUSTON TOWER, EUSTON ROAD,
REGENTS PLACE, NW1 3DP

TITLE:
28TH FLOOR
ASBESTOS SURVEY

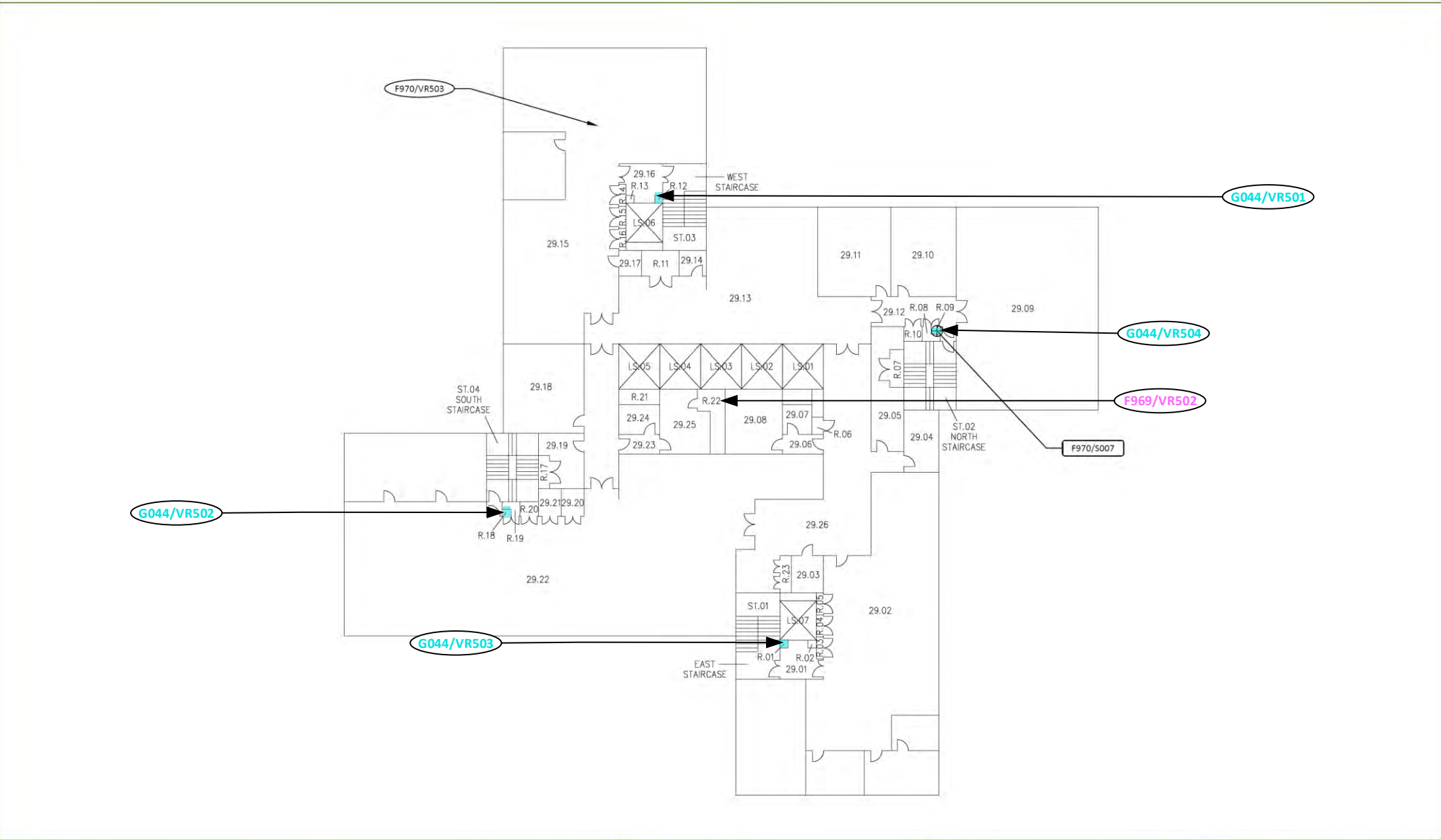
rev	description	date

PROJECT #	FRSF970
SHEET #	04
DATE:	24.06.21



William Martin
Compliance

MARLOWE Critical Services



LEGEND	
	NO ACCESS
	SPRAY COATING, TEXTURED COATING, INSULATION, ROPE/CLOTH USED AS INSULATION
	ASBESTOS INSULATING BOARD
	CEMENT PRODUCTS
	BITUMINOUS PRODUCTS, VINYL PRODUCTS, REINFORCED PLASTICS, BONDED PRODUCTS, ROPE, GASKETS etc.
	EXTENT OF DEMOLITION/REFURBISHMENT SURVEY
	OUTSIDE SCOPE OF SURVEY
	F970/VRXXX VISUAL REF. AND LOCATION
	F970/SXXX SAMPLE No. AND LOCATION

