Report No: S28233

Refurbishment Inspection

COVERING

43-45 BEDFORD SQUARE
London

ON BEHALF OF

EC Harris LLP

ECHQ
Regents Quarter
34 York Way
London
N1 9AB

Site Surveyor: Robert Jack

Laboratory Analyst: Andrew Mclintock

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Signature:

Date: 04/08/2011

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UKAS INSPECTION 299

UKAS TESTING 2286

Section Index

Disclaimer

This Asbestos Register contains information on asbestos containing materials identified (at the time of this inspection) at this establishment

To Protect their Staff and others from risk of exposure to asbestos when carrying out work, users of this information should make their own risk assessments to determine the necessity for carrying our further surveys and sampling where deemed necessary.

This survey has been produced in good faith and should be read in its entirety. European Asbestos Services accept no liability for any third party interpretation of the survey report.

Introduction:

At the request of EC Harris LLP, an inspection to determine the presence of asbestos materials was carried out to 43-45 BEDFORD SQUARE, London

A Refurbishment inspection (in accordance with in-house sampling and inspection procedures based on HSG264) and material assessment only, was undertaken to this property. The site/property was occupied at the time of this inspection.

The inspection was carried out by our surveyor(s) Robert Jack on the 30/07/2011 .All details of sample/visual assessments made are detailed in the following sections of this report.

Priority assessment of identified materials has not been carried out at this stage. The information and comments/recommendations contained in this report, are based only on the material assessment (as detailed in HSG264) and the surveyors opinions at the time of the inspections.

This inspection was udnertaken to all reasonably accessible areas associated with the proposed cable routes of he Tribunal Service. All areas inspected were as identified on supplied floor plans (by the client) of the existing inset floor mounted cable trays and associated floor and ceiling void areas.

The objectives of the Survey were to:

(i) Carry out a thorough visual inspection, to assess the possible presence of any asbestos materials

(ii) Collect Represenative samples from any suspect materials found

(iii) Show details of all assessments made and samples collected - See Section 12

(iv) Show details of all asbestos assessments in the form of a "Executive Summary" - See Section5

(v) Assess the General Conditions of Asbestos materials found, together with recommendations to Leave / Encapsulate / Remove, with particular regard to Health and Safety Issues.

Important Notes:

(a) Every Reasonable effort has been made to locate the sources of asbestos within and external to the building(s) surveyed. However even with a destructive survey, no guarantee can be given to find 100% of the asbestos materials. Hence, we would recommend that any suspect material subsequently found and not specifically detailed in this Report, should be sampled and analysed to confirm whether it is asbestos or not. This situation could occur within cavity walls, lift shafts, behind fixed cladding, clean room style panelling and inaccessible areas.

Any identified/referenced areas of no access within this report, must be presumed to contain asbestos unless proven otherwise. Before any works commences, which is likely to cause disturbance to these areas, additional inspection (at cost) will be required to confirm the presence or not of asbestos materials.

(b) European Asbestos Services are UKAS Accredited for the collection and identification of bulk samples for asbestos fibre as well as Management and Refurbishment/Demolition inspections.

(c) All comments, observations, Asbestos Quantification, Priority Assessment and recommendations are currently outside the scope of our UKAS accreditation.

(d) This report should be read in its entirity and all sections contained within or referred too, taken into account. European Asbestos Services takes no responsibility for information taken out of context of this report

(e) Should you require any further advice or explanation of any particular items within this report, please do not hesitate to contact our offices.

Executive Summary

The table overleaf summarises the asbestos findings for this survey task. Information collected on all inspections made during this survey are detailed in full in section 12 of this report. If this section is blank then no asbestos has been detected within the scope of this survey.

Additional Asbestos Notes:

Chrysotile asbestos fibres were identified within random debris samples from within the cable trays, floor voids and ceiling voids. It is advised that the cable trays, associated floor voids and ceiling voids be deemed as contaminated and an environemntal clean should be undertaken prior to any works undertaking which would possibly involve the disturbance of these materials.

Executive Summary

Site Name **43-45 BEDFORD SQUARE**

Record No	Sample No	Visual No	Building	Floor	Room/Location	Position	Description	Approx. Extent	Asbestos Type	MAT	R/A
8	8		**43-45 Bedford Square**	Second	201	Inside computer cable tray	Debris	10lm	Chrysotile	10	Remove (Restrict Access to Material)
Comments		Full environmental clean advised									
20	20		**43-45 Bedford Square**	First	105	Floor void	Debris	50sqm	Chrysotile	10	Remove (Restrict Access to Material)
Comments		Full environmental clean advised									
23	23		**43-45 Bedford Square**	First	105	Inside computer cable tray	Debris B	20lm	Chrysotile	10	Remove (Restrict Access to Material)
Comments		Full environmental clean advised									
26	26		**43-45 Bedford Square**	Second	Store Cupboard	Ceiling void	Debris	9lm	Chrysotile	10	Remove (Restrict Access to Material)
Comments		Full environmental clean advised									

***Material Assessment Total (MAT) - (1 - 4) = Very low, (5 - 6) = Low, (7 - 9) = Medium, (10+) = High**

***R/A = Recommended Action**

Survey Methodology and Limitations

Survey / Inspection Types

Management Inspection: Standard Survey/ Inspection

The purpose of this type of survey / inspection is to locate, as far as reasonably practicable, the presence and extent of any suspect asbestos containing materials (ACMs) in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition.

Management surveys will often involve minor intrusive work and some disturbance. The extent of intrusion will vary between premises and depend on what is reasonably practicable for individual properties. A management survey should include an assessment of the condition of various ACMs and their ability to release fibres into the air if theyare disturbed in some way. This 'material assessment' will give a good initial guide to the priority for manageing ACMs as it will identify the materials which will most readily release
airborne fibres if they are disturbed.

The survey will usually involve sampling and analysis to confirm the presence or absence of ACMs. However a management survey can also involve presuming the presence or absence of asbestos. A management survey can be completed using a combination of sampling ACMs and presuming ACMs or, indeed, just presuming. Any materials presumed to contain asbestos must also have their condition assessed.

When sampling is carried out as part of a management survey, samples from each type
of suspect ACM should be collected and analysed. If material sampled is found to contain asbestos,
other similar materials used in the same way in the building can be strongly presumed to contain asbestos.
Less homogemous materials will require greater number of samples. Sampling may take place simultaneously
with the survey, or as in the case of some larger surveys,can be carried out later as a seperate exercise.

Refurbishment and Demolition Survey: Needed before any refurbishment or demolition work is carried out

This type of survey/inspection is used to locate and describe, as far as reasonably practicable, all ACMs in the area or building where refurbishment/demolition work will take place or planned.
The survey will be fully intrusive and involve destructive inspection, as necessary, to gain access to all areas, including those that may be difficult to reach. A refurbishment and demolition survey may also be required in other circumstances, eg when more intrusive maintenance and repair work will be carried out or for plant removal or dismantling. A full sampling programme is undertaken to identify possible ACMs.
This type of survey/inspection should only be conducted in unoccpied areas to minimise risks to the public or employees on the premises. Ideally, the building should not be in service and all furnishings removed.

All areas, (as outlined in the introduction), were visually examined, in accordance with the brief issued to us by our nominated client representative.

Where materials suspected of containing asbestos were found, samples were collected, for subsequent analysis.

Survey Methodology and Limitations

Bulk Collection Method (In Brief)

The methods of collection and our general strategy adopted for the survey, are documented in accredited in-house sampling procedures and laboratory Quality Control Manual in conjunction with HSG264 "Asbestos:The Survey guide,issued by the Health and Safety Executive.

Minimum disturbance was undertaken during the collection of all samples, by utilising polythene sample bags fixed into position with cloth tape to avoid spillage during collection. Various tools were used to carefully prise out suspect material into the sample bag. The sample bag was then doubly sealed and labelled with a unique code number, corresponding to the identification number used in this report. The sample point was made safe by either sealing with cloth tape, surface filler or a sample label. In any case, labels with the report no., sample no. and contact details are left at the point of sampling.

Full details of any samples collected and their location details are reported in the "Register of All Samples Collected and Visual Assessments." All identified asbestos samples are logged on any supplied Building Plans.

Limitations of Inspection

Although every care has been taken to identify asbestos bearing products within the area surveyed, areas not included in this survey are those where obtaining a sample would have caused a risk to the safety of our operatives and personnel, access could not be gained (reasons for any lack of access are given in section 10 of this report) or undue damage to the fabric of the building would occur. All areas of no access are logged on any supplied building plans.

Where asbestos gaskets to pipe flanges have been identified, it is not practical to trace throughout the length of pipework within the property. All such gaskets are presumed to contain asbestos.

Material extents are approximations only, assigned by the surveyor at the time of the survey. It should be noted that such extents may be for specific, visible amounts of the asbestos item and not for the complete amount. As such, the stated extents should not be used as a basis of any Scope or Specifications of Work for that item.

