



0351



Asbestos Refurbishment Survey **11th Floor to Basement**

for

SLQR Trustee No 1 Limited and SLQR Trustee No 2 Limited
as Co Trustees of SLQR Unit Trust No 3

at

Space House (Tower)
1 Kemble Street
London
WC2B 4AN



Survey Date: 14 January 2020 - 17 January 2020, 20 January 2020
- 24 January 2020, 29 January 2020 - 31 January 2020 and 03
February 2020 - 05 February 2020

Project Reference: P-359273

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Section 1 – Executive Summary

Any asbestos containing materials which have been identified during this survey are categorized below according to the recommendations made by Environmental Essentials Ltd. Where no items are listed in any of the categories, then no asbestos containing materials have been identified within the scope of the survey.

This report must be read in its entirety for a comprehensive understanding of the survey findings contained within.

ACMs recommended for removal:

Location No.	Location Name	Sample No.	Item / Position	Material
001	Open plan office	P-359273/003	Floor tile debris within cupboard	Asbestos thermoplastic/adhesive
001	Open plan office	P-359273/001	Panel beneath the window to the rear of the blockwork wall	Asbestos insulating board
001	Open plan office	P-359273/002	Adhesive to floor beneath modern screed	Asbestos bitumen
008	Open plan office	P-359273/005	Floor tile debris within cupboard	Asbestos thermoplastic/adhesive
008	Open plan office	P-359273/As 001	Panel beneath the window to the rear of the blockwork wall	Asbestos insulating board
008	Open plan office	P-359273/006	Adhesive beneath modern screed	Asbestos bitumen
015	Open plan office	P-359273/007	Floor tile debris within cupboards	Asbestos thermoplastic/adhesive
015	Open plan office	P-359273/008	Adhesive beneath modern screed	Asbestos bitumen
015	Open plan office	P-359273/As 001	Panel beneath the window to the rear of the blockwork wall	Asbestos insulating board
022	Open plan office	P-359273/As 001	Panel beneath the window to the rear of the blockwork wall	Asbestos insulating board
022	Open plan office	P-359273/010	Floor tile debris within cupboard	Asbestos thermoplastic/adhesive
022	Open plan office	P-359273/009	Adhesive beneath modern screed	Asbestos bitumen
022	Open plan office	P-359273/011	Mastic to internal windows behind plasterboard	Asbestos mastic
029	Open plan office	P-359273/As 001	Panel beneath the window to the rear of the blockwork wall	Asbestos insulating board
029	Open plan office	P-359273/012	Adhesive to floor beneath modern screed	Asbestos bitumen
029	Open plan office	P-359273/013	Floor tile debris within cupboard	Asbestos thermoplastic/adhesive
029	Open plan office	P-359273/014	Mastic to windows behind plasterboard	Asbestos mastic
036	Open plan office	P-359273/As 001	Panel beneath the window to the rear of the blockwork wall	Asbestos insulating board
036	Open plan office	P-359273/015	Adhesive beneath modern screed	Asbestos bitumen
036	Open plan office	P-359273/016	Floor tile debris within cupboard	Asbestos thermoplastic/adhesive
036	Open plan office	P-359273/017	Mastic to internal windows behind plasterboard	Asbestos mastic

Section 1 – Executive Summary

Location No.	Location Name	Sample No.	Item / Position	Material
044	Open plan office	P-359273/As 001	Panel beneath the window to the rear of the blockwork wall	Asbestos insulating board
044	Open plan office	P-359273/018	Adhesive to floor beneath modern screed	Asbestos bitumen
044	Open plan office	P-359273/019	Floor tile debris within cupboard	Asbestos thermoplastic/adhesive
051	Open plan office	P-359273/As 001	Panel beneath the window to the rear of the blockwork wall	Asbestos insulating board
051	Open plan office	P-359273/021	Adhesive to floor beneath modern screed	Asbestos bitumen
051	Open plan office	P-359273/022	Floor tile debris within cupboard	Asbestos thermoplastic/adhesive
051	Open plan office	P-359273/023	Mastic to internal windows behind plasterboard	Asbestos mastic
058	Open plan office	P-359273/As 001	Panel beneath the window to the rear of the blockwork wall	Asbestos insulating board
058	Open plan office	P-359273/024	Adhesive to floor beneath modern screed	Asbestos bitumen
058	Open plan office	P-359273/025	Floor tile debris within cupboard	Asbestos thermoplastic/adhesive
058	Open plan office	P-359273/026	Mastic to internal windows behind plasterboard	Asbestos mastic
065	Open plan office	P-359273/As 001	Panel beneath the window to the rear of the blockwork wall	Asbestos insulating board
065	Open plan office	P-359273/027	Adhesive to floor beneath modern screed	Non-asbestos screed/asbestos bitumen adhesive
065	Open plan office	P-359273/028	Floor tile debris within cupboard	Asbestos thermoplastic/adhesive
065	Open plan office	P-359273/029	Mastic to internal windows behind plasterboard	Asbestos mastic
072	Open plan office	P-359273/As 001	Panel beneath the window to the rear of the blockwork wall	Asbestos insulating board
072	Open plan office	P-359273/031	Adhesive to floor beneath modern screed	Asbestos bitumen
072	Open plan office	P-359273/032	Floor tiles debris within cupboard	Asbestos thermoplastic/adhesive
087	Store	P-359273/P001	Pipework collars	Asbestos gasket
091	Inner core	P-359273/P002	Pipework collars	Asbestos gasket
095	Offices	P-359273/045	Durasteel doors	Asbestos insulating board
100	Ramp area	P-359273/049	Durasteel door	Asbestos insulating board
101	Store	P-359273/050	Gasket to pipework	Asbestos gasket
102	Store	P-359273/As 049	Durasteel door	Asbestos insulating board

Section 1 – Executive Summary

Location No.	Location Name	Sample No.	Item / Position	Material
103	Store	P-359273/As 050	Gaskets to pipework	Asbestos gasket
106	Parking Area	P-359273/051	Rope seal to ducting joints	Asbestos woven material
106	Parking Area	P-359273/052	Durasteel doors x2	Asbestos insulating board
106	Parking Area	P-359273/P003	Electrical switchgear	Asbestos woven material
106	Parking Area	P-359273/P004	Electrical switchgear	Asbestos woven material
107	Stores	P-359273/053	Rope seal to ducting joints.	Asbestos woven material
107	Stores	P-359273/P005	Electrical switchgear	Asbestos woven material
113	Store	P-359273/P008	Electrical switchgear	Asbestos woven material
114	Parking Area	P-359273/057	Durasteel doors	Asbestos insulating board
117	Water tank store	P-359273/P006	Electrical switchgear	Asbestos woven material
122	Lobby	P-359273/P007	Liming within air bricks	Asbestos cement
123	Store	P-359273/062	Gasket to pipework	Asbestos gasket
125	Staff room	P-359273/061	Sink pad	Asbestos bitumen
126	Water tanks & stores	P-359273/060	Durasteel doors x2	Asbestos insulating board

All works, whether licensed or non-licensed, must be undertaken in accordance with the Control of Asbestos Regulations, Approved Code of Practice L143 and HSE guidance documents.

ACMs recommended for remedial works:

No material in this category.

ACMs recommended for ongoing management:

No material in this category.

Section 1 – Executive Summary

Inaccessible Rooms / Areas



All areas were accessed within the scope of the survey.

Limited Access Areas

During the survey whilst individual rooms may have been accessed, the following elements or items within a room / area were inaccessible or had limited access (e.g. boxings / voids etc.). These areas should be presumed to contain asbestos until arrangements can be made for access and assessment.

Building	Location No.	Location Name	Reason/s for Limited Access
Block 1 Tower 11th Floor - Basement	088	Security office	No access within area next to sink due to lockers covering access hatch on top
Block 1 Tower 11th Floor - Basement	090	Mezzanine	No access through hatch to closed off mezzanine floor, plasterboard fragile floor within.

Section 2 – Contract Details

Site name and address:	Space House (Tower), 1 Kemble Street, London, WC2B 4AN		
Client name and address:	SLQR Trustee No 1 Limited and SLQR Trustee No 2 Limited, as Co Trustees of SLQR Unit Trust No 3, 3rd Floor, 37 Esplanade, St Helier, Jersey, Channel Islands, JE1 1AD		
Client contact:	Clive Withers		
Type of survey:	Asbestos Refurbishment Survey		
Date of survey:	14 January 2020 - 17 January 2020, 20 January 2020 - 24 January 2020, 29 January 2020 - 31 January 2020 and 03 February 2020 - 05 February 2020		
Project Manager:	Clive Morgan		
Lead surveyor(s):	Martin Quigley	Signature:	
Report technically reviewed by:	Becky Atkinson	Signature:	
Report issue date:	19 February 2020		

Section 3 – Introduction

- 3.1 SLQR Trustee No 1 Limited and SLQR Trustee No 2 Limited as Co Trustees of SLQR Unit Trust No 3 commissioned Environmental Essentials Limited to undertake an Asbestos Refurbishment Survey of Space House (Tower), 1 Kemble Street, London, WC2B 4AN.
- 3.2 Site description:
One Kemble Street building and Kingsway building currently contains an existing property comprising 229,192ft². The site is located on Kingsway in the London Borough of Camden. The original development was completed in 1969 and received large-scale refurbishments in 1996 and 2003; it received Grade II listing by Historic England in 2015.
- 3.3 The purpose of the survey is to enable those responsible for the management of the site to compile the necessary assessments, ascertain any necessary restrictions on the operation of the site and make due provision for the management of asbestos containing materials (ACMs) identified as part of the duty holders ongoing obligations under the Control of Asbestos Regulations.
- 3.4 The scope of the survey was defined by Clive Morgan and Clive Withers as:
- Full Project Scope of Works:-
Refurbishment Survey of both 1 Kemble Street and 45-49 Kingsway ahead of the proposed refurbishment works. The full scale of the project was communicated by Clive Withers of Avison Young during the scoping visit. The scope of the refurbishment included a full strip out of internal wall structures (partition and blockwork) and ceilings (suspended/fixed) leaving the outer shell structure of the building. All existing Mechanical and Electrical Plant (MEP) is proposed to be removed apart from any services feeding the UKPN areas. All windows to the exterior of the properties are being replaced. Specified sections of the floor slab, particularly to the car park and ramp, are being re-constructed. Additional structures are being constructed to the roof of both buildings.
- Survey Report Breakdown:-
The survey has been broken down into separate reports to make the flow of information to the client more frequent. The report breakdown will likely be as follows:
1. Tower - Roof Level to 12th Floor
 2. Tower - 11th Floor to Basement (Basement under both buildings)
 3. Kingsway - Roof Level to 6th Floor
 4. Kingsway - 5th Floor to Ground Floor
 5. Lift Shafts (Both Buildings)
 6. Pilot Window Removal (Both Buildings)
 7. Roof Structure (Both Buildings)
 8. Exterior (Both Buildings)
- Scope of this Report (Tower - 11th Floor to Basement):-
The Refurbishment Survey contained within this report has been undertaken in line with the agreed scope of works except for the lift shafts, pilot window removal, floor slab penetrations, roof structure inspections and exterior; these elements of the survey will be captured in separate individual reports as listed above.
- 3.5 Full details of the scope can be found in Appendix A – Contract Information and Survey Scope
- 3.6 This report does not constitute an asbestos register or an asbestos management plan for the purpose of the duty to manage asbestos under regulation 4 of the Control of Asbestos Regulations 2012.

Section 4 – Exclusions and Caveats

- 4.1 As part of the planning stage for this survey, specific inclusions and exclusions may have been applied to the survey undertaken at this property. These will have been discussed and pre-agreed with the Client prior to commencement of the survey, and may serve as specific caveats within this survey report.

Please refer to the full Appendix A of this report for full details of areas / items which were included within the scope of this survey.

All areas excluded from the survey must be presumed to contain asbestos.

- 4.2 The measurements and extents in this report are approximate and should not be used for contractors to price abatement work. Where pricing work is to be undertaken it is the responsibility for the contractor to obtain the measurements ahead of submitting a quotation. It recommended that the report shall be read in conjunction with a bill of quantities and technical specification to identify methods and full extent of the abatement works.

Section 5 – Survey Methodology

5.1 General Methodology

This survey was undertaken in accordance with the methods defined in HSG264 Asbestos: The survey guide, HSG248 Asbestos: The analysts' guide and Environmental Essentials' in-house procedures.

Survey types as defined within HSG264 as follows:

Management Survey - The standard survey to identify and assess the risks from asbestos associated with normal occupancy of a building whilst also considering routine maintenance activities.

Refurbishment Survey or Demolition Survey - These types of survey serve to identify all asbestos materials as far as reasonably practicable within the fabric of a building prior to any such works.

The objective of an asbestos survey is to locate, as far as is reasonably practicable, the location and extent of presumed or known asbestos containing materials. Samples of suspected ACMs may be taken and analysed in order to confirm or refute the surveyor's judgement.

Where a material has been sampled as part of this survey, materials with similar appearance used in the same way within the building may be strongly presumed to be the same material and will be recorded as cross references to the original sample (e.g. P-123456/As001 for a cross reference to sample P-123456/001).

Additionally, surveyors may strongly presume a material to be asbestos based upon their experience. Strongly presumed materials are recorded within this report with a prefix of SP followed by a unique number starting at 001 (e.g. the first strongly presumed item would be P-123456/SP001).

The survey may also involve presuming the presence of asbestos where there is insufficient evidence to confirm that it is not asbestos. These presumed ACMs will be recorded within this report with a prefix of P followed by a unique number starting at 001 (e.g. the first presumed item would be P-123456/P001).

5.2 Risk Assessment

During the course of the survey, Environmental Essentials will have risk assessed each material identified and assigned individual risk scores. Materials can be risk assessed using two separate scoring systems:

The material assessment considers the type and condition of ACMs and their ability to release fibres into the air. It comprises of four separate elements as follows:

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

A simple algorithm can be used to assess these four parameters during the survey. Each parameter is scored as high = 3, medium = 2, or low = 1; two categories allow a nil score.

Presumed or strongly presumed ACMs will be scored as containing crocidolite asbestos, unless analysis of similar samples from the building consistently show a different type or if there is a reasoned argument that another type of asbestos was used.

The value assigned to each of the four parameters is added together to give a total score of between 2 and 12 and highlights immediately the materials of high risk.

Those materials with a material assessment score of 10 or more should be regarded as an immediate high risk with a significant potential to release fibres if disturbed. Scores of between 7 and 9 are regarded as medium risk and between 5 and 6 a low risk. Scores of 4 or less are a very low risk. Non-asbestos materials are not assigned a risk score.

Section 5 – Survey Methodology

All management surveys will include a material assessment for asbestos containing materials identified. Unless requested by the Client or advised, materials identified within a demolition survey will not include a material assessment as it is anticipated that all materials will be removed from site.

The priority for asbestos management is determined by carrying out a further assessment called the priority assessment.

This assessment as described in detail within HSE guidance document HSG 227 is the responsibility of the duty holder and should be carried out by a person with a detailed knowledge of the site and the activities performed within.

Environmental Essentials' can assist in this process by undertaking a priority assessment during the course of a survey, however it is ultimately the responsibility of the duty holder to review this assessment to ensure it is correct using their knowledge of the operation and maintenance requirements of the premises.

The priority assessment addresses the likelihood of the asbestos material being disturbed as even asbestos materials in the poorest condition may only represent a risk to health if the fibres are disturbed and become airborne.

The priority assessment algorithm takes into account factors such as:

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

The combination of the material and priority assessments forms the total score for each particular material, which is used as the basis of an asbestos management plan. If a Client has not requested a priority assessment then the total assessment stated within the survey results will be reflective of the material assessment only.

The undertaking of priority assessments falls outside Environmental Essentials' scope of UKAS Accreditation.

Examples of the algorithms used when compiling material and priority assessments can be seen within Table 1 and Table 3 of this survey report.

5.3 Recommendations

The survey team will make a recommendation for each ACM identified and this will be based upon the initial material risk assessment. Further priority assessments may identify alternative actions and timescales to be considered.

Recommendations are a subjective assessment made by the survey team at that point in time based upon their knowledge of asbestos materials and management only. Environmental Essentials Ltd cannot account for further changes in site conditions and use. Recommendations made will be as specific as possible at that point in time however will not take into account the logistics of site operations or budgets available to the client.

5.4 Bulk Sample Analysis

The analysis of bulk samples has been undertaken by Environmental Essentials' approved analytical laboratory, which holds accreditation by UKAS as a testing laboratory. Certification for the analysis of samples taken during this survey is detailed within Appendix B.

Analysis of bulk samples was carried out in accordance with HSE Guidance HSG248 – The analysts' guide

Every attempt is made to ensure that when samples are taken they are representative of the material as a whole but some ACMs are not homogeneous and contain very small quantities of asbestos.

Section 5 – Survey Methodology

Table 1 Material Assessment Algorithm (from HSG264 Appendix 4)

	Score	Examples of scores
Product type (or debris from product)	1	Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi- rigid paint, decorative finishes and asbestos cement etc)
	2	Asbestos insulating board, mill boards, other low-density boards, textiles, gaskets, ropes and woven materials and asbestos paper
	3	Thermal insulation (e.g. pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.
Extent of damage/deterioration	0	Good condition: no visible damage
	1	Low damage: a few scratches or surface marks, broken edges on boards or tiles, etc.
	2	Moderate damage: significant breakage of materials or several small areas where material has been damaged exposing fibrous edges.
	3	High damage or deterioration of materials, sprays and thermal insulation. Visible asbestos contamination by debris or residues.
Surface treatment	0	Composite materials containing asbestos, reinforced plastics, resins, vinyl tiles
	1	Enclosed sprays or insulation, AIB (with exposed face encapsulated), cement sheets, etc.
	2	Unsealed AIB, encapsulated insulation and sprays.
	3	Unsealed insulation and sprays.
Asbestos type	1	Chrysotile
	2	Amphibole asbestos (excluding crocidolite)
	3	Crocidolite

Table 2 Accessibility categories


Rating	Definition
Easy	ACM is not obscured and can be reached without access equipment.
Medium	ACM is obscured by easily removable building materials or can only be reached from standard step ladders.
Difficult	ACM is obscured by fixed / difficult to remove building materials or requires access equipment other than standard step ladders.


Section 5 – Survey Methodology

Table 3 Priority Assessment Algorithm (from HSG227 Appendix 3)


Assessment Factor		Score	Examples of score variables
Normal occupant activity	Main type of activity in area	0 1 2 3	Rare disturbance activity (e.g. little used store room) Low disturbance activities (e.g. office type activity) Periodic disturbance (e.g. industrial or vehicular activity which may contact ACMs) High levels of disturbance, (e.g. fire door with asbestos insulating board sheet in constant use)
	Secondary activities for area	As above	As above
Likelihood of disturbance	Location	0 1 2 3	Outdoors Large rooms or well ventilated areas Rooms up to 100m ² Confined spaces
	Accessibility	0 1 2 3	Usually inaccessible or unlikely to be disturbed Occasionally likely to be disturbed Easily disturbed Routinely disturbed
	Extent/amount	0 1 2 3	Small amounts or items (e.g. strings, gaskets) ≤10m ² or ≤10m pipe run >10m ² to ≤50m ² or >10m to ≤50m pipe run >50m ² or >50m pipe run
Human exposure potential	Number of occupants	0 1 2 3	None 1 to 3 4 to 10 >10
	Frequency of use of area	0 1 2 3	Infrequent Monthly Weekly Daily
	Average time area is in use	0 1 2 3	<1 hour >1 to <3 hours >3 to <6 hours >6 hours
Maintenance activity	Type of maintenance activity	0 1 2 3	Minor disturbance (e.g. possibility of contact when gaining access) Low disturbance (e.g. changing light bulbs in asbestos insulating board ceiling) Medium disturbance (e.g. lifting one or two asbestos insulating board ceiling tiles to access a valve) High disturbance (e.g. removing a number of asbestos insulating board ceiling tiles to replace a valve or for re-cabling)
	Frequency of maintenance activity	0 1 2 3	ACM unlikely to be disturbed for maintenance ≤1 per year >1 per year >1 per month


Section 6 – Survey Results

Building:	Block 1 Tower 11th Floor - Basement	Floor:	Eleventh Floor				
Location:	001 - Open plan office	Sample No / ID (Type):	P-359273/001 (Sampled)				
Surveyor:	Martin Quigley	Survey date:	14/01/2020				
Sample Details							
	Item description:	Panel beneath the window to the rear of the blockwork wall					
	Material description:	Insulating board					
	Quantity / Extent:	110 m²					
	Accessibility	Medium Access					
	Analysis:	Amosite Chrysotile					
	Material identification:	Asbestos insulating board					
Material Assessment Scoring:							
Product Type:	2	Condition:	0	Surface Treatment:	2	Asbestos Type:	2
Priority Assessment Scoring:							
Occupant Activity:	1	Disturbance:	2	Human Exposure:	3	Maintenance Activity:	1
Total Scores:							
Material Score:	6	Priority Score	7	Total Score:	6	Risk Rating:	Low
Recommended action:	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.						
Recommendation comments:	-						
Comments:	Material is representative of throughout.						


Building:	Block 1 Tower 11th Floor - Basement	Floor:	Eleventh Floor				
Location:	001 - Open plan office	Sample No / ID (Type):	P-359273/002 (Sampled)				
Surveyor:	Martin Quigley	Survey date:	14/01/2020				
Sample Details							
	Item description:	Adhesive to floor beneath modern screed					
	Material description:	Bituminous products					
	Quantity / Extent:	800 m²					
	Accessibility	Medium Access					
	Analysis:	Chrysotile					
	Material identification:	Asbestos bitumen					
Material Assessment Scoring:							
Product Type:	1	Condition:	0	Surface Treatment:	0	Asbestos Type:	1
Priority Assessment Scoring:							
Occupant Activity:	1	Disturbance:	2	Human Exposure:	3	Maintenance Activity:	1
Total Scores:							
Material Score:	2	Priority Score	7	Total Score:	2	Risk Rating:	Very Low
Recommended action:	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.						
Recommendation comments:	-						
Comments:	Material is representative of throughout.						

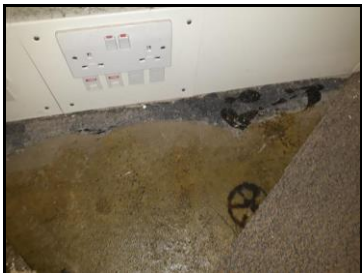
Section 6 – Survey Results

Building:	Block 1 Tower 11th Floor - Basement	Floor:	Eleventh Floor				
Location:	001 - Open plan office	Sample No / ID (Type):	P-359273/003 (Sampled)				
Surveyor:	Martin Quigley	Survey date:	14/01/2020				
Sample Details							
	Item description:	Floor tile debris within cupboard					
	Material description:	Thermoplastic product					
	Quantity / Extent:	1 m ²					
	Accessibility	Easy Access					
	Analysis:	Chrysotile					
	Material identification:	Asbestos thermoplastic/adhesive					
Material Assessment Scoring:							
Product Type:	1	Condition:	3	Surface Treatment:	0	Asbestos Type:	1
Priority Assessment Scoring:							
Occupant Activity:	1	Disturbance:	1	Human Exposure:	3	Maintenance Activity:	1
Total Scores:							
Material Score:	5	Priority Score	6	Total Score:	5	Risk Rating:	Low
Recommended action:	Remove.						
Recommendation comments:	-						
Comments:	Floor tile debris is also present to the opposite cupboard.						


Building:	Block 1 Tower 11th Floor - Basement	Floor:	Eleventh Floor				
Location:	001 - Open plan office	Sample No / ID (Type):	P-359273/004 (Sampled)				
Surveyor:	Martin Quigley	Survey date:	14/01/2020				
Sample Details							
	Item description:	Mastic to internal windows behind plasterboard					
	Material description:	Mastics					
	Quantity / Extent:	100 m linear					
	Accessibility	Medium Access					
	Analysis:	No asbestos detected					
	Material identification:	Non-asbestos material					
Material Assessment Scoring:							
Product Type:	-	Condition:	-	Surface Treatment:	-	Asbestos Type:	-
Priority Assessment Scoring:							
Occupant Activity:	-	Disturbance:	-	Human Exposure:	-	Maintenance Activity:	-
Total Scores:							
Material Score:	-	Priority Score	-	Total Score:	0	Risk Rating:	N/A
Recommended action:	-						
Recommendation comments:	-						
Comments:	Material is representative of throughout.						