CLIENT:
BRITISH LAND

SITE:
EUSTON TOWER, EUSTON ROAD,
REGENTS PLACE, NW1 3DP

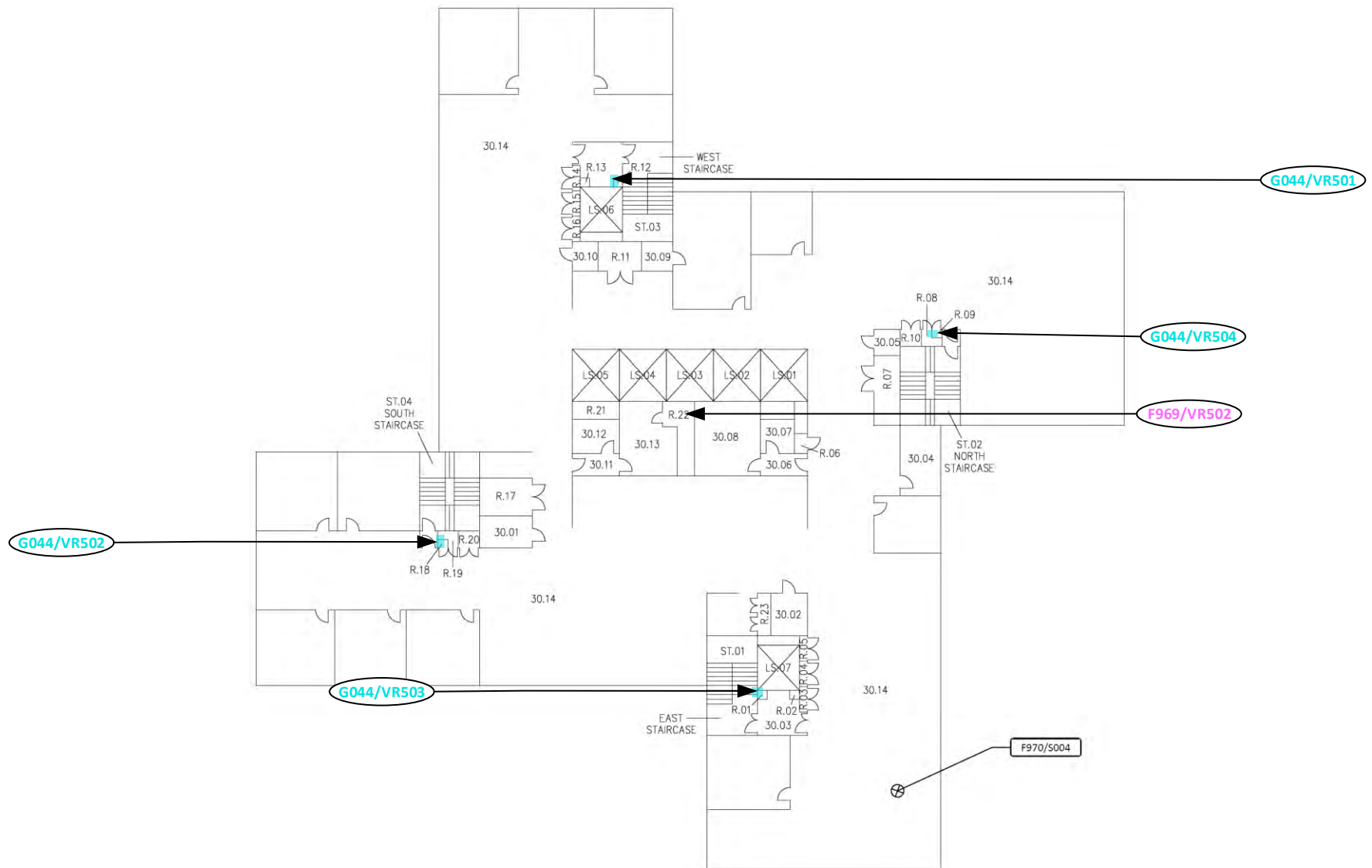
TITLE:
29TH FLOOR
ASBESTOS SURVEY

rev	description	date

PROJECT #	FRSF970
SHEET #	05
DATE:	24.06.21

William Martin Compliance

MARLOWE Critical Services



LEGEND

- NO ACCESS
- SPRAY COATING, TEXTURED COATING, INSULATION, ROPE/CLOTH USED AS INSULATION
- ASBESTOS INSULATING BOARD
- CEMENT PRODUCTS
- BITUMINOUS PRODUCTS, VINYL PRODUCTS, REINFORCED PLASTICS, BONDED PRODUCTS, ROPE, GASKETS etc.
- EXTENT OF DEMOLITION/REFURBISHMENT SURVEY
- OUTSIDE SCOPE OF SURVEY
- F970/VRXXX VISUAL REF. AND LOCATION
- F970/SXXX SAMPLE No. AND LOCATION