Areas identified at the time of the inspection, which were considered to be suspected ACMs (such as AIB ceilings,Risers and Textured coatings) have not been physically inspected behind, due to health and saftey reasons (potential excessive fibre release beyond specified control limits). Further investigation of these areas may require the employment of a licensed asbestos removal contractor and notification to the HSE, before access to inspect behind ACMs can be undertaken for further investigation.

Analytical Method

Each sample has been carefully examined by our UKAS Accredited In-house testing laboratory, using Test Methods and Procedures in accordance with HSG 248 'Asbestos: the Analysts guide for sampling, analysis and clearance procedures', issued by the Health Safety Executive.

This included primary assessment using a stereo-microscope at low magnification (x20) followed by secondary assessment using a polarised microscope at high magnification (x100), where individual fibres were identified after mounting in suitable high dispersion immersion liquids on to a microscope slide.

Positive identification was made of each asbestos fibre present, using the combined characteristics and optical effects of morphology, colour, pleochroism, interference colours, orientation of fibres and finally the dispersion staining characteristics.

Analysis under polarised light Microscopy of textured coating and bitumous/mastic samples may not always reveal the presence of asbestos due to the non-homodeneous nature of asbestos within such coatings, bitumous/mastic products; this can lead to a large variance in the probability of identyfing asbestos within any sample collected. Identification and sampling of materials beneath any textured coating is limited to the specific location of the textured coating sample point.

Reporting of Results

Bulk Samples

The results of samples analysed are shown in the Tables "Register of All Samples Collected" and expressed either as containing a component of either Chrysotile, Amosite, Crocidolite, Anthophylite, Tremolite or Actinolite asbestos,Presumed or No Asbestos Detected.

Definition of asbestos quantities found:-

Trace = 1 or 2 fibres seen during PLM analysis

Referenece to HSG264 should be made for guidance on the percentage of asbestos used in various products.

Note:- quantification of asbestos content is based on a visual assessment of the approximate number of fibres within the sample analysed and is therefore open to wide discrepancies, even between experienced laboratories. The quantities specified above are given for guidance purposes only.

Quatification of asbestos is outside the scope of our UKAS Accreditation.

Material Assessment Algorithm (Score) Based on HSG264 issued by HSE

The four main parameters, which will determine the potential for fibre release from asbestos containing materials, when subject to a standard disturbance are:

Product Type; Extent of damage or deterioration; Surface treatment and Asbestos type.

Each parameter is scored as: High = 3, medium = 2 or low = 1

Two categories also allow a nil score.

The value assigned to each of the four parameters is added together to give a total score of between 2 and 12. Presumed or strongly presumed asbestos-containing materials are scored as Crocidolite (3), unless analysis of similar samples from the building shows a different asbestos type.

Reporting of Inspections

Material Assessment Algorithm (continued)

The following is the scoring procedure for this survey. This is based on the HSG264 document. For each category, the available scores are shown along with examples relating to the particular score.

Category - Product Type

1 - Asbestos-reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semirigid paints or decorative finishes, asbestos cement), debris

2 - Asbestos insulating board, mill boards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper, felt, debris

3 - Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses packing, debris

Category - Extent of Damage / Deterioration

0 - Good condition: no visible damage

1 - Low damage: a few scratches or surface marks; broken edges on boards, tiles.

2 - Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibre.

3 - High damage or delaminating of materials, sprays and thermal insulation. Visible asbestos debris.

Category - Surface Treatment

0 - Composite materials containing asbestos: reinforced plastics, resins, vinyl floor tiles, decorative coatings

1 - Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated), asbestos cement sheets

2 - Unsealed AIB, or encapsulated lagging and sprays

3 - Unsealed lagging and sprays. Visible asbestos debris

Category - Asbestos Type

1 - Chrysotile

2 - Amphibole asbestos excluding Crocidolite

3 - Crocidolite

The potential for fibre release (P.F.R) rating is defined as;

Material with assessment scores of 10 or more are regarded as having a HIGH potential to release fibres, if disturbed. Scores of between 7 and 9 are regarded as having a MEDIUM potential, and between 5 and 6 a LOW potential. Scores of 4 or less have a VERY LOW potential to releae fibres.

Non-asbestos materials are scored as 0.

Reporting of Inspections

Recommended Actions

Where an asbestos material has been identified, a recommended action has been attributed to it. This is dependent upon the composition (ie spray insulation, insulating board, floor tiles, asbestos cement sheeting etc.), condition and location of the identified asbestos material and observations made by the surveyor at the time of the inspection/ sample collection. The following recommended actions can be attributed to an identified or presumed asbestos material:-

Investigate Further

Where a presumption of asbestos materials or areas cannot be accessed safely, has been identified by the surveyor then a recommendation of further investigation will be given (i.e additional access requirements for sampling to be undertaken such as electrical fuse boxes, lift shafts, live plant etc.).

Leave and Label

Leave in situation and apply warning labels. Undertake regular recorded inspections on the condition and manage material.

Encapsulate and label

Encapsulate (ie enclose, seal over, or paint with a proprietary encapsulating material) and apply warning labels. Undertake regular recorded inspections on the condition and manage the material.

Remove

Remove the material under fully controlled or partially controlled conditions by use of a licensed asbestos removal contractor.

Recommended Actions

Based on the material assessment score, recommended action and the observations made by the surveyor and information obtained from the client/ site representatives an advised timescale for actions to be completed, will be assigned for each asbestos material as follows:

Potential for Fibre Release (score)

HIGH (10+)

Items require urgent attention and will be assigned a timescale of immediate or 1 – 3 months based on the severity of the identified material.

MEDIUM (7-9)

Materials require near term attention and will be determined as 3 – 12 months followed by regular recorded inspection based on the severity of the material and the recommended action.

LOW (5-6)

Items will normally only require regular 6-12 monthly inspections.

VERY LOW (2-4)

Items will normally only require a minimum regular 12 monthly inspections

In addition, an IMMEDIATE classification can be applied for: Items, which in the opinion of the surveyor based on the severity of the identified material, require containment and restricted access until either full removal or encapsulation can be undertaken by a licensed asbestos removal contractor (ie.Debris).

Reporting of Inspections

Priority Assessment (as defined in HSG227 "Managing Asbestos in Premises")

This considers the likelihood of asbestos containing materials (ACM's) actually being disturbed and exposing your employees or others. For there to be a risk to health it is not enough for it to be damaged and friable, but it also needs to be disturbed and get into the air we breathe. The priority assessment takes into consideration the normal occupant activity in the area, the likelihood of disturbance, human exposure potential and maintenance activity. Each ACM is again scored and these scores are added to those for the material assessment to give you an overall risk score for each ACM. This score can then be used to prioritise any actions required for each ACM. A maximum score of 12 can be obtained from each of the material and priority assessments.

The following Priority risk bands and recommended actions will be attributed to the ACM depending upon the final score obtained:-

HIGH (priority 1) for Priority Scores between 19 and 24

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

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

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

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

MEDIUM (priority 2) for Priority Scores between 13 and 18

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

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

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

Any access to areas with Priority 2 ACM's should be strictly controlled by the duty holder to ensure all persons on the site remain safe from the potential exposure to airborne asbestos from ny activity he authorises to carry out on site.

Reporting of Results

Priority Assessment (continued)

Reporting of Results

LOW (priority 3) for Priority Scores between 7 and 12

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

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

VERY LOW (priority 4) for Priority Scores between 2 and 6

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

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

Additional Actions following this Inspection

It is a requirement under the Control of Asbestos Regulations 2006(CAR) and the Approved Code of Practice - Management of asbestos in non-domestic premises 2006 (L127), that an assessment of the risk of the likelihood of any person being exposed to the asbestos materials, is undertaken by the person in control of maintenance activities, whether that be the occupier or landlord, sub-lessor or managing agent or the person in control of the premises.

This risk is obtained by combining the material assessment score and a priority assessment score (as detailed in Managing Asbestos in Premises -HSG227, issued by the Health Safety Executive) to give an overall risk score (the higher the total score the greater the risk and therefore the higher the priority for undertaking remedial actions) and forms a basis for the implementation of a management plan for the asbestos material.

This report forms the material assessment part of this risk assessment only.

In addition to the above it is a requirement to ensure that anyone potentially at risk receives information on the location and condition of the asbestos material, so far as it is within their control.