Section 6 – Survey Results

Building:	Block 1 Tower 11th Floor - Basement	Floor:	Tenth Floor				
Location:	008 - Open plan office	Sample No / ID (Type):	P-359273/005 (Sampled)				
Surveyor:	Martin Quigley	Survey date:	15/01/2020				
Sample Details							
	Item description:	Floor tile debris within cupboard					
	Material description:	Thermoplastic product					
	Quantity / Extent:	1 m ²					
	Accessibility	Easy Access					
	Analysis:	Chrysotile					
	Material identification:	Asbestos thermoplastic/adhesive					
Material Assessment Scoring:							
Product Type:	1	Condition:	3	Surface Treatment:	0	Asbestos Type:	1
Priority Assessment Scoring:							
Occupant Activity:	1	Disturbance:	1	Human Exposure:	3	Maintenance Activity:	1
Total Scores:							
Material Score:	5	Priority Score	6	Total Score:	5	Risk Rating:	Low
Recommended action:	Remove.						
Recommendation comments:	-						
Comments:	Floor tile debris is also present to the opposite cupboard.						


Building:	Block 1 Tower 11th Floor - Basement	Floor:	Tenth Floor				
Location:	008 - Open plan office	Sample No / ID (Type):	P-359273/006 (Sampled)				
Surveyor:	Martin Quigley	Survey date:	15/01/2020				
Sample Details							
	Item description:	Adhesive beneath modern screed					
	Material description:	Bituminous products					
	Quantity / Extent:	800 m ²					
	Accessibility	Medium Access					
	Analysis:	Chrysotile					
	Material identification:	Asbestos bitumen					
Material Assessment Scoring:							
Product Type:	1	Condition:	0	Surface Treatment:	0	Asbestos Type:	1
Priority Assessment Scoring:							
Occupant Activity:	1	Disturbance:	2	Human Exposure:	3	Maintenance Activity:	1
Total Scores:							
Material Score:	2	Priority Score	7	Total Score:	2	Risk Rating:	Very Low
Recommended action:	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.						
Recommendation comments:	-						
Comments:	Material is representative of throughout.						


Section 6 – Survey Results

Building:	Block 1 Tower 11th Floor - Basement	Floor:	Tenth Floor				
Location:	008 - Open plan office	Sample No / ID (Type):	P-359273/As 001 (Cross Referenced)				
Surveyor:	Martin Quigley	Survey date:	15/01/2020				
Sample Details							
	Item description:	Panel beneath the window to the rear of the blockwork wall					
	Material description:	Insulating board					
	Quantity / Extent:	110 m²					
	Accessibility	Medium Access					
	Analysis:	Amosite Chrysotile					
	Material identification:	Asbestos insulating board					
Material Assessment Scoring:							
Product Type:	2	Condition:	0	Surface Treatment:	2	Asbestos Type:	2
Priority Assessment Scoring:							
Occupant Activity:	1	Disturbance:	2	Human Exposure:	3	Maintenance Activity:	1
Total Scores:							
Material Score:	6	Priority Score	7	Total Score:	6	Risk Rating:	Low
Recommended action:	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.						
Recommendation comments:	-						
Comments:	Material is representative of throughout.						


Building:	Block 1 Tower 11th Floor - Basement	Floor:	Ninth Floor				
Location:	015 - Open plan office	Sample No / ID (Type):	P-359273/007 (Sampled)				
Surveyor:	Martin Quigley	Survey date:	15/01/2020				
Sample Details							
	Item description:	Floor tile debris within cupboards					
	Material description:	Thermoplastic product					
	Quantity / Extent:	1 m²					
	Accessibility	Easy Access					
	Analysis:	Chrysotile					
	Material identification:	Asbestos thermoplastic/adhesive					
Material Assessment Scoring:							
Product Type:	1	Condition:	3	Surface Treatment:	0	Asbestos Type:	1
Priority Assessment Scoring:							
Occupant Activity:	1	Disturbance:	1	Human Exposure:	3	Maintenance Activity:	1
Total Scores:							
Material Score:	5	Priority Score	6	Total Score:	5	Risk Rating:	Low
Recommended action:	Remove.						
Recommendation comments:	-						
Comments:	Floor tile debris is also present to the opposite cupboard.						


Section 6 – Survey Results

Building:	Block 1 Tower 11th Floor - Basement	Floor:	Ninth Floor				
Location:	015 - Open plan office	Sample No / ID (Type):	P-359273/008 (Sampled)				
Surveyor:	Martin Quigley	Survey date:	15/01/2020				
Sample Details							
	Item description:	Adhesive beneath modern screed					
	Material description:	Bituminous products					
	Quantity / Extent:	800 m²					
	Accessibility	Medium Access					
	Analysis:	Chrysotile					
	Material identification:	Asbestos bitumen					
Material Assessment Scoring:							
Product Type:	1	Condition:	0	Surface Treatment:	0	Asbestos Type:	1
Priority Assessment Scoring:							
Occupant Activity:	1	Disturbance:	2	Human Exposure:	3	Maintenance Activity:	1
Total Scores:							
Material Score:	2	Priority Score	7	Total Score:	2	Risk Rating:	Very Low
Recommended action:	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.						
Recommendation comments:	-						
Comments:	Material is representative of throughout.						


Building:	Block 1 Tower 11th Floor - Basement	Floor:	Ninth Floor				
Location:	015 - Open plan office	Sample No / ID (Type):	P-359273/As 001 (Cross Referenced)				
Surveyor:	Martin Quigley	Survey date:	15/01/2020				
Sample Details							
	Item description:	Panel beneath the window to the rear of the blockwork wall					
	Material description:	Insulating board					
	Quantity / Extent:	110 m²					
	Accessibility	Medium Access					
	Analysis:	Amosite Chrysotile					
	Material identification:	Asbestos insulating board					
Material Assessment Scoring:							
Product Type:	2	Condition:	0	Surface Treatment:	2	Asbestos Type:	2
Priority Assessment Scoring:							
Occupant Activity:	1	Disturbance:	2	Human Exposure:	3	Maintenance Activity:	1
Total Scores:							
Material Score:	6	Priority Score	7	Total Score:	6	Risk Rating:	Low
Recommended action:	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.						
Recommendation comments:	-						
Comments:	Material is representative of throughout.						


Section 6 – Survey Results

Building:	Block 1 Tower 11th Floor - Basement	Floor:	Eighth Floor				
Location:	022 - Open plan office	Sample No / ID (Type):	P-359273/009 (Sampled)				
Surveyor:	Martin Quigley	Survey date:	16/01/2020				
Sample Details							
	Item description:	Adhesive beneath modern screed					
	Material description:	Bituminous products					
	Quantity / Extent:	800 m²					
	Accessibility	Medium Access					
	Analysis:	Chrysotile					
	Material identification:	Asbestos bitumen					
Material Assessment Scoring:							
Product Type:	1	Condition:	0	Surface Treatment:	0	Asbestos Type:	1
Priority Assessment Scoring:							
Occupant Activity:	1	Disturbance:	2	Human Exposure:	3	Maintenance Activity:	1
Total Scores:							
Material Score:	2	Priority Score	7	Total Score:	2	Risk Rating:	Very Low
Recommended action:	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.						
Recommendation comments:	-						
Comments:	Material is representative of throughout.						


Building:	Block 1 Tower 11th Floor - Basement	Floor:	Eighth Floor				
Location:	022 - Open plan office	Sample No / ID (Type):	P-359273/010 (Sampled)				
Surveyor:	Martin Quigley	Survey date:	16/01/2020				
Sample Details							
	Item description:	Floor tile debris within cupboard					
	Material description:	Thermoplastic product					
	Quantity / Extent:	1 m²					
	Accessibility	Easy Access					
	Analysis:	Chrysotile					
	Material identification:	Asbestos thermoplastic/adhesive					
Material Assessment Scoring:							
Product Type:	1	Condition:	3	Surface Treatment:	0	Asbestos Type:	1
Priority Assessment Scoring:							
Occupant Activity:	1	Disturbance:	1	Human Exposure:	3	Maintenance Activity:	1
Total Scores:							
Material Score:	5	Priority Score	6	Total Score:	5	Risk Rating:	Low
Recommended action:	Remove.						
Recommendation comments:	-						
Comments:	Floor tile debris is also present to the opposite cupboard.						


Section 6 – Survey Results

Building:	Block 1 Tower 11th Floor - Basement	Floor:	Eighth Floor				
Location:	022 - Open plan office	Sample No / ID (Type):	P-359273/011 (Sampled)				
Surveyor:	Martin Quigley	Survey date:	16/01/2020				
Sample Details							
	Item description:	Mastic to internal windows behind plasterboard					
	Material description:	Mastics					
	Quantity / Extent:	30 m linear					
	Accessibility	Medium Access					
	Analysis:	Chrysotile					
	Material identification:	Asbestos mastic					
Material Assessment Scoring:							
Product Type:	1	Condition:	1	Surface Treatment:	0	Asbestos Type:	1
Priority Assessment Scoring:							
Occupant Activity:	1	Disturbance:	1	Human Exposure:	3	Maintenance Activity:	1
Total Scores:							
Material Score:	3	Priority Score	6	Total Score:	3	Risk Rating:	Very Low
Recommended action:	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.						
Recommendation comments:	-						
Comments:	-						


Building:	Block 1 Tower 11th Floor - Basement	Floor:	Eighth Floor				
Location:	022 - Open plan office	Sample No / ID (Type):	P-359273/As 001 (Cross Referenced)				
Surveyor:	Martin Quigley	Survey date:	16/01/2020				
Sample Details							
	Item description:	Panel beneath the window to the rear of the blockwork wall					
	Material description:	Insulating board					
	Quantity / Extent:	110 m²					
	Accessibility	Medium Access					
	Analysis:	Amosite Chrysotile					
	Material identification:	Asbestos insulating board					
Material Assessment Scoring:							
Product Type:	2	Condition:	0	Surface Treatment:	2	Asbestos Type:	2
Priority Assessment Scoring:							
Occupant Activity:	1	Disturbance:	2	Human Exposure:	3	Maintenance Activity:	1
Total Scores:							
Material Score:	6	Priority Score	7	Total Score:	6	Risk Rating:	Low
Recommended action:	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.						
Recommendation comments:	-						
Comments:	Material is representative of throughout.						


Section 6 – Survey Results

Building:	Block 1 Tower 11th Floor - Basement	Floor:	Seventh Floor				
Location:	029 - Open plan office	Sample No / ID (Type):	P-359273/012 (Sampled)				
Surveyor:	Martin Quigley	Survey date:	17/01/2020				
Sample Details							
	Item description:	Adhesive to floor beneath modern screed					
	Material description:	Bituminous products					
	Quantity / Extent:	800 m²					
	Accessibility	Medium Access					
	Analysis:	Chrysotile					
	Material identification:	Asbestos bitumen					
Material Assessment Scoring:							
Product Type:	1	Condition:	0	Surface Treatment:	0	Asbestos Type:	1
Priority Assessment Scoring:							
Occupant Activity:	1	Disturbance:	2	Human Exposure:	3	Maintenance Activity:	1
Total Scores:							
Material Score:	2	Priority Score	7	Total Score:	2	Risk Rating:	Very Low
Recommended action:	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.						
Recommendation comments:	-						
Comments:	Material is representative of throughout.						


Building:	Block 1 Tower 11th Floor - Basement	Floor:	Seventh Floor				
Location:	029 - Open plan office	Sample No / ID (Type):	P-359273/013 (Sampled)				
Surveyor:	Martin Quigley	Survey date:	17/01/2020				
Sample Details							
	Item description:	Floor tile debris within cupboard					
	Material description:	Thermoplastic product					
	Quantity / Extent:	1 m²					
	Accessibility	Easy Access					
	Analysis:	Chrysotile					
	Material identification:	Asbestos thermoplastic/adhesive					
Material Assessment Scoring:							
Product Type:	1	Condition:	3	Surface Treatment:	0	Asbestos Type:	1
Priority Assessment Scoring:							
Occupant Activity:	1	Disturbance:	1	Human Exposure:	3	Maintenance Activity:	1
Total Scores:							
Material Score:	5	Priority Score	6	Total Score:	5	Risk Rating:	Low
Recommended action:	Remove.						
Recommendation comments:	-						
Comments:	-						


Section 6 – Survey Results

Building:	Block 1 Tower 11th Floor - Basement	Floor:	Seventh Floor				
Location:	029 - Open plan office	Sample No / ID (Type):	P-359273/014 (Sampled)				
Surveyor:	Martin Quigley	Survey date:	17/01/2020				
Sample Details							
	Item description:	Mastic to windows behind plasterboard					
	Material description:	Mastics					
	Quantity / Extent:	30 m linear					
	Accessibility	Medium Access					
	Analysis:	Chrysotile					
	Material identification:	Asbestos mastic					
Material Assessment Scoring:							
Product Type:	1	Condition:	1	Surface Treatment:	0	Asbestos Type:	1
Priority Assessment Scoring:							
Occupant Activity:	1	Disturbance:	1	Human Exposure:	3	Maintenance Activity:	1
Total Scores:							
Material Score:	3	Priority Score	6	Total Score:	3	Risk Rating:	Very Low
Recommended action:	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.						
Recommendation comments:	-						
Comments:	-						


Building:	Block 1 Tower 11th Floor - Basement	Floor:	Seventh Floor				
Location:	029 - Open plan office	Sample No / ID (Type):	P-359273/As 001 (Cross Referenced)				
Surveyor:	Martin Quigley	Survey date:	17/01/2020				
Sample Details							
	Item description:	Panel beneath the window to the rear of the blockwork wall					
	Material description:	Insulating board					
	Quantity / Extent:	110 m²					
	Accessibility	Medium Access					
	Analysis:	Amosite Chrysotile					
	Material identification:	Asbestos insulating board					
Material Assessment Scoring:							
Product Type:	2	Condition:	0	Surface Treatment:	2	Asbestos Type:	2
Priority Assessment Scoring:							
Occupant Activity:	1	Disturbance:	2	Human Exposure:	3	Maintenance Activity:	1
Total Scores:							
Material Score:	6	Priority Score	7	Total Score:	6	Risk Rating:	Low
Recommended action:	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.						
Recommendation comments:	-						
Comments:	Material is representative of throughout.						


Section 6 – Survey Results

Building:	Block 1 Tower 11th Floor - Basement	Floor:	Sixth Floor				
Location:	036 - Open plan office	Sample No / ID (Type):	P-359273/015 (Sampled)				
Surveyor:	Martin Quigley	Survey date:	20/01/2020				
Sample Details							
	Item description:	Adhesive beneath modern screed					
	Material description:	Bituminous products					
	Quantity / Extent:	800 m²					
	Accessibility	Easy Access					
	Analysis:	Chrysotile					
	Material identification:	Asbestos bitumen					
Material Assessment Scoring:							
Product Type:	1	Condition:	0	Surface Treatment:	0	Asbestos Type:	1
Priority Assessment Scoring:							
Occupant Activity:	1	Disturbance:	2	Human Exposure:	3	Maintenance Activity:	1
Total Scores:							
Material Score:	2	Priority Score	7	Total Score:	2	Risk Rating:	Very Low
Recommended action:	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.						
Recommendation comments:	-						
Comments:	Material is representative of throughout.						


Building:	Block 1 Tower 11th Floor - Basement	Floor:	Sixth Floor				
Location:	036 - Open plan office	Sample No / ID (Type):	P-359273/016 (Sampled)				
Surveyor:	Martin Quigley	Survey date:	20/01/2020				
Sample Details							
	Item description:	Floor tile debris within cupboard					
	Material description:	Thermoplastic product					
	Quantity / Extent:	1 m²					
	Accessibility	Easy Access					
	Analysis:	Chrysotile					
	Material identification:	Asbestos thermoplastic/adhesive					
Material Assessment Scoring:							
Product Type:	1	Condition:	3	Surface Treatment:	0	Asbestos Type:	1
Priority Assessment Scoring:							
Occupant Activity:	1	Disturbance:	1	Human Exposure:	3	Maintenance Activity:	1
Total Scores:							
Material Score:	5	Priority Score	6	Total Score:	5	Risk Rating:	Low
Recommended action:	Remove.						
Recommendation comments:	-						
Comments:	Floor tile debris is also present to the opposite cupboard.						


Section 6 – Survey Results

Building:	Block 1 Tower 11th Floor - Basement	Floor:	Sixth Floor				
Location:	036 - Open plan office	Sample No / ID (Type):	P-359273/017 (Sampled)				
Surveyor:	Martin Quigley	Survey date:	20/01/2020				
Sample Details							
	Item description:	Mastic to internal windows behind plasterboard					
	Material description:	Mastics					
	Quantity / Extent:	30 m linear					
	Accessibility	Medium Access					
	Analysis:	Chrysotile					
	Material identification:	Asbestos mastic					
Material Assessment Scoring:							
Product Type:	1	Condition:	1	Surface Treatment:	0	Asbestos Type:	1
Priority Assessment Scoring:							
Occupant Activity:	1	Disturbance:	1	Human Exposure:	3	Maintenance Activity:	1
Total Scores:							
Material Score:	3	Priority Score	6	Total Score:	3	Risk Rating:	Very Low
Recommended action:	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.						
Recommendation comments:	-						
Comments:	-						


Building:	Block 1 Tower 11th Floor - Basement	Floor:	Sixth Floor				
Location:	036 - Open plan office	Sample No / ID (Type):	P-359273/As 001 (Cross Referenced)				
Surveyor:	Martin Quigley	Survey date:	20/01/2020				
Sample Details							
	Item description:	Panel beneath the window to the rear of the blockwork wall					
	Material description:	Insulating board					
	Quantity / Extent:	110 m²					
	Accessibility	Medium Access					
	Analysis:	Amosite Chrysotile					
	Material identification:	Asbestos insulating board					
Material Assessment Scoring:							
Product Type:	2	Condition:	0	Surface Treatment:	2	Asbestos Type:	2
Priority Assessment Scoring:							
Occupant Activity:	1	Disturbance:	2	Human Exposure:	3	Maintenance Activity:	1
Total Scores:							
Material Score:	6	Priority Score	7	Total Score:	6	Risk Rating:	Low
Recommended action:	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.						
Recommendation comments:	-						
Comments:	Material is representative of throughout.						


Section 6 – Survey Results

Building:	Block 1 Tower 11th Floor - Basement	Floor:	Fifth Floor				
Location:	044 - Open plan office	Sample No / ID (Type):	P-359273/018 (Sampled)				
Surveyor:	Martin Quigley	Survey date:	20/01/2020				
Sample Details							
	Item description:	Adhesive to floor beneath modern screed					
	Material description:	Bituminous products					
	Quantity / Extent:	800 m²					
	Accessibility	Medium Access					
	Analysis:	Chrysotile					
	Material identification:	Asbestos bitumen					
Material Assessment Scoring:							
Product Type:	1	Condition:	0	Surface Treatment:	0	Asbestos Type:	1
Priority Assessment Scoring:							
Occupant Activity:	1	Disturbance:	2	Human Exposure:	3	Maintenance Activity:	1
Total Scores:							
Material Score:	2	Priority Score	7	Total Score:	2	Risk Rating:	Very Low
Recommended action:	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.						
Recommendation comments:	-						
Comments:	Material is representative of throughout.						


Building:	Block 1 Tower 11th Floor - Basement	Floor:	Fifth Floor				
Location:	044 - Open plan office	Sample No / ID (Type):	P-359273/019 (Sampled)				
Surveyor:	Martin Quigley	Survey date:	20/01/2020				
Sample Details							
	Item description:	Floor tile debris within cupboard					
	Material description:	Thermoplastic product					
	Quantity / Extent:	1 m²					
	Accessibility	Easy Access					
	Analysis:	Chrysotile					
	Material identification:	Asbestos thermoplastic/adhesive					
Material Assessment Scoring:							
Product Type:	1	Condition:	3	Surface Treatment:	0	Asbestos Type:	1
Priority Assessment Scoring:							
Occupant Activity:	1	Disturbance:	1	Human Exposure:	3	Maintenance Activity:	1
Total Scores:							
Material Score:	5	Priority Score	6	Total Score:	5	Risk Rating:	Low
Recommended action:	Remove.						
Recommendation comments:	-						
Comments:	Floor tile debris is also present to the opposite cupboard.						


Section 6 – Survey Results

Building:	Block 1 Tower 11th Floor - Basement	Floor:	Fifth Floor				
Location:	044 - Open plan office	Sample No / ID (Type):	P-359273/020 (Sampled)				
Surveyor:	Martin Quigley	Survey date:	20/01/2020				
Sample Details							
	Item description:	Mastic to internal windows behind plasterboard					
	Material description:	Mastics					
	Quantity / Extent:	30 m linear					
	Accessibility	Medium Access					
	Analysis:	No asbestos detected					
	Material identification:	Non-asbestos material					
Material Assessment Scoring:							
Product Type:	-	Condition:	-	Surface Treatment:	-	Asbestos Type:	-
Priority Assessment Scoring:							
Occupant Activity:	-	Disturbance:	-	Human Exposure:	-	Maintenance Activity:	-
Total Scores:							
Material Score:	-	Priority Score	-	Total Score:	0	Risk Rating:	N/A
Recommended action:	-						
Recommendation comments:	-						
Comments:	-						


Building:	Block 1 Tower 11th Floor - Basement	Floor:	Fifth Floor				
Location:	044 - Open plan office	Sample No / ID (Type):	P-359273/As 001 (Cross Referenced)				
Surveyor:	Martin Quigley	Survey date:	20/01/2020				
Sample Details							
	Item description:	Panel beneath the window to the rear of the blockwork wall					
	Material description:	Insulating board					
	Quantity / Extent:	110 m²					
	Accessibility	Medium Access					
	Analysis:	Amosite Chrysotile					
	Material identification:	Asbestos insulating board					
Material Assessment Scoring:							
Product Type:	2	Condition:	0	Surface Treatment:	2	Asbestos Type:	2
Priority Assessment Scoring:							
Occupant Activity:	1	Disturbance:	2	Human Exposure:	3	Maintenance Activity:	1
Total Scores:							
Material Score:	6	Priority Score	7	Total Score:	6	Risk Rating:	Low
Recommended action:	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.						
Recommendation comments:	-						
Comments:	Item is representative of throughout.						


Section 6 – Survey Results

Building:	Block 1 Tower 11th Floor - Basement	Floor:	Fourth Floor				
Location:	051 - Open plan office	Sample No / ID (Type):	P-359273/021 (Sampled)				
Surveyor:	Martin Quigley	Survey date:	21/01/2020				
Sample Details							
	Item description:	Adhesive to floor beneath modern screed					
	Material description:	Bituminous products					
	Quantity / Extent:	800 m²					
	Accessibility	Easy Access					
	Analysis:	Chrysotile					
	Material identification:	Asbestos bitumen					
Material Assessment Scoring:							
Product Type:	1	Condition:	0	Surface Treatment:	0	Asbestos Type:	1
Priority Assessment Scoring:							
Occupant Activity:	1	Disturbance:	2	Human Exposure:	3	Maintenance Activity:	1
Total Scores:							
Material Score:	2	Priority Score	7	Total Score:	2	Risk Rating:	Very Low
Recommended action:	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.						
Recommendation comments:	-						
Comments:	Material is representative of throughout.						


Building:	Block 1 Tower 11th Floor - Basement	Floor:	Fourth Floor				
Location:	051 - Open plan office	Sample No / ID (Type):	P-359273/022 (Sampled)				
Surveyor:	Martin Quigley	Survey date:	21/01/2020				
Sample Details							
	Item description:	Floor tile debris within cupboard					
	Material description:	Thermoplastic product					
	Quantity / Extent:	1 m²					
	Accessibility	Easy Access					
	Analysis:	Chrysotile					
	Material identification:	Asbestos thermoplastic/adhesive					
Material Assessment Scoring:							
Product Type:	1	Condition:	3	Surface Treatment:	0	Asbestos Type:	1
Priority Assessment Scoring:							
Occupant Activity:	1	Disturbance:	1	Human Exposure:	3	Maintenance Activity:	1
Total Scores:							
Material Score:	5	Priority Score	6	Total Score:	5	Risk Rating:	Low
Recommended action:	Remove.						
Recommendation comments:	-						
Comments:	Floor tile debris is also present to the opposite cupboard.						


Section 6 – Survey Results

Building:	Block 1 Tower 11th Floor - Basement	Floor:	Fourth Floor				
Location:	051 - Open plan office	Sample No / ID (Type):	P-359273/023 (Sampled)				
Surveyor:	Martin Quigley	Survey date:	21/01/2020				
Sample Details							
	Item description:	Mastic to internal windows behind plasterboard					
	Material description:	Mastics					
	Quantity / Extent:	30 m linear					
	Accessibility	Medium Access					
	Analysis:	Chrysotile					
	Material identification:	Asbestos mastic					
Material Assessment Scoring:							
Product Type:	1	Condition:	1	Surface Treatment:	0	Asbestos Type:	1
Priority Assessment Scoring:							
Occupant Activity:	1	Disturbance:	1	Human Exposure:	3	Maintenance Activity:	1
Total Scores:							
Material Score:	3	Priority Score	6	Total Score:	3	Risk Rating:	Very Low
Recommended action:	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.						
Recommendation comments:	-						
Comments:	-						


Building:	Block 1 Tower 11th Floor - Basement	Floor:	Fourth Floor				
Location:	051 - Open plan office	Sample No / ID (Type):	P-359273/As 001 (Cross Referenced)				
Surveyor:	Martin Quigley	Survey date:	21/01/2020				
Sample Details							
	Item description:	Panel beneath the window to the rear of the blockwork wall					
	Material description:	Insulating board					
	Quantity / Extent:	110 m²					
	Accessibility	Medium Access					
	Analysis:	Amosite Chrysotile					
	Material identification:	Asbestos insulating board					
Material Assessment Scoring:							
Product Type:	2	Condition:	0	Surface Treatment:	2	Asbestos Type:	2
Priority Assessment Scoring:							
Occupant Activity:	1	Disturbance:	2	Human Exposure:	3	Maintenance Activity:	1
Total Scores:							
Material Score:	6	Priority Score	7	Total Score:	6	Risk Rating:	Low
Recommended action:	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.						
Recommendation comments:	-						
Comments:	Material is representative of throughout.						


