



**CASWELL**  
**GROUP**

Survey Department



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Edition 1

## MANAGEMENT SURVEY REPORT

Of

24 – 28 HATTON WALL  
BLACK BULL YARD  
LONDON  
EC1N 8JH

Prepared for

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## 1.0 EXECUTIVE SUMMARY

The below table summarises the asbestos containing materials identified during the inspection:

Floor	Location	Material	Level of ID	Asbestos Type	Action
3rd floor	Lobby 1	Thermal insulation to pipework	Identified	Amosite	Encapsulate, label & manage
3rd floor	Unit 301	Thermal insulation to pipework	Strongly presumed	Amosite	Encapsulate, label & manage
3rd floor	Unit 301	Thermal insulation to ducting	Strongly presumed	Amosite	Encapsulate, label & manage
3rd floor	Unit 301	CAF gaskets to pipework	Strongly presumed	Chrysotile	Label & manage
3rd floor	Fire exit corridor	Flash guards to 2 x electrical units	Identified	Chrysotile	Label & manage
3rd floor	Fire exit corridor	Loose flash guards within 1 x unit	Strongly presumed	Chrysotile	Remove following HSE guidelines
3rd floor	Lobby 2	Thermal insulation to pipework	Strongly presumed	Amosite	Label & manage
2nd floor	Lobby 1	Corrugated paper insulation to pipework within boxing	Identified	Chrysotile	Label & manage
2nd floor	Electrical cupboard	Flash guards to 6 x electrical units	Strongly presumed	Chrysotile	Label & manage
2nd floor	Lobby 2	Floor tiles (red)	Identified	Chrysotile	Label & manage
2nd floor	w/c lobby	Rope gaskets to skylights	Strongly presumed	Chrysotile	Label & manage
2nd floor	Female w/c	Rope gaskets to skylights	Strongly presumed	Chrysotile	Label & manage
2nd floor	Male w/c	Corrugated cement roof sheets	Identified	Chrysotile	Label & manage

Floor	Location	Material	Level of ID	Asbestos Type	Action
2nd floor	Corridor 1	Stair nosings to stair treads	Identified	Chrysotile	Label & manage
2nd floor	Corridor 1	Internal thermal insulation within 2 x metal fire doors	Identified	Chrysotile	Label & manage
2nd floor	Unit 205	Asbestos insulation board panels to underside of roof	Identified	Chrysotile & Amosite	Label & manage
2nd floor	Unit 205	Asbestos insulation board panel to underside of roof	Strongly presumed	Chrysotile & Amosite	Encapsulate, label & manage
2nd floor	Corridor 2	Asbestos insulation board panels to underside of roof above fixed plasterboard ceiling	Strongly presumed	Chrysotile & Amosite	Label & manage
2nd floor	Corridor 3	Asbestos insulation board panels to underside of roof above fixed plasterboard ceiling	Strongly presumed	Chrysotile & Amosite	Label & manage
2nd floor	w/c	Asbestos insulation board panels to underside of roof above fixed plasterboard ceiling	Strongly presumed	Chrysotile & Amosite	Label & manage
1st floor	Corridor 2	Corrugated paper insulation to pipework	Strongly presumed	Chrysotile	Label & manage
1st floor	Corridor 2	Corrugated paper insulation to pipework	Strongly presumed	Chrysotile	Label & manage
1st floor	Unit 108	Corrugated paper insulation to 3 x pipework	Strongly presumed	Chrysotile	Label & manage

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Floor	Location	Material	Level of ID	Asbestos Type	Action
1st floor	Unit 109	Corrugated paper	Strongly	Chrysotile	Label & manage
		insulation to pipework	presumed		
1st floor	Unit 109A	Corrugated paper	Strongly	Chrysotile	Label & manage
		insulation to pipework	presumed		
1st floor	Unit 109	Internal thermal	Strongly	Chrysotile	Label & manage
		insulation within 2 x	presumed		
		metal fire doors			
1st floor	Unit 110	Thermal insulation	Strongly	Amosite	Label & manage
		to pipework	presumed		
1st floor	Unit 110	Corrugated paper	Strongly	Chrysotile	Label & manage
		insulation to pipework	presumed		
1st floor	Unit 104A	Corrugated paper	Identified	Chrysotile	Label & manage
		insulation to pipework			
1st floor	Unit 104B	Corrugated paper	Strongly	Chrysotile	Label & manage
		insulation to pipework	presumed		
1st floor	Stairwell 2	Corrugated paper	Strongly	Chrysotile	Label & manage
		insulation to pipework	presumed		
Ground	Stairwell 2	Corrugated paper	Strongly	Chrysotile	Label & manage
		insulation to pipework	presumed		
Basement	Unit B1	Flash guards to	Strongly	Chrysotile	Label & manage
		electrical unit	presumed		
Basement	Unit B1A	Flash guards to	Strongly	Chrysotile	Label & manage
		electrical unit	presumed		
Basement	Unit B16	Corrugated paper	Strongly	Chrysotile	Encapsulate,
		insulation to pipework	presumed		label & manage
Basement	Corridor 1	Corrugated paper	Strongly	Chrysotile	Encapsulate,
		insulation to pipework	presumed		label & manage
Basement	Electrical cupboard	Flash guards to	Strongly	Chrysotile	Label & manage
		2 x electrical units	presumed		

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Floor	Location	Material	Level of ID	Asbestos Type	Action
External	Pitched roofs 1 - 5	Corrugated cement roof sheets	Identified	Chrysotile	Manage
External	Pitched roofs 2 & 3	Bitumen weather proof covering	Identified	Chrysotile	Manage
External	Pitched roofs 2 & 3	Cement roof tiles	Identified	Chrysotile	Manage
External	Pitched roof 5	Cement cowling	Strongly presumed	Chrysotile	Manage
External	Goods lift roof & pitched roof 5	Rope gaskets to skylights	Strongly presumed	Chrysotile	Manage
External	Underside to walkway 2	Asbestos insulation board panels to underside of walkway	Identified	Amosite	Manage

The below table summarises the areas accessed/not accessed during the inspection:

Location	Accessed	Full access	Comments / reason for no access
<b><u>3<sup>rd</sup> floor</u></b>			
Unit 301	√	√	
Fire exit corridor	√	√	
w/c 1	√	√	
w/c 2	√	√	
Lobby 1	√	√	
Lobby 2	√	√	
Stairwell 1	√	√	
Unit 302	√	<b>X</b>	No access to high level panels to underside of roof due to height restrictions
Meeting room	√	√	
Store 1	√	√	
Store 2	√	√	
Store 3	√	√	
Goods lift	<b>X</b>	<b>X</b>	No access – lift engineer not in attendance
<b><u>2<sup>nd</sup> floor</u></b>			
Unit 213A	√	√	
Unit 210	√	√	
Unit 211	√	√	
Unit 212	√	√	
Unit 213	√	√	
Corridor 1	√	√	
Corridor 2	√	√	
Corridor 3	√	√	
Lobby 1	√	√	
Lobby 2	√	√	
Lobby 3	√	√	
Stairwell 1	√	√	
Stairwell 2	√	√	
Unit 205	√	√	
w/c	√	√	
Electrical cupboard	√	√	
Unit 207	√	√	



Location	Accessed	Full access	Comments / reason for no access
Unit 208	√	√	
Unit 209	√	√	
Unit 209A	√	√	
Unit 209B	√	√	
w/c lobby	√	<b>X</b>	No access to skylights due to height restrictions (presumption given)
Male w/c	√	√	
Female w/c	√	<b>X</b>	No access to skylights due to height restrictions (presumption given)
Dumb waiter	<b>X</b>	<b>X</b>	No access – lift engineer not in attendance
Unit 214	<b>X</b>	<b>X</b>	No key available at time of survey
Goods lift	<b>X</b>	<b>X</b>	No access – lift engineer not in attendance
<b><u>1<sup>st</sup> floor</u></b>			
Unit 110	√	√	
Stairwell 1	√	√	
Stairwell 2	√	√	
w/c	√	√	
Unit 109A	√	√	
Unit 109	√	√	
Unit 109 store	√	√	
Lobby	√	√	
Unit 108	√	√	
Unit 101	√	√	
Unit 103	√	√	
Unit 104	√	√	
Unit 104A	√	√	
Unit 104B	√	√	
Corridor 1	√	√	
Corridor 2	√	√	
Unit 102	√	√	
Unit 107	√	√	
Unit 106	<b>X</b>	<b>X</b>	No key available at time of survey
Unit 105	√	√	
Dumb waiter	<b>X</b>	<b>X</b>	No access – lift engineer not in attendance
Goods lift	<b>X</b>	<b>X</b>	No access – lift engineer not in attendance

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Location	Accessed	Full access	Comments / reason for no access
Unit 110 cupboard	√	√	
Male w/c	√	√	
Female w/c	√	√	
<b><u>Ground floor</u></b>			
Unit G01	√	√	
w/c 1	√	√	
Stairwell 2	√	√	
Entrance lobby	√	√	
Stairwell 1	√	√	
Unit G02	√	√	
Unit G02 room 1	√	√	
Unit G02 room 2	√	√	
Electrical cupboard	√	√	
Male w/c	√	√	
Female w/c	√	√	
Kitchen	√	√	
Unit G03	√	√	
Unit G03 room 1	√	√	
Unit G03 room 2	√	√	
Unit G03 room 3	√	√	
Unit G03 room 4	√	√	
Unit G03 room 5	√	√	
Unit G03 room 6	√	√	
Unit G03 room 7	√	√	
w/c 2	√	√	
w/c 3	√	√	
External store	<b>X</b>	<b>X</b>	No key available at time of survey
Dumb waiter	<b>X</b>	<b>X</b>	No access – lift engineer not in attendance
Goods lift	<b>X</b>	<b>X</b>	No access – lift engineer not in attendance
<b><u>Basement</u></b>			
Stairwell 1	√	√	
Stairwell 2	√	√	
w/c	√	√	
Unit B1	√	√	

Location	Accessed	Full access	Comments / reason for no access
Unit B1A	√	√	
Understairs cupboard	√	√	
CCTV	√	√	
Post room	√	√	
Corridor 1	√	√	
Corridor 2	√	√	
Corridor 3	√	√	
Unit B2	√	√	
Unit B15	√	√	
Unit B16	√	√	
Unit B17	√	√	
Unit B12	<b>X</b>	<b>X</b>	No key available at time of survey
Unit B13	<b>X</b>	<b>X</b>	No key available at time of survey
Unit B14	<b>X</b>	<b>X</b>	No key available at time of survey
Lobby 1	√	√	
Lobby 2	√	√	
Lobby 3	√	√	
Male w/c	√	√	
Female w/c	√	√	
Unit B10	<b>X</b>	<b>X</b>	No key available at time of survey
Electrical cupboard	√	√	
Unit B8	<b>X</b>	<b>X</b>	No access – wrong key available
Unit B6	<b>X</b>	<b>X</b>	No key available at time of survey
Unit B7	<b>X</b>	<b>X</b>	No key available at time of survey
Unit B5	√	√	
Unit B3	<b>X</b>	<b>X</b>	No key available at time of survey
Unit B4	<b>X</b>	<b>X</b>	No key available at time of survey
Goods lift	<b>X</b>	<b>X</b>	No access – lift engineer not in attendance
Unit B9	√	√	
<b><u>External elevations</u></b>			
Flat roof	√	√	
Goods lift roof	√	√	
Pitched roof 1	√	√	
Pitched roof 2	√	√	

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Location	Accessed	Full access	Comments / reason for no access
Pitched roof 3	√	√	
Pitched roof 4	√	√	
Pitched roof 5	√	√	
Walkway 1 roof	√	√	
Walkway 2 roof	√	<b>X</b>	No access to underside of roof due to height restrictions (presumption given)

All non-accessed areas should be deemed to contain asbestos until further investigations prove otherwise.

The client's attention is drawn to these areas as this survey and report will not cover such areas as the asbestos content and condition has not been determined.

<b>Edition 1</b>		
Revisions	Revision data	Date
Revision 1		
Revision 2		
Revision 3		

## 2.0 INTRODUCTION

2.1 Further to discussions between Mr Mike Turner of Malcolm Hollis LLP on behalf of Boulton and Mr Steve Cameron of Caswell Environmental Services Ltd a competitive quotation was submitted for the undertaking of an asbestos management survey.

2.2 Following the successful acceptance of this quotation a management survey has been carried out in accordance with HSG 264 guidance to 24 – 28 Hatton Wall, Black Bull Yard, London, EC1N 8JH.

The survey was to include for visual inspection and sampling of suspect materials to all accessible areas of the said premises as necessary within the client's instruction.

Budget costs related to the asbestos remedial / removal works identified by the survey have not been requested by the client.

## 3.0 THE SITE / BUILDING



**View of front elevation and entrance to 24 – 28 Hatton Wall, Black Bull Yard.**

### **BRIEF SITE / BUILDING DESCRIPTION:**

- Building type – Multi-let offices
- Construction method – Brick built with steel framework to concrete sections & raised timber floors
- Floors surveyed out of total floors – 5 of 5 floors (3<sup>rd</sup> floor - Basement)
- Approximate age – Circa 1800's

#### **4.0 DESK TOP REVIEW / SURVEY PLANNING**

4.1 Desk Top Review.

4.2 As part of the Pre-Survey planning, CES Ltd completed a Pre-Survey Questionnaire.

4.3 In order to comply with HSG 264 Asbestos: The survey guide, CES Ltd carried out a Desk Top Study. The following information was requested from the client.

- Records of known asbestos materials
- Records of previous surveys / sampling reports
- Records of abatement works
- Records of Health & Safety files prepared to comply with Construction Design and Management
- Copies of existing floor plans

4.4 Details of the information provided were recorded on the Desk Top Review Form.

4.5 The information gained from both the Desk Top Review and the Pre-Survey Planning was utilised in formatting the Survey Strategy.

4.6 Details provided were reviewed and where validated, have been relied upon in the formulation to the Survey Data.

#### **5.0 SURVEY / REPORT CONDITION**

5.1 The report is the result of the analysis of suspect materials and visual inspection.

5.2 The survey was undertaken and completed by Mr Peter Notley & Mr Dan McMahon the appointed asbestos survey team members.

5.3 Access was arranged with Mr Graham King who enabled and provided all keys and access facilities to all necessary areas of the buildings.

5.4 The physical survey was undertaken on 16<sup>th</sup> January 2014 for the duration of 3 days.

5.5 The site survey was undertaken working all necessary hours to complete the works in the shortest programme duration possible with the least disruption.

5.6 It must be noted that the information contained within this report is compiled and dealt with in a number of sections to enable and give a complete overall assessment and conclusion when considering the asbestos materials positively identified and possible potential hazards.

It is therefore recommended that when passing information onto third parties such as contractors etc. the complete report be issued to ensure that all information is available to such responsible parties that they may consider all options and actions to be undertaken to so far as is reasonably practicable.

## **6.0 SURVEY METHOD**

- 6.1 The survey was conducted by means of visual inspection and subsequent sampling of suspect bulk materials. Where the surveyor suspected a material of containing asbestos, a sample was taken for analysis. The samples taken were chosen as being representative of the material under investigation. Therefore, where there are visually similar materials, they have been regarded as being uniform composition.
- 6.2 Samples were taken using a sharp knife or cork borer and were collected in self-seal plastic bags. The sample reference number was then recorded on the sample bag. Where appropriate, a label has been left on site adjacent to the sample location. This label indicates the sample number for cross-reference with the report. In certain instances labels are not left in-situ so as to prevent unnecessary attention and concern.

## **7.0 SURVEY LIMITATIONS**

- 7.1 This report is based upon non destructive investigation of an unfamiliar site.

Whilst the surveyor(s) has made every effort to examine all materials, we cannot guarantee that all asbestos containing materials have been located. Some materials may well be hidden within the fabric of the building and may only come to light when the building is being demolished or structurally altered.

Textured Coatings such as "Artex" may contain a trace quantity of Chrysotile 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 the client should presume that the textured coating contains Chrysotile throughout even though a non-detected result has been obtained.

Where suspect asbestos installations are found during the survey, it is not the policy of CES to disturb this material in any way other than to take a representative sample. CES cannot, therefore, take responsibility for the presence of asbestos behind an identified / suspect asbestos installation.