Reporting of Inspections

Assessment of Risk (Priority) - to be completed only if requested by client		
PARAMETER	**SCORE**	**EXAMPLES OF SCORE VARIABLES**
Normal occupant activity (circle required score)		
Main type of activity in area	0	Rare disturbance activity e.g. little used store room
	1	Low disturbance eg office type activity
	2	Periodic disturbance eg industrial/vehicle activity which may contain ACM
	3	High levels of disturbance eg fire doors with AIB in constant use
Likelihood of disturbance (circle required score)		
Location	0	Outdoors
	1	Large rooms or well ventilated areas
	2	Rooms up to 10m2
	3	Confinde spaces
Extent/amount	0	Small amounts or items
	1	<10m2 or 10m pipe
	2	10 to 50m2, or 10 to 50m pipe run
Mean score 0, 1, 2 or 3	3	>50m2 or >50m pipe run
Human exposure potential (circle required score)		
No. of occupants	0	None
	1	1 - 3
	2	4 - 10
	3	> 10
Frequency of use	0	Infrequent
	1	Monthly
	2	Weekly
	3	Daily
Average time each use	0	< 1 hour
	1	1 - 3 hours
	2	3 - 6 hours
Mean score 0, 1, 2 or 3	3	> 6 hours
Maintenance activity (circle required score)		
Type of maintenance activity	0	Minor disturbance (eg possibility of contact when gaining access)
	1	Low disturbance (eg changing light bulbs in AIB ceiling)
	2	Medium disturbance (eg lifting 1 or 2 AIB ceiling tiles for replacing valves or recabling)
	3	High disturbance (eg removing a number of AIB ceiling tiles for replacing valves or recabling)
Frequency of maintenance activity	0	ACM unlikely to be disturbed for maintenance
	1	1 per year
	2	More than 1 per year
Mean score 0, 1, 2 or 3	3	More than 1 per month
Total Priority Assesment Score		

General Recommendations on Safety

Disturbance

Where asbestos materials are known to exist, it is recommended that no uncontrolled disturbance occurs to the material. In particular, active measures must be taken to avoid all breaking, cutting, drilling, sanding and general abrasion of surfaces.

Fibre Release

As disturbance of material containing asbestos may cause the release of respirable fibres into the atmosphere, it is recommended that all encapsulation, regular maintenance and removal work be carried out by an approved and licensed asbestos removal contractor holding a current HSE approved licence (and under controlled or semi-controlled conditions).

Asbestos Works

All removal work or encapsulation should be carried out to an approved work method statement, which incorporates all the relevant and current legislation for asbestos works, i.e. Approved Codes of Practice (current issues) together with the Control of Asbestos Regulations (current issue) and The Health and Safety at Work Act.

Disposal

All asbestos or asbestos products are classed as controlled waste under the Hardous Waste Regulations 2005 and therefore require disposal at licensed sites. Asbestos products therefore require a consignment system to provide control over the transportation of the waste from the place of arising to its final disposal.

Air Monitoring

It is recommended that all monitoring work (i.e smoke testing, air sampling and visual inspections) should be carried out by an independently appointed UKAS accredited Laboratory. It is an HSE requirement that all asbestos work enclosures must be visually inspected and have 4-stage air clearance certificates issued by the Laboratory before they are re-opened for normal.

Advice to Third Parties

Building owner(s) should make known the existence or suspected existence of asbestos to any contractor, maintenance worker or any other person who is likely to be carrying out work which may disturb any materials known or suspected to contain asbestos, and advise on any appropriate precautions to be taken. This can usually be covered by checking the asbestos register (i.e. making the register available for inspection prior to work being carried out).

Labelling

Asbestos materials likely to be disturbed by maintenance or other workers/persons should be clearly labelled (the 'a' logo or similar, is recommended). However, it is accepted that it may not be possible to display labels on materials in public places as this may cause undue concern to the public.

Areas of No Access

Heating and electrical equipment, where deemed safe, was inspected at points of identified normal access only.

Sampling was not undertaken where the integrity of the main building structure would be compromised eg cavity wall, weakening of structure supports etc

Inspection was not made through solid concrete floors or brick walls.

This report is based upon an intrusive inspection to accessible areas, of an unfamiliar site.

Live plant, machinery, boilers and the like have not been accessed unless specifically requested and safe to do so.

Areas of No Access

Site Name **43-45 BEDFORD SQUARE**

Record No	Building	Floor	Room/Location	Description	Comments

Important Notes / Standard Caveats

Every effort has been made to identify all asbestos materials so far as was reasonably practical to do so within the scope of the survey and the attached report. Methods used to carry out the survey were agreed with the client prior to any work being commenced. Survey techniques used involves trained and experienced surveyors using the combined approach with regard to visual examination and necessary bulk sampling. It is always possible after a survey that asbestos based materials of one sort or another may remain in the property or area covered by that survey, this could be due to various reasons:

- Asbestos materials existing within areas not specifically covered by this report are therefore outside the scope of the survey
- Materials may be hidden or obscured by other items or cover finishes i.e. paint, over boarding, disguising etc. where this is the case then its detection will be impaired.
- Asbestos may well be hidden as part of the structure to a building 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; general asbestos debris does not form part of this survey however all good intentions are made for its discovery.
- Where an area has been previously stripped of asbestos i.e. plant rooms, ducts etc. and new coverings added, 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 (2006) laying down certain enforceable guidelines. Asbestos removal prior to this regulation would not be of today's standard and therefore debris may be present below new coverings.
- This survey will detail all areas accessed and all samples taken, where an area is not covered by this survey it will be due to No Access for one reason or another i.e. working operatives, sensitive location or just no access. It may have been necessary for the limits of the surveyor's authority to be confirmed prior to the survey.
- 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 presumed in the way of the survey no access will be attempted until proof of its safe state is given. Our operatives have a duty of care under the Health and Safety at Work act (1974) for both themselves and others.
- In the building where asbestos has been located and it is clear that not all areas have been investigated, any material that is found to be suspicious and not detailed as part of the survey should be treated with caution and sampled accordingly.
- Certain materials contain asbestos to varying degrees and some may be less densely contaminated at certain locations (Artex for example). Where this is the case the sample taken may not be representative of the whole product throughout.
- Where a survey is carried out under the guidelines of the owner of the property, or his representative, then the survey will be as per his instructions and guidelines at that time.
- European Asbestos Services cannot accept any liability for loss, injury, damage or penalty issued due to errors or omissions within this report.

- European Asbestos Services cannot be held responsible for any damage caused as part of this survey carried out on your behalf. Due to the nature and necessity of sampling for asbestos some damage is unavoidable and will be limited to just that necessary for the taking of the sample.

Important Notes / Additional Caveats

Heating and electrical equipment, where deemed safe, was inspected at points of identified normal access only.

Sampling was not undertaken where the integrity of the main building structure would be compromised eg cavity wall, weakening of structure supports etc

Inspection was not made through solid concrete floors or brick walls.

This report is based upon an intrusive inspection to accessible areas, of an unfamiliar site.

Live plant, machinery, boilers and the like have not been accessed unless specifically requested and safe to do so.

Register of all Samples Collected and Visual Assessments

Site Name **43-45 BEDFORD SQUARE** **Building** **43-45 Bedford Square**

Record No	Sample No	Visual No	Floor	Room/Location	Position	Description	Approx. Extent	Asbestos Type	Material Assessment Total
1	1		Second	203	Inside computer cable tray	Debris	9lm	No Asbestos Detected	0
Comments									
2	2		Second	203	Floor void	Debris	40sqm	No Asbestos Detected	0
Comments									
3	3		Second	203	Floor void	Debris A	40sqm	No Asbestos Detected	0
Comments									
4	4		Second	203	Inside computer cable tray	Debris A	9lm	No Asbestos Detected	0
Comments									
5	5		Second	204	Inside computer cable tray	Debris	2lm	No Asbestos Detected	0
Comments									
6	6		Second	204	Floor void	Debris	10sqm	No Asbestos Detected	0
Comments									
7	7		Second	201	Floor void	Debris	40sqm	No Asbestos Detected	0
Comments									
8	8		Second	201	Inside computer cable tray	Debris	10lm	Chrysotile	10
Comments		Full environmental clean advised							

***Material Assessment Total (MAT) - (1 - 4) = Very low, (5 - 6) = Low, (7 - 9) = Medium, (10+) = High**

Register of all Samples Collected and Visual Assessments

Site Name **43-45 BEDFORD SQUARE** **Building** **43-45 Bedford Square**

Record No	Sample No	Visual No	Floor	Room/Location	Position	Description	Approx. Extent	Asbestos Type	Material Assessment Total
9	9		First	101	Inside computer cable tray	Debris	10lm	No Asbestos Detected	0
Comments									
10	10		First	101	Floor void	Debris	50sqm	No Asbestos Detected	0
Comments									
11	11		First	102	Floor void	Debris	60sqm	No Asbestos Detected	0
Comments									
12	12		First	102	Inside computer cable tray	Debris	10lm	No Asbestos Detected	0
Comments									
13	13		First	102	Inside computer cable tray	Debris A	10lm	No Asbestos Detected	0
Comments									
14	14		First	102	Floor void	Debris A	60sqm	No Asbestos Detected	0
Comments									
15	15		First	103	Floor void	Debris	9sqm	No Asbestos Detected	0
Comments									
16	16		First	103	Inside computer cable tray	Debris	3lm	No Asbestos Detected	0
Comments									