Section 6 – Survey Results

Building:	Block 1 Tower 11th Floor - Basement	Floor:	Third Floor				
Location:	058 - Open plan office	Sample No / ID (Type):	P-359273/024 (Sampled)				
Surveyor:	Martin Quigley	Survey date:	21/01/2020				
Sample Details							
	Item description:	Adhesive to floor beneath modern screed					
	Material description:	Bituminous products					
	Quantity / Extent:	800 m²					
	Accessibility	Medium Access					
	Analysis:	Chrysotile					
	Material identification:	Asbestos bitumen					
Material Assessment Scoring:							
Product Type:	1	Condition:	0	Surface Treatment:	0	Asbestos Type:	1
Priority Assessment Scoring:							
Occupant Activity:	1	Disturbance:	2	Human Exposure:	3	Maintenance Activity:	1
Total Scores:							
Material Score:	2	Priority Score	7	Total Score:	2	Risk Rating:	Very Low
Recommended action:	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.						
Recommendation comments:	-						
Comments:	Material is representative of throughout.						


Building:	Block 1 Tower 11th Floor - Basement	Floor:	Third Floor				
Location:	058 - Open plan office	Sample No / ID (Type):	P-359273/025 (Sampled)				
Surveyor:	Martin Quigley	Survey date:	21/01/2020				
Sample Details							
	Item description:	Floor tile debris within cupboard					
	Material description:	Thermoplastic product					
	Quantity / Extent:	1 m²					
	Accessibility	Easy Access					
	Analysis:	Chrysotile					
	Material identification:	Asbestos thermoplastic/adhesive					
Material Assessment Scoring:							
Product Type:	1	Condition:	3	Surface Treatment:	0	Asbestos Type:	1
Priority Assessment Scoring:							
Occupant Activity:	1	Disturbance:	1	Human Exposure:	3	Maintenance Activity:	1
Total Scores:							
Material Score:	5	Priority Score	6	Total Score:	5	Risk Rating:	Low
Recommended action:	Remove.						
Recommendation comments:	-						
Comments:	Floor tile debris is also present to the opposite cupboard.						


Section 6 – Survey Results

Building:	Block 1 Tower 11th Floor - Basement	Floor:	Third Floor				
Location:	058 - Open plan office	Sample No / ID (Type):	P-359273/026 (Sampled)				
Surveyor:	Martin Quigley	Survey date:	21/01/2020				
Sample Details							
	Item description:	Mastic to internal windows behind plasterboard					
	Material description:	Mastics					
	Quantity / Extent:	30 m linear					
	Accessibility	Medium Access					
	Analysis:	Chrysotile					
	Material identification:	Asbestos mastic					
Material Assessment Scoring:							
Product Type:	1	Condition:	1	Surface Treatment:	0	Asbestos Type:	1
Priority Assessment Scoring:							
Occupant Activity:	1	Disturbance:	1	Human Exposure:	3	Maintenance Activity:	1
Total Scores:							
Material Score:	3	Priority Score	6	Total Score:	3	Risk Rating:	Very Low
Recommended action:	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.						
Recommendation comments:	-						
Comments:	-						


Building:	Block 1 Tower 11th Floor - Basement	Floor:	Third Floor				
Location:	058 - Open plan office	Sample No / ID (Type):	P-359273/As 001 (Cross Referenced)				
Surveyor:	Martin Quigley	Survey date:	21/01/2020				
Sample Details							
	Item description:	Panel beneath the window to the rear of the blockwork wall					
	Material description:	Insulating board					
	Quantity / Extent:	110 m²					
	Accessibility	Medium Access					
	Analysis:	Amosite Chrysotile					
	Material identification:	Asbestos insulating board					
Material Assessment Scoring:							
Product Type:	2	Condition:	0	Surface Treatment:	2	Asbestos Type:	2
Priority Assessment Scoring:							
Occupant Activity:	1	Disturbance:	2	Human Exposure:	3	Maintenance Activity:	1
Total Scores:							
Material Score:	6	Priority Score	7	Total Score:	6	Risk Rating:	Low
Recommended action:	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.						
Recommendation comments:	-						
Comments:	Material is representative of throughout.						


Section 6 – Survey Results

Building:	Block 1 Tower 11th Floor - Basement	Floor:	Second Floor				
Location:	065 - Open plan office	Sample No / ID (Type):	P-359273/027 (Sampled)				
Surveyor:	Martin Quigley	Survey date:	22/01/2020				
Sample Details							
	Item description:	Adhesive to floor beneath modern screed					
	Material description:	Floor screed					
	Quantity / Extent:	800 m²					
	Accessibility	Medium Access					
	Analysis:	Chrysotile					
	Material identification:	Non-asbestos screed/asbestos bitumen adhesive					
Material Assessment Scoring:							
Product Type:	1	Condition:	0	Surface Treatment:	0	Asbestos Type:	1
Priority Assessment Scoring:							
Occupant Activity:	1	Disturbance:	2	Human Exposure:	3	Maintenance Activity:	1
Total Scores:							
Material Score:	2	Priority Score	7	Total Score:	2	Risk Rating:	Very Low
Recommended action:	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.						
Recommendation comments:	-						
Comments:	Material is representative of throughout.						


Building:	Block 1 Tower 11th Floor - Basement	Floor:	Second Floor				
Location:	065 - Open plan office	Sample No / ID (Type):	P-359273/028 (Sampled)				
Surveyor:	Martin Quigley	Survey date:	22/01/2020				
Sample Details							
	Item description:	Floor tile debris within cupboard					
	Material description:	Thermoplastic product					
	Quantity / Extent:	1 m²					
	Accessibility	Easy Access					
	Analysis:	Chrysotile					
	Material identification:	Asbestos thermoplastic/adhesive					
Material Assessment Scoring:							
Product Type:	1	Condition:	3	Surface Treatment:	0	Asbestos Type:	1
Priority Assessment Scoring:							
Occupant Activity:	1	Disturbance:	1	Human Exposure:	3	Maintenance Activity:	1
Total Scores:							
Material Score:	5	Priority Score	6	Total Score:	5	Risk Rating:	Low
Recommended action:	Remove.						
Recommendation comments:	-						
Comments:	Floor tile debris is also present to the opposite cupboard.						


Section 6 – Survey Results

Building:	Block 1 Tower 11th Floor - Basement	Floor:	Second Floor				
Location:	065 - Open plan office	Sample No / ID (Type):	P-359273/029 (Sampled)				
Surveyor:	Martin Quigley	Survey date:	22/01/2020				
Sample Details							
	Item description:	Mastic to internal windows behind plasterboard					
	Material description:	Mastics					
	Quantity / Extent:	30 m linear					
	Accessibility	Medium Access					
	Analysis:	Chrysotile					
	Material identification:	Asbestos mastic					
Material Assessment Scoring:							
Product Type:	1	Condition:	1	Surface Treatment:	0	Asbestos Type:	1
Priority Assessment Scoring:							
Occupant Activity:	1	Disturbance:	1	Human Exposure:	3	Maintenance Activity:	1
Total Scores:							
Material Score:	3	Priority Score	6	Total Score:	3	Risk Rating:	Very Low
Recommended action:	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.						
Recommendation comments:	-						
Comments:	-						


Building:	Block 1 Tower 11th Floor - Basement	Floor:	Second Floor				
Location:	065 - Open plan office	Sample No / ID (Type):	P-359273/030 (Sampled)				
Surveyor:	Martin Quigley	Survey date:	22/01/2020				
Sample Details							
	Item description:	Promenade tiles					
	Material description:	Cement product					
	Quantity / Extent:	20 m²					
	Accessibility	Easy Access					
	Analysis:	No asbestos detected					
	Material identification:	Non-asbestos material					
Material Assessment Scoring:							
Product Type:	-	Condition:	-	Surface Treatment:	-	Asbestos Type:	-
Priority Assessment Scoring:							
Occupant Activity:	-	Disturbance:	-	Human Exposure:	-	Maintenance Activity:	-
Total Scores:							
Material Score:	-	Priority Score	-	Total Score:	0	Risk Rating:	N/A
Recommended action:	-						
Recommendation comments:	-						
Comments:	-						


Section 6 – Survey Results

Building:	Block 1 Tower 11th Floor - Basement	Floor:	Second Floor				
Location:	065 - Open plan office	Sample No / ID (Type):	P-359273/As 001 (Cross Referenced)				
Surveyor:	Martin Quigley	Survey date:	22/01/2020				
Sample Details							
	Item description:	Panel beneath the window to the rear of the blockwork wall					
	Material description:	Insulating board					
	Quantity / Extent:	110 m²					
	Accessibility	Medium Access					
	Analysis:	Amosite Chrysotile					
	Material identification:	Asbestos insulating board					
Material Assessment Scoring:							
Product Type:	2	Condition:	0	Surface Treatment:	2	Asbestos Type:	2
Priority Assessment Scoring:							
Occupant Activity:	1	Disturbance:	2	Human Exposure:	3	Maintenance Activity:	1
Total Scores:							
Material Score:	6	Priority Score	7	Total Score:	6	Risk Rating:	Low
Recommended action:	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.						
Recommendation comments:	-						
Comments:	Material is representative of throughout.						


Building:	Block 1 Tower 11th Floor - Basement	Floor:	First Floor				
Location:	072 - Open plan office	Sample No / ID (Type):	P-359273/031 (Sampled)				
Surveyor:	Martin Quigley	Survey date:	22/01/2020				
Sample Details							
	Item description:	Adhesive to floor beneath modern screed					
	Material description:	Bituminous products					
	Quantity / Extent:	800 m²					
	Accessibility	Medium Access					
	Analysis:	Chrysotile					
	Material identification:	Asbestos bitumen					
Material Assessment Scoring:							
Product Type:	1	Condition:	0	Surface Treatment:	0	Asbestos Type:	1
Priority Assessment Scoring:							
Occupant Activity:	1	Disturbance:	2	Human Exposure:	3	Maintenance Activity:	1
Total Scores:							
Material Score:	2	Priority Score	7	Total Score:	2	Risk Rating:	Very Low
Recommended action:	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.						
Recommendation comments:	-						
Comments:	Material is representative of throughout.						


Section 6 – Survey Results

Building:	Block 1 Tower 11th Floor - Basement	Floor:	First Floor				
Location:	072 - Open plan office	Sample No / ID (Type):	P-359273/032 (Sampled)				
Surveyor:	Martin Quigley	Survey date:	22/01/2020				
Sample Details							
	Item description:	Floor tiles debris within cupboard					
	Material description:	Thermoplastic product					
	Quantity / Extent:	1 m ²					
	Accessibility	Easy Access					
	Analysis:	Chrysotile					
	Material identification:	Asbestos thermoplastic/adhesive					
Material Assessment Scoring:							
Product Type:	1	Condition:	3	Surface Treatment:	0	Asbestos Type:	1
Priority Assessment Scoring:							
Occupant Activity:	1	Disturbance:	1	Human Exposure:	3	Maintenance Activity:	1
Total Scores:							
Material Score:	5	Priority Score	6	Total Score:	5	Risk Rating:	Low
Recommended action:	Remove.						
Recommendation comments:	-						
Comments:	Floor tile debris is also present to the opposite cupboard.						


Building:	Block 1 Tower 11th Floor - Basement	Floor:	First Floor				
Location:	072 - Open plan office	Sample No / ID (Type):	P-359273/033 (Sampled)				
Surveyor:	Martin Quigley	Survey date:	22/01/2020				
Sample Details							
	Item description:	Mastic to internal windows behind plasterboard					
	Material description:	Mastics					
	Quantity / Extent:	30 m linear					
	Accessibility	Medium Access					
	Analysis:	No asbestos detected					
	Material identification:	Non-asbestos material					
Material Assessment Scoring:							
Product Type:	-	Condition:	-	Surface Treatment:	-	Asbestos Type:	-
Priority Assessment Scoring:							
Occupant Activity:	-	Disturbance:	-	Human Exposure:	-	Maintenance Activity:	-
Total Scores:							
Material Score:	-	Priority Score	-	Total Score:	0	Risk Rating:	N/A
Recommended action:	-						
Recommendation comments:	-						
Comments:	-						

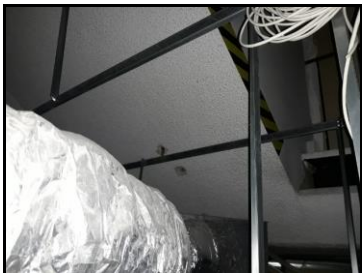
Section 6 – Survey Results

Building:	Block 1 Tower 11th Floor - Basement	Floor:	First Floor				
Location:	072 - Open plan office	Sample No / ID (Type):	P-359273/034 (Sampled)				
Surveyor:	Martin Quigley	Survey date:	22/01/2020				
Sample Details							
	Item description:	Adhesive above suspended ceiling					
	Material description:	Adhesive					
	Quantity / Extent:	800 m²					
	Accessibility	Medium Access					
	Analysis:	No asbestos detected					
	Material identification:	Non-asbestos material					
Material Assessment Scoring:							
Product Type:	-	Condition:	-	Surface Treatment:	-	Asbestos Type:	-
Priority Assessment Scoring:							
Occupant Activity:	-	Disturbance:	-	Human Exposure:	-	Maintenance Activity:	-
Total Scores:							
Material Score:	-	Priority Score	-	Total Score:	0	Risk Rating:	N/A
Recommended action:	-						
Recommendation comments:	-						
Comments:	Material is representative of throughout.						


Building:	Block 1 Tower 11th Floor - Basement	Floor:	First Floor				
Location:	072 - Open plan office	Sample No / ID (Type):	P-359273/As 001 (Cross Referenced)				
Surveyor:	Martin Quigley	Survey date:	22/01/2020				
Sample Details							
	Item description:	Panel beneath the window to the rear of the blockwork wall					
	Material description:	Insulating board					
	Quantity / Extent:	110 m²					
	Accessibility	Medium Access					
	Analysis:	Amosite Chrysotile					
	Material identification:	Asbestos insulating board					
Material Assessment Scoring:							
Product Type:	2	Condition:	0	Surface Treatment:	2	Asbestos Type:	2
Priority Assessment Scoring:							
Occupant Activity:	1	Disturbance:	2	Human Exposure:	3	Maintenance Activity:	1
Total Scores:							
Material Score:	6	Priority Score	7	Total Score:	6	Risk Rating:	Low
Recommended action:	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.						
Recommendation comments:	-						
Comments:	Material is representative of throughout.						


Section 6 – Survey Results

Building:	Block 1 Tower 11th Floor - Basement	Floor:	First Floor
Location:	072 - Open plan office	Sample No / ID (Type):	P-359273/As 030 (Cross Referenced)
Surveyor:	Martin Quigley	Survey date:	22/01/2020
Sample Details			
	Item description:	Promenade tiles	
	Material description:	Cement product	
	Quantity / Extent:	20 m²	
	Accessibility	Easy Access	
	Analysis:	No asbestos detected	
	Material identification:	Non-asbestos material	
Material Assessment Scoring:			
Product Type:	-	Condition:	-
Surface Treatment:	-	Asbestos Type:	-
Priority Assessment Scoring:			
Occupant Activity:	-	Disturbance:	-
Human Exposure:	-	Maintenance Activity:	-
Total Scores:			
Material Score:	-	Priority Score	-
Total Score:	0	Risk Rating:	N/A
Recommended action:	-		
Recommendation comments:	-		
Comments:	-		


Building:	Block 1 Tower 11th Floor - Basement	Floor:	Ground Floor
Location:	081 - Entrance lobby	Sample No / ID (Type):	P-359273/035 (Sampled)
Surveyor:	Martin Quigley	Survey date:	23/01/2020
Sample Details			
	Item description:	Textured coating to ceiling within ceiling void	
	Material description:	Textured coatings	
	Quantity / Extent:	20 m²	
	Accessibility	Medium Access	
	Analysis:	No asbestos detected	
	Material identification:	Non-asbestos material	
Material Assessment Scoring:			
Product Type:	-	Condition:	-
Surface Treatment:	-	Asbestos Type:	-
Priority Assessment Scoring:			
Occupant Activity:	-	Disturbance:	-
Human Exposure:	-	Maintenance Activity:	-
Total Scores:			
Material Score:	-	Priority Score	-
Total Score:	0	Risk Rating:	N/A
Recommended action:	-		
Recommendation comments:	-		
Comments:	-		

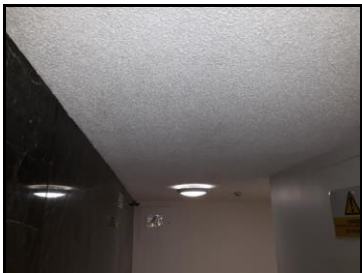
Section 6 – Survey Results

Building:	Block 1 Tower 11th Floor - Basement	Floor:	Ground Floor
Location:	083 - Store	Sample No / ID (Type):	P-359273/036 (Sampled)
Surveyor:	Martin Quigley	Survey date:	23/01/2020
Sample Details			
	Item description:	Board to ducting	
	Material description:	Insulating board	
	Quantity / Extent:	4 m ²	
	Accessibility	Medium Access	
	Analysis:	No asbestos detected	
	Material identification:	Non-asbestos material	
Material Assessment Scoring:			
Product Type:	-	Condition:	-
Surface Treatment:	-	Asbestos Type:	-
Priority Assessment Scoring:			
Occupant Activity:	-	Disturbance:	-
Human Exposure:	-	Maintenance Activity:	-
Total Scores:			
Material Score:	-	Priority Score	-
Total Score:	0	Risk Rating:	N/A
Recommended action:	-		
Recommendation comments:	-		
Comments:	-		


Building:	Block 1 Tower 11th Floor - Basement	Floor:	Ground Floor
Location:	083 - Store	Sample No / ID (Type):	P-359273/As 035 (Cross Referenced)
Surveyor:	Martin Quigley	Survey date:	23/01/2020
Sample Details			
	Item description:	Textured coating to ceiling	
	Material description:	Textured coatings	
	Quantity / Extent:	2 m ²	
	Accessibility	Medium Access	
	Analysis:	No asbestos detected	
	Material identification:	Non-asbestos material	
Material Assessment Scoring:			
Product Type:	-	Condition:	-
Surface Treatment:	-	Asbestos Type:	-
Priority Assessment Scoring:			
Occupant Activity:	-	Disturbance:	-
Human Exposure:	-	Maintenance Activity:	-
Total Scores:			
Material Score:	-	Priority Score	-
Total Score:	0	Risk Rating:	N/A
Recommended action:	-		
Recommendation comments:	-		
Comments:	-		


Section 6 – Survey Results

Building:	Block 1 Tower 11th Floor - Basement	Floor:	Ground Floor				
Location:	087 - Store	Sample No / ID (Type):	P-359273/P001 (Presumed)				
Surveyor:	Martin Quigley	Survey date:	23/01/2020				
Sample Details							
	Item description:	Pipework collars					
	Material description:	Gasket					
	Quantity / Extent:	4 Number					
	Accessibility	Difficult Access					
	Analysis:	Presumed to contain asbestos					
	Material identification:	Asbestos gasket					
Material Assessment Scoring:							
Product Type:	2	Condition:	0	Surface Treatment:	1	Asbestos Type:	3
Priority Assessment Scoring:							
Occupant Activity:	0	Disturbance:	1	Human Exposure:	1	Maintenance Activity:	1
Total Scores:							
Material Score:	6	Priority Score	3	Total Score:	6	Risk Rating:	Low
Recommended action:	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.						
Recommendation comments:	-						
Comments:	Unable to sample due to height restrictions.						


Building:	Block 1 Tower 11th Floor - Basement	Floor:	Ground Floor				
Location:	089 - Stairwell 1	Sample No / ID (Type):	P-359273/As 035 (Cross Referenced)				
Surveyor:	Martin Quigley	Survey date:	23/01/2020				
Sample Details							
	Item description:	Textured coating to ceiling					
	Material description:	Textured coatings					
	Quantity / Extent:	12 m²					
	Accessibility	Medium Access					
	Analysis:	No asbestos detected					
	Material identification:	Non-asbestos material					
Material Assessment Scoring:							
Product Type:	-	Condition:	-	Surface Treatment:	-	Asbestos Type:	-
Priority Assessment Scoring:							
Occupant Activity:	-	Disturbance:	-	Human Exposure:	-	Maintenance Activity:	-
Total Scores:							
Material Score:	-	Priority Score	-	Total Score:	0	Risk Rating:	N/A
Recommended action:	-						
Recommendation comments:	-						
Comments:	-						


Section 6 – Survey Results

Building:	Block 1 Tower 11th Floor - Basement	Floor:	First Floor
Location:	090 - Mezzanine	Sample No / ID (Type):	P-359273/037 (Sampled)
Surveyor:	Martin Quigley	Survey date:	24/01/2020
Sample Details			
	Item description:	Textured coating to ceiling	
	Material description:	Textured coatings	
	Quantity / Extent:	20 m²	
	Accessibility	Easy Access	
	Analysis:	No asbestos detected	
	Material identification:	Non-asbestos material	
Material Assessment Scoring:			
Product Type:	-	Condition:	-
Surface Treatment:	-	Asbestos Type:	-
Priority Assessment Scoring:			
Occupant Activity:	-	Disturbance:	-
Human Exposure:	-	Maintenance Activity:	-
Total Scores:			
Material Score:	-	Priority Score	-
Total Score:	0	Risk Rating:	N/A
Recommended action:	-		
Recommendation comments:	-		
Comments:	-		


Building:	Block 1 Tower 11th Floor - Basement	Floor:	First Floor
Location:	090 - Mezzanine	Sample No / ID (Type):	P-359273/038 (Sampled)
Surveyor:	Martin Quigley	Survey date:	24/01/2020
Sample Details			
	Item description:	Board to the rear of the access hatches	
	Material description:	Insulating board	
	Quantity / Extent:	2 m²	
	Accessibility	Easy Access	
	Analysis:	No asbestos detected	
	Material identification:	Non-asbestos material	
Material Assessment Scoring:			
Product Type:	-	Condition:	-
Surface Treatment:	-	Asbestos Type:	-
Priority Assessment Scoring:			
Occupant Activity:	-	Disturbance:	-
Human Exposure:	-	Maintenance Activity:	-
Total Scores:			
Material Score:	-	Priority Score	-
Total Score:	0	Risk Rating:	N/A
Recommended action:	-		
Recommendation comments:	-		
Comments:	-		


Section 6 – Survey Results

Building:	Block 1 Tower 11th Floor - Basement	Floor:	First Floor				
Location:	091 - Inner core	Sample No / ID (Type):	P-359273/039 (Sampled)				
Surveyor:	Martin Quigley	Survey date:	29/01/2020				
Sample Details							
	Item description:	Packing within brackets to electrical cables					
	Material description:	Woven product					
	Quantity / Extent:	24 Number					
	Accessibility	Easy Access					
	Analysis:	No asbestos detected					
	Material identification:	Non-asbestos material					
Material Assessment Scoring:							
Product Type:	-	Condition:	-	Surface Treatment:	-	Asbestos Type:	-
Priority Assessment Scoring:							
Occupant Activity:	-	Disturbance:	-	Human Exposure:	-	Maintenance Activity:	-
Total Scores:							
Material Score:	-	Priority Score	-	Total Score:	0	Risk Rating:	N/A
Recommended action:	-						
Recommendation comments:	-						
Comments:	-						


Building:	Block 1 Tower 11th Floor - Basement	Floor:	First Floor				
Location:	091 - Inner core	Sample No / ID (Type):	P-359273/P002 (Presumed)				
Surveyor:	Martin Quigley	Survey date:	29/01/2020				
Sample Details							
	Item description:	Pipework collars					
	Material description:	Gasket					
	Quantity / Extent:	12 Number					
	Accessibility	Difficult Access					
	Analysis:	Presumed to contain asbestos					
	Material identification:	Asbestos gasket					
Material Assessment Scoring:							
Product Type:	2	Condition:	0	Surface Treatment:	1	Asbestos Type:	3
Priority Assessment Scoring:							
Occupant Activity:	0	Disturbance:	1	Human Exposure:	1	Maintenance Activity:	1
Total Scores:							
Material Score:	6	Priority Score	3	Total Score:	6	Risk Rating:	Low
Recommended action:	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.						
Recommendation comments:	-						
Comments:	No access to sample due to height restrictions and location of collars.						