- 7.2 Features that generally fall outside the scope of the survey may include:

- Live plant and machinery
- Areas behind or above suspected asbestos containing materials
- Within solid concrete floors where asbestos shuttering may have been used
- Within underground ducts etc. where reasonable access is unavailable
- Areas considered to have an elevated Health & Safety risk (confined spaces, live services, infected areas, etc.)

- 7.3 Asbestos Containing Materials if detected and referred to as asbestos insulating board or asbestos cement will be identified based on their visual characteristics and the surveyors experience. To establish a definitive analysis, density tests must be performed by a UKAS accredited laboratory.

## **8.0 SAMPLING STRATEGY**

- 8.1 The object of carrying out sampling was to identify the nature and extent of any visible asbestos bearing material.

All sampling was undertaken causing the minimum possible nuisance and potential risk to health of building occupants and visitors.

## **9.0 BULK ANALYSIS METHOD**

- 9.1 Analysis of the samples was carried out by a UKAS Accredited Laboratory using methods approved by the National Testing Laboratory Accreditation Scheme. The samples are first examined under a low stereo-microscope, the fibres teased apart, and an estimate made of their concentrations. The fibres are then mounted in liquids of known refractive indices and examined under high magnification using polarised light and dispersion staining.

## **10.0 SURVEY STRATEGY**

### **Visual Inspection and Sampling**

- 10.1 A strategy has been established to keep to a minimum, the number of bulk / dust samples taken for analysis and hence minimise the cost of the survey. The strategy employs a combination of visual identification where a unique reference number will be given (e.g. Vis001) and also actual bulk sampling of suspect materials.
- 10.2 Where the surveyor suspected a material containing asbestos, a bulk sample was taken for analysis. In areas where there were substantial quantities of visually uniform materials, then a small number of samples were taken as being representative of the whole area. Because of this strategy, the client must interpret the results such that where asbestos is detected in a material (such as board or beam cladding) than all visually similar material in the same area must be assumed to contain asbestos.
- 10.3 Where a "NO ACCESS" is used, it indicates that the area specified was not accessible to the surveyor at the time of the inspection, either because of locked rooms or because to gain entry, would require an unreasonable degree of dismantling of the structure of the building unless a refurbishment / demolition survey has been carried out in accordance with HSG 264. The client is advised to be alert to the possibility of there being asbestos based materials in such areas.



## 11.0 MATERIAL & PRIORITY ASSESSMENTS

11.1 The material assessment is an assessment of the condition of the ACM and the possibility of it releasing fibres in the event of it being disturbed in some way. In accordance with HSG 264 an algorithm is used to carry out the material assessment. The algorithm shown in HSG 264 considers four parameters that will allow you to determine the risk from the ACM's identified within the survey. These four parameters are:

- Product type
- Extent of damage / deterioration
- Surface treatment
- Asbestos type

Each of the above criteria are scored and added together to give a total score between 2 and 12, assessing the significant potential to release fibres if disturbed.

- High risk > 10
- Medium risk 7 – 9
- Low risk 5 – 6
- Very low risk 2 – 4

11.2 The material assessment scores are produced by the application of the algorithm below:

Sample Variable	Score	Examples of Scores
<b>Product Type</b> (or debris from product)	1	Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement)
	2	Asbestos insulating board, millboard, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos felt paper
	3	Thermal Insulation (egg pipe and boiler lagging) sprayed asbestos, loose asbestos, asbestos mattresses and packing
<b>Extent of Damage / Deterioration</b>	0	Good condition: no visible damage
	1	Low damage: a few scratches or surface marks; broken edges on board, tiles etc
	2	Medium damage: significant breakage of materials or several small areas where asbestos has been damaged revealing loose asbestos fibres
	3	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris
<b>Surface Treatment</b>	0	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles
	1	Enclosed sprays and lagging, asbestos insulating board (with exposed face painted or encapsulated), asbestos cement sheets etc
	2	Unsealed asbestos insulating board, or encapsulated lagging and sprays
	3	Unsealed lagging and sprays
<b>Asbestos Type</b>	1	Chrysotile
	2	Amphibole asbestos excluding Crocidolite
	3	Crocidolite

11.3 The priority assessment considers the possibility of someone disturbing the ACM's identified within the survey. The priority assessments have been calculated using algorithms outlined in HSG 227. The algorithm used considers four parameters that will allow you to determine the overall assessment. These four parameters are:

- Maintenance activity
- Occupant activity
- Likelihood of disturbance
- Human exposure potential

The above criteria can only be assessed upon the surveyor's observations at the time of the survey and are very much the opinion of the survey team. The duty holder for the premises are required under the Control of Asbestos Regulations 2006, to make the assessment using the information given in the survey report and their detailed knowledge of the activities carried out within the premises. Below are the score ratings for the priority assessment. An average score is taken from each parameter and then added together:

- High risk > 10
- Medium risk 7 – 9
- Low risk 5 – 6
- Very low risk 2 – 4

11.4 The priority assessment scores are produced by the application of the algorithm below:

Assessment Factor	Score	Examples of Score Variable
<b>Normal Occupant Activity</b>		
(Main type of activity in area)	0	Rare disturbance activity (e.g. little used store room)
	1	Low disturbance activities (e.g. office type activity)
	2	Periodic disturbance (e.g. industrial or vehicular activity which may contact asbestos containing materials)
	3	High levels of disturbance (e.g. fire door with asbestos insulating board sheet in constant use)
Secondary activities for area	As above	As above
<b>Likelihood of Disturbance</b>		
Location	0	Outdoors
	1	Large rooms or well-ventilated areas
	2	Rooms up to 100m <sup>2</sup>
	3	Confined spaces
Accessibility	0	Usually inaccessible or unlikely to be disturbed
	1	Occasionally likely to be disturbed
	2	Easily disturbed
	3	Routinely disturbed
Extent / Amount	0	Small amount or items (e.g. strings, gaskets)
	1	Less or equal to 10m <sup>2</sup> or Less or equal to 10m pipe run
	2	Greater than 10m <sup>2</sup> but less or equal to 50m <sup>2</sup> or Greater than 10m but less or equal to 50m pipe run
	3	Greater than 50m <sup>2</sup> or greater than 50m pipe run

**Human exposure potential**

(Number of occupants)	0	None
	1	1 to 3
	2	4 to 10
	3	Greater than 10
Frequency of use or area	0	Infrequent
	1	Monthly
	2	Weekly
	3	Daily
Average time area is in use	0	Less than 1 hour
	1	Greater than 1 hour but less than 3
	2	Greater that 3 hours but less than 6
	3	Greater than 6 hours

**Maintenance activity**

Type of maintenance activity	0	Minor disturbance (e.g. possibility of contact when gaining access)
	1	Low disturbance (e.g. changing light bulbs in asbestos insulating board ceiling)
	2	Medium disturbance (e.g. lift one or two asbestos insulating board ceiling tiles to access a valve)
	3	High levels of disturbance (e.g. removing a number of asbestos insulating board ceiling tiles to replace a valve or for re-cabing)
Frequency of maintenance activity	0	Asbestos containing materials unlikely to be disturbed for maintenance
	1	Less or equal to 1 per year
	2	Greater than 1 per year
	3	Less than 1 per month

11.5 An overall risk assessment can be achieved by adding the material and priority ratings together. The risk assessment allows the duty holder to formulate a risk management plan to control the ACM's identified within the survey to be in compliance with the CAW 2006 regulations. The scorings are as follows:

- High risk > 15
- Medium 9 – 14
- Low risk 5 – 8
- Very low risk < 4

## 11.6 ASSESSMENT OF PRIORITY RATINGS

Assessment risk elevations have been unitised in which an overall risk assessment is allocated in accordance with the appended criteria. The priority ratings will allow the duty holder the opportunity to plan requirement for the remedial action and expenditure. This system operates as follows:

### 11.7 PRIORITY RATING HIGH (H) >15

The ACM's that fall into this category warrants immediate action as there is great potential that persons are being exposed to some levels of asbestos fibre contamination. In most circumstances immediate plans should be implemented for the removal of the ACM. If asbestos removal can not be achieved immediately, the ACM should be sealed / encapsulated and or access restricted to the affected area to prevent a risk to health.

### 11.8 PRIORITY RATING MEDIUM (M) 9 – 14

The ACM's that fall into this category indicates that any slight deterioration in one of a number of contributory factors may result with asbestos fibre release. Normal wear and tear in a number of circumstances will result in an unacceptable deterioration of the ACM identified. It is therefore recommended that in these situations the asbestos be removed on a programmed basis but within a specified time scale. The condition of the asbestos should be regularly monitored and where necessary, emergency repair and encapsulation should be undertaken where any deterioration has occurred.

### 11.9 PRIORITY RATING LOW (L) 5 – 8

The ACM's that fall into this category do not expose an imminent risk and the possibility of fibre release is low under existing conditions. ACM's within this category will however require the need for regular monitoring on either an annual or six monthly basis, dependant on product so as to ascertain any changes in condition. If any such change does occur, re-prioritisation to a higher risk category shall be necessary and thus subsequent appropriate action.

### 11.10 PRIORITY RATING VERY LOW (VL) <4

The ACM's that fall into this category are of a low priority. It is recommended that visual inspections are made on an annual basis to ascertain any changes in condition. If any such change does occur, re-prioritisation to a higher risk category shall be necessary and thus subsequent appropriate action.

**12.0 BULK SAMPLE ANALYSIS  
RESULTS OF ACTUAL SAMPLES TAKEN**

- 12.1 Some samples listed below may have been used as representative samples identifying similar asbestos materials in other locations.
- 12.2 It must be noted that the following list is of only samples actually taken and is not a complete list of all locations that asbestos has been identified.
- 12.3 For reference of all locations of asbestos materials identified within this survey reference should be made to the survey analysis sheets contained within the appendices of this report.
- 12.4 The following are a list of the three primary asbestos types used with their technical and common names: -

- A) Chrysotile      White**  
**B) Amosite        Brown**  
**C) Crocidolite    Blue**  
**D) NADIS            No Asbestos Detected In Sample**

12.5 List of Samples

Ref.	Location	Description	Analytical Result
B001/ 542104	3 <sup>rd</sup> floor. Lobby	Thermal insulation to pipework	Amosite
B002/ 542105	3 <sup>rd</sup> floor. Fire exit corridor	Flash guards	Chrysotile
B003/ 542106	3 <sup>rd</sup> floor. Unit 302	Insulation to ducting	NADIS
B004/ 542107	2 <sup>nd</sup> floor. Lobby 1	Corrugated paper insulation to pipework	Chrysotile
B005/ 542108	2 <sup>nd</sup> floor. Lobby 2	Floor tiles (red)	Chrysotile
B006/ 542109	2 <sup>nd</sup> floor. Female w/c	Insulation board panel to underside of roof	NADIS
B007/ 542110	2 <sup>nd</sup> floor. Corridor 1	Stair nosings	Chrysotile
B008/ 542111	2 <sup>nd</sup> floor. Corridor 1	Internal thermal insulation within metal fire doors	Chrysotile
B009/ 542112	2 <sup>nd</sup> floor. Unit 205	Insulation board panels to underside of roof	Chrysotile & Amosite
B010/ 542113	1 <sup>st</sup> floor. Corridor 2	Insulation to pipework	NADIS
B011/ 542114	1 <sup>st</sup> floor. Unit 105	Insulation board boxing	NADIS
B012/ 542115	1 <sup>st</sup> floor. w/c	Insulation to pipework	NADIS
B013/ 542116	2 <sup>nd</sup> floor. Male w/c	Corrugated cement roof sheets	Chrysotile

Ref.	Location	Description	Analytical Result
B014/ 542114	1 <sup>st</sup> floor. Unit 104	Corrugated paper insulation to pipework	Chrysotile
B015/ 542115	1 <sup>st</sup> floor. Stairwell 2	Floor tiles (brown)	NADIS
B016/ 542116	Basement. Corridor 1	Textured coating to ceiling & steelwork	NADIS
B017/ 542117	External. Pitched roof 1	Corrugated cement roof sheets	Chrysotile
B018/ 542118	External. Pitched roof 2	Bitumen weather proof covering	Chrysotile
B019 542119	External. Pitched roof 2	Cement roof tiles	Chrysotile
B020/ 542120	External. Walkway 1 roof	Bitumen wrap to MMMF insulated & cork pipework	NADIS

## **13.0 RECOMMENDATIONS**

### **13.1 DISCUSSIONS**

- 13.2 The long term remedy to overcome the asbestos presence in the building and its continual restriction is the ultimate total removal of all asbestos materials from the building.
- 13.3 In the intermediate stage and for a period of time, short term remedial action must be undertaken with periodic monitoring to minimise the potential risk to health of the occupants and visitors alike.
- 13.4 This intermediate remedial action should only be regarded as a temporary measure as disturbance and damage due to maintenance, mechanical impact etc. in conjunction with age deterioration and general air movement will continue to present a potential health risk to all occupants and visitors alike.

### **13.1 SPECIFIC RECOMMENDATIONS**

- 13.1.1 That all asbestos materials are removed prior to disturbance or demolition works being undertaken.
- 13.1.2 That all notifiable asbestos related works be undertaken and completed by a licensed contractor.
- 13.1.3 Please refer to Appendix One – Site data pages for specific recommendations & comments of any ACM's identified within this report.

## **13.2 GENERAL RECOMMENDATIONS TO COMPLY WITH LEGISLATION**

- 13.2.1 To comply with and ensure that the requirements of The Control of Asbestos Regulations 2006, Health & Safety at Work Act 1974, The Management of Health & Safety at Work (Amendment) Regulations 2006 and The Defective Premises Act 1972 it is proposed and recommended that the following are implemented and actioned.
- 13.2.2 That access and disturbance to all areas containing asbestos materials with a high risk be restricted immediately.
- 13.2.3 That all asbestos materials listed under high risk be the subject of removal / remedial action to be implemented immediately to render them safe. This action is to include all necessary environmental decontamination and cleaning as necessary.
- 13.2.4 That those items listed under very low, low and medium risk be assessed periodically.
- 13.2.5 That all remaining asbestos materials are clearly labelled with statutory warning labels.
- 13.2.6 Consideration should be given to future proposed refurbishment work and the asbestos removal abatement works programmed in to take advantage of that opportunity.
- 13.2.7 That all removal and abatement works are undertaken and completed in compliance with a detailed specification and method statement for asbestos works.
- 13.2.8 That where asbestos materials are to remain in-situ then regular periodic inspections are carried out to monitor and maintain the condition of the asbestos materials such that the risks to health are reduced to the minimum possible so far as is reasonably practicable.
- 13.2.9 That those employed by the client in management positions directly or indirectly having control of works related to asbestos materials within these premises are made fully aware of this report and all asbestos materials identified.
- 13.2.10 That all contractors and those who visit site to undertake any works be notified and made aware of this report and that asbestos materials are present prior to the undertaking of such works to enable suitable precautionary actions to maintain and reduce the risk to health.
- 13.2.11 That where asbestos materials are to continue to be used such as a gasket then asbestos safe working procedures be compiled for such works and or the contractor implementing such be required to submit a safe working procedure method statement prior to undertaking such works.
- 13.2.12 That asbestos airborne fibre monitoring be completed to all areas where asbestos materials have been listed under high risk to identify if airborne fibres are being generated under prevailing conditions.
- This monitoring should be maintained periodically until the said asbestos materials are made safe by removal or abatement works.
- 13.2.13 That all notifiable asbestos removal / abatement works are undertaken by licensed asbestos removal contractor under the direct supervision of an appointed consultant and that all analytical attendance and monitoring be completed by a UKAS Accredited Laboratory.



**14.0 QUALITY ASSURANCE**

**Project Ref: SD5239**

The enclosed report has been compiled by the following authorised Caswell Environmental Services Ltd member of staff.

**NAME:** Mr Peter Notley

**SIGNED:**



**DESIGNATION:** Lead Surveyor

The contents of this proposal / report have been checked by the relevant Senior Manager.

The results are accurate and any conclusions or recommendations made are suitable and in line with the current company policy.