CLIENT:
BRITISH LAND

SITE:
EUSTON TOWER, EUSTON ROAD,
REGENTS PLACE, NW1 3DP

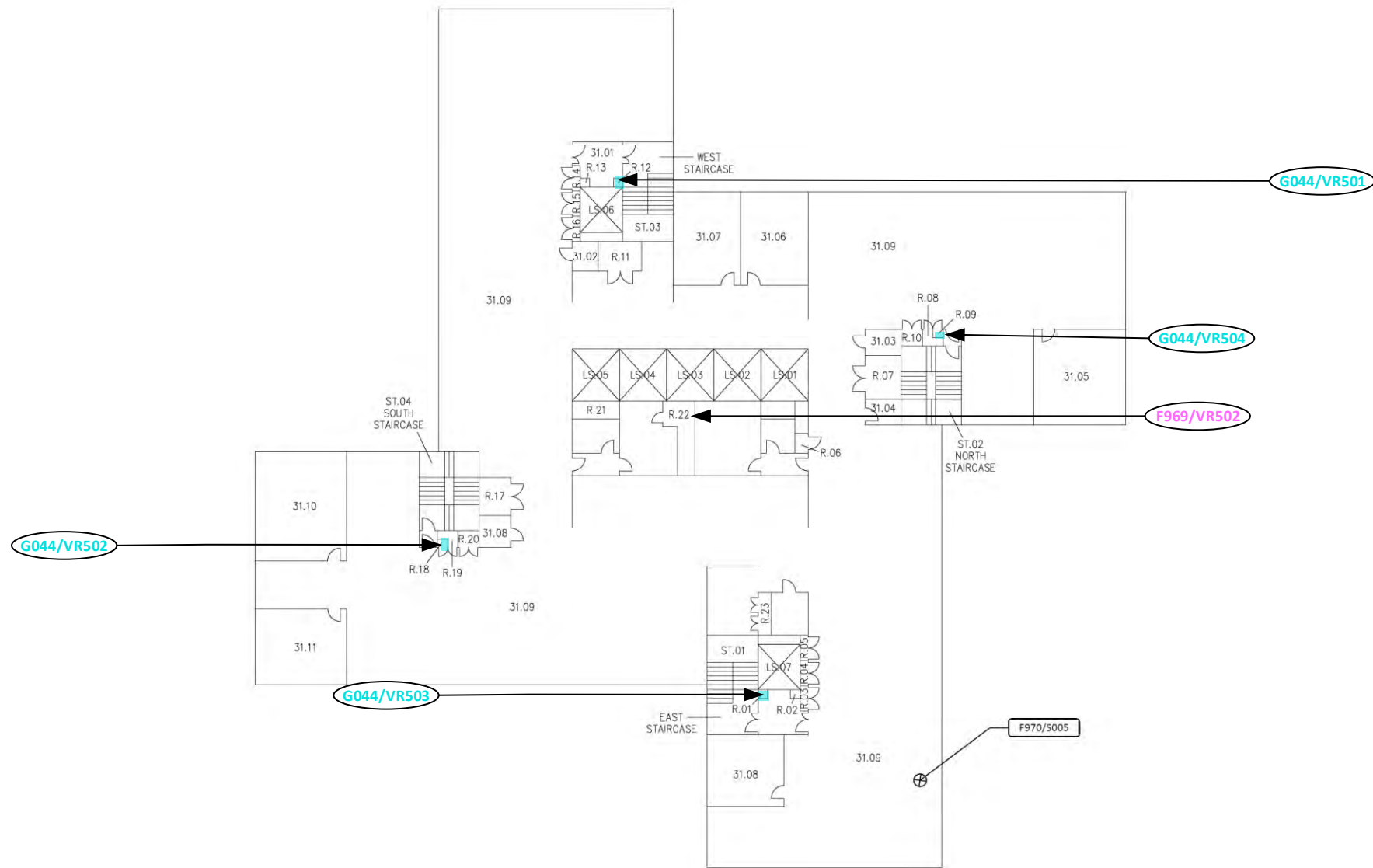
TITLE:
30TH FLOOR
ASBESTOS SURVEY

rev	description	date

PROJECT #	FRSF970
SHEET #	06
DATE:	24.06.21

William Martin Compliance

 MARLOWE Critical Services



LEGEND

- NO ACCESS
- SPRAY COATING, TEXTURED COATING, INSULATION, ROPE/CLOTH USED AS INSULATION
- ASBESTOS INSULATING BOARD
- CEMENT PRODUCTS
- BITUMINOUS PRODUCTS, VINYL PRODUCTS, REINFORCED PLASTICS, BONDED PRODUCTS, ROPE, GASKETS etc.

EXTENT OF DEMOLITION/REFURBISHMENT SURVEY

OUTSIDE SCOPE OF SURVEY

F970/VRXXX VISUAL REF. AND LOCATION

F970/SXXX SAMPLE No. AND LOCATION

CLIENT:
BRITISH LAND

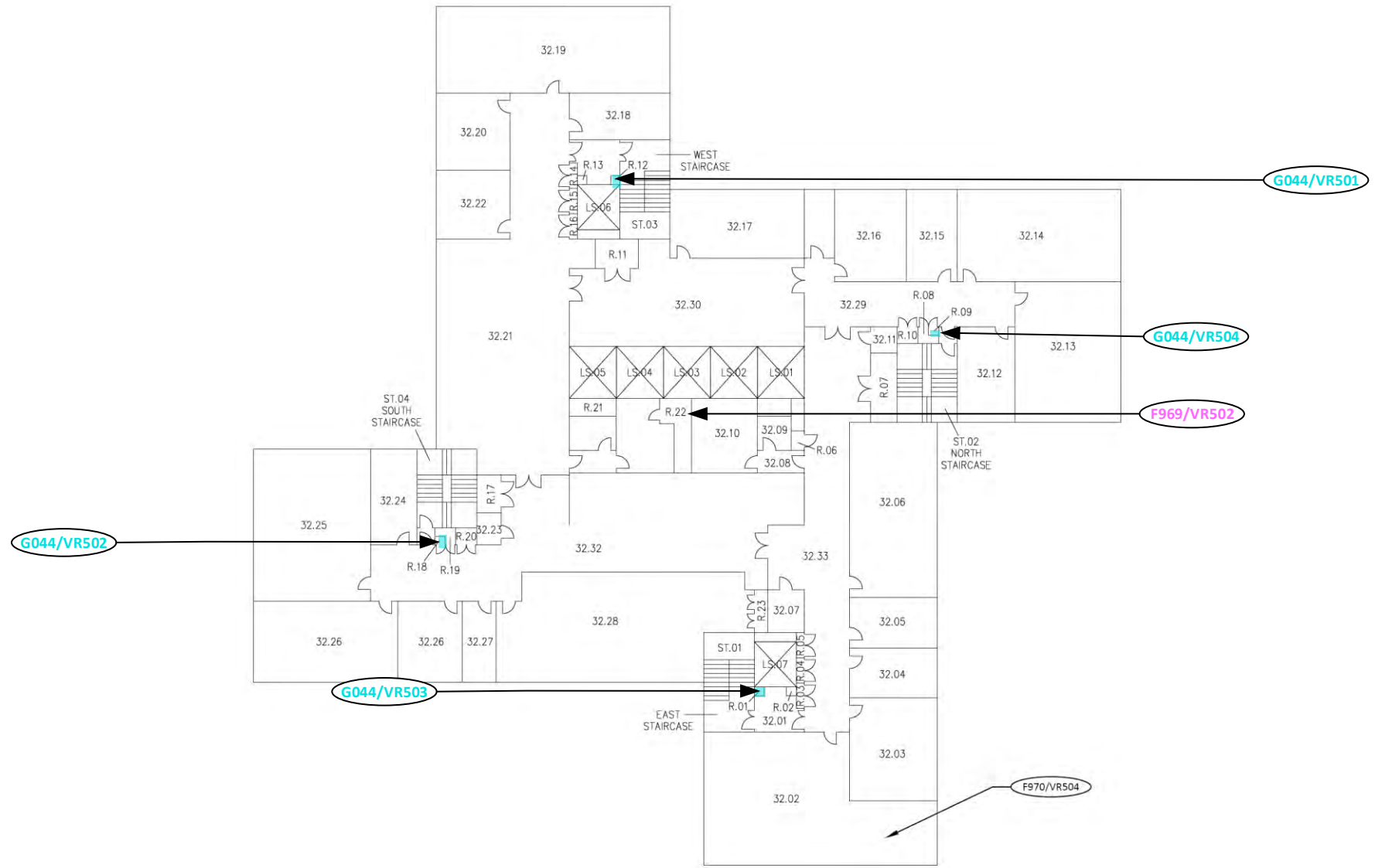
SITE:
EUSTON TOWER, EUSTON ROAD,
REGENTS PLACE, NW1 3DP