Section 6 – Survey Results

Building:	Block 1 Tower 11th Floor - Basement	Floor:	First Floor
Location:	092 - Inner core	Sample No / ID (Type):	P-359273/040 (Sampled)
Surveyor:	Martin Quigley	Survey date:	29/01/2020
Sample Details			
	Item description:	Damp proof course within wall cavity	
	Material description:	Bituminous products	
	Quantity / Extent:	1 m linear	
	Accessibility	Medium Access	
	Analysis:	No asbestos detected	
	Material identification:	Non-asbestos material	
Material Assessment Scoring:			
Product Type:	-	Condition:	-
Surface Treatment:	-	Asbestos Type:	-
Priority Assessment Scoring:			
Occupant Activity:	-	Disturbance:	-
Human Exposure:	-	Maintenance Activity:	-
Total Scores:			
Material Score:	-	Priority Score	-
Total Score:	0	Risk Rating:	N/A
Recommended action:	-		
Recommendation comments:	-		
Comments:	-		


Building:	Block 1 Tower 11th Floor - Basement	Floor:	First Floor
Location:	092 - Inner core	Sample No / ID (Type):	P-359273/041 (Sampled)
Surveyor:	Martin Quigley	Survey date:	29/01/2020
Sample Details			
	Item description:	Mastic to window	
	Material description:	Mastics	
	Quantity / Extent:	200 m linear	
	Accessibility	Easy Access	
	Analysis:	No asbestos detected	
	Material identification:	Non-asbestos material	
Material Assessment Scoring:			
Product Type:	-	Condition:	-
Surface Treatment:	-	Asbestos Type:	-
Priority Assessment Scoring:			
Occupant Activity:	-	Disturbance:	-
Human Exposure:	-	Maintenance Activity:	-
Total Scores:			
Material Score:	-	Priority Score	-
Total Score:	0	Risk Rating:	N/A
Recommended action:	-		
Recommendation comments:	-		
Comments:	Item is representative of throughout.		

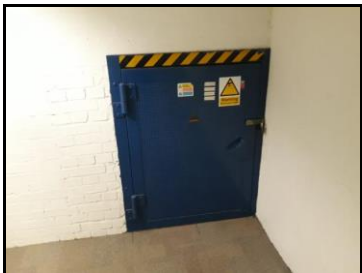
Section 6 – Survey Results

Building:	Block 1 Tower 11th Floor - Basement	Floor:	Lower Basement Level
Location:	095 - Offices	Sample No / ID (Type):	P-359273/042 (Sampled)
Surveyor:	Martin Quigley	Survey date:	23/01/2020
Sample Details			
	Item description:	Cladding to beam	
	Material description:	Insulating board	
	Quantity / Extent:	2 m²	
	Accessibility	Easy Access	
	Analysis:	No asbestos detected	
	Material identification:	Non-asbestos material	
Material Assessment Scoring:			
Product Type:	-	Condition:	-
Surface Treatment:	-	Asbestos Type:	-
Priority Assessment Scoring:			
Occupant Activity:	-	Disturbance:	-
Human Exposure:	-	Maintenance Activity:	-
Total Scores:			
Material Score:	-	Priority Score	-
Total Score:	0	Risk Rating:	N/A
Recommended action:	-		
Recommendation comments:	-		
Comments:	-		


Building:	Block 1 Tower 11th Floor - Basement	Floor:	Lower Basement Level
Location:	095 - Offices	Sample No / ID (Type):	P-359273/043 (Sampled)
Surveyor:	Martin Quigley	Survey date:	23/01/2020
Sample Details			
	Item description:	Gasket to pipework	
	Material description:	Gasket	
	Quantity / Extent:	2 Number	
	Accessibility	Medium Access	
	Analysis:	No asbestos detected	
	Material identification:	Non-asbestos material	
Material Assessment Scoring:			
Product Type:	-	Condition:	-
Surface Treatment:	-	Asbestos Type:	-
Priority Assessment Scoring:			
Occupant Activity:	-	Disturbance:	-
Human Exposure:	-	Maintenance Activity:	-
Total Scores:			
Material Score:	-	Priority Score	-
Total Score:	0	Risk Rating:	N/A
Recommended action:	-		
Recommendation comments:	-		
Comments:	-		


Section 6 – Survey Results

Building:	Block 1 Tower 11th Floor - Basement	Floor:	Lower Basement Level				
Location:	095 - Offices	Sample No / ID (Type):	P-359273/044 (Sampled)				
Surveyor:	Martin Quigley	Survey date:	23/01/2020				
Sample Details							
	Item description:	Cladding to beam					
	Material description:	Insulating board					
	Quantity / Extent:	2 m²					
	Accessibility	Easy Access					
	Analysis:	No asbestos detected					
	Material identification:	Non-asbestos material					
Material Assessment Scoring:							
Product Type:	-	Condition:	-	Surface Treatment:	-	Asbestos Type:	-
Priority Assessment Scoring:							
Occupant Activity:	-	Disturbance:	-	Human Exposure:	-	Maintenance Activity:	-
Total Scores:							
Material Score:	-	Priority Score	-	Total Score:	0	Risk Rating:	N/A
Recommended action:	-						
Recommendation comments:	-						
Comments:	-						


Building:	Block 1 Tower 11th Floor - Basement	Floor:	Lower Basement Level				
Location:	095 - Offices	Sample No / ID (Type):	P-359273/045 (Sampled)				
Surveyor:	Martin Quigley	Survey date:	23/01/2020				
Sample Details							
	Item description:	Durasteel doors					
	Material description:	Insulating board					
	Quantity / Extent:	2 Number					
	Accessibility	Medium Access					
	Analysis:	Crocidolite Amosite Chrysotile					
	Material identification:	Asbestos insulating board					
Material Assessment Scoring:							
Product Type:	2	Condition:	0	Surface Treatment:	1	Asbestos Type:	3
Priority Assessment Scoring:							
Occupant Activity:	1	Disturbance:	2	Human Exposure:	2	Maintenance Activity:	1
Total Scores:							
Material Score:	6	Priority Score	6	Total Score:	6	Risk Rating:	Low
Recommended action:	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.						
Recommendation comments:	-						
Comments:	-						

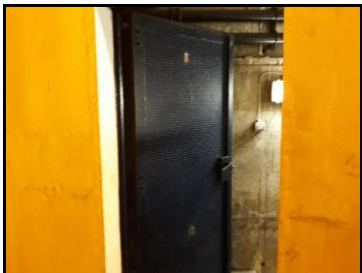
Section 6 – Survey Results

Building:	Block 1 Tower 11th Floor - Basement	Floor:	Lower Basement Level
Location:	096 - Lift lobby	Sample No / ID (Type):	P-359273/046 (Sampled)
Surveyor:	Martin Quigley	Survey date:	23/01/2020
Sample Details			
	Item description:	Sprayed coating debris to the ceiling	
	Material description:	Sprayed coating	
	Quantity / Extent:	1 m ²	
	Accessibility	Easy Access	
	Analysis:	No asbestos detected	
	Material identification:	Non-asbestos material	
Material Assessment Scoring:			
Product Type:	-	Condition:	-
Surface Treatment:	-	Asbestos Type:	-
Priority Assessment Scoring:			
Occupant Activity:	-	Disturbance:	-
Human Exposure:	-	Maintenance Activity:	-
Total Scores:			
Material Score:	-	Priority Score	-
Total Score:	0	Risk Rating:	N/A
Recommended action:	-		
Recommendation comments:	-		
Comments:	-		


Building:	Block 1 Tower 11th Floor - Basement	Floor:	Lower Basement Level
Location:	098 - Parking area	Sample No / ID (Type):	P-359273/047 (Sampled)
Surveyor:	Martin Quigley	Survey date:	31/01/2020
Sample Details			
	Item description:	Mastic to ducting	
	Material description:	Mastics	
	Quantity / Extent:	4 m linear	
	Accessibility	Medium Access	
	Analysis:	No asbestos detected	
	Material identification:	Non-asbestos material	
Material Assessment Scoring:			
Product Type:	-	Condition:	-
Surface Treatment:	-	Asbestos Type:	-
Priority Assessment Scoring:			
Occupant Activity:	-	Disturbance:	-
Human Exposure:	-	Maintenance Activity:	-
Total Scores:			
Material Score:	-	Priority Score	-
Total Score:	0	Risk Rating:	N/A
Recommended action:	-		
Recommendation comments:	-		
Comments:	-		


Section 6 – Survey Results

Building:	Block 1 Tower 11th Floor - Basement	Floor:	Lower Basement Level				
Location:	099 - Ramp area	Sample No / ID (Type):	P-359273/048 (Sampled)				
Surveyor:	Martin Quigley	Survey date:	03/02/2020				
Sample Details							
	Item description:	Mastic to expansion joint in wall					
	Material description:	Mastics					
	Quantity / Extent:	2 m linear					
	Accessibility	Easy Access					
	Analysis:	No asbestos detected					
	Material identification:	Non-asbestos material					
Material Assessment Scoring:							
Product Type:	-	Condition:	-	Surface Treatment:	-	Asbestos Type:	-
Priority Assessment Scoring:							
Occupant Activity:	-	Disturbance:	-	Human Exposure:	-	Maintenance Activity:	-
Total Scores:							
Material Score:	-	Priority Score	-	Total Score:	0	Risk Rating:	N/A
Recommended action:	-						
Recommendation comments:	-						
Comments:	-						


Building:	Block 1 Tower 11th Floor - Basement	Floor:	Lower Basement Level				
Location:	100 - Ramp area	Sample No / ID (Type):	P-359273/049 (Sampled)				
Surveyor:	Martin Quigley	Survey date:	03/02/2020				
Sample Details							
	Item description:	Durasteel door					
	Material description:	Insulating board					
	Quantity / Extent:	2 m ²					
	Accessibility	Easy Access					
	Analysis:	Crocidolite Amosite Chrysotile					
	Material identification:	Asbestos insulating board					
Material Assessment Scoring:							
Product Type:	2	Condition:	0	Surface Treatment:	1	Asbestos Type:	3
Priority Assessment Scoring:							
Occupant Activity:	0	Disturbance:	2	Human Exposure:	1	Maintenance Activity:	1
Total Scores:							
Material Score:	6	Priority Score	4	Total Score:	6	Risk Rating:	Low
Recommended action:	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.						
Recommendation comments:	-						
Comments:	-						


Section 6 – Survey Results

Building:	Block 1 Tower 11th Floor - Basement	Floor:	Lower Basement Level				
Location:	101 - Store	Sample No / ID (Type):	P-359273/050 (Sampled)				
Surveyor:	Martin Quigley	Survey date:	03/02/2020				
Sample Details							
	Item description:	Gasket to pipework					
	Material description:	Gasket					
	Quantity / Extent:	8 Number					
	Accessibility	Easy Access					
	Analysis:	Chrysotile					
	Material identification:	Asbestos gasket					
Material Assessment Scoring:							
Product Type:	2	Condition:	0	Surface Treatment:	1	Asbestos Type:	1
Priority Assessment Scoring:							
Occupant Activity:	0	Disturbance:	1	Human Exposure:	1	Maintenance Activity:	1
Total Scores:							
Material Score:	4	Priority Score	3	Total Score:	4	Risk Rating:	Very Low
Recommended action:	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.						
Recommendation comments:	-						
Comments:	-						

Building:	Block 1 Tower 11th Floor - Basement	Floor:	Lower Basement Level				
Location:	102 - Store	Sample No / ID (Type):	P-359273/As 049 (Cross Referenced)				
Surveyor:	Martin Quigley	Survey date:	03/02/2020				
Sample Details							
	Item description:	Durasteel door					
	Material description:	Insulating board					
	Quantity / Extent:	1 m²					
	Accessibility	Easy Access					
	Analysis:	Crocidolite Amosite Chrysotile					
	Material identification:	Asbestos insulating board					
Material Assessment Scoring:							
Product Type:	2	Condition:	0	Surface Treatment:	1	Asbestos Type:	3
Priority Assessment Scoring:							
Occupant Activity:	0	Disturbance:	2	Human Exposure:	1	Maintenance Activity:	1
Total Scores:							
Material Score:	6	Priority Score	4	Total Score:	6	Risk Rating:	Low
Recommended action:	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.						
Recommendation comments:	-						
Comments:	-						


Section 6 – Survey Results

Building:	Block 1 Tower 11th Floor - Basement	Floor:	Lower Basement Level				
Location:	103 - Store	Sample No / ID (Type):	P-359273/As 050 (Cross Referenced)				
Surveyor:	Martin Quigley	Survey date:	03/02/2020				
Sample Details							
	Item description:	Gaskets to pipework					
	Material description:	Gasket					
	Quantity / Extent:	6 Number					
	Accessibility	Easy Access					
	Analysis:	Chrysotile					
	Material identification:	Asbestos gasket					
Material Assessment Scoring:							
Product Type:	2	Condition:	0	Surface Treatment:	1	Asbestos Type:	1
Priority Assessment Scoring:							
Occupant Activity:	0	Disturbance:	1	Human Exposure:	1	Maintenance Activity:	1
Total Scores:							
Material Score:	4	Priority Score	3	Total Score:	4	Risk Rating:	Very Low
Recommended action:	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.						
Recommendation comments:	-						
Comments:	-						


Building:	Block 1 Tower 11th Floor - Basement	Floor:	Basement Level				
Location:	106 - Parking Area	Sample No / ID (Type):	P-359273/051 (Sampled)				
Surveyor:	Martin Quigley	Survey date:	03/02/2020				
Sample Details							
	Item description:	Rope seal to ducting joints					
	Material description:	Woven product					
	Quantity / Extent:	30 m linear					
	Accessibility	Medium Access					
	Analysis:	Chrysotile					
	Material identification:	Asbestos woven material					
Material Assessment Scoring:							
Product Type:	2	Condition:	0	Surface Treatment:	1	Asbestos Type:	1
Priority Assessment Scoring:							
Occupant Activity:	0	Disturbance:	1	Human Exposure:	2	Maintenance Activity:	1
Total Scores:							
Material Score:	4	Priority Score	4	Total Score:	4	Risk Rating:	Very Low
Recommended action:	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.						
Recommendation comments:	-						
Comments:	Material is representative of throughout.						


Section 6 – Survey Results

Building:	Block 1 Tower 11th Floor - Basement	Floor:	Basement Level				
Location:	106 - Parking Area	Sample No / ID (Type):	P-359273/052 (Sampled)				
Surveyor:	Martin Quigley	Survey date:	03/02/2020				
Sample Details							
	Item description:	Durasteel doors x2					
	Material description:	Insulating board					
	Quantity / Extent:	2 m²					
	Accessibility	Easy Access					
	Analysis:	Crocidolite Amosite Chrysotile					
	Material identification:	Asbestos insulating board					
Material Assessment Scoring:							
Product Type:	2	Condition:	0	Surface Treatment:	1	Asbestos Type:	3
Priority Assessment Scoring:							
Occupant Activity:	0	Disturbance:	2	Human Exposure:	2	Maintenance Activity:	1
Total Scores:							
Material Score:	6	Priority Score	5	Total Score:	6	Risk Rating:	Low
Recommended action:	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.						
Recommendation comments:	-						
Comments:	-						


Building:	Block 1 Tower 11th Floor - Basement	Floor:	Basement Level				
Location:	106 - Parking Area	Sample No / ID (Type):	P-359273/P003 (Presumed)				
Surveyor:	Martin Quigley	Survey date:	03/02/2020				
Sample Details							
	Item description:	Electrical switchgear					
	Material description:	Woven product					
	Quantity / Extent:	6 Number					
	Accessibility	Difficult Access					
	Analysis:	Presumed to contain asbestos					
	Material identification:	Asbestos woven material					
Material Assessment Scoring:							
Product Type:	2	Condition:	0	Surface Treatment:	1	Asbestos Type:	3
Priority Assessment Scoring:							
Occupant Activity:	0	Disturbance:	1	Human Exposure:	2	Maintenance Activity:	1
Total Scores:							
Material Score:	6	Priority Score	4	Total Score:	6	Risk Rating:	Low
Recommended action:	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.						
Recommendation comments:	-						
Comments:	No access due to electrics being live at the time of the survey.						


Section 6 – Survey Results

Building:	Block 1 Tower 11th Floor - Basement	Floor:	Basement Level				
Location:	106 - Parking Area	Sample No / ID (Type):	P-359273/P004 (Presumed)				
Surveyor:	Martin Quigley	Survey date:	03/02/2020				
Sample Details							
	Item description:	Electrical switchgear					
	Material description:	Woven product					
	Quantity / Extent:	2 Number					
	Accessibility	Difficult Access					
	Analysis:	Presumed to contain asbestos					
	Material identification:	Asbestos woven material					
Material Assessment Scoring:							
Product Type:	2	Condition:	0	Surface Treatment:	1	Asbestos Type:	3
Priority Assessment Scoring:							
Occupant Activity:	0	Disturbance:	1	Human Exposure:	2	Maintenance Activity:	1
Total Scores:							
Material Score:	6	Priority Score	4	Total Score:	6	Risk Rating:	Low
Recommended action:	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.						
Recommendation comments:	-						
Comments:	No access due to electrics being live at the time of the survey.						

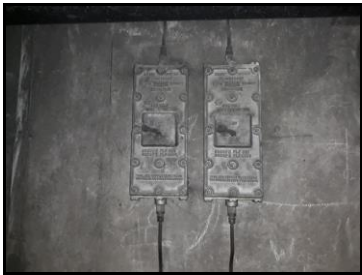
Building:	Block 1 Tower 11th Floor - Basement	Floor:	Basement Level				
Location:	107 - Stores	Sample No / ID (Type):	P-359273/053 (Sampled)				
Surveyor:	Martin Quigley	Survey date:	03/02/2020				
Sample Details							
	Item description:	Rope seal to ducting joints.					
	Material description:	Woven product					
	Quantity / Extent:	30 m linear					
	Accessibility	Medium Access					
	Analysis:	Chrysotile					
	Material identification:	Asbestos woven material					
Material Assessment Scoring:							
Product Type:	2	Condition:	0	Surface Treatment:	1	Asbestos Type:	1
Priority Assessment Scoring:							
Occupant Activity:	0	Disturbance:	2	Human Exposure:	1	Maintenance Activity:	1
Total Scores:							
Material Score:	4	Priority Score	4	Total Score:	4	Risk Rating:	Very Low
Recommended action:	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.						
Recommendation comments:	-						
Comments:	Item is present within all stores.						


Section 6 – Survey Results

Building:	Block 1 Tower 11th Floor - Basement	Floor:	Basement Level				
Location:	107 - Stores	Sample No / ID (Type):	P-359273/054 (Sampled)				
Surveyor:	Martin Quigley	Survey date:	03/02/2020				
Sample Details							
	Item description:	Gator to ducting					
	Material description:	Woven product					
	Quantity / Extent:	1 m linear					
	Accessibility	Medium Access					
	Analysis:	No asbestos detected					
	Material identification:	Non-asbestos material					
Material Assessment Scoring:							
Product Type:	-	Condition:	-	Surface Treatment:	-	Asbestos Type:	-
Priority Assessment Scoring:							
Occupant Activity:	-	Disturbance:	-	Human Exposure:	-	Maintenance Activity:	-
Total Scores:							
Material Score:	-	Priority Score	-	Total Score:	0	Risk Rating:	N/A
Recommended action:	-						
Recommendation comments:	-						
Comments:	-						

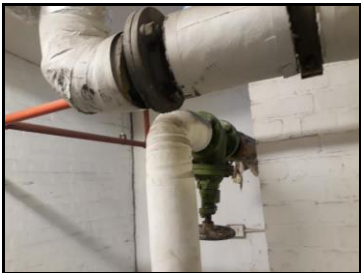
Building:	Block 1 Tower 11th Floor - Basement	Floor:	Basement Level				
Location:	107 - Stores	Sample No / ID (Type):	P-359273/P005 (Presumed)				
Surveyor:	Martin Quigley	Survey date:	03/02/2020				
Sample Details							
	Item description:	Electrical switchgear					
	Material description:	Woven product					
	Quantity / Extent:	3 Number					
	Accessibility	Difficult Access					
	Analysis:	Presumed to contain asbestos					
	Material identification:	Asbestos woven material					
Material Assessment Scoring:							
Product Type:	2	Condition:	0	Surface Treatment:	1	Asbestos Type:	3
Priority Assessment Scoring:							
Occupant Activity:	0	Disturbance:	1	Human Exposure:	1	Maintenance Activity:	1
Total Scores:							
Material Score:	6	Priority Score	3	Total Score:	6	Risk Rating:	Low
Recommended action:	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.						
Recommendation comments:	-						
Comments:	No access due to electrics being live at the time of the survey.						


Section 6 – Survey Results

Building:	Block 1 Tower 11th Floor - Basement	Floor:	Basement Level				
Location:	113 - Store	Sample No / ID (Type):	P-359273/P008 (Presumed)				
Surveyor:	Martin Quigley	Survey date:	03/02/2020				
Sample Details							
	Item description:	Electrical switchgear					
	Material description:	Woven product					
	Quantity / Extent:	2 Number					
	Accessibility	Difficult Access					
	Analysis:	Presumed to contain asbestos					
	Material identification:	Asbestos woven material					
Material Assessment Scoring:							
Product Type:	2	Condition:	0	Surface Treatment:	1	Asbestos Type:	3
Priority Assessment Scoring:							
Occupant Activity:	0	Disturbance:	1	Human Exposure:	1	Maintenance Activity:	1
Total Scores:							
Material Score:	6	Priority Score	3	Total Score:	6	Risk Rating:	Low
Recommended action:	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.						
Recommendation comments:	-						
Comments:	No access due to electrics being live at the time of the survey.						


Building:	Block 1 Tower 11th Floor - Basement	Floor:	Basement Level				
Location:	114 - Parking Area	Sample No / ID (Type):	P-359273/055 (Sampled)				
Surveyor:	Martin Quigley	Survey date:	04/02/2020				
Sample Details							
	Item description:	Mastic seal to ducting joints					
	Material description:	Mastics					
	Quantity / Extent:	10 m linear					
	Accessibility	Medium Access					
	Analysis:	No asbestos detected					
	Material identification:	Non-asbestos material					
Material Assessment Scoring:							
Product Type:	-	Condition:	-	Surface Treatment:	-	Asbestos Type:	-
Priority Assessment Scoring:							
Occupant Activity:	-	Disturbance:	-	Human Exposure:	-	Maintenance Activity:	-
Total Scores:							
Material Score:	-	Priority Score	-	Total Score:	0	Risk Rating:	N/A
Recommended action:	-						
Recommendation comments:	-						
Comments:	-						


Section 6 – Survey Results

Building:	Block 1 Tower 11th Floor - Basement	Floor:	Basement Level
Location:	114 - Parking Area	Sample No / ID (Type):	P-359273/056 (Sampled)
Surveyor:	Martin Quigley	Survey date:	04/02/2020
Sample Details			
	Item description:	Gasket to pipework	
	Material description:	Gasket	
	Quantity / Extent:	6 Number	
	Accessibility	Easy Access	
	Analysis:	No asbestos detected	
	Material identification:	Non-asbestos material	
Material Assessment Scoring:			
Product Type:	-	Condition:	-
Surface Treatment:	-	Asbestos Type:	-
Priority Assessment Scoring:			
Occupant Activity:	-	Disturbance:	-
Human Exposure:	-	Maintenance Activity:	-
Total Scores:			
Material Score:	-	Priority Score	-
Total Score:	0	Risk Rating:	N/A
Recommended action:	-		
Recommendation comments:	-		
Comments:	-		


Building:	Block 1 Tower 11th Floor - Basement	Floor:	Basement Level
Location:	114 - Parking Area	Sample No / ID (Type):	P-359273/057 (Sampled)
Surveyor:	Martin Quigley	Survey date:	04/02/2020
Sample Details			
	Item description:	Durasteel doors	
	Material description:	Insulating board	
	Quantity / Extent:	5 Number	
	Accessibility	Easy Access	
	Analysis:	Chrysotile	
	Material identification:	Asbestos insulating board	
Material Assessment Scoring:			
Product Type:	2	Condition:	0
Surface Treatment:	1	Asbestos Type:	1
Priority Assessment Scoring:			
Occupant Activity:	0	Disturbance:	2
Human Exposure:	2	Maintenance Activity:	1
Total Scores:			
Material Score:	4	Priority Score	5
Total Score:	4	Risk Rating:	Very Low
Recommended action:	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.		
Recommendation comments:	-		
Comments:	Material is representative of throughout.		