**NAME:** Mr Paul Caswell

**SIGNED:**



**DESIGNATION:** Senior Surveyor

**SIGNATURE DATE:**

**07/02/2014**

**(PDF compiled only)**

**MANAGEMENT SURVEY**

**OF**

**24 – 28 HATTON WALL  
BLACK BULL YARD  
LONDON  
EC1N 8JH**

**APPENDIX ONE**

**SECTION ONE**

**3<sup>RD</sup> FLOOR**

Site Address: 24 – 28 HATTON WALL, BLACK BULL YARD, LONDON, EC1N 8JH

Doc No: SD5239

Date: JANUARY 2014

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Section: ONE

Sample Ref:	n/a	Survey Type:	Management
Area:	n/a	Product Type:	n/a
Floor:	3 <sup>rd</sup> floor	Damage:	n/a
Location:	Stairwell 1	Surface Treatment:	n/a
Product:	n/a	Asbestos Type:	n/a
Asbestos:	n/a	Accessibility:	n/a
14 Day: Notification	n/a	Identification:	n/a
Next Inspection:	n/a	Material Assessment:	n/a
Quantity:	n/a	Priority Assessment:	n/a
		Risk Assessment:	n/a
Action:	General photograph		



Comments: View at 3<sup>rd</sup> floor level

Site Address: 24 – 28 HATTON WALL, BLACK BULL YARD, LONDON, EC1N 8JH

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Section: ONE

Sample Ref:	B001/542104	Survey Type:	Management
Area:	n/a	Product Type:	Thermal insulation 3
Floor:	3 <sup>rd</sup> floor	Damage:	Low damage 1
Location:	Lobby 1	Surface Treatment:	Unsealed 3
Product:	Insulation	Asbestos Type:	Amosite 2
Asbestos:	Yes	Accessibility:	Medium
14 Day Notification:	Yes	Identification:	Identified
Next Inspection:	July 2014	Material Assessment:	Medium risk 9
Quantity:	2 linear meters	Priority Assessment:	Very low risk 4
		Risk Assessment:	Medium risk 13
Action:	<b>Encapsulate, label &amp; manage</b>		



Client's Log:

Action Taken:

Contractor:

Removal / Remedial Date:

Comments:

Thermal insulation to pipework.  
Exposed areas of pipework need to be encapsulated

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Section: ONE

Sample Ref:	As B001/542104	Survey Type:	Management
Area:	n/a	Product Type:	Thermal insulation 3
Floor:	3 <sup>rd</sup> floor	Damage:	Low damage 1
Location:	Unit 301	Surface Treatment:	Unsealed 3
Product:	Insulation	Asbestos Type:	Amosite 2
Asbestos:	Yes	Accessibility:	Medium
14 Day Notification:	Yes	Identification:	Strongly presumed
Next Inspection:	Immediate action	Material Assessment:	Medium risk 9
Quantity:	4 linear meters	Priority Assessment:	Low risk 6
		Risk Assessment:	High risk 15

Action:

Encapsulate, label & manage



Client's Log:

Action Taken:

Contractor:

Removal / Remedial Date:

Comments:

Thermal insulation to pipework. One end of pipework is exposed. Due to its location above personnel below, the pipework end need to be encapsulated

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Date: JANUARY 2014

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Section: ONE

Sample Ref:	As B001/542104	Survey Type:	Management
Area:	n/a	Product Type:	Thermal insulation 3
Floor:	3 <sup>rd</sup> floor	Damage:	Low damage 1
Location:	Unit 301	Surface Treatment:	Unsealed 3
Product:	Insulation	Asbestos Type:	Amosite 2
Asbestos:	Yes	Accessibility:	Medium
14 Day Notification:	Yes	Identification:	Strongly presumed
Next Inspection:	Immediate action	Material Assessment:	Medium risk 9
Quantity:	8 linear meters	Priority Assessment:	Low risk 6
		Risk Assessment:	High risk 15

Action:

Encapsulate, label & manage



Client's Log:

Action Taken:

Contractor:

Removal / Remedial Date:

Comments:

Thermal insulation to ducting. Some areas of the ducting are exposed.  
 Due to its location above personnel below, the insulation need to be encapsulated

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Section: ONE

Sample Ref:	Vis001	Survey Type:	Management	
Area:	n/a	Product Type:	Gaskets	2
Floor:	3 <sup>rd</sup> floor	Damage:	Good condition	0
Location:	Unit 301	Surface Treatment:	Sealed	0
Product:	Gaskets	Asbestos Type:	Chrysotile	1
Asbestos:	Yes	Accessibility:	Difficult	
14 Day Notification:	No	Identification:	Strongly presumed	
Next Inspection:	January 2015	Material Assessment:	Very low risk	3
Quantity:	x 2	Priority Assessment:	Very low risk	1
		Risk Assessment:	Very low risk	4

Action:

Label & manage



Client's Log:

Action Taken:

Contractor:

Removal / Remedial Date:

Comments:

CAF gaskets to pipework

Site Address: 24 – 28 HATTON WALL, BLACK BULL YARD, LONDON, EC1N 8JH

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Section: ONE

Sample Ref:	B002/524105	Survey Type:	Management
Area:	n/a	Product Type:	Woven textiles 2
Floor:	3 <sup>rd</sup> floor	Damage:	Low damage 1
Location:	Fire exit corridor	Surface Treatment:	Unsealed 1
Product:	Flash guards	Asbestos Type:	Chrysotile 1
Asbestos:	Yes	Accessibility:	Difficult
14 Day: Notification	No	Identification:	Identified
Next Inspection:	January 2015	Material Assessment:	Low risk 5
Quantity:	2 x units	Priority Assessment:	Very low risk 2
		Risk Assessment:	Low risk 7

Action:

Label & manage



Client's Log:

Action Taken:

Contractor:

Removal /  
Remedial Date:

Comments:

Flash guards to 2 x electrical units



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Section: ONE

Sample Ref:	As B002/524105	Survey Type:	Management
Area:	n/a	Product Type:	Woven textiles 2
Floor:	3 <sup>rd</sup> floor	Damage:	Low damage 1
Location:	Fire exit corridor	Surface Treatment:	Unsealed 1
Product:	Loose flash guards	Asbestos Type:	Chrysotile 1
Asbestos:	Yes	Accessibility:	Difficult
14 Day Notification:	No	Identification:	Strongly presumed
Next Inspection:	January 2015	Material Assessment:	Low risk 5
Quantity:	1 x unit	Priority Assessment:	Very low risk 2
		Risk Assessment:	Low risk 7

Action:

Remove following HSE guidelines



Client's Log:

Action Taken:

Contractor:

Removal / Remedial Date:

Comments:

Loose flash guards within 1 x electrical unit

Site Address: 24 – 28 HATTON WALL, BLACK BULL YARD, LONDON, EC1N 8JH

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Section: ONE

Sample Ref:	As B001/542104	Survey Type:	Management	
Area:	n/a	Product Type:	Thermal insulation	3
Floor:	3 <sup>rd</sup> floor	Damage:	Good condition	0
Location:	Lobby 2	Surface Treatment:	Sealed	1
Product:	Insulation	Asbestos Type:	Amosite	2
Asbestos:	Yes	Accessibility:	Medium	
14 Day: Notification	Yes	Identification:	Strongly presumed	
Next Inspection:	July 2014	Material Assessment:	Low risk	6
Quantity:	2 linear meters	Priority Assessment:	Low risk	6
		Risk Assessment:	Medium risk	12
Action:	<b>Label &amp; manage</b>			



Client's Log:

Action Taken:

Contractor:

Removal /  
Remedial Date:

Comments:

Thermal insulation to pipework

Site Address: 24 – 28 HATTON WALL, BLACK BULL YARD, LONDON, EC1N 8JH

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Section: ONE

Sample Ref:	B003/542106	Survey Type:	Management
Area:	n/a	Product Type:	n/a
Floor:	3 <sup>rd</sup> floor	Damage:	n/a
Location:	Unit 302	Surface Treatment:	n/a
Product:	Insulation	Asbestos Type:	NADIS
Asbestos:	No	Accessibility:	n/a
14 Day Notification:	n/a	Identification:	Identified
Next Inspection:	n/a	Material Assessment:	0
Quantity:	n/a	Priority Assessment:	0
		Risk Assessment:	0
Action:	No action		



Comments: Plaster insulation to ducting

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Section: ONE

Sample Ref:	n/a	Survey Type:	Management
Area:	n/a	Product Type:	n/a
Floor:	3 <sup>rd</sup> floor	Damage:	n/a
Location:	Unit 302	Surface Treatment:	n/a
Product:	n/a	Asbestos Type:	n/a
Asbestos:	n/a	Accessibility:	n/a
14 Day: Notification	n/a	Identification:	n/a
Next Inspection:	n/a	Material Assessment:	n/a
Quantity:	n/a	Priority Assessment:	n/a
		Risk Assessment:	n/a
Action:	General photograph		



Comments: No access to high level panels to underside of roof due to height restrictions & personnel below

**MANAGEMENT SURVEY**

**OF**

**24 – 28 HATTON WALL  
BLACK BULL YARD  
LONDON  
EC1N 8JH**

**APPENDIX ONE**

**SECTION TWO**

**2<sup>ND</sup> FLOOR**

Site Address: 24 – 28 HATTON WALL, BLACK BULL YARD, LONDON, EC1N 8JH

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Section: TWO

Sample Ref:	n/a	Survey Type:	Management
Area:	n/a	Product Type:	n/a
Floor:	2 <sup>nd</sup> floor	Damage:	n/a
Location:	Stairwell 1	Surface Treatment:	n/a
Product:	n/a	Asbestos Type:	n/a
Asbestos:	n/a	Accessibility:	n/a
14 Day: Notification	n/a	Identification:	n/a
Next Inspection:	n/a	Material Assessment:	n/a
Quantity:	n/a	Priority Assessment:	n/a
		Risk Assessment:	n/a
Action:	General photograph		



Comments: View at 2<sup>nd</sup> floor level

Site Address: 24 – 28 HATTON WALL, BLACK BULL YARD, LONDON, EC1N 8JH

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Page: TWO

Section: TWO

Sample Ref:	B004/542107	Survey Type:	Management
Area:	n/a	Product Type:	Asbestos paper 2
Floor:	2 <sup>nd</sup> floor	Damage:	Low damage 1
Location:	Lobby 1	Surface Treatment:	Enclosed 1
Product:	Paper insulation	Asbestos Type:	Chrysotile 1
Asbestos:	Yes	Accessibility:	Difficult
14 Day: Notification	Yes	Identification:	Identified
Next Inspection:	January 2015	Material Assessment:	Low risk 5
Quantity:	3 linear meters	Priority Assessment:	Very low risk 3
		Risk Assessment:	Low risk 8

Action:

Label & manage



Client's Log:

Action Taken:

Contractor:

Removal /  
Remedial Date:

Comments:

Corrugated paper insulation to pipework located within boxing

Site Address: 24 – 28 HATTON WALL, BLACK BULL YARD, LONDON, EC1N 8JH

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Section: TWO

Sample Ref:	As B002/542105	Survey Type:	Management	
Area:	n/a	Product Type:	Woven textiles	2
Floor:	2 <sup>nd</sup> floor	Damage:	Good condition	0
Location:	Electrical cupboard	Surface Treatment:	Enclosed	1
Product:	Flash guards	Asbestos Type:	Chrysotile	1
Asbestos:	Yes	Accessibility:	Difficult	
14 Day Notification:	No	Identification:	Strongly presumed	
Next Inspection:	January 2015	Material Assessment:	Very low risk	4
Quantity:	6 x units	Priority Assessment:	Very low risk	2
		Risk Assessment:	Low risk	6

Action:

Label & manage



Client's Log:

Action Taken:

Contractor:

Removal / Remedial Date:

Comments:

Flash guards to 6 x electrical units



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Section: TWO

Sample Ref:	B005/542108	Survey Type:	Management	
Area:	n/a	Product Type:	Vinyl floor tiles	1
Floor:	2 <sup>nd</sup> floor	Damage:	Good condition	0
Location:	Lobby 2	Surface Treatment:	Sealed	0
Product:	Floor tiles	Asbestos Type:	Chrysotile	1
Asbestos:	Yes	Accessibility:	Easy	
14 Day Notification:	No	Identification:	Identified	
Next Inspection:	January 2015	Material Assessment:	Very low risk	2
Quantity:	2 m <sup>2</sup>	Priority Assessment:	Very low risk	2
		Risk Assessment:	Very low risk	4
Action:	Label & manage			



Client's Log:

Action Taken:

Contractor:

Removal / Remedial Date:

Comments:

Floor tiles (red)

Site Address: 24 – 28 HATTON WALL, BLACK BULL YARD, LONDON, EC1N 8JH

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Section: TWO

Sample Ref:	Vis002	Survey Type:	Management	
Area:	n/a	Product Type:	Rope	2
Floor:	2 <sup>nd</sup> floor	Damage:	Good condition	0
Location:	w/c lobby	Surface Treatment:	Enclosed	1
Product:	Rope gaskets	Asbestos Type:	Chrysotile	1
Asbestos:	Yes	Accessibility:	Difficult	
14 Day Notification:	No	Identification:	Strongly presumed	
Next Inspection:	January 2015	Material Assessment:	Very low risk	4
Quantity:	2 linear meters	Priority Assessment:	Very low risk	1
		Risk Assessment:	Low risk	5

Action:

Label & manage



Client's Log:

Action Taken:

Contractor:

Removal / Remedial Date:

Comments:

No access to skylight construction without causing damage  
– possible rope gaskets to skylights

Site Address: 24 – 28 HATTON WALL, BLACK BULL YARD, LONDON, EC1N 8JH

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Section: TWO

Sample Ref:	Vis003	Survey Type:	Management	
Area:	n/a	Product Type:	Rope	2
Floor:	2 <sup>nd</sup> floor	Damage:	Good condition	0
Location:	Female w/c	Surface Treatment:	Enclosed	1
Product:	Rope gaskets	Asbestos Type:	Chrysotile	1
Asbestos:	Yes	Accessibility:	Difficult	
14 Day Notification:	No	Identification:	Strongly presumed	
Next Inspection:	January 2015	Material Assessment:	Very low risk	4
Quantity:	2 linear meters	Priority Assessment:	Very low risk	1
		Risk Assessment:	Low risk	5

Action:

Label & manage



Client's Log:

Action Taken:

Contractor:

Removal / Remedial Date:

Comments:

No access to skylight construction without causing damage  
– possible rope gaskets to skylights

Site Address: 24 – 28 HATTON WALL, BLACK BULL YARD, LONDON, EC1N 8JH

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Section: TWO

Sample Ref:	B006/542109	Survey Type:	Management
Area:	n/a	Product Type:	n/a
Floor:	2 <sup>nd</sup> floor	Damage:	n/a
Location:	Female w/c	Surface Treatment:	n/a
Product:	Roof panels	Asbestos Type:	NADIS
Asbestos:	No	Accessibility:	n/a
14 Day Notification:	n/a	Identification:	Identified
Next Inspection:	n/a	Material Assessment:	0
Quantity:	n/a	Priority Assessment:	0
		Risk Assessment:	0
Action:	No action		



Comments: Insulation board (fibreboard) panels to underside of roof

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Section: TWO

Sample Ref:	B014/542117	Survey Type:	Management	
Area:	n/a	Product Type:	Asbestos cement	1
Floor:	2 <sup>nd</sup> floor	Damage:	Good condition	0
Location:	Male w/c	Surface Treatment:	Painted	1
Product:	Roof sheets	Asbestos Type:	Chrysotile	1
Asbestos:	Yes	Accessibility:	Medium	
14 Day: Notification	No	Identification:	Identified	
Next Inspection:	January 2015	Material Assessment:	Very low risk	3
Quantity:	7 m <sup>2</sup>	Priority Assessment:	Very low risk	2
		Risk Assessment:	Low risk	5
Action:	Label & manage			



Client's Log:

Action Taken:

Contractor:

Removal /  
Remedial Date:

Comments:

Corrugated cement roof sheets

Site Address: 24 – 28 HATTON WALL, BLACK BULL YARD, LONDON, EC1N 8JH

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Section: TWO

Sample Ref:	n/a	Survey Type:	Management
Area:	n/a	Product Type:	n/a
Floor:	2 <sup>nd</sup> floor	Damage:	n/a
Location:	Unit 213	Surface Treatment:	n/a
Product:	n/a	Asbestos Type:	n/a
Asbestos:	n/a	Accessibility:	n/a
14 Day: Notification	n/a	Identification:	n/a
Next Inspection:	n/a	Material Assessment:	n/a
Quantity:	n/a	Priority Assessment:	n/a
		Risk Assessment:	n/a
Action:	General photograph		



Comments:

View of insulation board (fibreboard) panels to underside of roof  
(non-asbestos product)