TITLE:
31ST FLOOR
ASBESTOS SURVEY

rev	description	date

PROJECT #	FRSF970
SHEET #	07
DATE:	24.06.21

William Martin
Compliance
 MARLOWE Critical Services



LEGEND

- NO ACCESS
- SPRAY COATING, TEXTURED COATING, INSULATION, ROPE/CLOTH USED AS INSULATION
- ASBESTOS INSULATING BOARD
- CEMENT PRODUCTS
- BITUMINOUS PRODUCTS, VINYL PRODUCTS, REINFORCED PLASTICS, BONDED PRODUCTS, ROPE, GASKETS etc.

- EXTENT OF DEMOLITION/REFURBISHMENT SURVEY
- OUTSIDE SCOPE OF SURVEY
- F970/VRXXX VISUAL REF. AND LOCATION
- F970/SXXX SAMPLE No. AND LOCATION

CLIENT:
BRITISH LAND

SITE:
EUSTON TOWER, EUSTON ROAD,
REGENTS PLACE, NW1 3DP

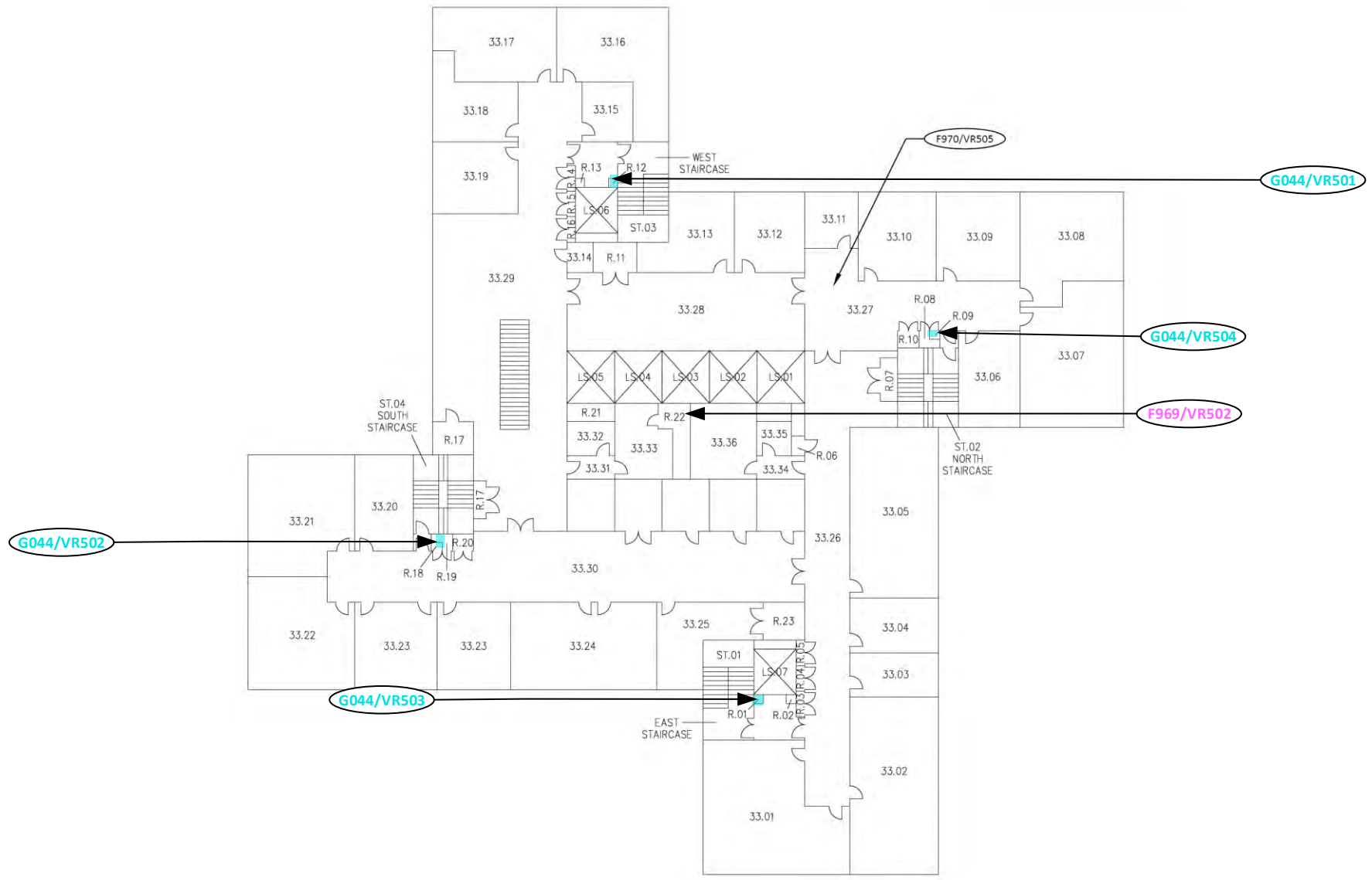
TITLE:
32ND FLOOR
ASBESTOS SURVEY

rev	description	date

PROJECT #	FRSF970
SHEET #	08
DATE:	24.06.21

William Martin Compliance

 MARLOWE Critical Services



LEGEND

- NO ACCESS
- SPRAY COATING, TEXTURED COATING, INSULATION, ROPE/CLOTH USED AS INSULATION
- ASBESTOS INSULATING BOARD
- CEMENT PRODUCTS
- BITUMINOUS PRODUCTS, VINYL PRODUCTS, REINFORCED PLASTICS, BONDED PRODUCTS, ROPE, GASKETS etc.
- EXTENT OF DEMOLITION/REFURBISHMENT SURVEY
- OUTSIDE SCOPE OF SURVEY
- F970/VRXXX VISUAL REF. AND LOCATION
- F970/SXXX SAMPLE No. AND LOCATION