Section 6 – Survey Results

Building:	Block 1 Tower 11th Floor - Basement	Floor:	Basement Level				
Location:	117 - Water tank store	Sample No / ID (Type):	P-359273/058 (Sampled)				
Surveyor:	Martin Quigley	Survey date:	04/02/2020				
Sample Details							
	Item description:	Gasket to pipework					
	Material description:	Gasket					
	Quantity / Extent:	12 Number					
	Accessibility	Easy Access					
	Analysis:	No asbestos detected					
	Material identification:	Non-asbestos material					
Material Assessment Scoring:							
Product Type:	-	Condition:	-	Surface Treatment:	-	Asbestos Type:	-
Priority Assessment Scoring:							
Occupant Activity:	-	Disturbance:	-	Human Exposure:	-	Maintenance Activity:	-
Total Scores:							
Material Score:	-	Priority Score	-	Total Score:	0	Risk Rating:	N/A
Recommended action:	-						
Recommendation comments:	-						
Comments:	-						


Building:	Block 1 Tower 11th Floor - Basement	Floor:	Basement Level				
Location:	117 - Water tank store	Sample No / ID (Type):	P-359273/P006 (Presumed)				
Surveyor:	Martin Quigley	Survey date:	04/02/2020				
Sample Details							
	Item description:	Electrical switchgear					
	Material description:	Woven product					
	Quantity / Extent:	2 Number					
	Accessibility	Difficult Access					
	Analysis:	Presumed to contain asbestos					
	Material identification:	Asbestos woven material					
Material Assessment Scoring:							
Product Type:	2	Condition:	0	Surface Treatment:	1	Asbestos Type:	3
Priority Assessment Scoring:							
Occupant Activity:	0	Disturbance:	1	Human Exposure:	1	Maintenance Activity:	1
Total Scores:							
Material Score:	6	Priority Score	3	Total Score:	6	Risk Rating:	Low
Recommended action:	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.						
Recommendation comments:	-						
Comments:	No access due to electrics being live at the time of the survey.						


Section 6 – Survey Results

Building:	Block 1 Tower 11th Floor - Basement	Floor:	Basement Level
Location:	118 - Store	Sample No / ID (Type):	P-359273/059 (Sampled)
Surveyor:	Martin Quigley	Survey date:	04/02/2020
Sample Details			
	Item description:	Durasteel boxing	
	Material description:	Insulating board	
	Quantity / Extent:	1 m ²	
	Accessibility	Easy Access	
	Analysis:	No asbestos detected	
	Material identification:	Non-asbestos material	
Material Assessment Scoring:			
Product Type:	-	Condition:	-
Surface Treatment:	-	Asbestos Type:	-
Priority Assessment Scoring:			
Occupant Activity:	-	Disturbance:	-
Human Exposure:	-	Maintenance Activity:	-
Total Scores:			
Material Score:	-	Priority Score	-
Total Score:	0	Risk Rating:	N/A
Recommended action:	-		
Recommendation comments:	-		
Comments:	-		


Building:	Block 1 Tower 11th Floor - Basement	Floor:	Basement Level
Location:	119 - Carpenters workshop	Sample No / ID (Type):	P-359273/As 058 (Cross Referenced)
Surveyor:	Martin Quigley	Survey date:	04/02/2020
Sample Details			
	Item description:	Gasket to pipework	
	Material description:	Gasket	
	Quantity / Extent:	2 Number	
	Accessibility	Easy Access	
	Analysis:	No asbestos detected	
	Material identification:	Non-asbestos material	
Material Assessment Scoring:			
Product Type:	-	Condition:	-
Surface Treatment:	-	Asbestos Type:	-
Priority Assessment Scoring:			
Occupant Activity:	-	Disturbance:	-
Human Exposure:	-	Maintenance Activity:	-
Total Scores:			
Material Score:	-	Priority Score	-
Total Score:	0	Risk Rating:	N/A
Recommended action:	-		
Recommendation comments:	-		
Comments:	-		


Section 6 – Survey Results

Building:	Block 1 Tower 11th Floor - Basement	Floor:	Basement Level
Location:	122 - Lobby	Sample No / ID (Type):	P-359273/As 059 (Cross Referenced)
Surveyor:	Martin Quigley	Survey date:	04/02/2020
Sample Details			
	Item description:	Durasteel boxing	
	Material description:	Insulating board	
	Quantity / Extent:	6 m linear	
	Accessibility	Easy Access	
	Analysis:	No asbestos detected	
	Material identification:	Non-asbestos material	
Material Assessment Scoring:			
Product Type:	-	Condition:	-
Surface Treatment:	-	Asbestos Type:	-
Priority Assessment Scoring:			
Occupant Activity:	-	Disturbance:	-
Human Exposure:	-	Maintenance Activity:	-
Total Scores:			
Material Score:	-	Priority Score	-
Total Score:	0	Risk Rating:	N/A
Recommended action:	-		
Recommendation comments:	-		
Comments:	-		


Building:	Block 1 Tower 11th Floor - Basement	Floor:	Basement Level
Location:	122 - Lobby	Sample No / ID (Type):	P-359273/P007 (Presumed)
Surveyor:	Martin Quigley	Survey date:	04/02/2020
Sample Details			
	Item description:	Liming within air bricks	
	Material description:	Cement product	
	Quantity / Extent:	4 Number	
	Accessibility	Difficult Access	
	Analysis:	Presumed to contain asbestos	
	Material identification:	Asbestos cement	
Material Assessment Scoring:			
Product Type:	1	Condition:	0
Surface Treatment:	1	Asbestos Type:	3
Priority Assessment Scoring:			
Occupant Activity:	0	Disturbance:	1
Human Exposure:	1	Maintenance Activity:	1
Total Scores:			
Material Score:	5	Priority Score	3
Total Score:	5	Risk Rating:	Low
Recommended action:	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.		
Recommendation comments:	-		
Comments:	No access due to causing excessive damage and area linked to UKPN area.		


Section 6 – Survey Results

Building:	Block 1 Tower 11th Floor - Basement	Floor:	Basement Level				
Location:	123 - Store	Sample No / ID (Type):	P-359273/062 (Sampled)				
Surveyor:	Martin Quigley	Survey date:	04/02/2020				
Sample Details							
	Item description:	Gasket to pipework					
	Material description:	Gasket					
	Quantity / Extent:	2 Number					
	Accessibility	Easy Access					
	Analysis:	Chrysotile					
	Material identification:	Asbestos gasket					
Material Assessment Scoring:							
Product Type:	2	Condition:	0	Surface Treatment:	1	Asbestos Type:	1
Priority Assessment Scoring:							
Occupant Activity:	0	Disturbance:	1	Human Exposure:	1	Maintenance Activity:	1
Total Scores:							
Material Score:	4	Priority Score	3	Total Score:	4	Risk Rating:	Very Low
Recommended action:	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.						
Recommendation comments:	-						
Comments:	-						


Building:	Block 1 Tower 11th Floor - Basement	Floor:	Basement Level				
Location:	125 - Staff room	Sample No / ID (Type):	P-359273/061 (Sampled)				
Surveyor:	Martin Quigley	Survey date:	04/02/2020				
Sample Details							
	Item description:	Sink pad					
	Material description:	Bituminous products					
	Quantity / Extent:	3 Number					
	Accessibility	Easy Access					
	Analysis:	Chrysotile					
	Material identification:	Asbestos bitumen					
Material Assessment Scoring:							
Product Type:	1	Condition:	1	Surface Treatment:	0	Asbestos Type:	1
Priority Assessment Scoring:							
Occupant Activity:	0	Disturbance:	2	Human Exposure:	1	Maintenance Activity:	1
Total Scores:							
Material Score:	3	Priority Score	4	Total Score:	3	Risk Rating:	Very Low
Recommended action:	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.						
Recommendation comments:	-						
Comments:	-						


Section 6 – Survey Results

Building:	Block 1 Tower 11th Floor - Basement	Floor:	Basement Level				
Location:	126 - Water tanks & stores	Sample No / ID (Type):	P-359273/060 (Sampled)				
Surveyor:	Martin Quigley	Survey date:	04/02/2020				
Sample Details							
	Item description:	Durasteel doors x2					
	Material description:	Insulating board					
	Quantity / Extent:	2 Number					
	Accessibility	Easy Access					
	Analysis:	Crocidolite Amosite Chrysotile					
	Material identification:	Asbestos insulating board					
Material Assessment Scoring:							
Product Type:	2	Condition:	0	Surface Treatment:	1	Asbestos Type:	3
Priority Assessment Scoring:							
Occupant Activity:	0	Disturbance:	2	Human Exposure:	2	Maintenance Activity:	1
Total Scores:							
Material Score:	6	Priority Score	5	Total Score:	6	Risk Rating:	Low
Recommended action:	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.						
Recommendation comments:	-						
Comments:	-						


Building:	Block 1 Tower 11th Floor - Basement	Floor:	Basement Level				
Location:	128 - Store	Sample No / ID (Type):	P-359273/063 (Sampled)				
Surveyor:	Martin Quigley	Survey date:	05/02/2020				
Sample Details							
	Item description:	Floor covering					
	Material description:	Thermoplastic product					
	Quantity / Extent:	80 m²					
	Accessibility	Easy Access					
	Analysis:	No asbestos detected					
	Material identification:	Non-asbestos material					
Material Assessment Scoring:							
Product Type:	-	Condition:	-	Surface Treatment:	-	Asbestos Type:	-
Priority Assessment Scoring:							
Occupant Activity:	-	Disturbance:	-	Human Exposure:	-	Maintenance Activity:	-
Total Scores:							
Material Score:	-	Priority Score	-	Total Score:	0	Risk Rating:	N/A
Recommended action:	-						
Recommendation comments:	-						
Comments:	-						

Section 6 – Survey Results

Building:	Block 1 Tower 11th Floor - Basement	Floor:	Basement Level
Location:	128 - Store	Sample No / ID (Type):	P-359273/064 (Sampled)
Surveyor:	Martin Quigley	Survey date:	05/02/2020
Sample Details			
	Item description:	Floor covering to staircase	
	Material description:	Thermoplastic product	
	Quantity / Extent:	10 m²	
	Accessibility	Easy Access	
	Analysis:	No asbestos detected	
	Material identification:	Non-asbestos material	
Material Assessment Scoring:			
Product Type:	-	Condition:	-
Surface Treatment:	-	Asbestos Type:	-
Priority Assessment Scoring:			
Occupant Activity:	-	Disturbance:	-
Human Exposure:	-	Maintenance Activity:	-
Total Scores:			
Material Score:	-	Priority Score	-
Total Score:	0	Risk Rating:	N/A
Recommended action:	-		
Recommendation comments:	-		
Comments:	-		


Building:	Block 1 Tower 11th Floor - Basement	Floor:	Basement Level
Location:	128 - Store	Sample No / ID (Type):	P-359273/065 (Sampled)
Surveyor:	Martin Quigley	Survey date:	05/02/2020
Sample Details			
	Item description:	Mastic to door window	
	Material description:	Mastics	
	Quantity / Extent:	1 m²	
	Accessibility	Easy Access	
	Analysis:	No asbestos detected	
	Material identification:	Non-asbestos material	
Material Assessment Scoring:			
Product Type:	-	Condition:	-
Surface Treatment:	-	Asbestos Type:	-
Priority Assessment Scoring:			
Occupant Activity:	-	Disturbance:	-
Human Exposure:	-	Maintenance Activity:	-
Total Scores:			
Material Score:	-	Priority Score	-
Total Score:	0	Risk Rating:	N/A
Recommended action:	-		
Recommendation comments:	-		
Comments:	-		


Section 6 – Survey Results

Building:	Block 1 Tower 11th Floor - Basement	Floor:	Basement Level
Location:	129 - Store	Sample No / ID (Type):	P-359273/066 (Sampled)
Surveyor:	Martin Quigley	Survey date:	05/02/2020
Sample Details			
	Item description:	Board boxing	
	Material description:	Insulating board	
	Quantity / Extent:	4 m ²	
	Accessibility	Easy Access	
	Analysis:	No asbestos detected	
	Material identification:	Non-asbestos material	
Material Assessment Scoring:			
Product Type:	-	Condition:	-
Surface Treatment:	-	Asbestos Type:	-
Priority Assessment Scoring:			
Occupant Activity:	-	Disturbance:	-
Human Exposure:	-	Maintenance Activity:	-
Total Scores:			
Material Score:	-	Priority Score	-
Total Score:	0	Risk Rating:	N/A
Recommended action:	-		
Recommendation comments:	-		
Comments:	-		

Section 7 – Room Data

This section contains details of the material construction of all rooms which were accessed during this survey. For those areas which were not accessed during the surveys, please refer to the no access areas in section 1.0.

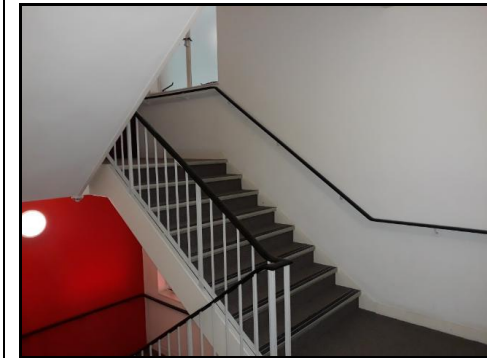
Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Eleventh Floor
Location Number:	001	Location Description:	Open plan office
Surveyor:	Martin Quigley	Survey Date:	14/01/2020
Room Data / Observations:			
		General Comments: Concrete ceiling above suspended metal ceiling with modern ducting with MMMF insulation and modern services to void, solid brick/plasterboard walls to areas containing MMMF insulation to cavity, concrete floor beneath modern vinyl/carpet tiles, timber doors and frames with 2x metal glazing to windows, uninsulated/MMMF insulated metal pipework within heaters to walls, modern electrical units within riser cupboards, modern sink pads to sinks, plasterboard partition walls with MMMF insulation within cavity to built in offices with glass fronts to some, modern pipework and gaskets with MMMF insulation within metal boxing to outer window divides.	

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Eleventh Floor
Location Number:	002	Location Description:	Lift lobby
Surveyor:	Martin Quigley	Survey Date:	14/01/2020
Room Data / Observations:			
		General Comments: Concrete ceiling above metal suspended ceiling tiles, solid/plasterboard walls with solid walls behind the plasterboard and a timber/concrete floor to lobby, timber doors and frames, timber/plasterboard boxing with strip lighting inset. Concrete ceiling with solid brick walls and a concrete floor to electrical riser cupboard, modern electrical units mounted onto metal frame, metal trunking. Riser cupboard with water shut off valve and uninsulated metal pipework with concrete ceiling and floor and solid brick walls. 2x cupboards with metal windows inside and solid ceilings, walls and floors.	

Section 7 – Room Data

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Eleventh Floor
Location Number:	003	Location Description:	Stairwell 1
Surveyor:	Martin Quigley	Survey Date:	14/01/2020

Room Data / Observations:



General Comments:

Concrete ceiling, solid walls and a concrete floor beneath carpet tiles. Timber doors and frames, solid metal and concrete staircase with mesh and plaster and modern stair nosing, plastic trunking to wall, metal window frame.

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Eleventh Floor
Location Number:	004	Location Description:	Stairwell 2
Surveyor:	Martin Quigley	Survey Date:	14/01/2020

Room Data / Observations:



General Comments:

Concrete ceiling, solid walls and a concrete floor beneath carpet tiles, timber doors and frames, metal and concrete staircase with mesh and plaster, modern stair nosing, plastic trunking to wall, metal window frames.

Section 7 – Room Data

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Eleventh Floor
Location Number:	005	Location Description:	Male WC
Surveyor:	Martin Quigley	Survey Date:	14/01/2020

Room Data / Observations:



General Comments:

Concrete ceiling, modern uninsulated ducting and MMMF insulated metal pipework, solid and plasterboard walls and a concrete floor beneath ceramic tiles. Timber door and frame, plastic toilet cisterns and waste pipes to toilets and urinals, timber partitions to cubicles, 2x riser cupboards with MMMF insulated metal pipework and electrical units to wall with plastic pipework.

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Eleventh Floor
Location Number:	006	Location Description:	Female WC
Surveyor:	Martin Quigley	Survey Date:	14/01/2020

Room Data / Observations:



General Comments:

Plasterboard ceiling, inspection above revealed concrete, modern uninsulated ducting and MMMF insulated metal pipework, solid and plasterboard walls and a concrete floor beneath ceramic tiles. Timber door and frame, timber boxing to wall containing plastic toilet cisterns and waste pipes to toilets and urinals, timber partitions to cubicles, 2x riser cupboards with MMMF insulated metal pipework and electrical units to wall with plastic pipework.

Section 7 – Room Data

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Eleventh Floor
Location Number:	007	Location Description:	Cleaners Cupboard
Surveyor:	Martin Quigley	Survey Date:	14/01/2020

Room Data / Observations:



General Comments:

Plasterboard ceiling, solid and plasterboard walls and a concrete floor beneath ceramic tiles, timber door and frame, ceramic sink unit with uninsulated metal pipework. Riser cupboard within room containing plastic waste pipes and uninsulated metal pipework with MMMF fire break to ceiling.

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Tenth Floor
Location Number:	008	Location Description:	Open plan office
Surveyor:	Martin Quigley	Survey Date:	15/01/2020

Room Data / Observations:



General Comments:

Suspended metal ceiling, inspection above revealed a concrete ceiling and modern ducting with MMMF insulation and modern services also present, solid brick and plasterboard walls containing MMMF insulation within the cavity, concrete floor beneath modern vinyl and carpet tiles, timber doors and frames with 2x metal glazing to windows, uninsulated and MMMF insulated metal pipework within heaters to walls, modern electrical units within riser cupboards, modern sink pads to sinks, plasterboard partition walls with MMMF insulation within cavity to built in offices with glass fronts to some, modern pipework and gaskets with MMMF insulation within metal boxing to outer window divides.

Section 7 – Room Data

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Tenth Floor
Location Number:	009	Location Description:	Lift lobby
Surveyor:	Martin Quigley	Survey Date:	15/01/2020

Room Data / Observations:



General Comments:

Metal suspended ceiling tiles, inspection above revealed a concrete ceiling, solid and plasterboard walls with solid walls behind the plasterboard, timber and concrete floor to lobby, timber doors and frames, timber and plasterboard boxing with strip lighting inset. Concrete ceiling with solid brick walls and a concrete floor to electrical riser cupboard, modern electrical units mounted onto metal frame, metal trunking. Riser cupboard with water shut off valve and uninsulated metal pipework, concrete ceiling and floor and solid brick walls. 2x cupboards with metal window frames inside and solid ceiling, walls and floors.

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Tenth Floor
Location Number:	010	Location Description:	Stairwell 1
Surveyor:	Martin Quigley	Survey Date:	15/01/2020

Room Data / Observations:



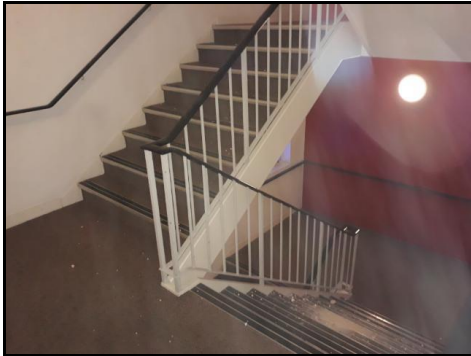
General Comments:

Concrete ceiling, solid walls and a concrete floor beneath carpet tiles, timber doors and frames, metal and concrete staircase with mesh and plaster, modern stair nosing, plastic trunking to wall, metal window frame.

Section 7 – Room Data

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Tenth Floor
Location Number:	011	Location Description:	Stairwell 2
Surveyor:	Martin Quigley	Survey Date:	15/01/2020

Room Data / Observations:

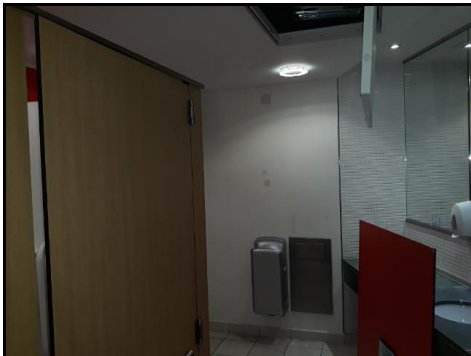


General Comments:

Concrete ceiling, solid walls and a concrete floor beneath carpet tiles, timber doors and frames, metal and concrete staircase with mesh and plaster, modern stair nosing, plastic trunking to wall, metal window frame.

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Tenth Floor
Location Number:	012	Location Description:	Male WC
Surveyor:	Martin Quigley	Survey Date:	15/01/2020

Room Data / Observations:



General Comments:

Concrete ceiling, modern uninsulated ducting and MMMF insulated metal pipework, solid and plasterboard walls and a concrete floor beneath ceramic tiles. Timber door and frame, plastic toilet cisterns and waste pipes to toilets and urinals, timber partitions to cubicles, 2x riser cupboards with MMMF insulated metal pipework and electrical units to wall with plastic pipework.

Section 7 – Room Data

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Tenth Floor
Location Number:	013	Location Description:	Female WC
Surveyor:	Martin Quigley	Survey Date:	15/01/2020

Room Data / Observations:



General Comments:

Plasterboard ceiling, inspection above revealed a concrete ceiling, modern uninsulated ducting and MMMF insulated metal pipework, solid and plasterboard walls and a concrete floor beneath ceramic tiles. Timber door and frame, timber boxing to wall containing plastic toilet cisterns and waste pipes to toilets and urinals, timber partitions to cubicles, 2x riser cupboards with MMMF insulated metal pipework and electrical units to wall with plastic pipework.

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Tenth Floor
Location Number:	014	Location Description:	Cleaners Cupboard
Surveyor:	Martin Quigley	Survey Date:	15/01/2020

Room Data / Observations:



General Comments:

Plasterboard ceiling, solid and plasterboard walls and a concrete floor beneath ceramic tiles. Timber door and frame, ceramic sink unit with uninsulated metal pipework. Riser cupboard within room containing plastic waste pipes and uninsulated metal pipework with MMMF fire break to ceiling.

Section 7 – Room Data

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Ninth Floor
Location Number:	015	Location Description:	Open plan office
Surveyor:	Martin Quigley	Survey Date:	15/01/2020

Room Data / Observations:



General Comments:

Suspended metal ceiling, inspection above revealed a concrete ceiling, modern ducting with MMMF insulation and modern services, solid brick and plasterboard walls with MMMF insulation within cavity, concrete floor beneath modern vinyl and carpet tiles, timber doors and frames with 2x metal glazing to windows, uninsulated and MMMF insulated metal pipework to heaters to walls, modern electrical units within riser cupboards, modern sink pads to sinks, plasterboard partition walls with MMMF insulation within cavity to built in offices, glass fronts to some of the offices, modern pipework and gaskets with MMMF insulation within metal boxing to outer window divides.

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Ninth Floor
Location Number:	016	Location Description:	Lift lobby
Surveyor:	Martin Quigley	Survey Date:	14/01/2020

Room Data / Observations:



General Comments:

Concrete ceiling above metal suspended ceiling tiles, solid and plasterboard walls with solid walls behind the plasterboard and a timber and concrete floor to lobby. Timber doors and frames, timber and plasterboard boxing with strip lighting inset. Concrete ceiling, solid brick walls and a concrete floor to electrical riser cupboard, modern electrical units mounted onto metal frame, metal trunking. Riser cupboard with water shut off valve, uninsulated metal pipework, concrete ceiling and floor and solid brick walls. 2x cupboards with metal window frame inside and solid ceiling, walls and floors.

Section 7 – Room Data

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Ninth Floor
Location Number:	017	Location Description:	Stairwell 1
Surveyor:	Martin Quigley	Survey Date:	15/01/2020

Room Data / Observations:



General Comments:

Concrete ceiling, solid walls and a concrete floor beneath carpet tiles, timber doors and frames, metal and concrete staircase with mesh and plaster, modern stair nosing, plastic trunking to wall, metal window frame.

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Ninth Floor
Location Number:	018	Location Description:	Stairwell 2
Surveyor:	Martin Quigley	Survey Date:	15/01/2020

Room Data / Observations:



General Comments:

Concrete ceiling, solid walls and a concrete floor beneath carpet tiles, timber doors and frames, metal and concrete staircase with mesh and plaster, modern stair nosing, plastic trunking to wall, metal window frame.

Section 7 – Room Data

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Ninth Floor
Location Number:	019	Location Description:	Male WC
Surveyor:	Martin Quigley	Survey Date:	15/01/2020

Room Data / Observations:



General Comments:

Concrete ceiling above plasterboard, modern uninsulated ducting and MMMF insulated metal pipework, solid and plasterboard walls and a concrete floor beneath ceramic tiles, timber door and frame, plastic toilet cisterns and waste pipes to toilets and urinals, timber partitions to cubicles, 2x riser cupboards with MMMF insulated metal pipework and electrical units to wall with plastic pipework.