***Material Assessment Total (MAT) - (1 - 4) = Very low, (5 - 6) = Low, (7 - 9) = Medium, (10+) = High**

Register of all Samples Collected and Visual Assessments

Site Name **43-45 BEDFORD SQUARE** **Building** **43-45 Bedford Square**

Record No	Sample No	Visual No	Floor	Room/Location	Position	Description	Approx. Extent	Asbestos Type	Material Assessment Total
17	17		First	104	Floor void	Debris	40sqm	No Asbestos Detected	0
Comments									
18	18		First	104	Inside computer cable tray	Debris	10lm	No Asbestos Detected	0
Comments									
19	19		First	105	Inside computer cable tray	Debris	20lm	No Asbestos Detected	0
Comments									
20	20		First	105	Floor void	Debris	50sqm	Chrysotile	10
Comments		Full environmental clean advised							
21	21		First	105	Inside computer cable tray	Debris A	20lm	No Asbestos Detected	0
Comments									
22	22		First	105	Floor void	Debris A	50sqm	No Asbestos Detected	0
Comments									
23	23		First	105	Inside computer cable tray	Debris B	20lm	Chrysotile	10
Comments		Full environmental clean advised							
24	24		First	105	Floor void	Debris B	50sqm	No Asbestos Detected	0
Comments									

***Material Assessment Total (MAT) - (1 - 4) = Very low, (5 - 6) = Low, (7 - 9) = Medium, (10+) = High**

Register of all Samples Collected and Visual Assessments

Site Name **43-45 BEDFORD SQUARE** **Building** **43-45 Bedford Square**

Record No	Sample No	Visual No	Floor	Room/Location	Position	Description	Approx. Extent	Asbestos Type	Material Assessment Total
25	25		First	Toilet + Corridor	Ceiling void	Debris	12sqm	No Asbestos Detected	0
Comments									
26	26		Second	Store Cupboard	Ceiling void	Debris	9lm	Chrysotile	10
Comments		Full environmental clean advised							
27	27		All floors	Lift Shaft 353	Around lift doors	Boarding	5lm	No Asbestos Detected	0
Comments		No other suspect materials detected in lift shaft							
28	28		All floors	Lift Shaft 351	Around lift doors	Boarding	5lm	No Asbestos Detected	0
Comments		No other suspect materials detected in lift shaft							
29	29		All floors	Lift Shaft 354	Around lift doors	Boarding	5lm	No Asbestos Detected	0
Comments		No other suspect materials detected in lift shaft							
30	V1		First	Toilet + Corridor	Riser behind toilet	All materials		No Asbestos Detected	0
Comments		No suspect materials visually identified to riser							

***Material Assessment Total (MAT) - (1 - 4) = Very low, (5 - 6) = Low, (7 - 9) = Medium, (10+) = High**

Asbestos Register

Job No: S28233 **Inspection Date:** 30-Jul-11

Detail Sheet for Record Number: 1 **Material Risk**

Record Details:

Site Name: 43-45 BEDFORD SQUARE

Building: 43-45 Bedford Square

Floor: Second

Location:

Room/Area: 203

Position Inside computer cable tray

Sample/Visual No: 1

Comments:

	Trace	Detected by Analysis
No Asbestos Detected		☑
Chrysotile	☐	☐
Amosite	☐	☐
Actinolite	☐	☐
Tremolite	☐	☐
Anthophylite	☐	☐
Crocidolite	☐	☐

Analysed by: Andrew Mclintock

Date Analysed: 02/08/2011

Signature

Material Details:

Description: Debris

Extent: 9lm

Product Type: Debris

Damage: N/A

Surface Treatment N/A

Asbestos Type No Asbestos Detected

	Score:
	N/A
	0
	0
	0
Material Assessment Score	0

Recommendations: N/A

Inspection Period:

Next Inspection Date:

*Material Assessment Total (MAT) - (1 - 4) = Very low, (5 - 6) = Low, (7 - 9) = Medium, (10+) = High

Asbestos Register

Job No: S28233 **Inspection Date:** 30-Jul-11

Detail Sheet for Record Number: 2 **Material Risk**

Record Details:

Site Name: 43-45 BEDFORD SQUARE

Building: 43-45 Bedford Square

Floor: Second

Location:

Room/Area: 203

Position Floor void

Sample/Visual No: 2

Comments:

	Trace	Detected by Analysis
No Asbestos Detected		☑
Chrysotile	☐	☐
Amosite	☐	☐
Actinolite	☐	☐
Tremolite	☐	☐
Anthophylite	☐	☐
Crocidolite	☐	☐

Analysed by: Andrew Mclintock

Date Analysed: 02/08/2011

Signature

Material Details:

Description: Debris

Extent: 40sqm

Product Type: Debris

Damage: N/A

Surface Treatment N/A

Asbestos Type **No Asbestos Detected**

	Score:
	N/A
	0
	0
	0
Material Assessment Score	0

Recommendations: **N/A**

Inspection Period:

Next Inspection Date:

***Material Assessment Total (MAT) - (1 - 4) = Very low, (5 - 6) = Low, (7 - 9) = Medium, (10+) = High**

Asbestos Register

Job No: S28233 **Inspection Date:** 30-Jul-11

Detail Sheet for Record Number: 3 **Material Risk**

Record Details:

Site Name: 43-45 BEDFORD SQUARE

Building: 43-45 Bedford Square

Floor: Second

Location:

Room/Area: 203

Position Floor void

Sample/Visual No: 3

Comments:

	Trace	Detected by Analysis
No Asbestos Detected		☑
Chrysotile	☐	☐
Amosite	☐	☐
Actinolite	☐	☐
Tremolite	☐	☐
Anthophylite	☐	☐
Crocidolite	☐	☐

Analysed by: Andrew Mclintock

Date Analysed: 02/08/2011

Signature

Material Details:

Description: Debris A

Extent: 40sqm

Product Type: Debris

Damage: N/A

Surface Treatment N/A

Asbestos Type No Asbestos Detected

	Score:
	N/A
	0
	0
	0
Material Assessment Score	0

Recommendations: N/A

Inspection Period:

Next Inspection Date:

*Material Assessment Total (MAT) - (1 - 4) = Very low, (5 - 6) = Low, (7 - 9) = Medium, (10+) = High

Asbestos Register

Job No: S28233 **Inspection Date:** 30-Jul-11

Detail Sheet for Record Number: 4 **Material Risk**

Record Details:

Site Name: 43-45 BEDFORD SQUARE
Building: 43-45 Bedford Square
Floor: Second
Location:
Room/Area: 203
Position Inside computer cable tray
Sample/Visual No: 4
Comments:

	Trace	Detected by Analysis
No Asbestos Detected		☑
Chrysotile	☐	☐
Amosite	☐	☐
Actinolite	☐	☐
Tremolite	☐	☐
Anthophylite	☐	☐
Crocidolite	☐	☐

Analysed by: Andrew Mclintock
Date Analysed: 02/08/2011
Signature

Material Details:

Description: Debris A
Extent: 9lm
Product Type: Debris
Damage: N/A
Surface Treatment N/A
Asbestos Type No Asbestos Detected

	Score:
	N/A
	0
	0
	0
Material Assessment Score	0

Recommendations: N/A
Inspection Period:
Next Inspection Date:

*Material Assessment Total (MAT) - (1 - 4) = Very low, (5 - 6) = Low, (7 - 9) = Medium, (10+) = High

Asbestos Register

Job No: S28233 **Inspection Date:** 30-Jul-11

Detail Sheet for Record Number: 5 **Material Risk**

Record Details:

Site Name: 43-45 BEDFORD SQUARE
Building: 43-45 Bedford Square
Floor: Second
Location:
Room/Area: 204
Position Inside computer cable tray
Sample/Visual No: 5
Comments:

	Trace	Detected by Analysis
No Asbestos Detected		☑
Chrysotile	☐	☐
Amosite	☐	☐
Actinolite	☐	☐
Tremolite	☐	☐
Anthophylite	☐	☐
Crocidolite	☐	☐

Analysed by: Andrew Mclintock
Date Analysed: 02/08/2011
Signature

Material Details:

Description: Debris
Extent: 2lm
Product Type: Debris
Damage: N/A
Surface Treatment N/A
Asbestos Type No Asbestos Detected

	Score:
	N/A
	0
	0
	0
Material Assessment Score	0

Recommendations: N/A
Inspection Period:
Next Inspection Date:

*Material Assessment Total (MAT) - (1 - 4) = Very low, (5 - 6) = Low, (7 - 9) = Medium, (10+) = High