CLIENT:
BRITISH LAND

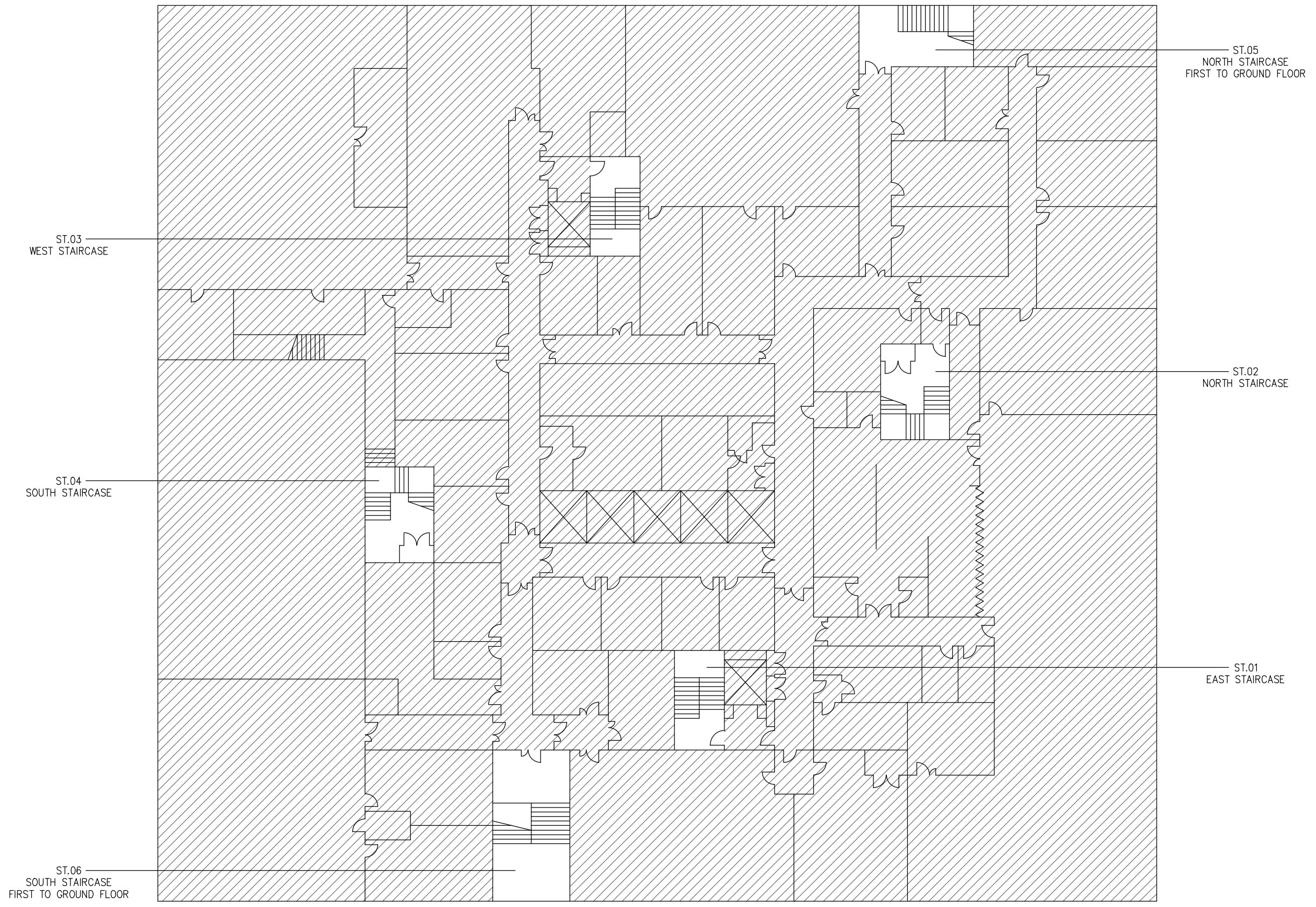
SITE:
EUSTON TOWER, EUSTON ROAD,
REGENTS PLACE, NW1 3DP

TITLE:
33RD FLOOR
ASBESTOS SURVEY

rev	description	date

PROJECT #	FRSF970
SHEET #	09
DATE:	24.06.21


William Martin Compliance
 MARLOWE Critical Services



- LEGEND**
- NO ACCESS
 - SPRAY COATING, TEXTURED COATING, INSULATION, ROPE/CLOTH USED AS INSULATION
 - ASBESTOS INSULATING BOARD
 - CEMENT PRODUCTS
 - BITUMINOUS PRODUCTS, VINYL PRODUCTS, REINFORCED PLASTICS, BONDED PRODUCTS, ROPE, GASKETS etc.

- EXTENT OF DEMOLITION/REFURBISHMENT SURVEY
- OUTSIDE SCOPE OF SURVEY
- G033/VRXXX VISUAL REF. AND LOCATION
- G033/SXXX SAMPLE No. AND LOCATION