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Ninth Floor
Location Number:	020	Location Description:	Female WC
Surveyor:	Martin Quigley	Survey Date:	15/01/2020

Room Data / Observations:



General Comments:

Concrete ceiling above plasterboard, modern uninsulated ducting and MMMF insulated metal pipework, solid and plasterboard walls and a concrete floor beneath ceramic tiles. Timber door and frame, timber boxing to wall containing plastic toilet cisterns and waste pipes to toilets and urinals, timber partitions to cubicles, 2x riser cupboards with MMMF insulated metal pipework and electrical units to wall with plastic pipework.

Section 7 – Room Data

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Ninth Floor
Location Number:	021	Location Description:	Disabled WC
Surveyor:	Martin Quigley	Survey Date:	15/01/2020

Room Data / Observations:



General Comments:

Plasterboard ceiling, solid and plasterboard walls and a concrete floor beneath ceramic tiles. Timber door and frame with timber boxing behind toilet containing a plastic waste pipe, ceramic toilet cistern, uninsulated metal and plastic pipework, timber frame and panels to rear of toilet containing plastic waste pipes.

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Eighth Floor
Location Number:	022	Location Description:	Open plan office
Surveyor:	Martin Quigley	Survey Date:	16/01/2020

Room Data / Observations:



General Comments:

Concrete ceiling above suspended metal ceiling, modern ducting with MMMF insulation and modern services, solid brick and plasterboard walls areas containing MMMF insulation within the cavity, concrete floor beneath modern vinyl and carpet tiles. Timber doors and frames with 2x metal glazing to windows, uninsulated and MMMF insulated metal pipework within heaters to walls, modern electrical units within riser cupboards, modern sink pads to sinks, plasterboard partition walls with MMMF insulation within cavity to built in offices, glass fronts to some of the offices, modern pipework and gaskets with MMMF insulation within metal boxing to outer window divides.

Section 7 – Room Data

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Eighth Floor
Location Number:	023	Location Description:	Lift lobby
Surveyor:	Martin Quigley	Survey Date:	16/01/2020

Room Data / Observations:

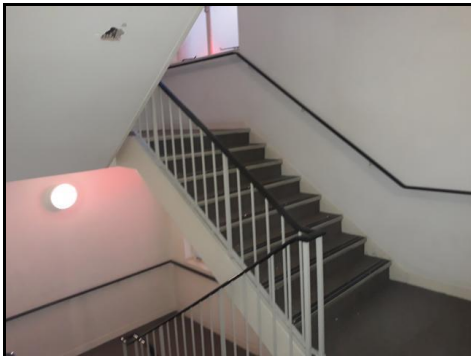


General Comments:

Concrete ceiling above metal suspended ceiling tiles, solid and plasterboard walls with solid walls behind the plasterboard and a timber and concrete floor to lobby. Timber doors and frames, timber and plasterboard boxing with strip lighting inset. Concrete ceiling, solid brick walls and a concrete floor to electrical riser cupboard, modern electrical units mounted onto metal frame, metal trunking. Riser cupboard with water shut off valve and uninsulated metal pipework with concrete ceiling and floor and solid brick walls. 2x cupboards with metal windows inside and solid ceilings, walls and floors.

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Eighth Floor
Location Number:	024	Location Description:	Stairwell 1
Surveyor:	Martin Quigley	Survey Date:	16/01/2020

Room Data / Observations:



General Comments:

Concrete ceiling, solid walls and a concrete floor beneath carpet tiles. Timber doors and frames, metal and concrete staircase with mesh and plaster, modern stair nosing, plastic trunking to wall, metal window frame.

Section 7 – Room Data

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Eighth Floor
Location Number:	025	Location Description:	Stairwell 2
Surveyor:	Martin Quigley	Survey Date:	16/01/2020

Room Data / Observations:



General Comments:

Concrete ceiling, solid walls and a concrete floor beneath carpet tiles. Timber doors and frames, metal and concrete staircase with mesh and plaster, modern stair nosing, plastic trunking to wall, metal window frame.

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Eighth Floor
Location Number:	026	Location Description:	Male WC
Surveyor:	Martin Quigley	Survey Date:	16/01/2020

Room Data / Observations:



General Comments:

Concrete ceiling, modern uninsulated ducting and MMMF insulated metal pipework, solid and plasterboard walls and a concrete floor beneath ceramic tiles, timber door and frame, plastic toilet cisterns and waste pipes to toilets and urinals, timber partitions to cubicles, 2x riser cupboards with MMMF insulated metal pipework and electrical units to wall with plastic pipework.

Section 7 – Room Data

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Eighth Floor
Location Number:	027	Location Description:	Female WC
Surveyor:	Martin Quigley	Survey Date:	16/01/2020

Room Data / Observations:



General Comments:

Concrete ceiling above plasterboard, modern uninsulated ducting and MMMF insulated metal pipework, solid and plasterboard walls and a concrete floor beneath ceramic tiles. Timber door and frame, timber boxing to wall containing plastic toilet cisterns and waste pipes to toilets and urinals, timber partitions to cubicles, 2x riser cupboards with MMMF insulated metal pipework and electrical units to wall with plastic pipework.

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Eighth Floor
Location Number:	028	Location Description:	Cleaners Cupboard
Surveyor:	Martin Quigley	Survey Date:	16/01/2020

Room Data / Observations:



General Comments:

Plasterboard ceiling, solid and plasterboard walls and a concrete floor beneath ceramic tiles. Timber door and frame, ceramic sink unit with uninsulated metal pipework. Riser cupboard within room containing plastic waste pipes and uninsulated metal pipework with MMMF fire break to ceiling.

Section 7 – Room Data

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Seventh Floor
Location Number:	029	Location Description:	Open plan office
Surveyor:	Martin Quigley	Survey Date:	17/01/2020

Room Data / Observations:



General Comments:

Concrete ceiling above suspended metal ceiling, modern ducting with MMMF insulation and modern services, solid brick and plasterboard walls with areas containing MMMF insulation within the cavity, concrete floor beneath modern vinyl and carpet tiles. Timber doors and frames, 2x metal glazing to windows, uninsulated and MMMF insulated metal pipework within heaters to walls, modern electrical units within riser cupboards, modern sink pads to sinks, plasterboard partition walls with MMMF insulation within cavity to built in offices, glass fronts to some of the offices, modern pipework and gaskets with MMMF insulation within metal boxing to outer window divides.

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Seventh Floor
Location Number:	030	Location Description:	Lift lobby
Surveyor:	Martin Quigley	Survey Date:	17/01/2020

Room Data / Observations:



General Comments:

Concrete ceiling above metal suspended ceiling tiles, solid and plasterboard walls with solid walls behind the plasterboard and a timber and concrete floor to lobby. Timber doors and frames, timber and plasterboard boxing with strip lighting inset. Concrete ceiling, solid brick walls and a concrete floor to electrical riser cupboard, modern electrical units mounted onto metal frame, metal trunking. Riser cupboard with water shut off valve, uninsulated metal pipework, concrete ceiling and floor and solid brick walls. 2x cupboards with metal window frames inside and solid ceilings, walls and floors.

Section 7 – Room Data

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Seventh Floor
Location Number:	031	Location Description:	Stairwell 1
Surveyor:	Martin Quigley	Survey Date:	17/01/2020

Room Data / Observations:



General Comments:

Concrete ceiling, solid walls and a concrete floor beneath carpet tiles. Timber doors and frames, metal and concrete staircase with mesh and plaster, modern stair nosing, plastic trunking to wall, metal window frame.

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Seventh Floor
Location Number:	032	Location Description:	Stairwell 2
Surveyor:	Martin Quigley	Survey Date:	17/01/2020

Room Data / Observations:



General Comments:

Concrete ceiling, solid walls and a concrete floor beneath carpet tiles. Timber doors and frames, metal and concrete staircase with mesh and plaster, modern stair nosing, plastic trunking to wall, metal window frame.

Section 7 – Room Data

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Seventh Floor
Location Number:	033	Location Description:	Male WC
Surveyor:	Martin Quigley	Survey Date:	17/01/2020

Room Data / Observations:



General Comments:

Concrete ceiling, modern uninsulated ducting and MMMF insulated metal pipework, solid and plasterboard walls and a concrete floor beneath ceramic tiles. Timber door and frame, plastic toilet cisterns and waste pipes to toilets and urinals, timber partitions to cubicles, 2x riser cupboards with MMMF insulated metal pipework and electrical units to wall with plastic pipework.

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Seventh Floor
Location Number:	034	Location Description:	Female WC
Surveyor:	Martin Quigley	Survey Date:	17/01/2020

Room Data / Observations:



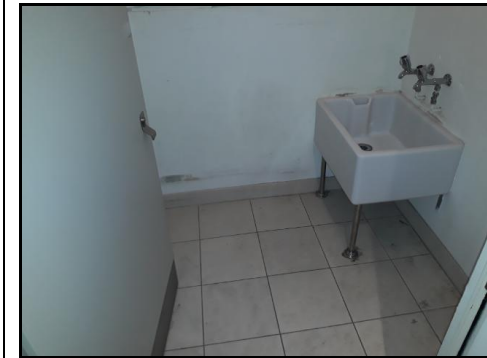
General Comments:

Concrete ceiling above plasterboard, modern uninsulated ducting and MMMF insulated metal pipework, solid and plasterboard walls and a concrete floor beneath ceramic tiles. Timber door and frame, timber boxing to wall containing plastic toilet cisterns and waste pipes to toilets and urinals, timber partitions to cubicles, 2x riser cupboards with MMMF insulated metal pipework and electrical units to wall with plastic pipework.

Section 7 – Room Data

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Seventh Floor
Location Number:	035	Location Description:	Cleaners Cupboard
Surveyor:	Martin Quigley	Survey Date:	17/01/2020

Room Data / Observations:



General Comments:

Plasterboard ceiling, solid and plasterboard walls and a concrete floor beneath ceramic tiles. Timber door and frame, ceramic sink unit with uninsulated metal pipework. Riser cupboard within room containing plastic waste pipes and uninsulated metal pipework with MMMF fire break to ceiling.

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Sixth Floor
Location Number:	036	Location Description:	Open plan office
Surveyor:	Martin Quigley	Survey Date:	20/01/2020

Room Data / Observations:



General Comments:

Concrete ceiling above suspended metal ceiling, modern ducting with MMMF insulation and modern services, solid brick and plasterboard walls with areas containing MMMF insulation within the cavity, concrete floor beneath modern vinyl and carpet tiles. Timber doors and frames, 2x metal glazing to windows, uninsulated and MMMF insulated metal pipework within heaters to walls, modern electrical units within riser cupboards, modern sink pads to sinks, plasterboard partition walls with MMMF insulation within cavity to built in offices, glass front to some of the offices, modern pipework and gaskets with MMMF insulation within metal boxing to outer window divides. Section of partition room has raised metal flooring with modern electrics and ducting to cooler units, metal trunking and MMMF insulation fire breaks.

Section 7 – Room Data

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Sixth Floor
Location Number:	037	Location Description:	Lift lobby
Surveyor:	Martin Quigley	Survey Date:	20/01/2020

Room Data / Observations:

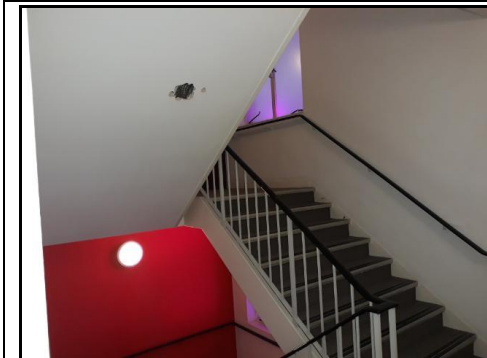


General Comments:

Concrete ceiling above metal suspended ceiling tiles, solid and plasterboard walls with solid walls behind the plasterboard and a timber and concrete floor to lobby, timber doors and frames, timber and plasterboard boxing with strip lighting inset. Concrete ceiling, solid brick walls and a concrete floor to electrical riser cupboard, modern electrical units mounted onto metal frame, metal trunking. Riser cupboard with water shut off valve, uninsulated metal pipework, concrete ceiling and floor and solid brick walls. 2x cupboards with metal windows inside and solid ceilings, walls and floors.

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Sixth Floor
Location Number:	038	Location Description:	Stairwell 1
Surveyor:	Martin Quigley	Survey Date:	20/01/2020

Room Data / Observations:



General Comments:

Concrete ceiling, solid walls and a concrete floor beneath carpet tiles. Timber doors and frames, metal and concrete staircase with mesh and plaster, modern stair nosing, plastic trunking to wall, metal window frame.

Section 7 – Room Data

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Sixth Floor
Location Number:	039	Location Description:	Stairwell 2
Surveyor:	Martin Quigley	Survey Date:	20/01/2020

Room Data / Observations:



General Comments:

Concrete ceiling, solid walls and a concrete floor beneath carpet tiles. Timber doors and frames, metal and concrete staircase with mesh and plaster, modern stair nosing, plastic trunking to wall, metal window frame.

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Eighth Floor
Location Number:	040	Location Description:	Male WC
Surveyor:	Martin Quigley	Survey Date:	17/01/2020

Room Data / Observations:



General Comments:

Concrete ceiling, modern uninsulated ducting and MMMF insulated metal pipework, solid and plasterboard walls and a concrete floor beneath ceramic tiles. Timber door and frame, plastic toilet cisterns and waste pipes to toilets and urinals, timber partitions to cubicles, 2x riser cupboards with MMMF insulated metal pipework and electrical units to wall with plastic pipework.

Section 7 – Room Data

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Eighth Floor
Location Number:	041	Location Description:	Female WC
Surveyor:	Martin Quigley	Survey Date:	17/01/2020

Room Data / Observations:



General Comments:

Concrete ceiling above plasterboard, modern uninsulated ducting and MMMF insulated metal pipework, solid and plasterboard walls and a concrete floor beneath ceramic tiles. Timber door and frame, timber boxing to wall containing plastic toilet cisterns and waste pipes to toilets and urinals, timber partitions to cubicles, 2x riser cupboards with MMMF insulated metal pipework and electrical units to wall with plastic pipework.

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Sixth Floor
Location Number:	042	Location Description:	Disabled WC
Surveyor:	Martin Quigley	Survey Date:	20/01/2020

Room Data / Observations:



General Comments:

Plasterboard ceiling, solid and plasterboard walls and a concrete floor beneath ceramic tiles. Timber door and frame, timber boxing behind toilet containing a plastic waste pipe, ceramic toilet cistern, uninsulated metal and plastic pipework, timber frame and panels to rear of toilet containing plastic waste pipes.

Section 7 – Room Data

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Sixth Floor
Location Number:	043	Location Description:	Cleaners Cupboard
Surveyor:	Martin Quigley	Survey Date:	20/01/2020

Room Data / Observations:



General Comments:

Plasterboard ceiling, solid and plasterboard walls and a concrete floor beneath ceramic tiles. Timber door and frame, ceramic sink unit with uninsulated metal pipework. Riser cupboard within room containing plastic waste pipes and uninsulated metal pipework with MMMF fire break to ceiling.

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Fifth Floor
Location Number:	044	Location Description:	Open plan office
Surveyor:	Martin Quigley	Survey Date:	20/01/2020

Room Data / Observations:



General Comments:

Concrete ceiling above suspended metal ceiling, modern ducting with MMMF insulation and modern services, solid brick and plasterboard walls with areas containing MMMF insulation within the cavity, concrete floor beneath modern vinyl and carpet tiles. Timber doors and frames with 2x metal glazing to windows, uninsulated and MMMF insulated metal pipework within heaters to walls, modern electrical units within riser cupboards, modern sink pads to sinks, plasterboard partition walls with MMMF insulation within cavity to built in offices, glass fronts to some of the offices, modern pipework and gaskets with MMMF insulation within metal boxing to outer window divides. Section of partition room has raised metal flooring with modern electrics and ducting to cooler units, metal trunking and MMMF insulation fire breaks.

Section 7 – Room Data

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Fifth Floor
Location Number:	045	Location Description:	Lift lobby
Surveyor:	Martin Quigley	Survey Date:	20/01/2020

Room Data / Observations:



General Comments:

Concrete ceiling above metal suspended ceiling tiles, solid and plasterboard walls with solid walls behind the plasterboard and a timber and concrete floor to lobby, timber doors and frames, timber and plasterboard boxing with strip lighting inset. Concrete ceiling, solid brick walls and a concrete floor to electrical riser cupboard, modern electrical units mounted onto metal frame, metal trunking. Riser cupboard with water shut off valve, uninsulated metal pipework, concrete ceiling and floor and solid brick walls. 2x cupboards with metal windows inside and solid ceilings, walls and floors.

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Fifth Floor
Location Number:	046	Location Description:	Stairwell 1
Surveyor:	Martin Quigley	Survey Date:	20/01/2020

Room Data / Observations:



General Comments:

Concrete ceiling, solid walls and a concrete floor beneath carpet tiles. Timber doors and frames, metal and concrete staircase with mesh and plaster, modern stair nosing, plastic trunking to wall, metal window frame.

Section 7 – Room Data

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Fifth Floor
Location Number:	047	Location Description:	Stairwell 2
Surveyor:	Martin Quigley	Survey Date:	20/01/2020

Room Data / Observations:



General Comments:

Concrete ceiling, solid walls and a concrete floor beneath carpet tiles. Timber doors and frames, metal and concrete staircase with mesh and plaster, modern stair nosing, plastic trunking to wall, metal window frame.

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Fifth Floor
Location Number:	048	Location Description:	Male WC
Surveyor:	Martin Quigley	Survey Date:	20/01/2020

Room Data / Observations:



General Comments:

Concrete ceiling, modern uninsulated ducting and MMMF insulated metal pipework, solid and plasterboard walls and a concrete floor beneath ceramic tiles. Timber door and frame, plastic toilet cisterns and waste pipes to toilets and urinals, timber partitions to cubicles, 2x riser cupboards with MMMF insulated metal pipework and electrical units to wall with plastic pipework.

Section 7 – Room Data

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Fifth Floor
Location Number:	049	Location Description:	Female WC
Surveyor:	Martin Quigley	Survey Date:	20/01/2020

Room Data / Observations:

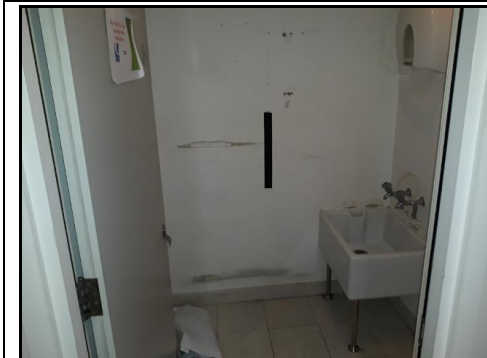


General Comments:

Concrete ceiling above plasterboard, modern uninsulated ducting and MMMF insulated metal pipework, solid and plasterboard walls and a concrete floor beneath ceramic tiles. Timber door and frame, timber boxing to wall containing plastic toilet cisterns and waste pipes to toilets and urinals, timber partitions to cubicles, 2x riser cupboards with MMMF insulated metal pipework and electrical units to wall with plastic pipework.

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Fifth Floor
Location Number:	050	Location Description:	Cleaners Cupboard
Surveyor:	Martin Quigley	Survey Date:	20/01/2020

Room Data / Observations:



General Comments:

Plasterboard ceiling, solid and plasterboard walls and a concrete floor beneath ceramic tiles. Timber door and frame, ceramic sink unit with uninsulated metal pipework. Riser cupboard within room containing plastic waste pipes and uninsulated metal pipework with MMMF fire break to ceiling.

Section 7 – Room Data

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Fourth Floor
Location Number:	051	Location Description:	Open plan office
Surveyor:	Martin Quigley	Survey Date:	21/01/2020

Room Data / Observations:



General Comments:

Concrete ceiling above suspended metal ceiling, modern ducting with MMMF insulation and modern services, solid brick and plasterboard walls with areas containing MMMF insulation within the cavity, concrete floor beneath modern vinyl and carpet tiles. Timber doors and frames with 2x metal glazing to windows, uninsulated and MMMF insulated metal pipework within heaters to walls, modern electrical units within riser cupboards, modern sink pads to sinks, plasterboard partition walls with MMMF insulation within cavity to built in offices, glass fronts to some of the offices, modern pipework and gaskets with MMMF insulation within metal boxing to outer window divides. Section of partition room has raised metal flooring with modern electrics and ducting to cooler units, metal trunking and MMMF insulation fire breaks.

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Fourth Floor
Location Number:	052	Location Description:	Lift lobby
Surveyor:	Martin Quigley	Survey Date:	21/01/2020

Room Data / Observations:



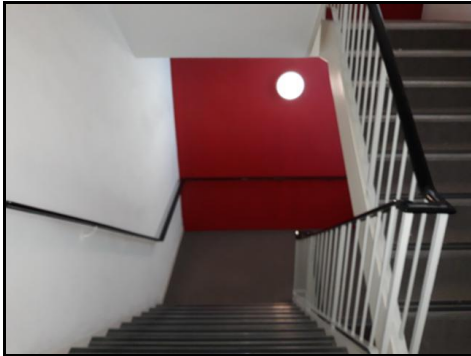
General Comments:

Concrete ceiling above metal suspended ceiling tiles, solid and plasterboard walls with solid walls behind the plasterboard and a timber and concrete floor to lobby. Timber doors and frames, timber and plasterboard boxing with strip lighting inset. Concrete ceiling, solid brick walls and a concrete floor to electrical riser cupboard, modern electrical units mounted onto metal frame, metal trunking. Riser cupboard with water shut off valve, uninsulated metal pipework with concrete ceiling and floor and solid brick walls. 2x cupboards with metal windows inside and solid ceilings, walls and floors.

Section 7 – Room Data

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Fourth Floor
Location Number:	053	Location Description:	Stairwell 1
Surveyor:	Martin Quigley	Survey Date:	21/01/2020

Room Data / Observations:

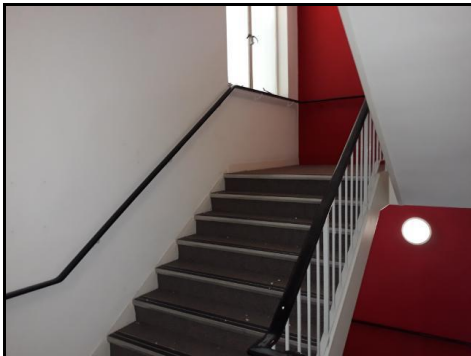


General Comments:

Concrete ceiling, solid walls and a concrete floor beneath carpet tiles. Timber doors and frames, metal and concrete staircase with mesh and plaster, modern stair nosing, plastic trunking to wall, metal window frame.

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Fourth Floor
Location Number:	054	Location Description:	Stairwell 2
Surveyor:	Martin Quigley	Survey Date:	21/01/2020

Room Data / Observations:



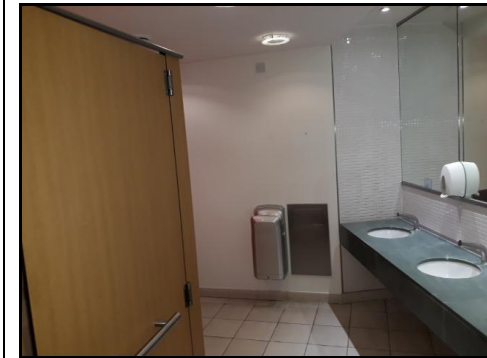
General Comments:

Concrete ceiling, solid walls and a concrete floor beneath carpet tiles. Timber doors and frames, metal and concrete staircase with mesh and plaster, modern stair nosing, plastic trunking to wall, metal window frame.

Section 7 – Room Data

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Fourth Floor
Location Number:	055	Location Description:	Male WC
Surveyor:	Martin Quigley	Survey Date:	21/01/2020

Room Data / Observations:



General Comments:

Concrete ceiling, modern uninsulated ducting and MMMF insulated metal pipework, solid and plasterboard walls and a concrete floor beneath ceramic tiles. Timber door and frame, plastic toilet cisterns and waste pipes to toilets and urinals, timber partitions to cubicles, 2x riser cupboards with MMMF insulated metal pipework and electrical units to wall with plastic pipework.

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Fourth Floor
Location Number:	056	Location Description:	Female WC
Surveyor:	Martin Quigley	Survey Date:	21/01/2020

Room Data / Observations:



General Comments:

Concrete ceiling above plasterboard, modern uninsulated ducting and MMMF insulated metal pipework, solid and plasterboard walls and a concrete floor beneath ceramic tiles. Timber door and frame, timber boxing to wall containing plastic toilet cisterns and waste pipes to toilets and urinals, timber partitions to cubicles, 2x riser cupboards with MMMF insulated metal pipework and electrical units to wall with plastic pipework.