Asbestos Register

Job No: S28233 **Inspection Date:** 30-Jul-11

Detail Sheet for Record Number: 6 **Material Risk**

Record Details:

Site Name: 43-45 BEDFORD SQUARE
Building: 43-45 Bedford Square
Floor: Second
Location:
Room/Area: 204
Position Floor void
Sample/Visual No: 6
Comments:

	Trace	Detected by Analysis
No Asbestos Detected		☑
Chrysotile	☐	☐
Amosite	☐	☐
Actinolite	☐	☐
Tremolite	☐	☐
Anthophylite	☐	☐
Crocidolite	☐	☐

Analysed by: Andrew Mclintock
Date Analysed: 02/08/2011
Signature

Material Details:

Description: Debris
Extent: 10sqm
Product Type: Debris
Damage: N/A
Surface Treatment N/A
Asbestos Type No Asbestos Detected

	Score:
	N/A
	0
	0
	0
Material Assessment Score	0

Recommendations: N/A
Inspection Period:
Next Inspection Date:

*Material Assessment Total (MAT) - (1 - 4) = Very low, (5 - 6) = Low, (7 - 9) = Medium, (10+) = High

Asbestos Register

Job No: S28233 **Inspection Date:** 30-Jul-11

Detail Sheet for Record Number: 7 **Material Risk**

Record Details:

Site Name: 43-45 BEDFORD SQUARE
Building: 43-45 Bedford Square
Floor: Second
Location:
Room/Area: 201
Position Floor void
Sample/Visual No: 7
Comments:

	Trace	Detected by Analysis
No Asbestos Detected		☑
Chrysotile	☐	☐
Amosite	☐	☐
Actinolite	☐	☐
Tremolite	☐	☐
Anthophylite	☐	☐
Crocidolite	☐	☐

Analysed by: Andrew Mclintock
Date Analysed: 02/08/2011
Signature

Material Details:

Description: Debris
Extent: 40sqm
Product Type: Debris
Damage: N/A
Surface Treatment N/A
Asbestos Type **No Asbestos Detected**

	Score:
	N/A
	0
	0
	0
Material Assessment Score	0

Recommendations: N/A
Inspection Period:
Next Inspection Date:

*Material Assessment Total (MAT) - (1 - 4) = Very low, (5 - 6) = Low, (7 - 9) = Medium, (10+) = High

Asbestos Register

Job No: S28233 **Inspection Date:** 30-Jul-11

Detail Sheet for Record Number: 8 **Material Risk** High Risk

Record Details:

Site Name: 43-45 BEDFORD SQUARE

Building: 43-45 Bedford Square

Floor: Second

Location:

Room/Area: 201

Position Inside computer cable tray

Sample/Visual No: 8

Comments: Full environmental clean advised

	Trace	Detected by Analysis
No Asbestos Detected		☐
Chrysotile	☐	☑
Amosite	☐	☐
Actinolite	☐	☐
Tremolite	☐	☐
Anthophylite	☐	☐
Crocidolite	☐	☐

Analysed by: Andrew Mclintock

Date Analysed: 02/08/2011

Signature

Material Details:

Description: Debris

Extent: 10lm

Product Type: Debris

Damage: High damage or delamination of materials, sprays & lagging, Visible debris

Surface Treatment Unsealed Laggings & Sprays

Asbestos Type Chrysotile

	Score:
	3
	3
	3
	1
Material Assessment Score	10

Recommendations: Remove (Restrict Access to Material)

Inspection Period:

Next Inspection Date:

*Material Assessment Total (MAT) - (1 - 4) = Very low, (5 - 6) = Low, (7 - 9) = Medium, (10+) = High

Asbestos Register

Job No: S28233 **Inspection Date:** 30-Jul-11

Detail Sheet for Record Number: 9 **Material Risk**

Record Details:

Site Name: 43-45 BEDFORD SQUARE

Building: 43-45 Bedford Square

Floor: First

Location:

Room/Area: 101

Position Inside computer cable tray

Sample/Visual No: 9

Comments:

	Trace	Detected by Analysis
No Asbestos Detected		☑
Chrysotile	☐	☐
Amosite	☐	☐
Actinolite	☐	☐
Tremolite	☐	☐
Anthophylite	☐	☐
Crocidolite	☐	☐

Analysed by: Andrew Mclintock

Date Analysed: 03/08/2011

Signature

Material Details:

Description: Debris

Extent: 10lm

Product Type: Debris

Damage: N/A

Surface Treatment N/A

Asbestos Type **No Asbestos Detected**

	Score:
	N/A
	0
	0
	0
Material Assessment Score	0

Recommendations: **N/A**

Inspection Period:

Next Inspection Date:

***Material Assessment Total (MAT) - (1 - 4) = Very low, (5 - 6) = Low, (7 - 9) = Medium, (10+) = High**

Asbestos Register

Job No: S28233 **Inspection Date:** 30-Jul-11

Detail Sheet for Record Number: 10 **Material Risk**

Record Details:

Site Name: 43-45 BEDFORD SQUARE

Building: 43-45 Bedford Square

Floor: First

Location:

Room/Area: 101

Position Floor void

Sample/Visual No: 10

Comments:

	Trace	Detected by Analysis
No Asbestos Detected		☑
Chrysotile	☐	☐
Amosite	☐	☐
Actinolite	☐	☐
Tremolite	☐	☐
Anthophylite	☐	☐
Crocidolite	☐	☐

Analysed by: Andrew Mclintock

Date Analysed: 03/08/2011

Signature

Material Details:

Description: Debris

Extent: 50sqm

Product Type: Debris

Damage: N/A

Surface Treatment N/A

Asbestos Type **No Asbestos Detected**

	Score:
	N/A
	0
	0
	0
Material Assessment Score	0

Recommendations: **N/A**

Inspection Period:

Next Inspection Date:

*Material Assessment Total (MAT) - (1 - 4) = Very low, (5 - 6) = Low, (7 - 9) = Medium, (10+) = High

Asbestos Register

Job No: S28233 **Inspection Date:** 30-Jul-11

Detail Sheet for Record Number: 11 **Material Risk**

Record Details:

Site Name: 43-45 BEDFORD SQUARE

Building: 43-45 Bedford Square

Floor: First

Location:

Room/Area: 102

Position Floor void

Sample/Visual No: 11

Comments:

	Trace	Detected by Analysis
No Asbestos Detected		☑
Chrysotile	☐	☐
Amosite	☐	☐
Actinolite	☐	☐
Tremolite	☐	☐
Anthophylite	☐	☐
Crocidolite	☐	☐

Analysed by: Andrew Mclintock

Date Analysed: 03/08/2011

Signature

Material Details:

Description: Debris

Extent: 60sqm

Product Type: Debris

Damage: N/A

Surface Treatment N/A

Asbestos Type **No Asbestos Detected**

	Score:
	N/A
	0
	0
	0
Material Assessment Score	0

Recommendations: N/A

Inspection Period:

Next Inspection Date:

*Material Assessment Total (MAT) - (1 - 4) = Very low, (5 - 6) = Low, (7 - 9) = Medium, (10+) = High

Asbestos Register

Job No: S28233 **Inspection Date:** 30-Jul-11

Detail Sheet for Record Number: 12 **Material Risk**

Record Details:

Site Name: 43-45 BEDFORD SQUARE

Building: 43-45 Bedford Square

Floor: First

Location:

Room/Area: 102

Position Inside computer cable tray

Sample/Visual No: 12

Comments:

	Trace	Detected by Analysis
No Asbestos Detected		☑
Chrysotile	☐	☐
Amosite	☐	☐
Actinolite	☐	☐
Tremolite	☐	☐
Anthophylite	☐	☐
Crocidolite	☐	☐

Analysed by: Andrew Mclintock

Date Analysed: 03/08/2011

Signature

Material Details:

Description: Debris

Extent: 10lm

Product Type: Debris

Damage: N/A

Surface Treatment N/A

Asbestos Type **No Asbestos Detected**

	Score:
	N/A
	0
	0
	0
Material Assessment Score	0

Recommendations: **N/A**

Inspection Period:

Next Inspection Date:

***Material Assessment Total (MAT) - (1 - 4) = Very low, (5 - 6) = Low, (7 - 9) = Medium, (10+) = High**

Asbestos Register

Job No: S28233 **Inspection Date:** 30-Jul-11

Detail Sheet for Record Number: 13 **Material Risk**

Record Details:

Site Name: 43-45 BEDFORD SQUARE

Building: 43-45 Bedford Square

Floor: First

Location:

Room/Area: 102

Position Inside computer cable tray

Sample/Visual No: 13

Comments:

	Trace	Detected by Analysis
No Asbestos Detected		☑
Chrysotile	☐	☐
Amosite	☐	☐
Actinolite	☐	☐
Tremolite	☐	☐
Anthophylite	☐	☐
Crocidolite	☐	☐