CLIENT:
BRITISH LAND

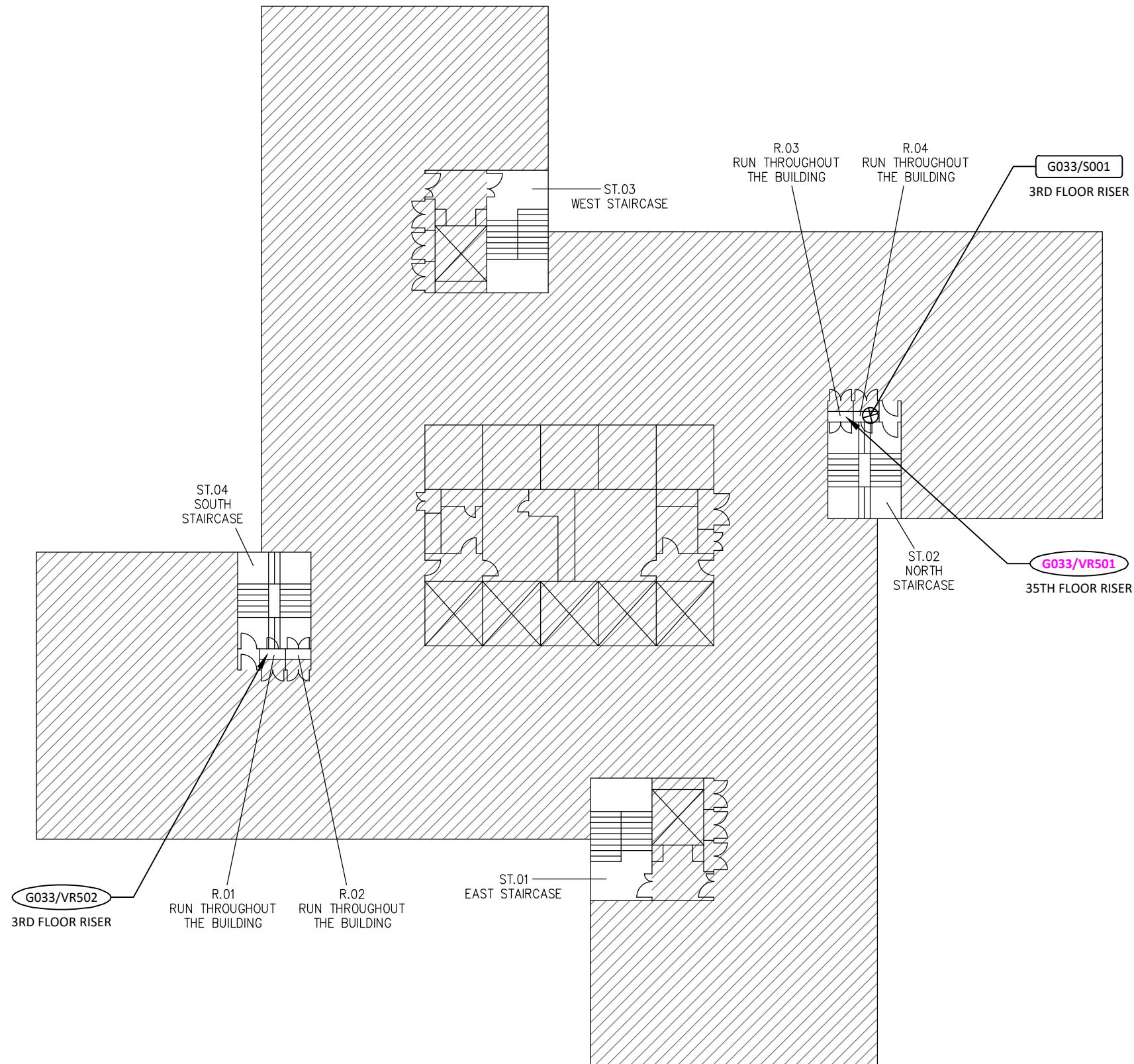
SITE:
EUSTON TOWER, EUSTON ROAD,
REGENTS PLACE, NW1 3DP

TITLE:
GROUND - 36TH FLOORS
STAIR CORES & RISERS WITHIN STAIRS
ASBESTOS SURVEY

rev	description	date

PROJECT #	FRSG033
SHEET #	01
DATE:	24.06.21

William Martin
Compliance
 MARLOWE Critical Services



LEGEND

- NO ACCESS
- SPRAY COATING, TEXTURED COATING, INSULATION, ROPE/CLOTH USED AS INSULATION
- ASBESTOS INSULATING BOARD
- CEMENT PRODUCTS
- BITUMINOUS PRODUCTS, VINYL PRODUCTS, REINFORCED PLASTICS, BONDED PRODUCTS, ROPE, GASKETS etc.

EXTENT OF DEMOLITION/REFURBISHMENT SURVEY

OUTSIDE SCOPE OF SURVEY

G033/VRXXX VISUAL REF. AND LOCATION

G033/SXXX SAMPLE No. AND LOCATION

CLIENT:
BRITISH LAND

SITE:
EUSTON TOWER, EUSTON ROAD,
REGENTS PLACE, NW1 3DP

TITLE:
GROUND - 36TH FLOORS
STAIR CORES & RISERS WITHIN STAIRS
ASBESTOS SURVEY

rev	description	date

PROJECT #	FRSG033
SHEET #	02
DATE:	24.06.21

William Martin Compliance
MARLOWE Critical Services

Section 8 – Certificates of Analysis

No samples were taken during this Reinspection.

Section 9
APPENDICIES

Appendix A - Methodology

Reinspection Objectives

The objective of this Reinspection was to;

- Locate and reinspect previously identified asbestos containing materials within the building. This will not involve destructive investigation.
- Produce a report for the client that is simple to understand and clearly shows the location and type of all presumed and identified ACMs.
- Highlight ACMs that could not be inspected by the surveyor; these are listed in Section 1.3. Arrangements should be made for these ACMs to be inspected as soon as reasonably practicable.
- To assign a risk level for all ACMs identified or presumed by using a simple algorithm as explained in HSG264. (Refer to Appendix B for more detail.)
- Where instructed by the client, collect samples of suspect materials for analysis. The results of which will be shown in Section 9 of this report. It is normal practice for surveyors to “Presume”, “Strongly Presume” or “Cross Reference”. These sample numbers will begin with either “P”, “SP” or “X” respectively.
- To provide recommendations for action that should be taken for any ACM found, taking into account algorithm score and the type of material. These recommendations can be found within the asbestos register in Section 3 and asbestos sample records in Section 5.

Methodology

The general procedure is as follows:

- Client provides existing survey report/register
- Locate all existing and suspected ACMs using the register description, photographs and/or drawings
- Carry out new Material Assessments for each ACM
- When instructed to do so, carry out new Priority Assessment scoring

The existing survey report/register will ideally be a WMC report. However, on occasion, the client may provide a third-party report. In this case, the validity of the report will be assessed according to who carried out the survey, when it was carried out, if there is a defined scope, etc.

Prior to the Reinspection commencing, any weaknesses with the report will be brought to the attention of the client. If any weaknesses become apparent during the site work, these will also be reported to the client, who will be advised if a new Management Survey is required.