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Section: TWO

Sample Ref:	B007/542110	Survey Type:	Management	
Area:	n/a	Product Type:	Reinforced plastic	1
Floor:	2 <sup>nd</sup> floor	Damage:	Good condition	0
Location:	Corridor 1	Surface Treatment:	Sealed	0
Product:	Stair nosings	Asbestos Type:	Chrysotile	1
Asbestos:	Yes	Accessibility:	Easy	
14 Day Notification:	No	Identification:	Identified	
Next Inspection:	January 2015	Material Assessment:	Very low risk	2
Quantity:	x 2	Priority Assessment:	Very low risk	2
		Risk Assessment:	Very low risk	4

Action:

Label & manage



Client's Log:

Action Taken:

Contractor:

Removal / Remedial Date:

Comments:

Stair nosings to stair treads

Site Address: 24 – 28 HATTON WALL, BLACK BULL YARD, LONDON, EC1N 8JH

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Section: TWO

Sample Ref:	B008/542111	Survey Type:	Management	
Area:	n/a	Product Type:	Thermal insulation	3
Floor:	2 <sup>nd</sup> floor	Damage:	Good condition	0
Location:	Corridor 1	Surface Treatment:	Enclosed	1
Product:	Internal insulation	Asbestos Type:	Chrysotile	1
Asbestos:	Yes	Accessibility:	Difficult	
14 Day: Notification	Yes	Identification:	Identified	
Next Inspection:	July 2014	Material Assessment:	Very low risk	5
Quantity:	2 x 2 m <sup>2</sup>	Priority Assessment:	Very low risk	2
		Risk Assessment:	Low risk	7

Action:

Label & manage



Client's Log:

Action Taken:

Contractor:

Removal / Remedial Date:

Comments:

Internal thermal insulation located within 2 x metal fire doors



Site Address: 24 – 28 HATTON WALL, BLACK BULL YARD, LONDON, EC1N 8JH

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Section: TWO

Sample Ref:	B009/542112	Survey Type:	Management
Area:	n/a	Product Type:	Asbestos insulation board 2
Floor:	2 <sup>nd</sup> floor	Damage:	Good condition 0
Location:	Unit 205	Surface Treatment:	Painted 1
Product:	Roof panels	Asbestos Type:	Chrysotile & Amosite 2
Asbestos:	Yes	Accessibility:	Medium
14 Day: Notification	Yes	Identification:	Identified
Next Inspection:	July 2014	Material Assessment:	Low risk 5
Quantity:	120 m <sup>2</sup>	Priority Assessment:	Low risk 5
		Risk Assessment:	Medium risk 10

Action:

Label & manage



Client's Log:

Action Taken:

Contractor:

Removal /  
Remedial Date:

Comments:

Asbestos insulation board panels to underside of roof

Site Address: 24 – 28 HATTON WALL, BLACK BULL YARD, LONDON, EC1N 8JH

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Section: TWO

Sample Ref:	As B009/542112	Survey Type:	Management
Area:	n/a	Product Type:	Asbestos insulation board 2
Floor:	2 <sup>nd</sup> floor	Damage:	Medium damage 2
Location:	Unit 205	Surface Treatment:	Unsealed 2
Product:	Roof panel	Asbestos Type:	Chrysotile & Amosite 2
Asbestos:	Yes	Accessibility:	Medium
14 Day: Notification	Yes	Identification:	Strongly presumed
Next Inspection:	Immediate action	Material Assessment:	Medium risk 8
Quantity:	0.5 m <sup>2</sup>	Priority Assessment:	Medium risk 7
		Risk Assessment:	High risk 15

Action:

Encapsulate, label & manage



Client's Log:

Action Taken:

Contractor:

Removal /  
Remedial Date:

Comments:

Asbestos insulation board panel to underside of roof in a damaged & friable condition

Site Address: 24 – 28 HATTON WALL, BLACK BULL YARD, LONDON, EC1N 8JH

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Section: TWO

Sample Ref:	As B009/542112	Survey Type:	Management
Area:	n/a	Product Type:	Asbestos insulation board 2
Floor:	2 <sup>nd</sup> floor	Damage:	Good condition 0
Location:	Corridor 2	Surface Treatment:	Painted 1
Product:	Roof panels	Asbestos Type:	Chrysotile & Amosite 2
Asbestos:	Yes	Accessibility:	Difficult
14 Day Notification:	Yes	Identification:	Strongly presumed
Next Inspection:	July 2014	Material Assessment:	Low risk 5
Quantity:	10 m <sup>2</sup>	Priority Assessment:	Very low risk 4
		Risk Assessment:	Medium risk 9

Action:

Label & manage



Client's Log:

Action Taken:

Contractor:

Removal / Remedial Date:

Comments:

Asbestos insulation board panel to underside of roof located above fixed plasterboard ceiling

Site Address: 24 – 28 HATTON WALL, BLACK BULL YARD, LONDON, EC1N 8JH

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Section: TWO

Sample Ref:	As B009/542112	Survey Type:	Management
Area:	n/a	Product Type:	Asbestos insulation board 2
Floor:	2 <sup>nd</sup> floor	Damage:	Good condition 0
Location:	Corridor 3	Surface Treatment:	Painted 1
Product:	Roof panels	Asbestos Type:	Chrysotile & Amosite 2
Asbestos:	Yes	Accessibility:	Difficult
14 Day: Notification	Yes	Identification:	Strongly presumed
Next Inspection:	July 2014	Material Assessment:	Low risk 5
Quantity:	6 m <sup>2</sup>	Priority Assessment:	Very low risk 4
		Risk Assessment:	Medium risk 9
Action:	Label & manage		



Client's Log:

Action Taken:

Contractor:

Removal /  
Remedial Date:

Comments:

Asbestos insulation board panel to underside of roof located above fixed plasterboard ceiling

Site Address: 24 – 28 HATTON WALL, BLACK BULL YARD, LONDON, EC1N 8JH

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Section: TWO

Sample Ref:	As B009/542112	Survey Type:	Management
Area:	n/a	Product Type:	Asbestos insulation board 2
Floor:	2 <sup>nd</sup> floor	Damage:	Good condition 0
Location:	w/c	Surface Treatment:	Painted 1
Product:	Roof panels	Asbestos Type:	Chrysotile & Amosite 2
Asbestos:	Yes	Accessibility:	Difficult
14 Day Notification:	Yes	Identification:	Strongly presumed
Next Inspection:	July 2014	Material Assessment:	Low risk 5
Quantity:	5 m <sup>2</sup>	Priority Assessment:	Very low risk 4
		Risk Assessment:	Medium risk 9

Action:

Label & manage



Client's Log:

Action Taken:

Contractor:

Removal / Remedial Date:

Comments:

Asbestos insulation board panel to underside of roof located above fixed plasterboard ceiling

**MANAGEMENT SURVEY**

**OF**

**24 – 28 HATTON WALL  
BLACK BULL YARD  
LONDON  
EC1N 8JH**

**APPENDIX ONE**

**SECTION THREE**

**1<sup>ST</sup> FLOOR**

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Section: THREE

Sample Ref:	n/a	Survey Type:	Management
Area:	n/a	Product Type:	n/a
Floor:	1 <sup>st</sup> floor	Damage:	n/a
Location:	Stairwell 1	Surface Treatment:	n/a
Product:	n/a	Asbestos Type:	n/a
Asbestos:	n/a	Accessibility:	n/a
14 Day: Notification	n/a	Identification:	n/a
Next Inspection:	n/a	Material Assessment:	n/a
Quantity:	n/a	Priority Assessment:	n/a
		Risk Assessment:	n/a

Action:

General photograph



Comments:

View at 1<sup>st</sup> floor level

Site Address: 24 – 28 HATTON WALL, BLACK BULL YARD, LONDON, EC1N 8JH

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Section: THREE

Sample Ref:	As B004/542107	Survey Type:	Management	
Area:	n/a	Product Type:	Asbestos paper	2
Floor:	1 <sup>st</sup> floor	Damage:	Good condition	0
Location:	Corridor 2	Surface Treatment:	Painted	1
Product:	Paper insulation	Asbestos Type:	Chrysotile	1
Asbestos:	Yes	Accessibility:	Medium	
14 Day Notification:	Yes	Identification:	Strongly presumed	
Next Inspection:	January 2015	Material Assessment:	Very low risk	4
Quantity:	1 linear meter	Priority Assessment:	Very low risk	4
		Risk Assessment:	Low risk	8

Action:

Label & manage



Client's Log:

Action Taken:

Contractor:

Removal / Remedial Date:

Comments:

Corrugated paper insulation to pipework



Site Address: 24 – 28 HATTON WALL, BLACK BULL YARD, LONDON, EC1N 8JH

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Section: THREE

Sample Ref:	B010/542113	Survey Type:	Management
Area:	n/a	Product Type:	n/a
Floor:	1 <sup>st</sup> floor	Damage:	n/a
Location:	Corridor 2	Surface Treatment:	n/a
Product:	Insulation	Asbestos Type:	NADIS
Asbestos:	No	Accessibility:	n/a
14 Day: Notification	n/a	Identification:	Identified
Next Inspection:	n/a	Material Assessment:	0
Quantity:	n/a	Priority Assessment:	0
		Risk Assessment:	0
Action:	<b>No action</b>		



Comments:

MMMF insulation to pipework also present within adjacent lobby

Site Address: 24 – 28 HATTON WALL, BLACK BULL YARD, LONDON, EC1N 8JH

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Section: THREE

Sample Ref:	B011/542114	Survey Type:	Management
Area:	n/a	Product Type:	n/a
Floor:	1 <sup>st</sup> floor	Damage:	n/a
Location:	Unit 105	Surface Treatment:	n/a
Product:	Boxing	Asbestos Type:	NADIS
Asbestos:	No	Accessibility:	n/a
14 Day Notification:	n/a	Identification:	Identified
Next Inspection:	n/a	Material Assessment:	0
Quantity:	n/a	Priority Assessment:	0
		Risk Assessment:	0
Action:	No action		



Comments: Plasterboard boxing

Site Address: 24 – 28 HATTON WALL, BLACK BULL YARD, LONDON, EC1N 8JH

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Section: THREE

Sample Ref:	As B004/542107	Survey Type:	Management	
Area:	n/a	Product Type:	Asbestos paper	2
Floor:	1 <sup>st</sup> floor	Damage:	Good condition	0
Location:	Unit 108	Surface Treatment:	Painted	1
Product:	Paper insulation	Asbestos Type:	Chrysotile	1
Asbestos:	Yes	Accessibility:	Medium	
14 Day: Notification	Yes	Identification:	Strongly presumed	
Next Inspection:	January 2015	Material Assessment:	Very low risk	4
Quantity:	2 x 4 linear meters 1 x 3 linear meters	Priority Assessment:	Very low risk	4
		Risk Assessment:	Low risk	8

Action:

Label & manage



Client's Log:

Action Taken:

Contractor:

Removal /  
Remedial Date:

Comments:

Corrugated paper insulation to 3 x pipework

Site Address: 24 – 28 HATTON WALL, BLACK BULL YARD, LONDON, EC1N 8JH

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Section: THREE

Sample Ref:	As B004/542107	Survey Type:	Management	
Area:	n/a	Product Type:	Asbestos paper	2
Floor:	1 <sup>st</sup> floor	Damage:	Good condition	0
Location:	Unit 109	Surface Treatment:	Painted	1
Product:	Paper insulation	Asbestos Type:	Chrysotile	1
Asbestos:	Yes	Accessibility:	Medium	
14 Day Notification:	Yes	Identification:	Strongly presumed	
Next Inspection:	January 2015	Material Assessment:	Very low risk	4
Quantity:	2 linear meters	Priority Assessment:	Very low risk	4
		Risk Assessment:	Low risk	8
Action:	Label & manage			



Client's Log:

Action Taken:

Contractor:

Removal / Remedial Date:

Comments:

Corrugated paper insulation to pipework.  
MMMF insulation (non-asbestos product) has also been identified within this area

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Section: THREE

Sample Ref:	As B004/542107	Survey Type:	Management	
Area:	n/a	Product Type:	Asbestos paper	2
Floor:	1 <sup>st</sup> floor	Damage:	Good condition	0
Location:	Unit 109A	Surface Treatment:	Painted	1
Product:	Paper insulation	Asbestos Type:	Chrysotile	1
Asbestos:	Yes	Accessibility:	Medium	
14 Day Notification:	Yes	Identification:	Strongly presumed	
Next Inspection:	January 2015	Material Assessment:	Very low risk	4
Quantity:	2 linear meters	Priority Assessment:	Very low risk	4
		Risk Assessment:	Low risk	8

Action:

Label & manage



Client's Log:

Action Taken:

Contractor:

Removal / Remedial Date:

Comments:

Corrugated paper insulation to pipework.  
 MMMF insulation (non-asbestos product) has also been identified within this area

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Section: THREE

Sample Ref:	As B008/542111	Survey Type:	Management	
Area:	n/a	Product Type:	Thermal insulation	3
Floor:	1 <sup>st</sup> floor	Damage:	Good condition	0
Location:	Unit 109	Surface Treatment:	Enclosed	1
Product:	Internal insulation	Asbestos Type:	Chrysotile	1
Asbestos:	Yes	Accessibility:	Difficult	
14 Day Notification:	Yes	Identification:	Strongly presumed	
Next Inspection:	July 2014	Material Assessment:	Low risk	5
Quantity:	2 x 2 m <sup>2</sup>	Priority Assessment:	Very low risk	2
		Risk Assessment:	Low risk	7

Action:

Label & manage



Client's Log:

Action Taken:

Contractor:

Removal / Remedial Date:

Comments:

Internal thermal insulation located within 2 x metal fire doors

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Section: THREE

Sample Ref:	As B001/542104	Survey Type:	Management	
Area:	n/a	Product Type:	Thermal insulation	3
Floor:	1 <sup>st</sup> floor	Damage:	Good condition	0
Location:	Unit 110	Surface Treatment:	Enclosed	1
Product:	Insulation	Asbestos Type:	Amosite	2
Asbestos:	Yes	Accessibility:	Medium	
14 Day: Notification	Yes	Identification:	Strongly presumed	
Next Inspection:	July 2014	Material Assessment:	Low risk	6
Quantity:	4 linear meters	Priority Assessment:	Very low risk	4
		Risk Assessment:	Medium risk	10

Action:

Label & manage



Client's Log:

Action Taken:

Contractor:

Removal /  
Remedial Date:

Comments:

Thermal insulation to pipework

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Section: THREE

Sample Ref:	As B004/542107	Survey Type:	Management	
Area:	n/a	Product Type:	Asbestos paper	2
Floor:	1 <sup>st</sup> floor	Damage:	Good condition	0
Location:	Unit 110	Surface Treatment:	Painted	1
Product:	Paper insulation	Asbestos Type:	Chrysotile	1
Asbestos:	Yes	Accessibility:	Medium	
14 Day Notification:	Yes	Identification:	Strongly presumed	
Next Inspection:	January 2015	Material Assessment:	Very low risk	4
Quantity:	2 linear meters	Priority Assessment:	Very low risk	4
		Risk Assessment:	Low risk	8

Action:

Label & manage



Client's Log:

Action Taken:

Contractor:

Removal / Remedial Date:

Comments:

Corrugated paper insulation to pipework



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Section: THREE

Sample Ref:	B012/542115	Survey Type:	Management	
Area:	n/a	Product Type:	n/a	
Floor:	1 <sup>st</sup> floor	Damage:	n/a	
Location:	w/c (unit 110)	Surface Treatment:	n/a	
Product:	Insulation	Asbestos Type:	NADIS	
Asbestos:	No	Accessibility:	n/a	
14 Day Notification	n/a	Identification:	Identified	
Next Inspection:	n/a	Material Assessment:		0
Quantity:	n/a	Priority Assessment:		0
		Risk Assessment:		0
Action:	No action			



Comments:

Bitumen & cork insulation to pipework

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Section: THREE

Sample Ref:	B014/542117	Survey Type:	Management
Area:	n/a	Product Type:	Asbestos paper 2
Floor:	1 <sup>st</sup> floor	Damage:	Good condition 0
Location:	Unit 104A	Surface Treatment:	Painted 1
Product:	Paper insulation	Asbestos Type:	Chrysotile 1
Asbestos:	Yes	Accessibility:	Medium
14 Day Notification:	Yes	Identification:	Identified
Next Inspection:	January 2015	Material Assessment:	Very low risk 4
Quantity:	2 x 7 linear meters	Priority Assessment:	Very low risk 4
		Risk Assessment:	Low risk 8