Section 7 – Room Data

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Fourth Floor
Location Number:	057	Location Description:	Cleaners Cupboard
Surveyor:	Martin Quigley	Survey Date:	21/01/2020

Room Data / Observations:

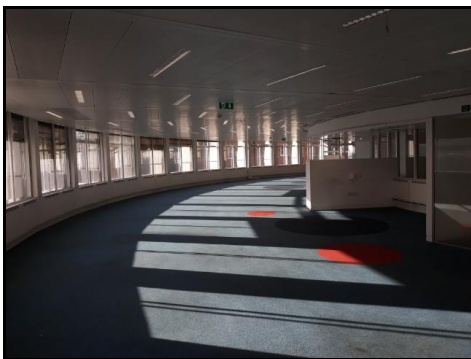


General Comments:

Plasterboard ceiling, solid and plasterboard walls and a concrete floor beneath ceramic tiles. Timber door and frame, ceramic sink unit with uninsulated metal pipework. Riser cupboard within room containing plastic waste pipes and uninsulated metal pipework with MMMF fire break to ceiling.

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Third Floor
Location Number:	058	Location Description:	Open plan office
Surveyor:	Martin Quigley	Survey Date:	21/01/2020

Room Data / Observations:



General Comments:

Concrete ceiling above suspended metal ceiling, modern ducting with MMMF insulation and modern services, solid brick and plasterboard walls with areas containing MMMF insulation within the cavity, concrete floor beneath modern vinyl and carpet tiles. Timber doors and frames with 2x metal glazing to windows, uninsulated and MMMF insulated metal pipework within heaters to walls, modern electrical units within riser cupboards, modern sink pads to sinks, plasterboard partition walls with MMMF insulation within cavity to built in offices, glass fronts to some of the offices, modern pipework and gaskets with MMMF insulation within metal boxing to outer window divides. Section of partition room has raised metal flooring with modern electrics and ducting to cooler units, metal trunking and MMMF insulation fire breaks.

Section 7 – Room Data

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Third Floor
Location Number:	059	Location Description:	Lift lobby
Surveyor:	Martin Quigley	Survey Date:	21/01/2020

Room Data / Observations:



General Comments:

Concrete ceiling above metal suspended ceiling tiles, solid and plasterboard walls with solid walls behind the plasterboard and a timber and concrete floor to lobby. Timber doors and frames, timber and plasterboard boxing with strip lighting inset. Concrete ceiling, solid brick walls and a concrete floor to electrical riser cupboard, modern electrical units mounted onto metal frame, metal trunking. Riser cupboard with water shut off valve, uninsulated metal pipework with concrete ceiling and floor and solid brick walls. 2x cupboards with metal windows inside and solid ceilings, walls and floors.

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Third Floor
Location Number:	060	Location Description:	Stairwell 1
Surveyor:	Martin Quigley	Survey Date:	21/01/2020

Room Data / Observations:



General Comments:

Concrete ceiling, solid walls and a concrete floor beneath carpet tiles. Timber doors and frames, metal and concrete staircase with mesh and plaster, modern stair nosing, plastic trunking to wall, metal window frame.

Section 7 – Room Data

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Third Floor
Location Number:	061	Location Description:	Stairwell 2
Surveyor:	Martin Quigley	Survey Date:	21/01/2020

Room Data / Observations:



General Comments:

Concrete ceiling, solid walls and a concrete floor beneath carpet tiles. Timber doors and frames, metal and concrete staircase with mesh and plaster, modern stair nosing, plastic trunking to wall, metal window frame.

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Third Floor
Location Number:	062	Location Description:	Male WC
Surveyor:	Martin Quigley	Survey Date:	21/01/2020

Room Data / Observations:



General Comments:

Concrete ceiling, modern uninsulated ducting and MMMF insulated metal pipework, solid and plasterboard walls and a concrete floor beneath ceramic tiles. Timber door and frame, plastic toilet cisterns and waste pipes to toilets and urinals, timber partitions to cubicles, 2x riser cupboards with MMMF insulated metal pipework and electrical units to wall with plastic pipework.

Section 7 – Room Data

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Third Floor
Location Number:	063	Location Description:	Female WC
Surveyor:	Martin Quigley	Survey Date:	21/01/2020

Room Data / Observations:



General Comments:

Concrete ceiling above plasterboard, modern uninsulated ducting and MMMF insulated metal pipework, solid and plasterboard walls and a concrete floor beneath ceramic tiles, timber door and frame, timber boxing to wall containing plastic toilet cisterns and waste pipes to toilets and urinals, timber partitions to cubicles, 2x riser cupboards with MMMF insulated metal pipework and electrical units to wall with plastic pipework.

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Third Floor
Location Number:	064	Location Description:	Disabled WC
Surveyor:	Martin Quigley	Survey Date:	21/01/2020

Room Data / Observations:



General Comments:

Plasterboard ceiling, solid and plasterboard walls and a concrete floor beneath ceramic tiles. Timber door and frame with timber boxing behind toilet containing a plastic waste pipe, ceramic toilet cistern, uninsulated metal and plastic pipework, timber frame and panels to rear of toilet containing plastic waste pipes.

Section 7 – Room Data

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Second Floor
Location Number:	065	Location Description:	Open plan office
Surveyor:	Martin Quigley	Survey Date:	22/01/2020

Room Data / Observations:



General Comments:

Concrete ceiling above suspended metal ceiling, modern ducting with MMMF insulation and modern services, solid brick and plasterboard walls with areas containing MMMF insulation within the cavity, concrete floor beneath modern vinyl and carpet tiles. Timber doors and frames with 2x metal glazing to windows, uninsulated and MMMF insulated metal pipework within heaters to walls, modern electrical units within riser cupboards, modern sink pads to sinks, plasterboard partition walls with MMMF insulation within cavity to built in offices, glass fronts to some of the offices, modern pipework and gaskets with MMMF insulation within metal boxing to outer window divides. Section of partition room has raised metal flooring with modern electrics and ducting to cooler units, metal trunking and MMMF insulation fire breaks.

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Second Floor
Location Number:	066	Location Description:	Lift lobby
Surveyor:	Martin Quigley	Survey Date:	22/01/2020

Room Data / Observations:



General Comments:

Concrete ceiling above metal suspended ceiling tiles, solid and plasterboard walls with solid walls behind the plasterboard and a timber and concrete floor to lobby. Timber doors and frames, timber and plasterboard boxing with strip lighting inset. Concrete ceiling, solid brick walls and a concrete floor to electrical riser cupboard, modern electrical units mounted onto metal frame, metal trunking. Riser cupboard with water shut off valve, uninsulated metal pipework, concrete ceiling and floor and solid brick walls. 2x cupboards with metal windows inside and solid ceilings, walls and floors.

Section 7 – Room Data

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Second Floor
Location Number:	067	Location Description:	Stairwell 1
Surveyor:	Martin Quigley	Survey Date:	22/01/2020

Room Data / Observations:

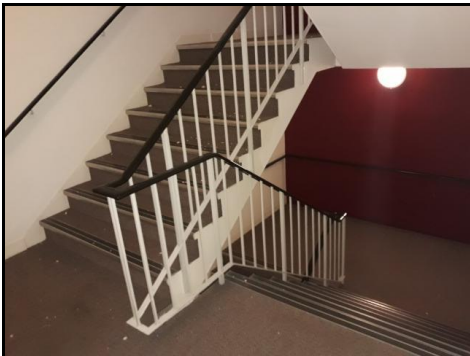


General Comments:

Concrete ceiling, solid walls and a concrete floor beneath carpet tiles. Timber doors and frames, metal and concrete staircase with mesh and plaster, modern stair nosing, plastic trunking to wall, metal window frame.

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Second Floor
Location Number:	068	Location Description:	Stairwell 2
Surveyor:	Martin Quigley	Survey Date:	22/01/2020

Room Data / Observations:



General Comments:

Concrete ceiling, solid walls and a concrete floor beneath carpet tiles. Timber doors and frames, metal and concrete staircase with mesh and plaster, modern stair nosing, plastic trunking to wall, metal window frame.

Section 7 – Room Data

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Second Floor
Location Number:	069	Location Description:	Male WC
Surveyor:	Martin Quigley	Survey Date:	22/01/2020

Room Data / Observations:



General Comments:

Concrete ceiling, modern uninsulated ducting and MMMF insulated metal pipework, solid and plasterboard walls and a concrete floor beneath ceramic tiles. Timber door and frame, plastic toilet cisterns and waste pipes to toilets and urinals, timber partitions to cubicles, 2x riser cupboards with MMMF insulated metal pipework and electrical units to wall with plastic pipework.

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Second Floor
Location Number:	070	Location Description:	Female WC
Surveyor:	Martin Quigley	Survey Date:	22/01/2020

Room Data / Observations:



General Comments:

Concrete ceiling above plasterboard, modern uninsulated ducting and MMMF insulated metal pipework, solid and plasterboard walls and a concrete floor beneath ceramic tiles. Timber door and frame, timber boxing to wall containing plastic toilet cisterns and waste pipes to toilets and urinals, timber partitions to cubicles, 2x riser cupboards with MMMF insulated metal pipework and electrical units to wall with plastic pipework.

Section 7 – Room Data

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Second Floor
Location Number:	071	Location Description:	Cleaners Cupboard
Surveyor:	Martin Quigley	Survey Date:	22/01/2020

Room Data / Observations:



General Comments:

Plasterboard ceiling, solid and plasterboard walls and a concrete floor beneath ceramic tiles. Timber door and frame, ceramic sink unit with uninsulated metal pipework. Riser cupboard within room containing plastic waste pipes and uninsulated metal pipework with MMMF fire break to ceiling.

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	First Floor
Location Number:	072	Location Description:	Open plan office
Surveyor:	Martin Quigley	Survey Date:	22/01/2020

Room Data / Observations:



General Comments:

Concrete ceiling above suspended metal ceiling, modern ducting with MMMF insulation and modern services, solid brick and plasterboard walls with areas containing MMMF insulation within the cavity, concrete floor beneath modern vinyl and carpet tiles. Timber doors and frames with 2x metal glazing to windows, uninsulated and MMMF insulated metal pipework within heaters to walls, modern electrical units within riser cupboards, modern sink pads to sinks, plasterboard partition walls with MMMF insulation within cavity to built in offices, glass fronts to some of the offices, modern pipework and gaskets with MMMF insulation within metal boxing to outer window divides. Section of partition room has raised metal flooring with modern electrics and ducting to cooler units, metal trunking and MMMF insulation fire breaks.

Section 7 – Room Data

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	First Floor
Location Number:	073	Location Description:	Lift lobby
Surveyor:	Martin Quigley	Survey Date:	22/01/2020

Room Data / Observations:

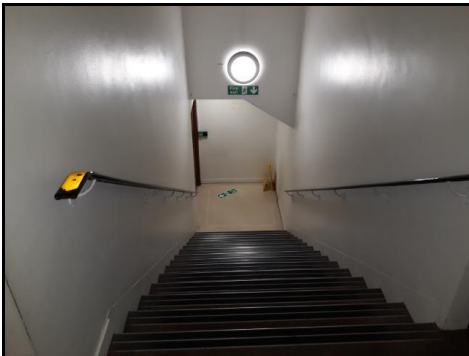


General Comments:

Concrete ceiling above metal suspended ceiling tiles, solid and plasterboard walls with solid walls behind the plasterboard and a timber and concrete floor to lobby. Timber doors and frames, timber and plasterboard boxing with strip lighting inset. Concrete ceiling, solid brick walls and a concrete floor to electrical riser cupboard, modern electrical units mounted onto metal frame, metal trunking. Riser cupboard with water shut off valve, uninsulated metal pipework, concrete ceiling and floor and solid brick walls. 2x cupboards with metal windows inside and solid ceilings, walls and floors.

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	First Floor
Location Number:	074	Location Description:	Stairwell 1
Surveyor:	Martin Quigley	Survey Date:	22/01/2020

Room Data / Observations:



General Comments:

Concrete ceiling, solid walls and a concrete floor beneath carpet tiles. Timber doors and frames, metal and concrete staircase with mesh and plaster, modern stair nosing, plastic trunking to wall, metal window frame.

Section 7 – Room Data

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	First Floor
Location Number:	075	Location Description:	Stairwell 2
Surveyor:	Martin Quigley	Survey Date:	22/01/2020

Room Data / Observations:



General Comments:

Concrete ceiling, solid walls and a concrete floor beneath carpet tiles. Timber doors and frames, metal and concrete staircase with mesh and plaster, modern stair nosing, plastic trunking to wall, metal window frame.

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	First Floor
Location Number:	076	Location Description:	Male WC
Surveyor:	Martin Quigley	Survey Date:	23/01/2020

Room Data / Observations:



General Comments:

Concrete ceiling, modern uninsulated ducting and MMMF insulated metal pipework, solid and plasterboard walls and a concrete floor beneath ceramic tiles. Timber door and frame, plastic toilet cisterns and waste pipes to toilets and urinals, timber partitions to cubicles, 2x riser cupboards with MMMF insulated metal pipework and electrical units to wall with plastic pipework.

Section 7 – Room Data

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	First Floor
Location Number:	077	Location Description:	Female WC
Surveyor:	Martin Quigley	Survey Date:	23/01/2020

Room Data / Observations:



General Comments:

Concrete ceiling above plasterboard, modern uninsulated ducting and MMMF insulated metal pipework, solid and plasterboard walls and a concrete floor beneath ceramic tiles. Timber door and frame, timber boxing to wall containing plastic toilet cisterns and waste pipes to toilets and urinals, timber partitions to cubicles, 2x riser cupboards with MMMF insulated metal pipework and electrical units to wall with plastic pipework.

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	First Floor
Location Number:	078	Location Description:	Disabled WC
Surveyor:	Martin Quigley	Survey Date:	23/01/2020

Room Data / Observations:



General Comments:

Plasterboard ceiling, solid and plasterboard walls and a concrete floor beneath ceramic tiles. Timber door and frame with timber boxing behind toilet containing a plastic waste pipe, ceramic toilet cistern, uninsulated metal and plastic pipework, timber frame and panels to rear of toilet containing plastic waste pipes.

Section 7 – Room Data

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	First Floor
Location Number:	079	Location Description:	Shower
Surveyor:	Martin Quigley	Survey Date:	23/01/2020

Room Data / Observations:

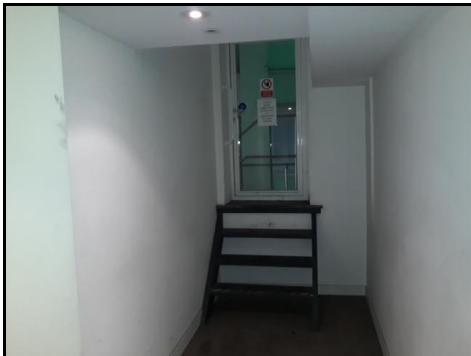


General Comments:

Plasterboard ceiling with concrete and modern metal ducting above, solid and plasterboard walls with ceramic tiles applied and a concrete floor beneath ceramic tiles and raised timber to shower area. Timber and glass doors, uPVC window frames with timber sill.

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	First Floor
Location Number:	080	Location Description:	Corridor
Surveyor:	Martin Quigley	Survey Date:	23/01/2020

Room Data / Observations:



General Comments:

Plasterboard ceiling with concrete above, solid and plasterboard walls and a concrete floor beneath carpet. Timber and uPVC doors and frames, uninsulated metal pipework and trunking.

Section 7 – Room Data

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Ground Floor
Location Number:	081	Location Description:	Entrance lobby
Surveyor:	Martin Quigley	Survey Date:	23/01/2020

Room Data / Observations:



General Comments:

Plasterboard ceiling, inspection above revealed modern metal ducting, uninsulated metal pipework, solid and plasterboard walls and a concrete floor beneath carpet and ceramic tiles, timber doors and frames, glass front to building, timber reception desk.

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Ground Floor
Location Number:	082	Location Description:	Lobby
Surveyor:	Martin Quigley	Survey Date:	23/01/2020

Room Data / Observations:



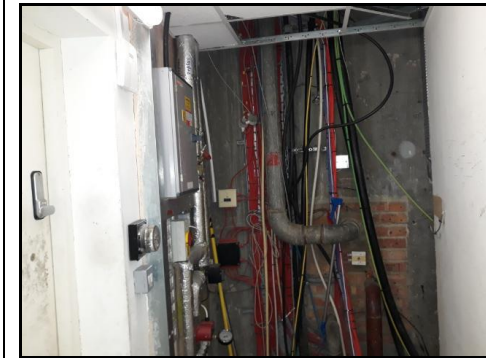
General Comments:

Plasterboard ceiling, solid walls and a concrete floor beneath modern vinyl, timber doors and frames, uninsulated metal pipework. Inspection within ceiling void revealed modern metal ducting and uninsulated metal pipework.

Section 7 – Room Data

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Ground Floor
Location Number:	083	Location Description:	Store
Surveyor:	Martin Quigley	Survey Date:	23/01/2020

Room Data / Observations:



General Comments:

Concrete ceiling, solid walls and a concrete floor, timber door and frame, uninsulated metal pipework, MMMF insulated metal pipework, modern electrics to wall with metal trunking.

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Ground Floor
Location Number:	084	Location Description:	Disabled WC
Surveyor:	Martin Quigley	Survey Date:	23/01/2020

Room Data / Observations:



General Comments:

Concrete ceiling above plasterboard, solid walls and a concrete floor beneath ceramic tiles. Timber doors and frames, ceramic toilet cistern with a plastic waste pipe, timber boards to walls revealing metal and plastic waste pipes and MMMF insulation to metal pipework.

Section 7 – Room Data

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Ground Floor
Location Number:	085	Location Description:	Store
Surveyor:	Martin Quigley	Survey Date:	23/01/2020

Room Data / Observations:



General Comments:

Plasterboard ceiling, solid and plasterboard walls and a concrete floor beneath ceramic tiles, timber door and frame.

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Ground Floor
Location Number:	086	Location Description:	Store
Surveyor:	Martin Quigley	Survey Date:	23/01/2020

Room Data / Observations:



General Comments:

Plasterboard ceiling, solid and plasterboard walls and a concrete floor, timber doors and frames, plastic cover to lower section of walls, foam insulated metal pipework.

Section 7 – Room Data

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Ground Floor
Location Number:	087	Location Description:	Store
Surveyor:	Martin Quigley	Survey Date:	23/01/2020

Room Data / Observations:



General Comments:

Concrete ceiling above metal suspended ceiling tiles, solid and plasterboard walls and a concrete floor, timber doors and frames, timber cladding to sections of walls, modern consumer unit mounted to the wall.

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Ground Floor
Location Number:	088	Location Description:	Security office
Surveyor:	Martin Quigley	Survey Date:	23/01/2020

Room Data / Observations:



General Comments:

Concrete ceiling above timber and MMMF suspended ceiling tiles, solid walls and a concrete floor beneath modern vinyl, timber door and frame, modern electrical units to walls with metal trunking, area above timber contains modern electrical units and metal waste pipes.

No access within area next to sink due to lockers covering access hatch on top

Section 7 – Room Data

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Ground Floor
Location Number:	089	Location Description:	Stairwell 1
Surveyor:	Martin Quigley	Survey Date:	23/01/2020

Room Data / Observations:



General Comments:

Concrete ceiling, solid and plasterboard walls with fixed ornate tiles and marble floor, both being retained so no inspections were made beneath, timber doors and frames.

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	First Floor
Location Number:	090	Location Description:	Mezzanine
Surveyor:	Martin Quigley	Survey Date:	24/01/2020

Room Data / Observations:



General Comments:

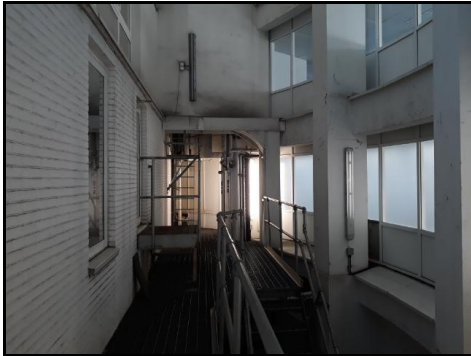
Mesh and wire to ceiling, solid and plasterboard walls and a plasterboard base, MMMF insulated metal pipework, modern ducting.

No access through hatch to closed off mezzanine floor, plasterboard fragile floor within.

Section 7 – Room Data

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	First Floor
Location Number:	091	Location Description:	Inner core
Surveyor:	Martin Quigley	Survey Date:	29/01/2020

Room Data / Observations:



General Comments:

Solid brick walls, plasterboard and metal panels, concrete floor, metal mezzanine level above, MMMF insulated metal pipework, modern electrical cables, uPVC and metal window frames, uPVC door and frame, MMMF insulation to metal ducting, modern air conditioning units, platform fibreglass cover over lead.

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	First Floor
Location Number:	092	Location Description:	Inner core
Surveyor:	Martin Quigley	Survey Date:	29/01/2020

Room Data / Observations:



General Comments:

Solid brick walls with plasterboard and metal panels, concrete floor, metal mezzanine level above, MMMF insulated metal pipework, modern electrical cables, uPVC and metal window frames, uPVC door and frame, MMMF insulation to metal ducting, modern air conditioning units, platform fibreglass cover over lead.

Section 7 – Room Data

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Lower Basement Level
Location Number:	093	Location Description:	Corridor & offices
Surveyor:	Martin Quigley	Survey Date:	30/01/2020

Room Data / Observations:



General Comments:

Concrete ceiling above plasterboard and metal suspended ceiling tiles, solid and plasterboard walls with MMMF insulation with wall cavities, concrete floor with areas of raised metal flooring, timber doors and frames, MMMF insulated metal pipework, modern electrical heater to wall, MMMF insulated metal ducting, modern electrical unit to wall, metal soil pipes, MMMF and plasterboard fire breaks.

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Lower Basement Level
Location Number:	094	Location Description:	Parking area
Surveyor:	Martin Quigley	Survey Date:	23/01/2020

Room Data / Observations:




General Comments:

Concrete ceiling, solid and plasterboard walls and a concrete floor, timber doors and frames, uninsulated metal pipework, MMMF and uninsulated metal ducting, metal cable tray, modern consumer unit to wall, MMMF fire breaks, MMMF insulation with plasterboard wall cavities.

Section 7 – Room Data


Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Lower Basement Level
Location Number:	095	Location Description:	Offices
Surveyor:	Martin Quigley	Survey Date:	23/01/2020

Room Data / Observations:

	General Comments:
	Concrete ceiling above plasterboard and metal suspended ceiling tiles, solid and plasterboard walls with MMMF insulation within wall cavities, concrete floor with areas of raised metal flooring, timber doors and frames, MMMF insulated metal pipework, modern electrical heater to wall, MMMF insulated metal ducting, modern electrical unit to wall, metal soil pipes, MMMF and plasterboard fire breaks.

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Lower Basement Level
Location Number:	096	Location Description:	Lift lobby
Surveyor:	Martin Quigley	Survey Date:	23/01/2020

Room Data / Observations:

	General Comments:
	Concrete ceiling, solid walls and a concrete floor beneath marble to areas, timber doors and frames, metal shuttering to wall, metal cable tray and plastic trunking.

Section 7 – Room Data

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Lower Basement Level
Location Number:	097	Location Description:	Stores
Surveyor:	Martin Quigley	Survey Date:	31/01/2020

Room Data / Observations:



General Comments:

Concrete slab ceiling to store rooms and solid concrete floor, metal soil pipes running throughout with lead packers, MMMF lagged metal ducting and pipework, solid block walls, MMMF to expansion joints in walls, timber fire doors and frames.

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Lower Basement Level
Location Number:	098	Location Description:	Parking area
Surveyor:	Martin Quigley	Survey Date:	31/01/2020

Room Data / Observations:



General Comments:

Concrete ceilings and columns and concrete floors, expansion joints to concrete floors is modern rubber mastic, solid block and brick walls, metal ducting and water pipework with MMMF lagging. Metal ducting. Metal sprinkler system pipework, metal soil pipework with approx. 10 joints having rubber packers. Solid timber fire doors and frames. Modern electrics to roller shutter doors.

Section 7 – Room Data

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Lower Basement Level
Location Number:	099	Location Description:	Ramp area
Surveyor:	Martin Quigley	Survey Date:	03/02/2020

Room Data / Observations:



General Comments:

Concrete ceiling, solid walls and a concrete floor, timber door and frame, uninsulated metal sprinkler pipework, metal soil pipe, metal plates to guttering, modern rubber expansion joint to driveway.

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Lower Basement Level
Location Number:	100	Location Description:	Ramp area
Surveyor:	Martin Quigley	Survey Date:	03/02/2020

Room Data / Observations:



General Comments:

Concrete ceiling, solid walls and a concrete floor, timber door and frame, uninsulated metal sprinkler pipework, metal soil pipe, metal plates to guttering, modern rubber expansion joint to driveway.