Each ACM reinspected will:

- Be inspected and verified as the original product type
- Have its description reviewed to ensure this is clear and unambiguous
- Have MA scores updated
- If requested, have PA scores updated
- Have the quantity confirmed
- Be photographed
- Have the location recorded on the drawing
- If the site has a labelling policy then labels will be checked
- Any sign of damage or deterioration will be noted and appropriate recommendation made

The surveyor shall work around the building in a logical manner and cause minimum disruption to occupants.

Any additional site records will be gathered using the Material Assessment. The existing report/register may also be used to make notes; the front page will be annotated with the Reinspection survey job number, the date, the surveyor's name and signature.

The Reinspection process may be similar to that of a Management Survey by way of access requirements to locate the ACM. This may have involved some minor intrusive work and making good and so not all ACM will be readily visible even after consulting the register description. The following areas may need to be checked in order to locate the ACM; under carpets, inside boxing, in floor voids, in ceiling voids, inside lofts/roofs, lagging residues in plant areas etc.

The original Management Survey may also have involved specialist access equipment for heights, or engineers for isolation of equipment, safety kit for confined spaces or other trades as such as a licensed contractor. All of these factors will be considered during the planning stages so the Reinspection survey can safely locate and inspect all ACM.

The building layout and use may have changed since the original survey, or areas may have been refurbished. This will also be considered as part of the survey planning.

Some ACMs may have been subject to remedial work since the original survey such as removal, encapsulation or physical protection, or debris may have been removed. This means surveyors may need to seek out hidden ACM within voids or behind boxing and the extent of the intrusion will vary between premises and will depend on what is reasonably practicable of each property.

At the conclusion of the survey, it is important that all ACMs have been accounted for, even if the comment is "missing" or "presumed removed" so that an updated report can be issued which assists the client with their "duty to manage" actions.

Asbestos Quantities

This survey report should not be used for costing the removal of ACMs alone. While asbestos quantities are reported as accurately as possible, they are estimations only and should not be considered exact. Where asbestos removal is required, the asbestos removal contractor(s) should create a detailed plan of work and confirm any amounts and measurements independently. William Martin Compliance accept no responsibility for errors made in this respect.

Limitations, Exclusion and General Caveats

Every effort has been made to locate and inspect all asbestos materials previously identified so far as was reasonably practical to do so. Methods used to carry out the reinspection were agreed with the client prior to any works being commenced.

Techniques adopted by our trained and experienced surveyors involved the combined approach of visual examination (and bulk sampling where necessary). It is, however, possible that additional ACM may be discovered.

This could be due to various reasons:

- Materials may be hidden or obscured by other items or cover finishes i.e. over-boarding or items which are present behind existing ACM. Where this is the case then its detection will be impaired.
- Asbestos may well be hidden as part of the building structure and not visible until the structure is dismantled at a later date.
- Debris from previous asbestos removal projects may well be present in some areas; unless specifically required during the contract review stage ad hoc dust sampling does not form part of this survey, however, all reasonably practicable methods will have been taken to identify visible asbestos debris.
- It must be pointed out that asbestos removal techniques have improved steadily over the years since its introduction. Most notably would be the Control of Asbestos Regulations 2012 or subsequent regulations laying down certain enforceable guidelines. Asbestos removal prior to this regulation would not be to today's standard and therefore, debris may be present below new coverings.
- Access for the survey may be restricted for many reasons beyond our control such as height, inconvenience to others, immovable obstacles or confined space. Where electrical equipment is present and determined to be in the way of the surveyor, no access will be attempted until proof of its safe state is given. William Martin Compliance has a duty to our surveyors under the Health and Safety at Work Act 1974 and to others.
- Textured Coatings such as "Artex" may contain a trace quantity of asbestos. Due to this low asbestos content, applications of this product may be non-homogenous and may elicit both positive and negative samples. Where both positive and negative samples are obtained we recommend the client should presume that the textured coating contains asbestos throughout even though a non-detected result has been obtained, particularly where pattern (decorative style) and density are similar.
- Where a Reinspection is carried out under the guidance of the owner of the property, or his representative, then this will be as per their instructions and guidance at that time.
- For the reasons mentioned above, William Martin Compliance cannot accept any liability for loss, injury, damage or penalty issues due to errors or omissions within this report.
- This report is produced solely for the benefit of the instructing party and must be made available to all tradesmen and contractors that will have access to the building for any reason, so that they can take appropriate recommendations and/or actions to protect themselves.

Appendix B - Material Risk Assessment Algorithm

An important part of the management of asbestos is the assessment for the potential of fibre release of each identified ACM. HSG264 describes a material assessment algorithm divided into four parameters with the scores for each then added together to give a final score:

- Product type (or debris from product)
- Extent of damage or deterioration
- The type of surface treatment (if any)
- The type of asbestos fibres found in the ACM

The total risk score from the Material Assessment determines the potential fibre release as follows:

Material Risk Score	Potential to release asbestos fibres
10 or more	HIGH potential to release fibres
7-9	MEDIUM potential to release fibres
5-6	LOW potential to release fibres
4 or less	VERY LOW potential to release fibres
Non-asbestos materials have no potential to release asbestos fibres.	

The HSG264 Material Risk Assessment Algorithm is shown overleaf.

HSG264 Material Risk Assessment Algorithm

Sample Variable	Score	Examples of Scores
Product type (or debris from product).	1	Asbestos-reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc).
	2	AIB, millboards, other low-density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.
	3	Thermal insulation (e.g. pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.
Condition	0	Good condition: no visible damage.
	1	Low damage: a few scratches or surface marks, broken edges on boards, tiles etc.
	2	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres.
	3	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris.
The type of surface treatment (if any).	0	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles.
	1	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated) asbestos cement sheets etc.
	2	Unsealed AIB, or encapsulated lagging and sprays.
	3	Unsealed lagging and sprays.
The type of asbestos fibres found in the ACM.	1	Chrysotile.
	2	Amphibole asbestos excluding Crocidolite.
	3	Crocidolite.