Action: Label & manage



Client's Log:

Action Taken:

Contractor:

Removal / Remedial Date:

Comments:

Site Address: 24 – 28 HATTON WALL, BLACK BULL YARD, LONDON, EC1N 8JH

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Section: THREE

Sample Ref:	As B014/542117	Survey Type:	Management	
Area:	n/a	Product Type:	Asbestos paper	2
Floor:	1 <sup>st</sup> floor	Damage:	Good condition	0
Location:	Unit 104B	Surface Treatment:	Painted	1
Product:	Paper insulation	Asbestos Type:	Chrysotile	1
Asbestos:	Yes	Accessibility:	Medium	
14 Day Notification:	Yes	Identification:	Strongly presumed	
Next Inspection:	January 2015	Material Assessment:	Very low risk	4
Quantity:	2 x 4 linear meters	Priority Assessment:	Very low risk	4
		Risk Assessment:	Low risk	8
Action:	Label & manage			



Client's Log:

Action Taken:

Contractor:

Removal / Remedial Date:

Comments:

Corrugated paper insulation to pipework

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Section: THREE

Sample Ref:	B015/542118	Survey Type:	Management	
Area:	n/a	Product Type:	n/a	
Floor:	1 <sup>st</sup> floor	Damage:	n/a	
Location:	Stairwell 2	Surface Treatment:	n/a	
Product:	Floor tiles	Asbestos Type:	NADIS	
Asbestos:	No	Accessibility:	n/a	
14 Day Notification	n/a	Identification:	Identified	
Next Inspection:	n/a	Material Assessment:		0
Quantity:	n/a	Priority Assessment:		0
		Risk Assessment:		0
Action:	No action			



Comments:

Floor tiles (brown)

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Section: THREE

Sample Ref:	As B014/542117	Survey Type:	Management	
Area:	n/a	Product Type:	Asbestos paper	2
Floor:	1 <sup>st</sup> floor	Damage:	Good condition	0
Location:	Stairwell 2	Surface Treatment:	Painted	1
Product:	Paper insulation	Asbestos Type:	Chrysotile	1
Asbestos:	Yes	Accessibility:	Medium	
14 Day: Notification	Yes	Identification:	Strongly presumed	
Next Inspection:	January 2015	Material Assessment:	Very low risk	4
Quantity:	4 linear meters	Priority Assessment:	Very low risk	4
		Risk Assessment:	Low risk	8
Action:	Label & manage			



Client's Log:

Action Taken:

Contractor:

Removal /  
Remedial Date:

Comments:

Corrugated paper insulation to pipework

**MANAGEMENT SURVEY**

**OF**

**24 – 28 HATTON WALL  
BLACK BULL YARD  
LONDON  
EC1N 8JH**

**APPENDIX ONE**

**SECTION FOUR**

**GROUND FLOOR**

Site Address: 24 – 28 HATTON WALL, BLACK BULL YARD, LONDON, EC1N 8JH

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Date: JANUARY 2014

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Section: FOUR

Sample Ref:	n/a	Survey Type:	Management
Area:	n/a	Product Type:	n/a
Floor:	Ground	Damage:	n/a
Location:	Stairwell 1	Surface Treatment:	n/a
Product:	n/a	Asbestos Type:	n/a
Asbestos:	n/a	Accessibility:	n/a
14 Day: Notification	n/a	Identification:	n/a
Next Inspection:	n/a	Material Assessment:	n/a
Quantity:	n/a	Priority Assessment:	n/a
		Risk Assessment:	n/a

Action:

General photograph



Comments:

View at Ground floor level

Site Address: 24 – 28 HATTON WALL, BLACK BULL YARD, LONDON, EC1N 8JH

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Section: FOUR

Sample Ref:	n/a	Survey Type:	Management
Area:	n/a	Product Type:	n/a
Floor:	Ground	Damage:	n/a
Location:	Unit G03	Surface Treatment:	n/a
Product:	n/a	Asbestos Type:	n/a
Asbestos:	n/a	Accessibility:	n/a
14 Day Notification:	n/a	Identification:	n/a
Next Inspection:	n/a	Material Assessment:	n/a
Quantity:	n/a	Priority Assessment:	n/a
		Risk Assessment:	n/a
Action:	General photograph		



Comments: View of MMMF insulation to pipework, typical throughout all of Unit G03 (non-asbestos product)



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Section: FOUR

Sample Ref:	As B014/542117	Survey Type:	Management	
Area:	n/a	Product Type:	Asbestos paper	2
Floor:	Ground	Damage:	Good condition	0
Location:	Stairwell 2	Surface Treatment:	Painted	1
Product:	Paper insulation	Asbestos Type:	Chrysotile	1
Asbestos:	Yes	Accessibility:	Medium	
14 Day Notification:	Yes	Identification:	Strongly presumed	
Next Inspection:	January 2015	Material Assessment:	Very low risk	4
Quantity:	4 linear meters	Priority Assessment:	Very low risk	4
		Risk Assessment:	Low risk	8

Action:

Label & manage



Client's Log:

Action Taken:

Contractor:

Removal / Remedial Date:

Comments:

Corrugated paper insulation to pipework

**MANAGEMENT SURVEY**

**OF**

**24 – 28 HATTON WALL  
BLACK BULL YARD  
LONDON  
EC1N 8JH**

**APPENDIX ONE**

**SECTION FIVE**

**BASEMENT**

Site Address: 24 – 28 HATTON WALL, BLACK BULL YARD, LONDON, EC1N 8JH

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Section: FIVE

Sample Ref:	n/a	Survey Type:	Management
Area:	n/a	Product Type:	n/a
Floor:	Basement	Damage:	n/a
Location:	Stairwell 1	Surface Treatment:	n/a
Product:	n/a	Asbestos Type:	n/a
Asbestos:	n/a	Accessibility:	n/a
14 Day Notification	n/a	Identification:	n/a
Next Inspection:	n/a	Material Assessment:	n/a
Quantity:	n/a	Priority Assessment:	n/a
		Risk Assessment:	n/a
Action:	General photograph		



Comments: View at Basement level

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Section: FIVE

Sample Ref:	As B002/542105	Survey Type:	Management	
Area:	n/a	Product Type:	Woven textiles	2
Floor:	Basement	Damage:	Good condition	0
Location:	Unit B1	Surface Treatment:	Enclosed	1
Product:	Flash guards	Asbestos Type:	Chrysotile	1
Asbestos:	Yes	Accessibility:	Difficult	
14 Day Notification:	No	Identification:	Strongly presumed	
Next Inspection:	January 2015	Material Assessment:	Very low risk	4
Quantity:	1 x unit	Priority Assessment:	Very low risk	2
		Risk Assessment:	Low risk	6

Action:

Label & manage



Client's Log:

Action Taken:

Contractor:

Removal / Remedial Date:

Comments:

Flash guards to electrical unit

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Section: FIVE

Sample Ref:	As B002/542105	Survey Type:	Management	
Area:	n/a	Product Type:	Woven textiles	2
Floor:	Basement	Damage:	Good condition	0
Location:	Unit B1A	Surface Treatment:	Enclosed	1
Product:	Flash guards	Asbestos Type:	Chrysotile	1
Asbestos:	Yes	Accessibility:	Difficult	
14 Day Notification:	No	Identification:	Strongly presumed	
Next Inspection:	January 2015	Material Assessment:	Very low risk	4
Quantity:	1 x unit	Priority Assessment:	Very low risk	2
		Risk Assessment:	Low risk	6

Action:

Label & manage



Client's Log:

Action Taken:

Contractor:

Removal / Remedial Date:

Comments:

Flash guards to electrical unit

Site Address: 24 – 28 HATTON WALL, BLACK BULL YARD, LONDON, EC1N 8JH

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Section: FIVE

Sample Ref:	As B014/542117	Survey Type:	Management	
Area:	n/a	Product Type:	Asbestos paper	2
Floor:	Basement	Damage:	Medium damage	2
Location:	Unit B16	Surface Treatment:	Unsealed	2
Product:	Paper insulation	Asbestos Type:	Chrysotile	1
Asbestos:	Yes	Accessibility:	Medium	
14 Day Notification:	Yes	Identification:	Strongly presumed	
Next Inspection:	Immediate action	Material Assessment:	Medium risk	7
Quantity:	1 linear meter	Priority Assessment:	Low risk	5
		Risk Assessment:	Medium risk	12
Action:	Encapsulate, label & manage			



Client's Log:

Action Taken:

Contractor:

Removal / Remedial Date:

Comments:

Corrugated paper insulation to pipework in a damaged & friable condition

Site Address: 24 – 28 HATTON WALL, BLACK BULL YARD, LONDON, EC1N 8JH

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Section: FIVE

Sample Ref:	As B014/542117	Survey Type:	Management
Area:	n/a	Product Type:	Asbestos paper 2
Floor:	Basement	Damage:	Low damage 1
Location:	Corridor 1	Surface Treatment:	Unsealed 2
Product:	Paper insulation	Asbestos Type:	Chrysotile 1
Asbestos:	Yes	Accessibility:	Easy
14 Day Notification:	Yes	Identification:	Strongly presumed
Next Inspection:	Immediate action	Material Assessment:	Low risk 6
Quantity:	< 1 linear meter	Priority Assessment:	Low risk 5
		Risk Assessment:	Medium risk 11

Action:

Encapsulate, label & manage



Client's Log:

Action Taken:

Contractor:

Removal / Remedial Date:

Comments:

Corrugated paper insulation to pipework.  
Due to its location to the post room at head height, the asbestos containing material need to be made safe to prevent any possible fibre release

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Section: FIVE

Sample Ref:	B016/542119	Survey Type:	Management
Area:	n/a	Product Type:	n/a
Floor:	Basement	Damage:	n/a
Location:	Corridor 1	Surface Treatment:	n/a
Product:	Textured coating	Asbestos Type:	NADIS
Asbestos:	No	Accessibility:	n/a
14 Day: Notification	n/a	Identification:	Identified
Next Inspection:	n/a	Material Assessment:	0
Quantity:	n/a	Priority Assessment:	0
		Risk Assessment:	0
Action:	No action		



Comments:

Textured coating to ceiling & steelwork, typical throughout basement



Site Address: 24 – 28 HATTON WALL, BLACK BULL YARD, LONDON, EC1N 8JH

Doc No: SD5239

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Page: SEVEN

Section: FIVE

Sample Ref:	As B002/542105	Survey Type:	Management
Area:	n/a	Product Type:	Woven textiles 2
Floor:	Basement	Damage:	Good condition 0
Location:	Electrical cupboard	Surface Treatment:	Enclosed 1
Product:	Flash guards	Asbestos Type:	Chrysotile 1
Asbestos:	Yes	Accessibility:	Difficult
14 Day Notification:	No	Identification:	Strongly presumed
Next Inspection:	January 2015	Material Assessment:	Very low risk 4
Quantity:	2 x units	Priority Assessment:	Very low risk 2
		Risk Assessment:	Low risk 6

Action:

Label & manage



Client's Log:

Action Taken:

Contractor:

Removal / Remedial Date:

Comments:

Flash guards to 2 x electrical units

**MANAGEMENT SURVEY**

**OF**

**24 – 28 HATTON WALL  
BLACK BULL YARD  
LONDON  
EC1N 8JH**

**APPENDIX ONE**

**SECTION SIX**

**EXTERNAL ELEVATIONS**

Site Address: 24 – 28 HATTON WALL, BLACK BULL YARD, LONDON, EC1N 8JH

Doc No: SD5239

Date: JANUARY 2014

Page: ONE

Section: SIX

Sample Ref:	n/a	Survey Type:	Management
Area:	n/a	Product Type:	n/a
Floor:	External	Damage:	n/a
Location:	Front elevation	Surface Treatment:	n/a
Product:	n/a	Asbestos Type:	n/a
Asbestos:	n/a	Accessibility:	n/a
14 Day: Notification	n/a	Identification:	n/a
Next Inspection:	n/a	Material Assessment:	n/a
Quantity:	n/a	Priority Assessment:	n/a
		Risk Assessment:	n/a
Action:	General photograph		



Comments:

View of front elevation & entrance to 24 – 28 Hatton Wall, Black Bull Yard

Site Address: 24 – 28 HATTON WALL, BLACK BULL YARD, LONDON, EC1N 8JH

Doc No: SD5239

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Page: TWO

Section: SIX

Sample Ref:	B017/542120	Survey Type:	Management	
Area:	n/a	Product Type:	Asbestos cement	1
Floor:	External	Damage:	Good condition	0
Location:	Pitched roofs 1 – 5	Surface Treatment:	Unsealed	1
Product:	Roof sheets	Asbestos Type:	Chrysotile	1
Asbestos:	Yes	Accessibility:	Difficult	
14 Day Notification:	No	Identification:	Identified	
Next Inspection:	January 2015	Material Assessment:	Very low risk	3
Quantity:	700 m <sup>2</sup>	Priority Assessment:	Very low risk	1
		Risk Assessment:	Very low risk	4

Action:

Manage



Client's Log:

Action Taken:

Contractor:

Removal / Remedial Date:

Comments:

Corrugated cement roof sheets

Site Address: 24 – 28 HATTON WALL, BLACK BULL YARD, LONDON, EC1N 8JH

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Page: THREE

Section: SIX

Sample Ref:	B018/542121	Survey Type:	Management	
Area:	n/a	Product Type:	Bitumen	1
Floor:	External	Damage:	Good condition	0
Location:	Pitched roofs 2 & 3	Surface Treatment:	Sealed	0
Product:	Weather covering	Asbestos Type:	Chrysotile	1
Asbestos:	Yes	Accessibility:	Difficult	
14 Day: Notification	No	Identification:	Identified	
Next Inspection:	January 2015	Material Assessment:	Very low risk	2
Quantity:	200 m <sup>2</sup>	Priority Assessment:	Very low risk	1
		Risk Assessment:	Very low risk	3

Action:

Manage



Client's Log:

Action Taken:

Contractor:

Removal /  
Remedial Date:

Comments:

Bitumen weather proof covering

Site Address: 24 – 28 HATTON WALL, BLACK BULL YARD, LONDON, EC1N 8JH

Doc No: SD5239

Date: JANUARY 2014

Page: FOUR

Section: SIX

Sample Ref:	B019/542122	Survey Type:	Management	
Area:	n/a	Product Type:	Asbestos cement	1
Floor:	External	Damage:	Good condition	0
Location:	Pitched roofs 2 & 3	Surface Treatment:	Enclosed	1
Product:	Roof tiles	Asbestos Type:	Chrysotile	1
Asbestos:	Yes	Accessibility:	Difficult	
14 Day Notification:	No	Identification:	Identified	
Next Inspection:	January 2015	Material Assessment:	Very low risk	3
Quantity:	280 m <sup>2</sup>	Priority Assessment:	Very low risk	1
		Risk Assessment:	Very low risk	4
Action:	<b>Manage</b>			



Client's Log:

Action Taken:

Contractor:

Removal / Remedial Date:

Comments:

Cement roof tiles

Site Address: 24 – 28 HATTON WALL, BLACK BULL YARD, LONDON, EC1N 8JH

Doc No: SD5239

Date: JANUARY 2014

Page: FIVE

Section: SIX

Sample Ref:	As B017/542120	Survey Type:	Management	
Area:	n/a	Product Type:	Asbestos cement	1
Floor:	External	Damage:	Good condition	0
Location:	Pitched roof 5	Surface Treatment:	Unsealed	1
Product:	Cowling	Asbestos Type:	Chrysotile	1
Asbestos:	Yes	Accessibility:	Difficult	
14 Day Notification:	No	Identification:	Strongly presumed	
Next Inspection:	January 2015	Material Assessment:	Very low risk	3
Quantity:	x 1	Priority Assessment:	Very low risk	1
		Risk Assessment:	Very low risk	4

Action:

Manage



Client's Log:

Action Taken:

Contractor:

Removal / Remedial Date:

Comments:

Cement cowling

Site Address: 24 – 28 HATTON WALL, BLACK BULL YARD, LONDON, EC1N 8JH

Doc No: SD5239

Date: JANUARY 2014

Page: SIX

Section: SIX

Sample Ref:	Vis004 & Vis005	Survey Type:	Management
Area:	n/a	Product Type:	Rope 2
Floor:	External	Damage:	Good condition 0
Location:	Goods lift roof & pitched roof 5	Surface Treatment:	Enclosed 1
Product:	Rope gaskets	Asbestos Type:	Chrysotile 1
Asbestos:	Yes	Accessibility:	Difficult
14 Day Notification:	No	Identification:	Strongly presumed
Next Inspection:	January 2015	Material Assessment:	Very low risk 4
Quantity:	10 linear meters	Priority Assessment:	Very low risk 1
		Risk Assessment:	Low risk 5

Action:

Manage



Client's Log:

Action Taken:

Contractor:

Removal / Remedial Date:

Comments:

No access to skylight construction without causing damage  
- possible rope gaskets to skylights



Site Address: 24 – 28 HATTON WALL, BLACK BULL YARD, LONDON, EC1N 8JH

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Date: JANUARY 2014

Page: SEVEN

Section: SIX

Sample Ref:	B020/542123	Survey Type:	Management
Area:	n/a	Product Type:	n/a
Floor:	External	Damage:	n/a
Location:	Walkway roof 1	Surface Treatment:	n/a
Product:	Bitumen wrap	Asbestos Type:	NADIS
Asbestos:	No	Accessibility:	n/a
14 Day: Notification	n/a	Identification:	Identified
Next Inspection:	n/a	Material Assessment:	0
Quantity:	n/a	Priority Assessment:	0
		Risk Assessment:	0

Action: No action



Comments: Bitumen wrap to MMMF insulated & cork pipework

Site Address: 24 – 28 HATTON WALL, BLACK BULL YARD, LONDON, EC1N 8JH

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Date: JANUARY 2014

Page: EIGHT

Section: SIX

Sample Ref:	Vis006	Survey Type:	Management	
Area:	n/a	Product Type:	Asbestos insulation board	2
Floor:	External	Damage:	Good condition	0
Location:	Underside of walkway 2	Surface Treatment:	Unsealed	2
Product:	Panels	Asbestos Type:	Amosite	2
Asbestos:	Yes	Accessibility:	Difficult	
14 Day Notification:	Yes	Identification:	Strongly presumed	
Next Inspection:	July 2014	Material Assessment:	Low risk	6
Quantity:	12 m <sup>2</sup>	Priority Assessment:	Very low risk	2
		Risk Assessment:	Low risk	8

Action:

Manage



Client's Log:

Action Taken:

Contractor:

Removal / Remedial Date:

Comments:

No access to underside of walkway 2 due to height restrictions (14m)  
- possible asbestos insulation board panels to underside

**MANAGEMENT SURVEY**

**OF**

**24 – 28 HATTON WALL  
BLACK BULL YARD  
LONDON  
EC1N 8JH**

**APPENDIX TWO**

**ANALYTICAL RESULTS**

# CERTIFICATE OF IDENTIFICATION FOR ASBESTOS FIBRES

Certificate No. CE / 14 / 01212

Page: 1 of 2

<b>Client:</b>	Caswell Group	<b>Report Date:</b>	3rd February 2014
<b>Client Address:</b>	14th Floor, Southgate House, St Georges Way Stevenage, SG1 1HG	<b>Site Address:</b>	24-28 Hatton Wall Job Ref: SD5239

**Sample(s) received:** 22 Jan 2014      **Sampled by:** Client      **No. of sample(s):** 20

**Sample(s) analysed:** 24 Jan 2014      **CE project ref.:** N/A

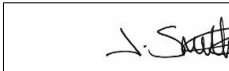
All analysis is conducted in accordance with Clearwater Environmental documented in-house procedure PRO02 and HSG248 (Asbestos: The analysts' guide for sampling, analysis and clearance procedures). Clearwater Environmental cannot be held responsible for interpretation, accuracy or competence of sampling of materials undertaken by any third party. Sampling of test items undertaken by the laboratory or associated inspection body is conducted utilising in-house Method PRO01 for which Clearwater Environmental holds UKAS Accreditation. \*Any reference to product types e.g. Cement or Insulation Board is an interpretation or opinion of the sampler at the time of conducting the sampling exercise. This certificate cannot confirm the density or classification of the product.

CE Ref No.	Client Ref No.	Sample Location	Asbestos Type(s) Present	Analysis Ref. No.
-	B001	3rd floor, Lobby, Thermal Insulation to Pipework	Amosite	CE 542104
-	B002	3rd floor, Fire Exit Corridor, Flash Guards	Chrysotile	CE 542105
-	B003	3rd floor, Unit 302, Insulation to Ducting	N.A.D.I.S.	CE 542106
-	B004	2nd floor, Lobby 01, Corrugated Paper Insulation to Pipework	Chrysotile	CE 542107
-	B005	2nd floor, Lobby 02, Floor Tiles (red)	Chrysotile	CE 542108
-	B006	2nd floor, FWC, Insulating Board Panel to Underside of Roof	N.A.D.I.S.	CE 542109
-	B007	2nd floor, Corridor 01, Stair Nosings	Chrysotile	CE 542110
-	B008	2nd floor, Corridor 01, Internal Thermal Insulation within Metal Fire Doors	Chrysotile	CE 542111
-	B009	2nd floor, Unit 205, Insulating Board Panels to Underside of Roof	Amosite, Chrysotile	CE 542112
-	B010	1st floor, Corridor 02, Insulation to Pipework	N.A.D.I.S.	CE 542113

Notes, opinions and interpretations expressed herein are outside the scope of UKAS Accreditation.  
NADIS = No Asbestos Detected in Sample. Sample retention period six (6) months.  
The results detailed on this certificate shall only be reproduced in full with the written approval of the Testing Laboratory.



4129

**Analysed by:** Danny Webber  
**Authorised by:** Jess Smith  
**Position:** Lab Analyst  
**Authorised signature:** 

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# CERTIFICATE OF IDENTIFICATION FOR ASBESTOS FIBRES

Certificate No. CE / 14 / 01212

Page: 2 of 2

<b>Client:</b>	Caswell Group	<b>Report Date:</b>	3rd February 2014
<b>Client Address:</b>	14th Floor, Southgate House, St Georges Way Stevenage, SG1 1HG	<b>Site Address:</b>	24-28 Hatton Wall Job Ref: SD5239

<b>Sample(s) received:</b>	22 Jan 2014	<b>Sampled by:</b>	Client	<b>No. of sample(s):</b>	20
<b>Sample(s) analysed:</b>	24 Jan 2014	<b>CE project ref.:</b>	N/A		

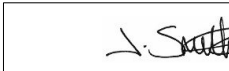
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CE Ref No.	Client Ref No.	Sample Location	Asbestos Type(s) Present	Analysis Ref. No.
-	B011	1st floor, Unit 105, Insulating Board Boxing	N.A.D.I.S.	CE 542114
-	B012	1st floor, WC, Cork Insulation to Pipework	N.A.D.I.S.	CE 542115
-	B013	2nd floor, Male WC, Corrugated Cement Roof Sheets	Chrysotile	CE 542116
-	B014	1st floor, Unit 104, Corrugated Paper Insulation to Pipework	Chrysotile	CE 542117
-	B015	1st floor, Stairwell 02, Floor Tiles (brown)	N.A.D.I.S.	CE 542118
-	B016	Basement, Corridor 01, Textured Coating to Ceiling and Steelwork	N.A.D.I.S.	CE 542119
-	B017	External, Pitched Roof 01, Corrugated Cement Roof Sheets	Chrysotile	CE 542120
-	B018	External, Pitched Roof 02, Bitumen Weather Proof Covering	Chrysotile	CE 542121
-	B019	External, Pitched Roof 02, Cement Roof Tiles	Chrysotile	CE 542122
-	B020	External, Walkway 01 Roof, Bitumen Wrap to MMMF Insulated and Cork Pipework	N.A.D.I.S.	CE 542123

Notes, opinions and interpretations expressed herein are outside the scope of UKAS Accreditation.  
NADIS = No Asbestos Detected in Sample. Sample retention period six (6) months.  
The results detailed on this certificate shall only be reproduced in full with the written approval of the Testing Laboratory.



4129

**Analysed by:** Danny Webber  
**Authorised by:** Jess Smith  
**Position:** Lab Analyst  
**Authorised signature:** 

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**MANAGEMENT SURVEY**

**OF**

**24 – 28 HATTON WALL  
BLACK BULL YARD  
LONDON  
EC1N 8JH**

**APPENDIX THREE**

**ASBESTOS REGISTER**

**QUICK REFERENCE ASBESTOS REGISTER**

**PROJECT REF: SD5239**

**SITE ADDRESS: 24 - 28 HATTON WALL, BLACK BULL YARD, LONDON, EC1N 8JH**

**ID = Identified**

**SP = Strongly Presumed**

**P = Presumed**

The table indicates the summary of asbestos containing materials and risk assessments.

This should be read in conjunction with the attached plans and complete report.

The quantities of asbestos containing materials are for assistance purposes only.

Any parties requiring accurate quantities of asbestos materials shall be deemed to have visited the site to satisfy themselves as to the nature and extent of the works.

Sample No	I.D	Area	Floor	Location	Product	Accessibility	Damage	Surface Treatment	Asbestos Type	Total Risk Assessment	Approx Extent	Action	Next Inspection	Survey Type	Reference Location
B001/ 542104	ID	n/a	3rd floor	Lobby 1	Thermal insulation to pipework	Medium	Low damage	Unsealed	Amosite	Medium risk	2 ml	Encapsulate, label & manage	Jul-14	Man	Section 1 Page 2
As B001/ 542104	SP	n/a	3rd floor	Unit 301	Thermal insulation to pipework	Medium	Low damage	Unsealed	Amosite	High risk	4 ml	Encapsulate, label & manage	Jul-14	Man	Section 1 Page 3
As B001/ 542104	SP	n/a	3rd floor	Unit 301	Thermal insulation to ducting	Medium	Low damage	Unsealed	Amosite	High risk	8 ml	Encapsulate, label & manage	Jul-14	Man	Section 1 Page 4
Vis001	SP	n/a	3rd floor	Unit 301	CAF gaskets to pipework	Difficult	Good condition	Sealed	Chrysotile	Very low risk	x 2	Label & manage	Jan-15	Man	Section 1 Page 5
B002/ 542105	ID	n/a	3rd floor	Fire exit corridor	Flash guards to 2 x electrical units	Difficult	Low damage	Unsealed	Chrysotile	Low risk	2 x units	Label & manage	Jan-15	Man	Section 1 Page 6
As B002/ 542105	SP	n/a	3rd floor	Fire exit corridor	Loose flash guards within 1 x unit	Difficult	Low damage	Unsealed	Chrysotile	Low risk	1 x unit	Remove following HSE guidelines	Jan-15	Man	Section 1 Page 7
As B001/ 542104	SP	n/a	3rd floor	Lobby 2	Thermal insulation to pipework	Medium	Good condition	Sealed	Amosite	Medium risk	2 ml	Label & manage	Jul-14	Man	Section 1 Page 8
B004/ 542107	ID	n/a	2nd floor	Lobby 1	Corrugated paper insulation to pipework within boxing	Difficult	Low damage	Enclosed	Chrysotile	Low risk	3 ml	Label & manage	Jan-15	Man	Section 2 Page 2
As B002/ 542105	SP	n/a	2nd floor	Electrical cupboard	Flash guards to 6 x electrical units	Difficult	Good condition	Enclosed	Chrysotile	Low risk	6 x units	Label & manage	Jan-15	Man	Section 2 Page 3
B005/ 542108	ID	n/a	2nd floor	Lobby 2	Floor tiles (red)	Easy	Good condition	Sealed	Chrysotile	Very low risk	2 m <sup>2</sup>	Label & manage	Jan-15	Man	Section 2 Page 4

Sample No	I.D	Area	Floor	Location	Product	Accessibility	Damage	Surface Treatment	Asbestos Type	Total Risk Assessment	Approx Extent	Action	Next Inspection	Survey Type	Reference Location
Vis002	SP	n/a	2nd floor	w/c lobby	Rope gaskets to skylights	Difficult	Good condition	Enclosed	Chrysotile	Low risk	2 ml	Label & manage	Jan-15	Man	Section 2 Page 5
Vis003	SP	n/a	2nd floor	Female w/c	Rope gaskets to skylights	Difficult	Good condition	Enclosed	Chrysotile	Low risk	2 ml	Label & manage	Jan-15	Man	Section 2 Page 6
B014/ 542117	ID	n/a	2nd floor	Male w/c	Corrugated cement roof sheets	Medium	Good condition	Painted	Chrysotile	Low risk	7 m <sup>2</sup>	Label & manage	Jan-15	Man	Section 2 Page 8
B007/ 542110	ID	n/a	2nd floor	Corridor 1	Stair nosings to stair treads	Easy	Good condition	Sealed	Chrysotile	Very low risk	x 2	Label & manage	Jan-15	Man	Section 2 Page 10
B008/ 542111	ID	n/a	2nd floor	Corridor 1	Internal thermal insulation within 2 x metal fire doors	Difficult	Good condition	Enclosed	Chrysotile	Low risk	2 x 2 m <sup>2</sup>	Label & manage	Jul-14	Man	Section 2 Page 11
B009/ 542112	ID	n/a	2nd floor	Unit 205	Asbestos insulation board panels to underside of roof	Medium	Good condition	Painted	Chrysotile & Amosite	Medium risk	120 m <sup>2</sup>	Label & manage	Jul-14	Man	Section 2 Page 12
As B009/ 542112	SP	n/a	2nd floor	Unit 205	Asbestos insulation board panel to underside of roof	Medium	Medium damage	Unsealed	Chrysotile & Amosite	High risk	1.5 m <sup>2</sup>	Encapsulate, label & manage	Immediate action	Man	Section 2 Page 13
As B009/ 542112	SP	n/a	2nd floor	Corridor 2	Asbestos insulation board panels to underside of roof above fixed plasterboard ceiling	Difficult	Good condition	Painted	Chrysotile & Amosite	Medium risk	10 m <sup>2</sup>	Label & manage	Jul-14	Man	Section 2 Page 14
As B009/ 542112	SP	n/a	2nd floor	Corridor 3	Asbestos insulation board panels to underside of roof above fixed plasterboard ceiling	Difficult	Good condition	Painted	Chrysotile & Amosite	Medium risk	6 m <sup>2</sup>	Label & manage	Jul-14	Man	Section 2 Page 15



Sample No	I.D	Area	Floor	Location	Product	Accessibility	Damage	Surface Treatment	Asbestos Type	Total Risk Assessment	Approx Extent	Action	Next Inspection	Survey Type	Reference Location
As B009/ 542112	SP	n/a	2nd floor	w/c	Asbestos insulation board panels to underside of roof above fixed plasterboard ceiling	Difficult	Good condition	Painted	Chrysotile & Amosite	Medium risk	5 m <sup>2</sup>	Label & manage	Jul-14	Man	Section 2 Page 16
As B004/ 542107	SP	n/a	1st floor	Corridor 2	Corrugated paper insulation to pipework	Medium	Good condition	Painted	Chrysotile	Low risk	1 ml	Label & manage	Jan-15	Man	Section 3 Page 2
As B004/ 542107	SP	n/a	1st floor	Unit 108	Corrugated paper insulation to 3 x pipework	Medium	Good condition	Painted	Chrysotile	Low risk	2 x 4 ml 1 x 3 ml	Label & manage	Jan-15	Man	Section 3 Page 5
As B004/ 542107	SP	n/a	1st floor	Unit 109	Corrugated paper insulation to pipework	Medium	Good condition	Painted	Chrysotile	Low risk	2 ml	Label & manage	Jan-15	Man	Section 3 Page 6
As B004/ 542107	SP	n/a	1st floor	Unit 109A	Corrugated paper insulation to pipework	Medium	Good condition	Painted	Chrysotile	Low risk	2 ml	Label & manage	Jan-15	Man	Section 3 Page 7
As B008/ 542111	SP	n/a	1st floor	Unit 109	Internal thermal insulation within 2 x metal fire doors	Difficult	Good condition	Enclosed	Chrysotile	Low risk	2 x 2 m <sup>2</sup>	Label & manage	Jul-14	Man	Section 3 Page 8
As B001/ 542104	SP	n/a	1st floor	Unit 110	Thermal insulation to pipework	Medium	Good condition	Enclosed	Amosite	Medium risk	4 ml	Label & manage	Jul-14	Man	Section 3 Page 9
As B004/ 542107	SP	n/a	1st floor	Unit 110	Corrugated paper insulation to pipework	Medium	Good condition	Painted	Chrysotile	Low risk	2 ml	Label & manage	Jan-15	Man	Section 3 Page 10
B014/ 542117	ID	n/a	1st floor	Unit 104A	Corrugated paper insulation to pipework	Medium	Good condition	Painted	Chrysotile	Low risk	2 x 7 ml	Label & manage	Jan-15	Man	Section 3 Page 12
As B014/ 542117	SP	n/a	1st floor	Unit 104B	Corrugated paper insulation to pipework	Medium	Good condition	Painted	Chrysotile	Low risk	2 x 4 ml	Label & manage	Jan-15	Man	Section 3 Page 13
As B014/ 542117	SP	n/a	1st floor	Stairwell 2	Corrugated paper insulation to pipework	Medium	Good condition	Painted	Chrysotile	Low risk	4 ml	Label & manage	Jan-15	Man	Section 3 Page 15