Analysed by: Andrew Mclintock

Date Analysed: 03/08/2011

Signature

Material Details:

Description: Debris A

Extent: 10lm

Product Type: Debris

Damage: N/A

Surface Treatment N/A

Asbestos Type No Asbestos Detected

	Score:
	N/A
	0
	0
	0
Material Assessment Score	0

Recommendations: N/A

Inspection Period:

Next Inspection Date:

*Material Assessment Total (MAT) - (1 - 4) = Very low, (5 - 6) = Low, (7 - 9) = Medium, (10+) = High

Asbestos Register

Job No: S28233 **Inspection Date:** 30-Jul-11

Detail Sheet for Record Number: 14 **Material Risk**

Record Details:

Site Name: 43-45 BEDFORD SQUARE

Building: 43-45 Bedford Square

Floor: First

Location:

Room/Area: 102

Position Floor void

Sample/Visual No: 14

Comments:

	Trace	Detected by Analysis
No Asbestos Detected		☑
Chrysotile	☐	☐
Amosite	☐	☐
Actinolite	☐	☐
Tremolite	☐	☐
Anthophylite	☐	☐
Crocidolite	☐	☐

Analysed by: Andrew Mclintock

Date Analysed: 03/08/2011

Signature

Material Details:

Description: Debris A

Extent: 60sqm

Product Type: Debris

Damage: N/A

Surface Treatment N/A

Asbestos Type **No Asbestos Detected**

	Score:
	N/A
	0
	0
	0
Material Assessment Score	0

Recommendations: **N/A**

Inspection Period:

Next Inspection Date:

***Material Assessment Total (MAT) - (1 - 4) = Very low, (5 - 6) = Low, (7 - 9) = Medium, (10+) = High**

Asbestos Register

Job No: S28233 **Inspection Date:** 30-Jul-11

Detail Sheet for Record Number: 15 **Material Risk**

Record Details:

Site Name: 43-45 BEDFORD SQUARE

Building: 43-45 Bedford Square

Floor: First

Location:

Room/Area: 103

Position Floor void

Sample/Visual No: 15

Comments:

	Trace	Detected by Analysis
No Asbestos Detected		☑
Chrysotile	☐	☐
Amosite	☐	☐
Actinolite	☐	☐
Tremolite	☐	☐
Anthophylite	☐	☐
Crocidolite	☐	☐

Analysed by: Andrew Mclintock

Date Analysed: 03/08/2011

Signature

Material Details:

Description: Debris

Extent: 9sqm

Product Type: Debris

Damage: N/A

Surface Treatment N/A

Asbestos Type **No Asbestos Detected**

	Score:
	N/A
	0
	0
	0
Material Assessment Score	0

Recommendations: N/A

Inspection Period:

Next Inspection Date:

*Material Assessment Total (MAT) - (1 - 4) = Very low, (5 - 6) = Low, (7 - 9) = Medium, (10+) = High

Asbestos Register

Job No: S28233 **Inspection Date:** 30-Jul-11

Detail Sheet for Record Number: 16 **Material Risk**

Record Details:

Site Name: 43-45 BEDFORD SQUARE

Building: 43-45 Bedford Square

Floor: First

Location:

Room/Area: 103

Position Inside computer cable tray

Sample/Visual No: 16

Comments:

	Trace	Detected by Analysis
No Asbestos Detected		☑
Chrysotile	☐	☐
Amosite	☐	☐
Actinolite	☐	☐
Tremolite	☐	☐
Anthophylite	☐	☐
Crocidolite	☐	☐

Analysed by: Andrew Mclintock

Date Analysed: 03/08/2011

Signature

Material Details:

Description: Debris

Extent: 3lm

Product Type: Debris

Damage: N/A

Surface Treatment N/A

Asbestos Type No Asbestos Detected

	Score:
	N/A
	0
	0
	0
Material Assessment Score	0

Recommendations: N/A

Inspection Period:

Next Inspection Date:

*Material Assessment Total (MAT) - (1 - 4) = Very low, (5 - 6) = Low, (7 - 9) = Medium, (10+) = High

Asbestos Register

Job No: S28233 **Inspection Date:** 30-Jul-11

Detail Sheet for Record Number: 17 **Material Risk**

Record Details:

Site Name: 43-45 BEDFORD SQUARE

Building: 43-45 Bedford Square

Floor: First

Location:

Room/Area: 104

Position Floor void

Sample/Visual No: 17

Comments:

	Trace	Detected by Analysis
No Asbestos Detected		☑
Chrysotile	☐	☐
Amosite	☐	☐
Actinolite	☐	☐
Tremolite	☐	☐
Anthophylite	☐	☐
Crocidolite	☐	☐

Analysed by: Andrew Mclintock

Date Analysed: 03/08/2011

Signature

Material Details:

Description: Debris

Extent: 40sqm

Product Type: Debris

Damage: N/A

Surface Treatment N/A

Asbestos Type **No Asbestos Detected**

	Score:
	N/A
	0
	0
	0
Material Assessment Score	0

Recommendations: N/A

Inspection Period:

Next Inspection Date:

*Material Assessment Total (MAT) - (1 - 4) = Very low, (5 - 6) = Low, (7 - 9) = Medium, (10+) = High

Asbestos Register

Job No: S28233 **Inspection Date:** 30-Jul-11

Detail Sheet for Record Number: 18 **Material Risk**

Record Details:

Site Name: 43-45 BEDFORD SQUARE

Building: 43-45 Bedford Square

Floor: First

Location:

Room/Area: 104

Position Inside computer cable tray

Sample/Visual No: 18

Comments:

	Trace	Detected by Analysis
No Asbestos Detected		☑
Chrysotile	☐	☐
Amosite	☐	☐
Actinolite	☐	☐
Tremolite	☐	☐
Anthophylite	☐	☐
Crocidolite	☐	☐

Analysed by: Andrew Mclintock

Date Analysed: 03/08/2011

Signature

Material Details:

Description: Debris

Extent: 10lm

Product Type: Debris

Damage: N/A

Surface Treatment N/A

Asbestos Type No Asbestos Detected

	Score:
	N/A
	0
	0
	0
Material Assessment Score	0

Recommendations: N/A

Inspection Period:

Next Inspection Date:

*Material Assessment Total (MAT) - (1 - 4) = Very low, (5 - 6) = Low, (7 - 9) = Medium, (10+) = High

Asbestos Register

Job No: S28233 **Inspection Date:** 30-Jul-11

Detail Sheet for Record Number: 19 **Material Risk**

Record Details:

Site Name: 43-45 BEDFORD SQUARE

Building: 43-45 Bedford Square

Floor: First

Location:

Room/Area: 105

Position Inside computer cable tray

Sample/Visual No: 19

Comments:

	Trace	Detected by Analysis
No Asbestos Detected		☑
Chrysotile	☐	☐
Amosite	☐	☐
Actinolite	☐	☐
Tremolite	☐	☐
Anthophylite	☐	☐
Crocidolite	☐	☐

Analysed by: Andrew Mclintock

Date Analysed: 03/08/2011

Signature

Material Details:

Description: Debris

Extent: 20lm

Product Type: Debris

Damage: N/A

Surface Treatment N/A

Asbestos Type **No Asbestos Detected**

	Score:
	N/A
	0
	0
	0
Material Assessment Score	0

Recommendations: **N/A**

Inspection Period:

Next Inspection Date:

***Material Assessment Total (MAT) - (1 - 4) = Very low, (5 - 6) = Low, (7 - 9) = Medium, (10+) = High**

Asbestos Register

Job No: S28233 **Inspection Date:** 30-Jul-11

Detail Sheet for Record Number: 20 **Material Risk** High Risk

Record Details:

Site Name: 43-45 BEDFORD SQUARE

Building: 43-45 Bedford Square

Floor: First

Location:

Room/Area: 105

Position Floor void

Sample/Visual No: 20

Comments: Full environmental clean advised

	Trace	Detected by Analysis
No Asbestos Detected		☐
Chrysotile	☐	☑
Amosite	☐	☐
Actinolite	☐	☐
Tremolite	☐	☐
Anthophylite	☐	☐
Crocidolite	☐	☐

Analysed by: Andrew Mclintock

Date Analysed: 03/08/2011

Signature

Material Details:

Description: Debris

Extent: 50sqm

Product Type: Debris

Damage: High damage or delamination of materials, sprays & lagging, Visible debris

Surface Treatment Unsealed Laggings & Sprays

Asbestos Type Chrysotile

	Score:
	3
	3
	3
	1
Material Assessment Score	10

Recommendations: Remove (Restrict Access to Material)

Inspection Period:

Next Inspection Date:

*Material Assessment Total (MAT) - (1 - 4) = Very low, (5 - 6) = Low, (7 - 9) = Medium, (10+) = High