Appendix C - Legal Requirements

Regulation 4 (The Duty to Manage) of The Control of Asbestos Regulations 2012, places an obligation on the dutyholder to;

- take reasonable steps to find ACM and check their condition
- make a written record of the location and condition and keep it up to date
- assess the risk of exposure
- prepare a plan to manage that risk

The Material Assessment which has been carried out as part of this survey identifies the materials that will most readily release airborne fibres if disturbed.

Furthermore, in order to comply fully with Regulation 4 and manage the asbestos risks effectively the dutyholder should develop an Asbestos Management Plan which addresses the following points;

- Keep and maintain an up to date record of the location, condition, maintenance and removal of all ACMs
- Repair, seal or remove asbestos if there is a risk of exposure
- Maintain asbestos in a good state of repair and regularly monitor the condition
- Inform anyone likely to disturb asbestos of its location and condition
- Have arrangements in place so that work which disturbs asbestos complies with CAR 2012
- Review the plan at regular intervals and update if circumstances change

William Martin Compliance are able to assist with developing the above documents should this be required.

The dutyholder must ensure that when any works are planned for this building that the contractor must be made fully aware of the content of this report, and informed that the building is of an age where additional ACMs may be encountered, which should be taken into account when preparing risk assessments and method statements for their work.

Any building work which goes beyond the scope of the original survey may require a more intrusive survey, such as a Refurbishment or Demolition Survey. These types of survey are used to locate and describe, as far as reasonably practicable, all ACM in the area where the refurbishment work will take place, or in the whole building if demolition is planned. A refurbishment or demolition survey may also be required in other circumstances, e.g. when more intrusive maintenance and repair work will be carried out or for plant removal, replacement or dismantling.

Appendix D - Glossary of Terms

ACM	Asbestos Containing Material
CAR	The Control of Asbestos Regulations 2012
Amosite	'Brown' Asbestos
Chrysotile	'White' Asbestos
Crocidolite	'Blue' Asbestos
MMMMF	Man Made Mineral Fibre
NAD	No Asbestos Detected
NNLW	Notifiable Non-Licensed Work
S	Sampled Material
X	Referenced Sample
P	Presumed
SP	Strongly Presumed
PPE	Personal Protective Equipment
RPE	Respiratory Protective Equipment
WMC	William Martin Compliance



William Martin Compliance Limited
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Garston
Watford
WD25 9XX

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f: 01923 661 115
e: info@vintec labs.com

ASBESTOS IDENTIFICATION TEST REPORT

Analytical Report Number : J077816 Number of samples: : 7

Sample submitted by : William Martin Compliance Limited

Client reference : Q-81144 - Euston Tower, Regents Place Estate, NW1 3HF

Sample received on : 23rd November 2022

Samples analysed on : 24th November 2022

Analysed by: : Ben Pillay

Authorised By:

: 
Ben Pillay
(Bulk Analyst)
For & on behalf of Vintec Laboratories Ltd.

Report Issue Number:	Report issued on	Notes/Comments:
1	24 November 2022	Original report

The analysis of samples submitted for asbestos identification is undertaken using polarised light microscopy in conjunction with dispersion staining techniques in accordance with our documented in house procedure P053 and HSG248. Asbestos is defined in the Control of Asbestos Regulations 2012 as any of the following naturally occurring fibrous silicate minerals : Crocidolite, Amosite, Chrysotile, Actinolite, Anthophyllite and Tremolite. Most commonly found are the following: CROCIDOLITE (Blue Asbestos), AMOSITE (Brown Asbestos) and CHRYSOTILE (White Asbestos). Those contemplating any form of work involving asbestos should refer to the Approved Code of Practice published by the Health & Safety Executive. Vintec stores samples for six months following date of reporting unless instructed otherwise. Certificates of analysis are retained on file for six years. Vintec offers no guarantee of the accuracy of reported sample locations as supplied with sample by clients. Sampling conducted by clients falls outside the scope of our bulk sampling accreditation. Where samples are not taken by Vintec surveyors, the sample descriptions and details remain the responsibility of the client. The results apply to the sample as received. Where samples are taken by Vintec surveyors and included in a survey report, the version number on the test report is as per main survey report.

In certain types of sample where very small quantities of asbestos may be present we advise on the possibility of unidentified and unreported asbestos being present in trace quantity, however small. We advise this principally in relation to textured paint samples, sometimes referred to by the trade name 'artex', thermoplastic floor tiles or linoleum, and bitumen based samples including roofing felts, acoustic pads etc. This uncertainty arises from the fact that analysis is normally based on the treatment and examination of a small proportion of the supplied sample, which leaves open the possibility that small traces may remain unreported. Where only one or two fibres or fibre bundles have been identified within a sample, this will be reported as 'trace asbestos identified'.

The above results relate only to the items submitted for testing. This report should not be reproduced except in full, without the written approval of the laboratory. Any opinions and interpretations indicated are outside the scope of UKAS accreditation.

Analytical Report Number : J077816
Client : William Martin Compliance Limited
Client Reference : Q-81144 - Euston Tower, Regents Place Estate
Report Issue Number : 1

Vintec Reference	Client Reference	Sample Description	Asbestos Content	Comments
BS097171	S001	32nd Floor Open Plan Area (Adjacent South Staircase) - Fibreboard to ceiling	No Asbestos Detected	
BS097172	S002	32nd Floor Open Plan Area (Adjacent South Staircase) - Textured Coating to Concrete Ceiling Slab	No Asbestos Detected	
BS097173	S003	32nd Floor Open Plan Area (Adjacent South Staircase) - Textured Coating to Concrete Ceiling Slab	No Asbestos Detected	
BS097174	S004	32nd Floor Open Plan Area (Adjacent North Staircase) - Textured Coating to Concrete Ceiling Slab	No Asbestos Detected	
BS097175	S005	16th Floor Open Plan Area (Adjacent North Staircase) - Mastic Residue To Concrete Ceiling Slab	No Asbestos Detected	
BS097176	S006	16th Floor Open Plan Area (Adjacent South Staircase) -Textured Coating To Concrete Ceiling Slab	No Asbestos Detected	
BS097177	S007	7th Floor Open Plan Area - Sprayed Coating To Concrete Ceiling Slab	No Asbestos Detected	