Sample No	I.D	Area	Floor	Location	Product	Accessibility	Damage	Surface Treatment	Asbestos Type	Total Risk Assessment	Approx Extent	Action	Next Inspection	Survey Type	Reference Location
As B014/542117	SP	n/a	Ground	Stairwell 2	Corrugated paper insulation to pipework	Medium	Good condition	Painted	Chrysotile	Low risk	4 ml	Label & manage	Jan-15	Man	Section 4 Page 3
As B002/542105	SP	n/a	Basement	Unit B1	Flash guards to electrical unit	Difficult	Good condition	Enclosed	Chrysotile	Low risk	1 x unit	Label & manage	Jan-15	Man	Section 5 Page 2
As B002/542105	SP	n/a	Basement	Unit B1A	Flash guards to electrical unit	Difficult	Good condition	Enclosed	Chrysotile	Low risk	1 x unit	Label & manage	Jan-15	Man	Section 5 Page 3
As B014/542117	SP	n/a	Basement	Unit B16	Corrugated paper insulation to pipework	Medium	Medium damage	Unsealed	Chrysotile	Medium risk	1 ml	Encapsulate, label & manage	Immediate action	Man	Section 5 Page 4
As B014/542117	SP	n/a	Basement	Corridor 1	Corrugated paper insulation to pipework	Easy	Low damage	Unsealed	Chrysotile	Medium risk	< 1ml	Encapsulate, label & manage	Immediate action	Man	Section 5 Page 5
As B002/542105	SP	n/a	Basement	Electrical cupboard	Flash guards to 2 x electrical units	Difficult	Good condition	Enclosed	Chrysotile	Low risk	2 x units	Label & manage	Jan-15	Man	Section 5 Page 7
B017/542120	ID	n/a	External	Pitched roofs 1 - 5	Corrugated cement roof sheets	Difficult	Good condition	Unsealed	Chrysotile	Very low risk	700 m <sup>2</sup>	Manage	Jan-15	Man	Section 6 Page 2
B018/542121	ID	n/a	External	Pitched roofs 2 & 3	Bitumen weather proof covering	Difficult	Good condition	Sealed	Chrysotile	Very low risk	200 m <sup>2</sup>	Manage	Jan-15	Man	Section 6 Page 3
B019/542122	ID	n/a	External	Pitched roofs 2 & 3	Cement roof tiles	Difficult	Good condition	Enclosed	Chrysotile	Very low risk	280 m <sup>2</sup>	Manage	Jan-15	Man	Section 6 Page 4
As B017/542120	SP	n/a	External	Pitched roof 5	Cement cowling	Difficult	Good condition	Unsealed	Chrysotile	Very low risk	x 1	Manage	Jan-15	Man	Section 6 Page 5
Vis004 & Vis005	SP	n/a	External	Goods lift roof & pitched roof 5	Rope gaskets to skylights	Difficult	Good condition	Enclosed	Chrysotile	Low risk	10 ml	Manage	Jan-15	Man	Section 6 Page 6
Vis006	ID	n/a	External	Underside to walkway 2	Asbestos insulation board panels to underside of walkway	Difficult	Good condition	Unsealed	Amosite	Low risk	12 m <sup>2</sup>	Manage	Jul-14	Man	Section 6 Page 8

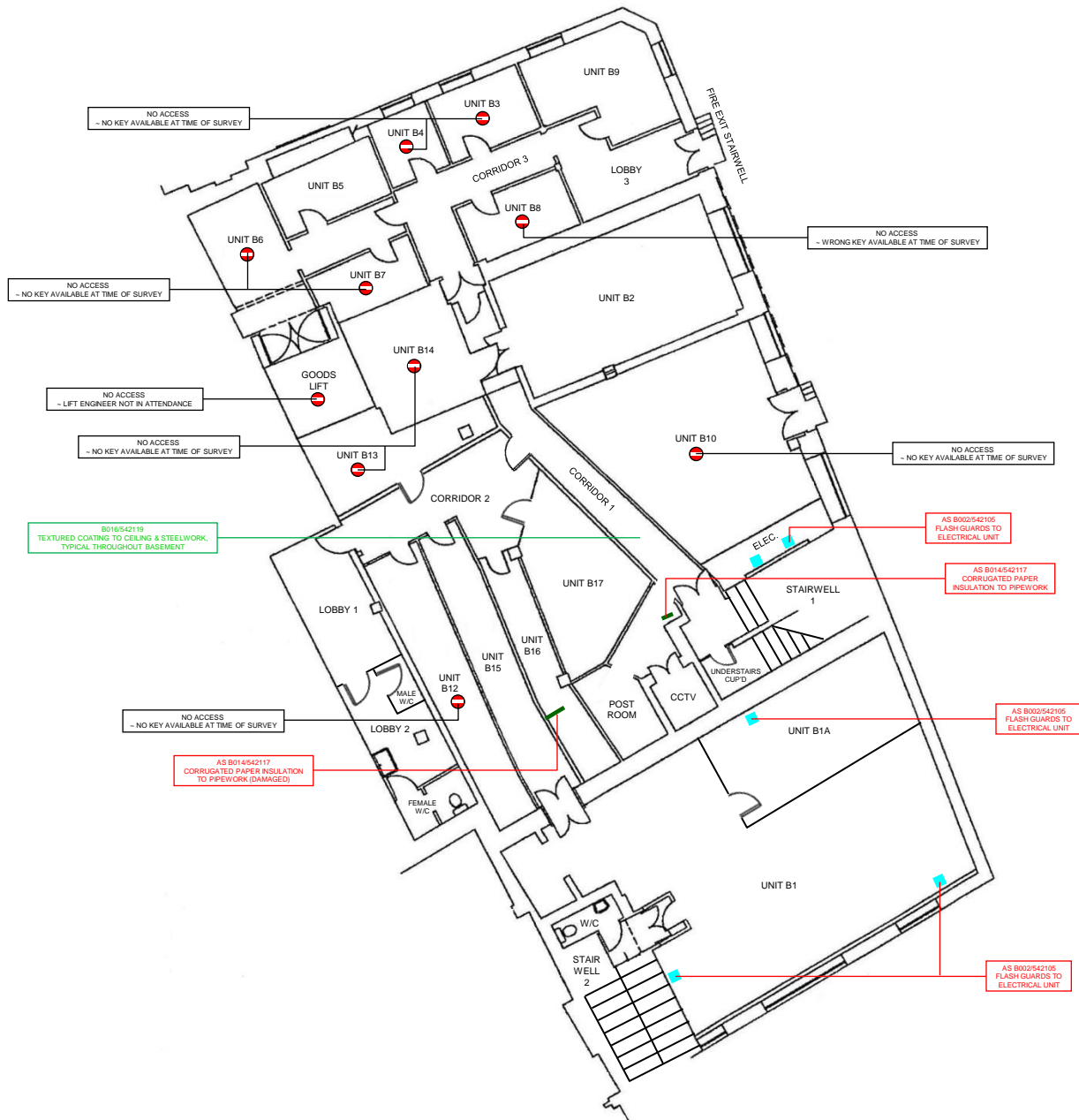
**MANAGEMENT SURVEY**

**OF**

**24 – 28 HATTON WALL  
BLACK BULL YARD  
LONDON  
EC1N 8JH**

**APPENDIX FOUR**

**PLANS**



**KEY:-**

- B000 SAMPLE LOCATIONS (POSITIVE)
- B000 SAMPLE LOCATIONS (NEGATIVE)
- NOT IN SCOPE
- AIB PRODUCTS
- CEMENT PRODUCTS
- INSULATION / LAGGING
- TEXTILES
- MILLBOARD
- FLOORING
- TEXTURED COATINGS
- PAPER LINING
- REINFORCED PVC / PLASTICS
- BITUMEN
- FRICTION PRODUCTS
- DEBRIS
- NON-ACCESSED AREAS

(PLANS SUPPLIED BY CLIENT)

**PROJECT:-**  
 24 – 28 HATTON WALL  
 BLACK BULL YARD  
 LONDON  
 EC1N 8JH

**TITLE:-**  
 BASEMENT

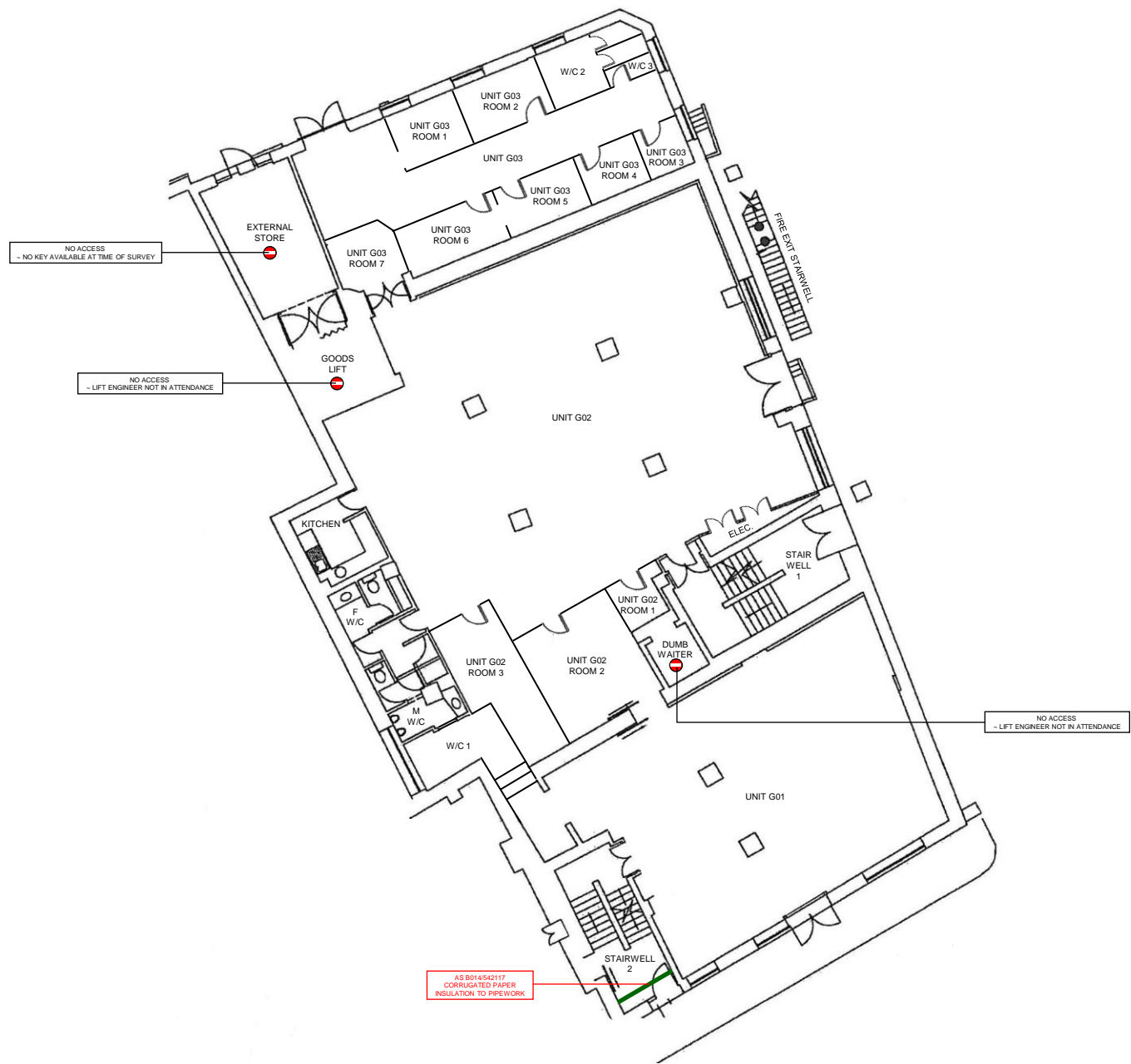
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**PROJECT REF:-**  
 SD5239

**DATE:-** JAN 2014

**CASWELL**  
GROUP

SURVEY DEPARTMENT  
 SUITE 4  
 14<sup>TH</sup> FLOOR  
 SOUTHGATE HOUSE  
 ST. GEORGES WAY  
 STEVENAGE  
 HERTFORDSHIRE  
 SG1 1HS  
 TEL: 01438 743003 – FAX: 01438 743113



- KEY:-**
- B000 SAMPLE LOCATIONS (POSITIVE)
  - B000 SAMPLE LOCATIONS (NEGATIVE)
  - NOT IN SCOPE
  - AIB PRODUCTS
  - CEMENT PRODUCTS
  - INSULATION / LAGGING
  - TEXTILES
  - MILLBOARD
  - FLOORING
  - TEXTURED COATINGS
  - PAPER LINING
  - REINFORCED PVC / PLASTICS
  - BITUMEN
  - FRICTION PRODUCTS
  - DEBRIS
  - NON-ACCESSED AREAS

(PLANS SUPPLIED BY CLIENT)

**PROJECT:-**  
 24 – 28 HATTON WALL  
 BLACK BULL YARD  
 LONDON  
 EC1N 8JH

**TITLE:-**  
 GROUND FLOOR

**SCALE:-** NTS

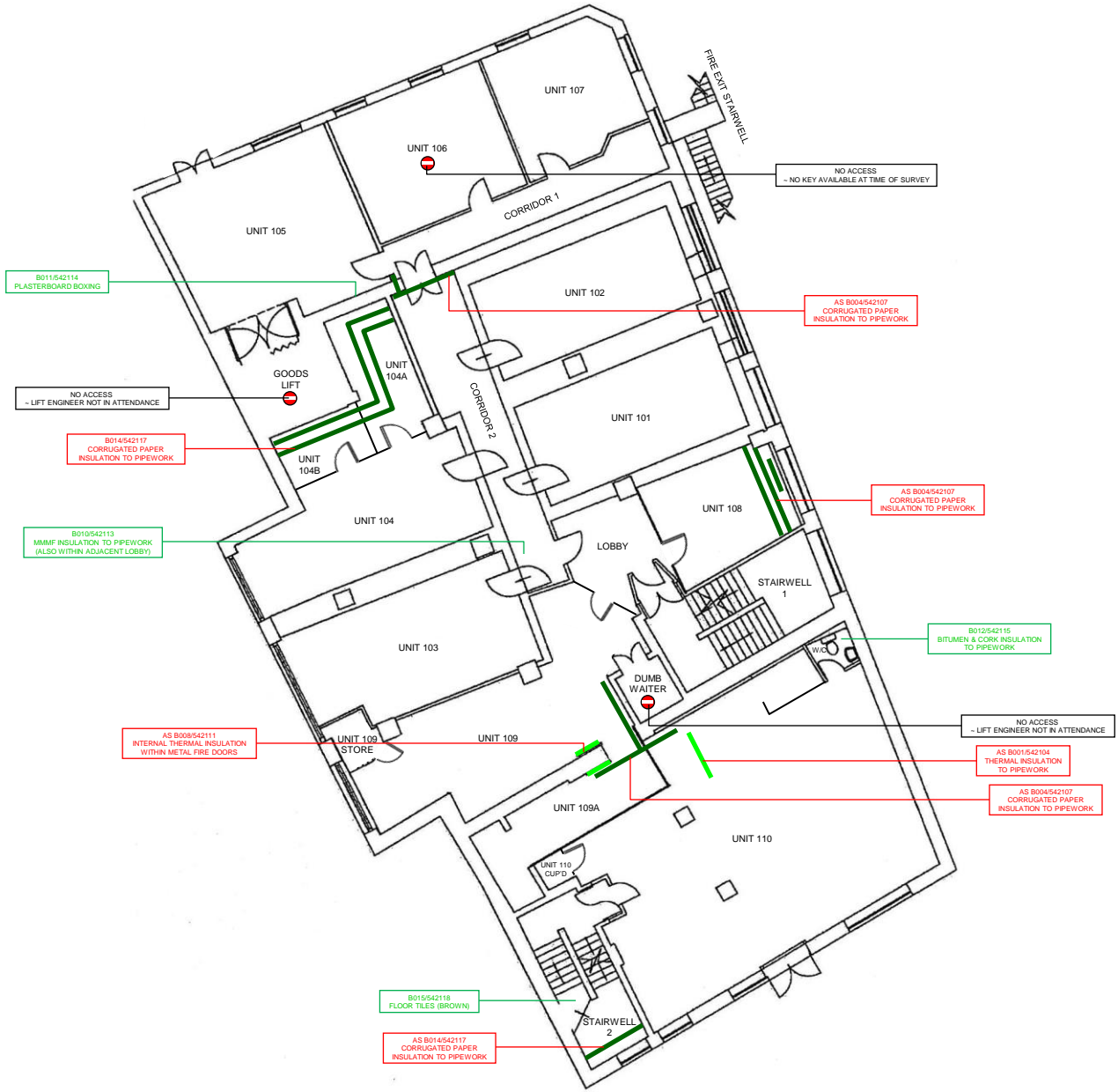
**PROJECT REF:-**

**DATE:-** JAN 2014

SD5239

**CASWELL**  
GROUP LLP

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**KEY:-**

- B000 SAMPLE LOCATIONS (POSITIVE)
- B000 SAMPLE LOCATIONS (NEGATIVE)
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- NON-ACCESSED AREAS