Asbestos Register

Job No: S28233 **Inspection Date:** 30-Jul-11

Detail Sheet for Record Number: 21 **Material Risk**

Record Details:

Site Name: 43-45 BEDFORD SQUARE

Building: 43-45 Bedford Square

Floor: First

Location:

Room/Area: 105

Position Inside computer cable tray

Sample/Visual No: 21

Comments:

	Trace	Detected by Analysis
No Asbestos Detected		☑
Chrysotile	☐	☐
Amosite	☐	☐
Actinolite	☐	☐
Tremolite	☐	☐
Anthophylite	☐	☐
Crocidolite	☐	☐

Analysed by: Andrew Mclintock

Date Analysed: 03/08/2011

Signature

Material Details:

Description: Debris A

Extent: 20lm

Product Type: Debris

Damage: N/A

Surface Treatment N/A

Asbestos Type No Asbestos Detected

	Score:
	N/A
	0
	0
	0
Material Assessment Score	0

Recommendations: N/A

Inspection Period:

Next Inspection Date:

*Material Assessment Total (MAT) - (1 - 4) = Very low, (5 - 6) = Low, (7 - 9) = Medium, (10+) = High

Asbestos Register

Job No: S28233 **Inspection Date:** 30-Jul-11

Detail Sheet for Record Number: 22 **Material Risk**

Record Details:

Site Name: 43-45 BEDFORD SQUARE

Building: 43-45 Bedford Square

Floor: First

Location:

Room/Area: 105

Position Floor void

Sample/Visual No: 22

Comments:

	Trace	Detected by Analysis
No Asbestos Detected		☑
Chrysotile	☐	☐
Amosite	☐	☐
Actinolite	☐	☐
Tremolite	☐	☐
Anthophylite	☐	☐
Crocidolite	☐	☐

Analysed by: Andrew Mclintock

Date Analysed: 03/08/2011

Signature

Material Details:

Description: Debris A

Extent: 50sqm

Product Type: Debris

Damage: N/A

Surface Treatment N/A

Asbestos Type **No Asbestos Detected**

	Score:
	N/A
	0
	0
	0
Material Assessment Score	0

Recommendations: **N/A**

Inspection Period:

Next Inspection Date:

***Material Assessment Total (MAT) - (1 - 4) = Very low, (5 - 6) = Low, (7 - 9) = Medium, (10+) = High**

Asbestos Register

Job No: S28233 **Inspection Date:** 30-Jul-11

Detail Sheet for Record Number: 23 **Material Risk** High Risk

Record Details:

Site Name: 43-45 BEDFORD SQUARE

Building: 43-45 Bedford Square

Floor: First

Location:

Room/Area: 105

Position Inside computer cable tray

Sample/Visual No: 23

Comments: Full environmental clean advised

	Trace	Detected by Analysis
No Asbestos Detected		☐
Chrysotile	☐	☑
Amosite	☐	☐
Actinolite	☐	☐
Tremolite	☐	☐
Anthophylite	☐	☐
Crocidolite	☐	☐

Analysed by: Andrew Mclintock

Date Analysed: 03/08/2011

Signature

Material Details:

Description: Debris B

Extent: 20lm

Product Type: Debris

Damage: High damage or delamination of materials, sprays & lagging, Visible debris

Surface Treatment Unsealed Laggings & Sprays

Asbestos Type Chrysotile

	Score:
	3
	3
	3
	1
Material Assessment Score	10

Recommendations: Remove (Restrict Access to Material)

Inspection Period:

Next Inspection Date:

*Material Assessment Total (MAT) - (1 - 4) = Very low, (5 - 6) = Low, (7 - 9) = Medium, (10+) = High

Asbestos Register

Job No: S28233 **Inspection Date:** 30-Jul-11

Detail Sheet for Record Number: 24 **Material Risk**

Record Details:

Site Name: 43-45 BEDFORD SQUARE

Building: 43-45 Bedford Square

Floor: First

Location:

Room/Area: 105

Position Floor void

Sample/Visual No: 24

Comments:

	Trace	Detected by Analysis
No Asbestos Detected		☑
Chrysotile	☐	☐
Amosite	☐	☐
Actinolite	☐	☐
Tremolite	☐	☐
Anthophylite	☐	☐
Crocidolite	☐	☐

Analysed by: Andrew Mclintock

Date Analysed: 03/08/2011

Signature

Material Details:

Description: Debris B

Extent: 50sqm

Product Type: Debris

Damage: N/A

Surface Treatment N/A

Asbestos Type **No Asbestos Detected**

	Score:
	N/A
	0
	0
	0
Material Assessment Score	0

Recommendations: **N/A**

Inspection Period:

Next Inspection Date:

***Material Assessment Total (MAT) - (1 - 4) = Very low, (5 - 6) = Low, (7 - 9) = Medium, (10+) = High**

Asbestos Register

Job No: S28233 **Inspection Date:** 30-Jul-11

Detail Sheet for Record Number: 25 **Material Risk**

Record Details:

Site Name: 43-45 BEDFORD SQUARE

Building: 43-45 Bedford Square

Floor: First

Location:

Room/Area: Toilet + Corridor

Position Ceiling void

Sample/Visual No: 25

Comments:

	Trace	Detected by Analysis
No Asbestos Detected		☑
Chrysotile	☐	☐
Amosite	☐	☐
Actinolite	☐	☐
Tremolite	☐	☐
Anthophylite	☐	☐
Crocidolite	☐	☐

Analysed by: Andrew Mclintock

Date Analysed: 03/08/2011

Signature

Material Details:

Description: Debris

Extent: 12sqm

Product Type: Debris

Damage: N/A

Surface Treatment N/A

Asbestos Type **No Asbestos Detected**

	Score:
	N/A
	0
	0
	0
Material Assessment Score	0

Recommendations: **N/A**

Inspection Period:

Next Inspection Date:

*Material Assessment Total (MAT) - (1 - 4) = Very low, (5 - 6) = Low, (7 - 9) = Medium, (10+) = High

Asbestos Register

Job No: S28233 **Inspection Date:** 30-Jul-11

Detail Sheet for Record Number: 26 **Material Risk** High Risk

Record Details:

Site Name: 43-45 BEDFORD SQUARE

Building: 43-45 Bedford Square

Floor: Second

Location:

Room/Area: Store Cupboard

Position Ceiling void

Sample/Visual No: 26

Comments: Full environmental clean advised

	Trace	Detected by Analysis
No Asbestos Detected		☐
Chrysotile	☐	☑
Amosite	☐	☐
Actinolite	☐	☐
Tremolite	☐	☐
Anthophylite	☐	☐
Crocidolite	☐	☐

Analysed by: Andrew Mclintock

Date Analysed: 03/08/2011

Signature

Material Details:

Description: Debris

Extent: 9lm

Product Type: Debris

Damage: High damage or delamination of materials, sprays & lagging, Visible debris

Surface Treatment Unsealed Laggings & Sprays

Asbestos Type Chrysotile

Score:	
	3
	3
	3
	1
Material Assessment Score	10

Recommendations: Remove (Restrict Access to Material)

Inspection Period:

Next Inspection Date:

*Material Assessment Total (MAT) - (1 - 4) = Very low, (5 - 6) = Low, (7 - 9) = Medium, (10+) = High

Asbestos Register

Job No: S28233 **Inspection Date:** 30-Jul-11

Detail Sheet for Record Number: 27 **Material Risk**

Record Details:

Site Name: 43-45 BEDFORD SQUARE

Building: 43-45 Bedford Square

Floor: All floors

Location:

Room/Area: Lift Shaft 353

Position Around lift doors

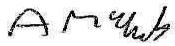
Sample/Visual No: 27

Comments: No other suspect materials detected in lift shaft

	Trace	Detected by Analysis
No Asbestos Detected		☑
Chrysotile	☐	☐
Amosite	☐	☐
Actinolite	☐	☐
Tremolite	☐	☐
Anthophylite	☐	☐
Crocidolite	☐	☐

Analysed by: Andrew Mclintock

Date Analysed: 03/08/2011

Signature 

Material Details:

Description: Boarding

Extent: 5lm

Product Type: Insulation Board

Damage: N/A

Surface Treatment N/A

Asbestos Type **No Asbestos Detected**

	Score:
	N/A
	0
	0
	0
Material Assessment Score	**0**

Recommendations: **N/A**

Inspection Period:

Next Inspection Date:

***Material Assessment Total (MAT) - (1 - 4) = Very low, (5 - 6) = Low, (7 - 9) = Medium, (10+) = High**

Asbestos Register

Job No: S28233 **Inspection Date:** 30-Jul-11

Detail Sheet for Record Number: 28 **Material Risk**

Record Details:

Site Name: 43-45 BEDFORD SQUARE

Building: 43-45 Bedford Square

Floor: All floors

Location:

Room/Area: Lift Shaft 351

Position Around lift doors

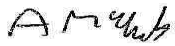
Sample/Visual No: 28

Comments: No other suspect materials detected in lift shaft

	Trace	Detected by Analysis
No Asbestos Detected		☑
Chrysotile	☐	☐
Amosite	☐	☐
Actinolite	☐	☐
Tremolite	☐	☐
Anthophylite	☐	☐
Crocidolite	☐	☐

Analysed by: Andrew Mclintock

Date Analysed: 03/08/2011

Signature 

Material Details:

Description: Boarding

Extent: 5lm

Product Type: Insulation Board

Damage: N/A

Surface Treatment N/A

Asbestos Type **No Asbestos Detected**

	Score:
	N/A
	0
	0
	0
Material Assessment Score	0

Recommendations: **N/A**

Inspection Period:

Next Inspection Date:

***Material Assessment Total (MAT) - (1 - 4) = Very low, (5 - 6) = Low, (7 - 9) = Medium, (10+) = High**

Asbestos Register

Job No: S28233 **Inspection Date:** 30-Jul-11

Detail Sheet for Record Number: 29 **Material Risk**

Record Details:

Site Name: 43-45 BEDFORD SQUARE

Building: 43-45 Bedford Square

Floor: All floors

Location:

Room/Area: Lift Shaft 354

Position Around lift doors

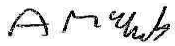
Sample/Visual No: 29

Comments: No other suspect materials detected in lift shaft

	Trace	Detected by Analysis
No Asbestos Detected		☑
Chrysotile	☐	☐
Amosite	☐	☐
Actinolite	☐	☐
Tremolite	☐	☐
Anthophylite	☐	☐
Crocidolite	☐	☐

Analysed by: Andrew Mclintock

Date Analysed: 03/08/2011

Signature 

Material Details:

Description: Boarding

Extent: 5lm

Product Type: Insulation Board

Damage: N/A

Surface Treatment N/A

Asbestos Type **No Asbestos Detected**

	Score:
	N/A
	0
	0
	0
Material Assessment Score	**0**

Recommendations: **N/A**

Inspection Period:

Next Inspection Date:

***Material Assessment Total (MAT) - (1 - 4) = Very low, (5 - 6) = Low, (7 - 9) = Medium, (10+) = High**

Asbestos Register

Job No: S28233 **Inspection Date:** 30-Jul-11

Detail Sheet for Record Number: 30 **Material Risk**

Record Details:

Site Name: 43-45 BEDFORD SQUARE

Building: 43-45 Bedford Square

Floor: First

Location:

Room/Area: Toilet + Corridor

Position Riser behind toilet

Sample/Visual No: V1

Comments: No suspect materials visually identified to riser

	Trace	Detected by Analysis
No Asbestos Detected		☐
Chrysotile	☐	☐
Amosite	☐	☐
Actinolite	☐	☐
Tremolite	☐	☐
Anthophylite	☐	☐
Crocidolite	☐	☐

Analysed by:

Date Analysed:

Signature

Material Details:

Description: All materials

Extent:

Product Type:

Damage: N/A

Surface Treatment N/A

Asbestos Type **No Asbestos Detected**

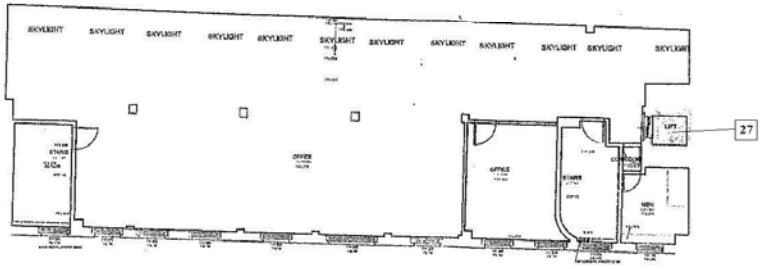
	Score:
	N/A
	0
	0
	0
Material Assessment Score	0

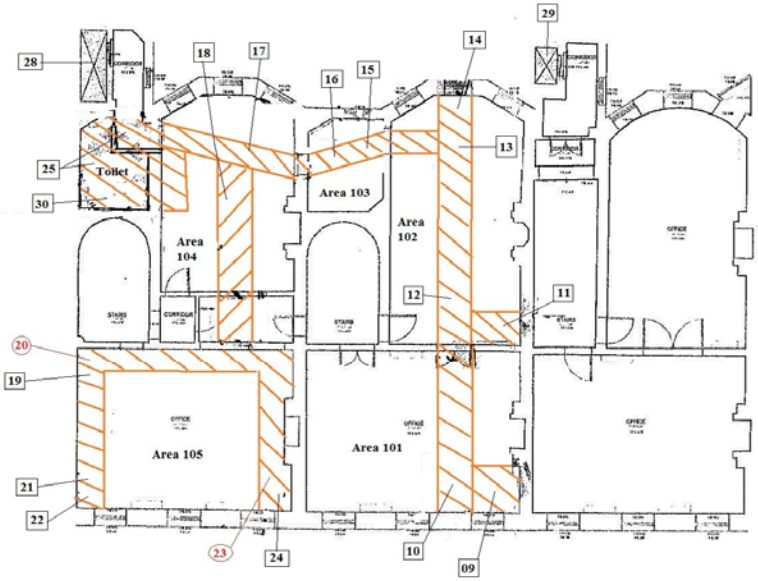
Recommendations: **N/A**

Inspection Period:

Next Inspection Date:

***Material Assessment Total (MAT) - (1 - 4) = Very low, (5 - 6) = Low, (7 - 9) = Medium, (10+) = High**





= line of cable tray, Floor & Ceiling void inspection as instructed by client

Ref: Survey S28233
Issued by European Asbestos Services

? = Non-Asbestos Record

○ = Asbestos record

Revisions	Comments	Dates
Client: The Tribunal Service		Date: Apr. '10
		Drawn
Project title: Bedford Square		Approved
		Scale: 1:200 @ A3
Drawing title: First Floor		Job No.
		Dwg. No.

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information@echarris.com www.echarris.com

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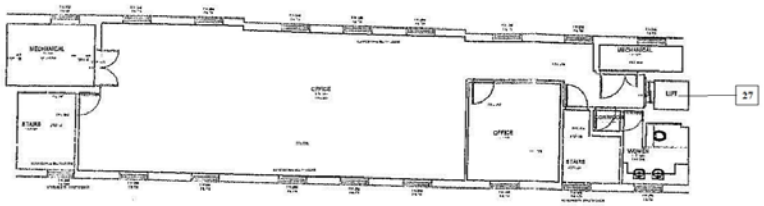

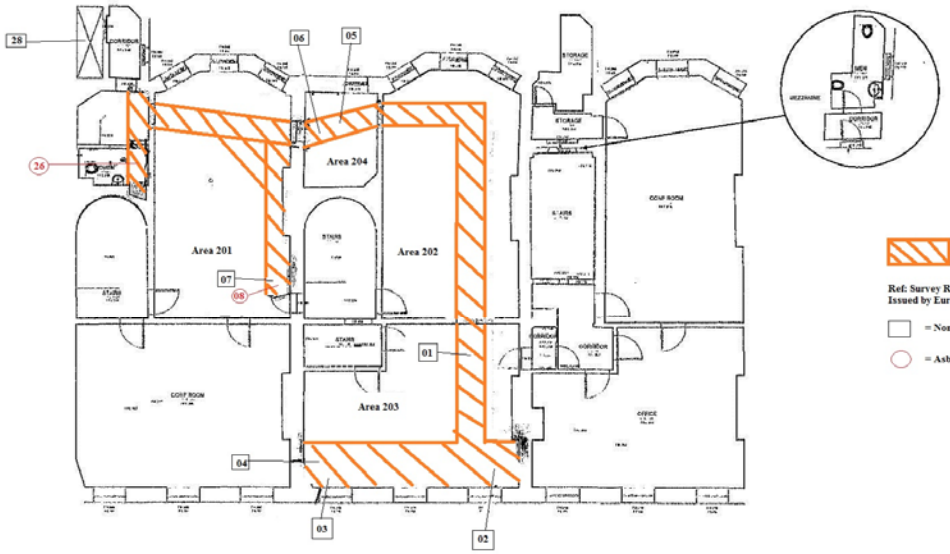

= Line of cable tray, Floor & Ceiling void inspection as instructed by client

Ref: Survey Report S28233
Issued by European Asbestos Services

= Non-Asbestos record

= Asbestos Record

LAYER KEY

DOORS
FIXTURES
SERVICES

STRUCTURE
TEXT
WINDOWS
Z1000_TITLESHEET

Revisions	Comments	Dates
Client: The Tribunal Service		Date: Apr.'10
		Drawn
Project title: Bedford Square		Approved
		Scale: 1:200 @ A3
Drawing title: Second Floor		Job No.
		Dwg. No.

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