(PLANS SUPPLIED BY CLIENT)

**PROJECT:-**  
24 – 28 HATTON WALL  
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LONDON  
EC1N 8JH

**TITLE:-**  
1<sup>ST</sup> FLOOR

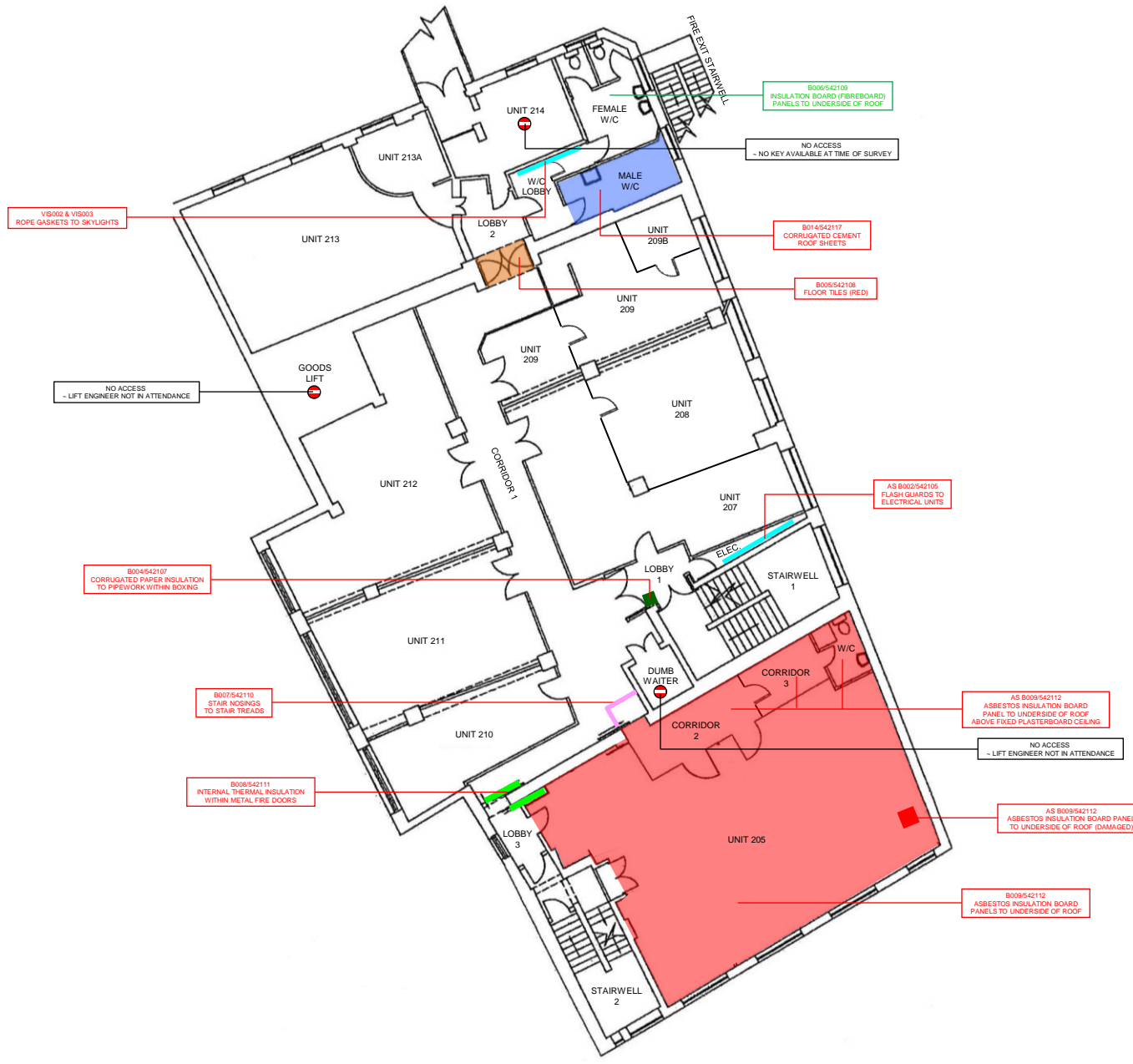
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**PROJECT REF:-**  
SD5239

**DATE:-** JAN 2014

**CASWELL**  
GROUP

SURVEY DEPARTMENT  
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14<sup>TH</sup> FLOOR  
SOUTHGATE HOUSE  
ST. GEORGES WAY  
STEVENAGE  
HERTFORDSHIRE  
SG1 1HS  
TEL: 01438 743003 – FAX: 01438 743113



**KEY:-**

- B000 SAMPLE LOCATIONS (POSITIVE)
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- FRICTION PRODUCTS
- DEBRIS
- NON-ACCESSED AREAS

(PLANS SUPPLIED BY CLIENT)

**PROJECT:-**  
24 - 28 HATTON WALL  
BLACK BULL YARD  
LONDON  
EC1N 8JH

**TITLE:-**  
2<sup>ND</sup> FLOOR

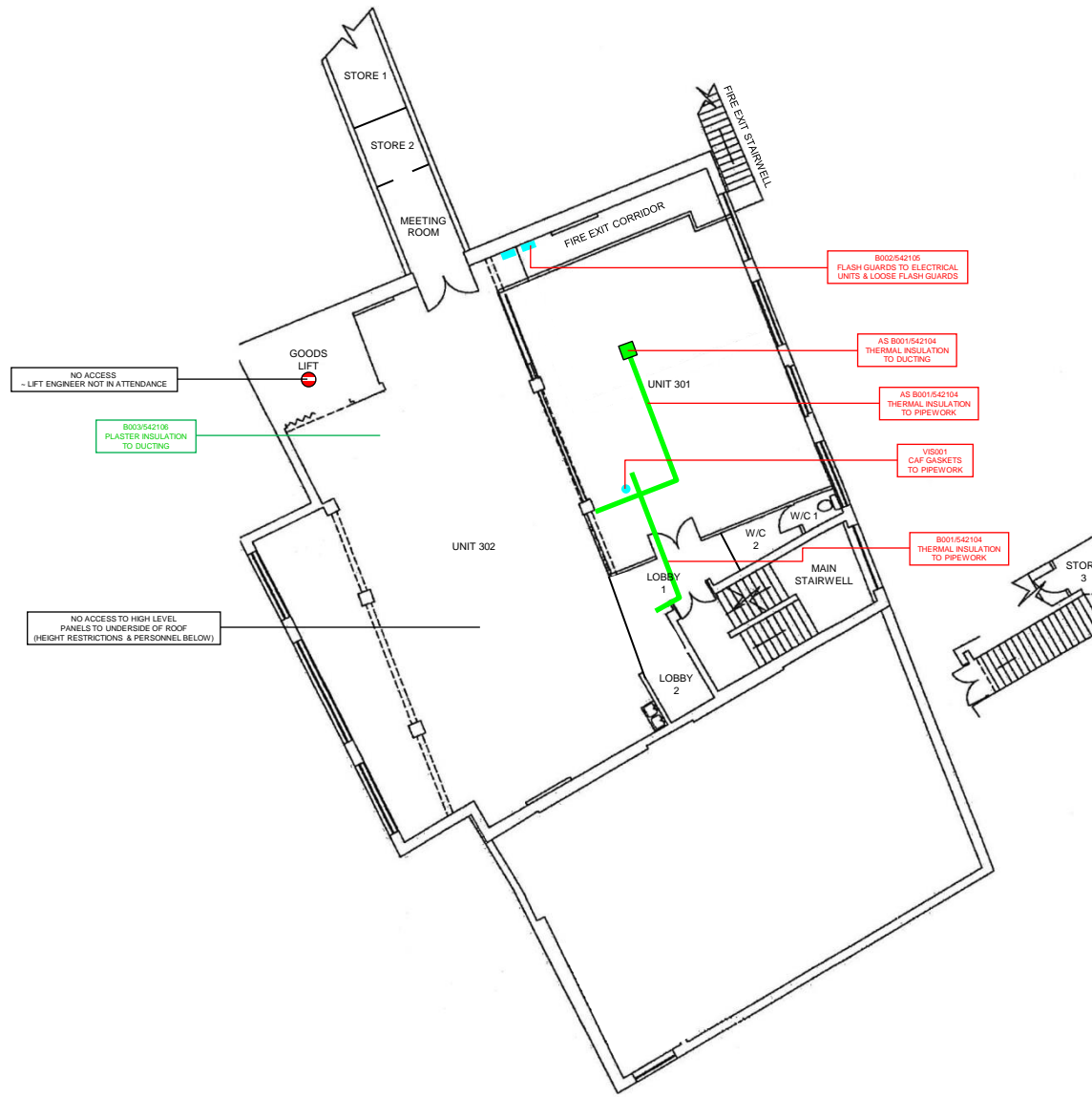
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**PROJECT REF:-**  
SD5239

**DATE:-** JAN 2014

**CASWELL**  
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HERTFORDSHIRE  
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- KEY:-**
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  - AIB PRODUCTS
  - CEMENT PRODUCTS
  - INSULATION / LAGGING
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  - MILLBOARD
  - FLOORING
  - TEXTURED COATINGS
  - PAPER LINING
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  - BITUMEN
  - FRICTION PRODUCTS
  - DEBRIS
  - NON-ACCESSED AREAS

(PLANS SUPPLIED BY CLIENT)

**PROJECT:-**  
24 – 28 HATTON WALL  
BLACK BULL YARD  
LONDON  
EC1N 8JH

**TITLE:-**  
3<sup>RD</sup> FLOOR

**SCALE:-** NTS

**PROJECT REF:-**

**DATE:-** JAN 2014

SD5239

**CASWELL**  
GROUP

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SUITE 4  
14<sup>TH</sup> FLOOR  
SOUTHGATE HOUSE  
ST. GEORGES WAY  
STEVENAGE  
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KEY:-

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- NOT IN SCOPE
- AIB PRODUCTS
- CEMENT PRODUCTS
- INSULATION / LAGGING
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(PLANS SUPPLIED BY CLIENT)

PROJECT:-

24 - 28 HATTON WALL  
BLACK BULL YARD  
LONDON  
EC1N 8JH

TITLE:-

EXTERNAL ELEVATIONS

SCALE:-

NTS

PROJECT REF:-

SD5239

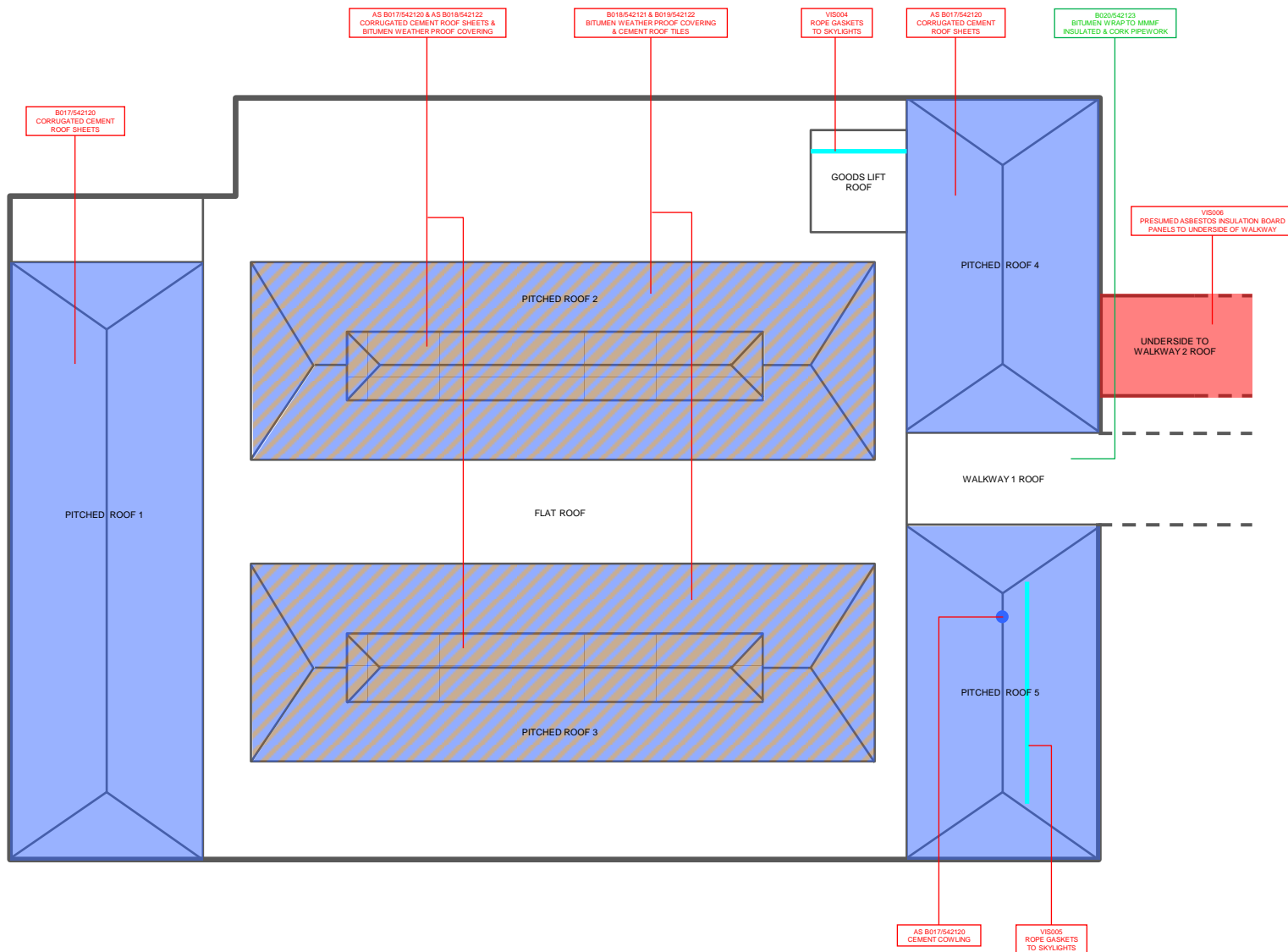
DATE:-

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**MANAGEMENT SURVEY**

**OF**

**24 – 28 HATTON WALL  
BLACK BULL YARD  
LONDON  
EC1N 8JH**

**APPENDIX FIVE**

**SITE ASBESTOS LOG**





- Asbestos Surveying
- Asbestos Removal
- Land Remediation
- Demolition

**Caswell Survey Department**

14th Floor, Southgate House, St. George's Way  
Stevenage, Hertfordshire SG1 1HG

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surveying@caswell-group.co.uk

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