Section 7 – Room Data

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Lower Basement Level
Location Number:	101	Location Description:	Store
Surveyor:	Martin Quigley	Survey Date:	03/02/2020

Room Data / Observations:

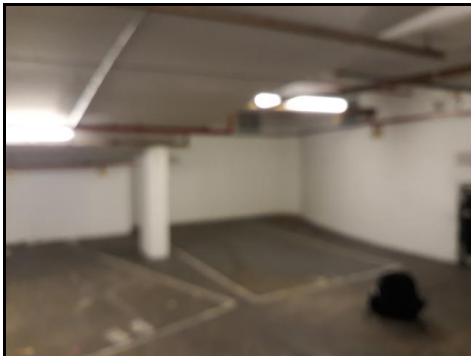


General Comments:

Concrete ceiling, solid walls and a concrete floor, timber and durasteel doors and frames, metal soil pipes, timber built in shelving, modern electrical unit to wall.

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Lower Basement Level
Location Number:	102	Location Description:	Store
Surveyor:	Martin Quigley	Survey Date:	03/02/2020

Room Data / Observations:



General Comments:

Concrete ceiling, solid walls and a concrete floor, timber and durasteel doors and frames, metal soil pipes, ceramic sink, MMMF insulated metal pipework, uninsulated metal ducting.

Section 7 – Room Data

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Lower Basement Level
Location Number:	103	Location Description:	Store
Surveyor:	Martin Quigley	Survey Date:	03/02/2020

Room Data / Observations:



General Comments:

Concrete slabs to ceiling, concrete and brick walls and a concrete floor, 2x extractor fans with modern gator, MMMF insulated metal pipework, timber doors and frames.

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Lower Basement Level
Location Number:	104	Location Description:	Stairwell
Surveyor:	Martin Quigley	Survey Date:	03/02/2020

Room Data / Observations:



General Comments:

Concrete ceiling, solid walls and a concrete floor, timber door and frame, solid concrete staircase with a metal banister, metal panel over doorway.

Section 7 – Room Data

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Lower Basement Level
Location Number:	105	Location Description:	Offices & WC's
Surveyor:	Martin Quigley	Survey Date:	03/02/2020

Room Data / Observations:

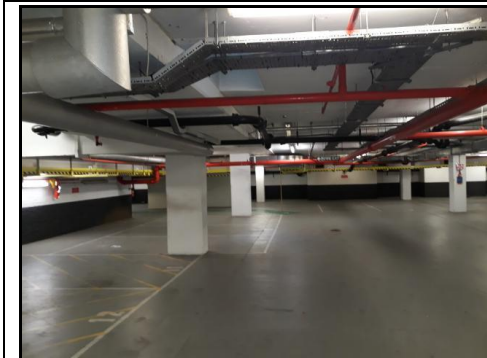


General Comments:

Concrete ceiling above plasterboard ceiling, modern services and pipework, solid and plasterboard walls with timber behind some walls, timber and metal raised floors with concrete beneath, timber doors and frames, plastic toilet cisterns and plastic waste pipes within timber boxing, modern consumer units to wall, MMMF insulated metal ducting and uninsulated metal ducting, modern water tank, modern gaskets to pipework, plastic trunking.

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Basement Level
Location Number:	106	Location Description:	Parking Area
Surveyor:	Martin Quigley	Survey Date:	03/02/2020

Room Data / Observations:



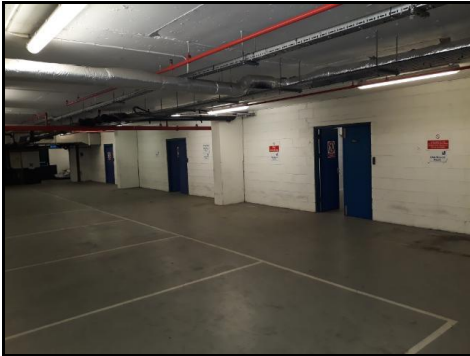
General Comments:

Concrete ceiling and columns, concrete floors, expansion joints to concrete floor is a modern rubber mastic, solid block and brick walls, uninsulated metal pipework and ducting, metal sprinkler system pipework, metal soil pipework with lead packers, solid timber fire doors and frames, modern electrics to roller shutter doors. An intrusive inspection to one of the glass block skylights revealed a concrete frame with no ACM identified within; this should be assumed to be the typical construction of all identical skylights.

Section 7 – Room Data

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Basement Level
Location Number:	107	Location Description:	Stores
Surveyor:	Martin Quigley	Survey Date:	03/02/2020

Room Data / Observations:



General Comments:

Concrete ceilings, solid brick walls and concrete floors, timber doors and frames, uninsulated metal pipework, metal ducting, modern electric heater to wall, cut off pipework to walls.

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Basement Level
Location Number:	108	Location Description:	Stores
Surveyor:	Martin Quigley	Survey Date:	03/02/2020

Room Data / Observations:



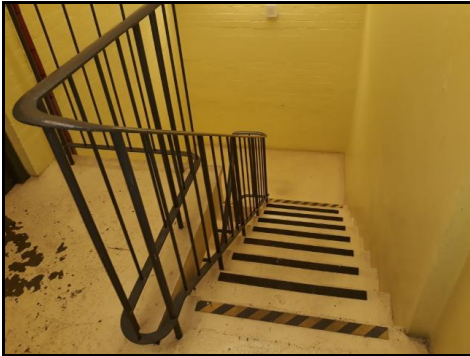
General Comments:

Concrete ceilings, solid brick walls and concrete floors, timber doors and frames, uninsulated metal pipework, MMMF insulated metal pipework, metal ducting.

Section 7 – Room Data

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Basement Level
Location Number:	109	Location Description:	Stairwell
Surveyor:	Martin Quigley	Survey Date:	03/02/2020

Room Data / Observations:



General Comments:

Concrete ceiling, solid walls and a concrete floor, timber doors and frames, solid concrete staircase with a metal banister, metal panel over doorway.

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Basement Level
Location Number:	110	Location Description:	Stairwell
Surveyor:	Martin Quigley	Survey Date:	03/02/2020

Room Data / Observations:



General Comments:

Solid walls with ceramic tiles applied and a concrete floor with ceramic tiles, timber door and frame, solid concrete staircase.

Section 7 – Room Data

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Basement Level
Location Number:	111	Location Description:	Stairwell
Surveyor:	Martin Quigley	Survey Date:	03/02/2020

Room Data / Observations:



General Comments:

Concrete ceiling, solid walls and a concrete floor, timber doors and frames, solid concrete staircase, metal panel over doorway.

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Basement Level
Location Number:	112	Location Description:	Store
Surveyor:	Martin Quigley	Survey Date:	03/02/2020

Room Data / Observations:



General Comments:

Concrete ceiling, solid walls and a concrete floor, metal door, 2x metal fans.

Section 7 – Room Data

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Basement Level
Location Number:	113	Location Description:	Store
Surveyor:	Martin Quigley	Survey Date:	03/02/2020

Room Data / Observations:



General Comments:

Concrete slabs to ceiling, concrete and brick walls with a concrete floor, 2x extractor fans with modern gator, uninsulated metal pipework, metal door and frame, concrete and foam to wall intrusion, metal ducting penetrating through wall.

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Basement Level
Location Number:	114	Location Description:	Parking Area
Surveyor:	Martin Quigley	Survey Date:	04/02/2020

Room Data / Observations:



General Comments:

Solid concrete ceilings and columns, concrete floors, expansion joints to concrete floors are modern rubber mastic, solid block and brick walls, uninsulated metal pipework and ducting, MMMF insulated metal pipework, metal sprinkler system pipework, metal soil pipe with lead packers, solid timber fire doors and frames, modern electrics to roller shutter doors.

Section 7 – Room Data

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Basement Level
Location Number:	115	Location Description:	Ramp area
Surveyor:	Martin Quigley	Survey Date:	04/02/2020

Room Data / Observations:



General Comments:

Concrete ceiling, solid walls and a concrete floor, timber doors and frames, uninsulated metal sprinkler pipework, metal soil pipe, modern rubber expansion joint to driveway.

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Basement Level
Location Number:	116	Location Description:	Store & WC's
Surveyor:	Martin Quigley	Survey Date:	04/02/2020

Room Data / Observations:



General Comments:

Concrete ceiling, solid walls and a concrete floor, partition walls to toilets are mesh and plaster, timber doors and frames, timber panel to wall of toilet containing metal hot water tank and metal soil pipes, uninsulated metal pipework, ceramic toilet cisterns, timber door header panels, metal water tank within store.

Section 7 – Room Data

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Basement Level
Location Number:	117	Location Description:	Water tank store
Surveyor:	Martin Quigley	Survey Date:	04/02/2020

Room Data / Observations:



General Comments:

Concrete ceiling, solid brick walls and a concrete floor, metal door and frame, 2x fibreglass water tanks, MMMF insulated metal pipework, redundant metal water tank, 4x modern pumps and electrical units to concrete slabs, metal trunking.

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Basement Level
Location Number:	118	Location Description:	Store
Surveyor:	Martin Quigley	Survey Date:	04/02/2020

Room Data / Observations:



General Comments:

Concrete ceiling, solid walls and a concrete floor, timber door and frame, modern electrical units throughout room, metal trunking, compressed wood board to wall, MMMF insulated metal pipework.

Section 7 – Room Data

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Basement Level
Location Number:	119	Location Description:	Carpenters workshop
Surveyor:	Martin Quigley	Survey Date:	04/02/2020

Room Data / Observations:



General Comments:

Concrete ceiling, solid walls and a concrete floor, timber doors and frame, uninsulated metal ducting, MMMF insulated metal pipework with cladding to sections, modern gators to ducting, metal soil pipes, uninsulated metal pipework, metal radiators to wall.

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Basement Level
Location Number:	120	Location Description:	Stores
Surveyor:	Martin Quigley	Survey Date:	04/02/2020

Room Data / Observations:



General Comments:

Concrete ceilings with solid/plasterboard walls with timber to cavity of plasterboard, concrete floor with raised metal and timber flooring to areas, modern electrical units to walls, MMMF insulated metal pipework, timber doors and frames, metal soil pipes, MMMF insulated metal ducting, electric heaters to walls.

Section 7 – Room Data

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Basement Level
Location Number:	121	Location Description:	Stores
Surveyor:	Martin Quigley	Survey Date:	04/02/2020

Room Data / Observations:



General Comments:

Concrete ceiling, solid brick walls and a concrete floor, motor for ducting fan with modern gator onto uninsulated metal ducting, uninsulated metal pipework.

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Basement Level
Location Number:	122	Location Description:	Lobby
Surveyor:	Martin Quigley	Survey Date:	04/02/2020

Room Data / Observations:



General Comments:

Concrete ceiling, solid brick walls and a concrete floor, uninsulated metal ducting, uninsulated metal pipework.

Section 7 – Room Data

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Basement Level
Location Number:	123	Location Description:	Store
Surveyor:	Martin Quigley	Survey Date:	03/02/2020

Room Data / Observations:



General Comments:

Concrete ceiling, solid brick walls and a concrete floor, durasteel door, MMMF insulated metal pipework, uninsulated metal ducting, metal trunking, MMMF insulated metal ducting.

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Basement Level
Location Number:	124	Location Description:	Store
Surveyor:	Martin Quigley	Survey Date:	03/02/2020

Room Data / Observations:



General Comments:

Concrete ceiling, solid brick walls and a concrete floor, durasteel door, uninsulated metal ducting, metal trunking, MMMF insulated metal ducting.

Section 7 – Room Data

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Basement Level
Location Number:	125	Location Description:	Staff room
Surveyor:	Martin Quigley	Survey Date:	04/02/2020

Room Data / Observations:



General Comments:

Concrete ceiling, solid walls and a concrete floor, timber doors and frame, metal radiators to wall with uninsulated metal pipework, metal soil pipe, metal trunking, modern consumer unit mounted to wall, plastic pipework, modern water heater beneath sink.

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Basement Level
Location Number:	126	Location Description:	Water tanks & stores
Surveyor:	Martin Quigley	Survey Date:	05/02/2020

Room Data / Observations:



General Comments:

Concrete ceiling, solid brick walls and a concrete floor, timber doors and frames, MMMF insulated metal pipework with modern gaskets, metal soil pipes, metal water tank with modern pumps, timber boxing to wall with modern electrics, modern electrical units to walls, metal trunking, supalux panel to wall.

Section 7 – Room Data

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Basement Level
Location Number:	127	Location Description:	Plant Room
Surveyor:	Martin Quigley	Survey Date:	04/02/2020

Room Data / Observations:



General Comments:

Concrete ceiling, solid brick walls and a concrete floor, timber door and frame, free standing modern electrical units, modern electrical units to wall, electrical in-take cables, metal trunking, metal soil pipe.

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Basement Level
Location Number:	128	Location Description:	Store
Surveyor:	Martin Quigley	Survey Date:	05/02/2020

Room Data / Observations:



General Comments:

Concrete ceiling, solid walls and a concrete floor beneath sampled floor covering, timber door and frame with a metal safe door, uninsulated metal pipework, modern consumer units to walls, metal trunking, solid spiral staircase, modern rubber nosing to stairs.

Section 7 – Room Data

Building Name:	Block 1 Tower 11th Floor - Basement	Floor Level:	Basement Level
Location Number:	129	Location Description:	Store
Surveyor:	Martin Quigley	Survey Date:	05/02/2020

Room Data / Observations:



General Comments:

Concrete ceiling, concrete and solid brick walls and a concrete floor, timber doors and frame, modern electrical units to floor and wall with metal trunking, modern consumer unit to wall, timber panel to wall behind electrical units, metal soil pipe.

Section 8 – Sample Results Summary

Sample No. / ID (Approach*)	Location details	Item Description	Material description	Asbestos type	Extent	Material score	Priority score	Total score	Recommendation
P-359273/001 (S)	Block 1 Tower 11th Floor - Basement - Eleventh Floor - Open plan office	Panel beneath the window to the rear of the blockwork wall	Asbestos insulating board	Amosite Chrysotile	110 m2	6	-	6	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.
P-359273/002 (S)	Block 1 Tower 11th Floor - Basement - Eleventh Floor - Open plan office	Adhesive to floor beneath modern screed	Asbestos bitumen	Chrysotile	800 m2	2	-	2	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.
P-359273/003 (S)	Block 1 Tower 11th Floor - Basement - Eleventh Floor - Open plan office	Floor tile debris within cupboard	Asbestos thermoplastic/adhesive	Chrysotile	1 m2	5	-	5	Remove.
P-359273/004 (S)	Block 1 Tower 11th Floor - Basement - Eleventh Floor - Open plan office	Mastic to internal windows behind plasterboard	Non-asbestos material	No asbestos detected	100 m linear	0	-	0	-
P-359273/005 (S)	Block 1 Tower 11th Floor - Basement - Tenth Floor - Open plan office	Floor tile debris within cupboard	Asbestos thermoplastic/adhesive	Chrysotile	1 m2	5	-	5	Remove.
P-359273/006 (S)	Block 1 Tower 11th Floor - Basement - Tenth Floor - Open plan office	Adhesive beneath modern screed	Asbestos bitumen	Chrysotile	800 m2	2	-	2	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.
P-359273/007 (S)	Block 1 Tower 11th Floor - Basement - Ninth Floor - Open plan office	Floor tile debris within cupboards	Asbestos thermoplastic/adhesive	Chrysotile	1 m2	5	-	5	Remove.
P-359273/008 (S)	Block 1 Tower 11th Floor - Basement - Ninth Floor - Open plan office	Adhesive beneath modern screed	Asbestos bitumen	Chrysotile	800 m2	2	-	2	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.
P-359273/009 (S)	Block 1 Tower 11th Floor - Basement - Eighth Floor - Open plan office	Adhesive beneath modern screed	Asbestos bitumen	Chrysotile	800 m2	2	-	2	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.
P-359273/010 (S)	Block 1 Tower 11th Floor - Basement - Eighth Floor - Open plan office	Floor tile debris within cupboard	Asbestos thermoplastic/adhesive	Chrysotile	1 m2	5	-	5	Remove.
P-359273/011 (S)	Block 1 Tower 11th Floor - Basement - Eighth Floor - Open plan office	Mastic to internal windows behind plasterboard	Asbestos mastic	Chrysotile	30 m linear	3	-	3	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.
P-359273/012 (S)	Block 1 Tower 11th Floor - Basement - Seventh Floor - Open plan office	Adhesive to floor beneath modern screed	Asbestos bitumen	Chrysotile	800 m2	2	-	2	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.
P-359273/013 (S)	Block 1 Tower 11th Floor - Basement - Seventh Floor - Open plan office	Floor tile debris within cupboard	Asbestos thermoplastic/adhesive	Chrysotile	1 m2	5	-	5	Remove.
P-359273/014 (S)	Block 1 Tower 11th Floor - Basement - Seventh Floor - Open plan office	Mastic to windows behind plasterboard	Asbestos mastic	Chrysotile	30 m linear	3	-	3	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.
P-359273/015 (S)	Block 1 Tower 11th Floor - Basement - Sixth Floor - Open plan office	Adhesive beneath modern screed	Asbestos bitumen	Chrysotile	800 m2	2	-	2	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.
P-359273/016 (S)	Block 1 Tower 11th Floor - Basement - Sixth Floor - Open plan office	Floor tile debris within cupboard	Asbestos thermoplastic/adhesive	Chrysotile	1 m2	5	-	5	Remove.

Section 8 – Sample Results Summary

Sample No. / ID (Approach*)	Location details	Item Description	Material description	Asbestos type	Extent	Material score	Priority score	Total score	Recommendation
P-359273/017 (S)	Block 1 Tower 11th Floor - Basement - Sixth Floor - Open plan office	Mastic to internal windows behind plasterboard	Asbestos mastic	Chrysotile	30 m linear	3	-	3	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.
P-359273/018 (S)	Block 1 Tower 11th Floor - Basement - Fifth Floor - Open plan office	Adhesive to floor beneath modern screed	Asbestos bitumen	Chrysotile	800 m2	2	-	2	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.
P-359273/019 (S)	Block 1 Tower 11th Floor - Basement - Fifth Floor - Open plan office	Floor tile debris within cupboard	Asbestos thermoplastic/adhesive	Chrysotile	1 m2	5	-	5	Remove.
P-359273/020 (S)	Block 1 Tower 11th Floor - Basement - Fifth Floor - Open plan office	Mastic to internal windows behind plasterboard	Non-asbestos material	No asbestos detected	30 m linear	0	-	0	-
P-359273/021 (S)	Block 1 Tower 11th Floor - Basement - Fourth Floor - Open plan office	Adhesive to floor beneath modern screed	Asbestos bitumen	Chrysotile	800 m2	2	-	2	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.
P-359273/022 (S)	Block 1 Tower 11th Floor - Basement - Fourth Floor - Open plan office	Floor tile debris within cupboard	Asbestos thermoplastic/adhesive	Chrysotile	1 m2	5	-	5	Remove.
P-359273/023 (S)	Block 1 Tower 11th Floor - Basement - Fourth Floor - Open plan office	Mastic to internal windows behind plasterboard	Asbestos mastic	Chrysotile	30 m linear	3	-	3	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.
P-359273/024 (S)	Block 1 Tower 11th Floor - Basement - Third Floor - Open plan office	Adhesive to floor beneath modern screed	Asbestos bitumen	Chrysotile	800 m2	2	-	2	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.
P-359273/025 (S)	Block 1 Tower 11th Floor - Basement - Third Floor - Open plan office	Floor tile debris within cupboard	Asbestos thermoplastic/adhesive	Chrysotile	1 m2	5	-	5	Remove.
P-359273/026 (S)	Block 1 Tower 11th Floor - Basement - Third Floor - Open plan office	Mastic to internal windows behind plasterboard	Asbestos mastic	Chrysotile	30 m linear	3	-	3	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.
P-359273/027 (S)	Block 1 Tower 11th Floor - Basement - Second Floor - Open plan office	Adhesive to floor beneath modern screed	Non-asbestos screed/asbestos bitumen adhesive	Chrysotile	800 m2	2	-	2	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.
P-359273/028 (S)	Block 1 Tower 11th Floor - Basement - Second Floor - Open plan office	Floor tile debris within cupboard	Asbestos thermoplastic/adhesive	Chrysotile	1 m2	5	-	5	Remove.
P-359273/029 (S)	Block 1 Tower 11th Floor - Basement - Second Floor - Open plan office	Mastic to internal windows behind plasterboard	Asbestos mastic	Chrysotile	30 m linear	3	-	3	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.
P-359273/030 (S)	Block 1 Tower 11th Floor - Basement - Second Floor - Open plan office	Promenade tiles	Non-asbestos material	No asbestos detected	20 m2	0	-	0	-
P-359273/031 (S)	Block 1 Tower 11th Floor - Basement - First Floor - Open plan office	Adhesive to floor beneath modern screed	Asbestos bitumen	Chrysotile	800 m2	2	-	2	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.
P-359273/032 (S)	Block 1 Tower 11th Floor - Basement - First Floor - Open plan office	Floor tiles debris within cupboard	Asbestos thermoplastic/adhesive	Chrysotile	1 m2	5	-	5	Remove.
P-359273/033 (S)	Block 1 Tower 11th Floor - Basement - First Floor - Open plan office	Mastic to internal windows behind plasterboard	Non-asbestos material	No asbestos detected	30 m linear	0	-	0	-
P-359273/034 (S)	Block 1 Tower 11th Floor - Basement - First Floor - Open plan office	Adhesive above suspended ceiling	Non-asbestos material	No asbestos detected	800 m2	0	-	0	-

Section 8 – Sample Results Summary

Sample No. / ID (Approach*)	Location details	Item Description	Material description	Asbestos type	Extent	Material score	Priority score	Total score	Recommendation
P-359273/035 (S)	Block 1 Tower 11th Floor - Basement - Ground Floor - Entrance lobby	Textured coating to ceiling within ceiling void	Non-asbestos material	No asbestos detected	20 m2	0	-	0	-
P-359273/036 (S)	Block 1 Tower 11th Floor - Basement - Ground Floor - Store	Board to ducting	Non-asbestos material	No asbestos detected	4 m2	0	-	0	-
P-359273/037 (S)	Block 1 Tower 11th Floor - Basement - First Floor - Mezzanine	Textured coating to ceiling	Non-asbestos material	No asbestos detected	20 m2	0	-	0	-
P-359273/038 (S)	Block 1 Tower 11th Floor - Basement - First Floor - Mezzanine	Board to the rear of the access hatches	Non-asbestos material	No asbestos detected	2 m2	0	-	0	-
P-359273/039 (S)	Block 1 Tower 11th Floor - Basement - First Floor - Inner core	Packing within brackets to electrical cables	Non-asbestos material	No asbestos detected	24 Number	0	-	0	-
P-359273/040 (S)	Block 1 Tower 11th Floor - Basement - First Floor - Inner core	Damp proof course within wall cavity	Non-asbestos material	No asbestos detected	1 m linear	0	-	0	-
P-359273/041 (S)	Block 1 Tower 11th Floor - Basement - First Floor - Inner core	Mastic to window	Non-asbestos material	No asbestos detected	200 m linear	0	-	0	-
P-359273/042 (S)	Block 1 Tower 11th Floor - Basement - Lower Basement Level - Offices	Cladding to beam	Non-asbestos material	No asbestos detected	2 m2	0	-	0	-
P-359273/043 (S)	Block 1 Tower 11th Floor - Basement - Lower Basement Level - Offices	Gasket to pipework	Non-asbestos material	No asbestos detected	2 Number	0	-	0	-
P-359273/044 (S)	Block 1 Tower 11th Floor - Basement - Lower Basement Level - Offices	Cladding to beam	Non-asbestos material	No asbestos detected	2 m2	0	-	0	-
P-359273/045 (S)	Block 1 Tower 11th Floor - Basement - Lower Basement Level - Offices	Durasteel doors	Asbestos insulating board	Crocidolite Amosite Chrysotile	2 Number	6	-	6	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.
P-359273/046 (S)	Block 1 Tower 11th Floor - Basement - Lower Basement Level - Lift lobby	Sprayed coating debris to the ceiling	Non-asbestos material	No asbestos detected	1 m2	0	-	0	-
P-359273/047 (S)	Block 1 Tower 11th Floor - Basement - Lower Basement Level - Parking area	Mastic to ducting	Non-asbestos material	No asbestos detected	4 m linear	0	-	0	-
P-359273/048 (S)	Block 1 Tower 11th Floor - Basement - Lower Basement Level - Ramp area	Mastic to expansion joint in wall	Non-asbestos material	No asbestos detected	2 m linear	0	-	0	-
P-359273/049 (S)	Block 1 Tower 11th Floor - Basement - Lower Basement Level - Ramp area	Durasteel door	Asbestos insulating board	Crocidolite Amosite Chrysotile	2 m2	6	-	6	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.
P-359273/050 (S)	Block 1 Tower 11th Floor - Basement - Lower Basement Level - Store	Gasket to pipework	Asbestos gasket	Chrysotile	8 Number	4	-	4	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.
P-359273/051 (S)	Block 1 Tower 11th Floor - Basement - Basement Level - Parking Area	Rope seal to ducting joints	Asbestos woven material	Chrysotile	30 m linear	4	-	4	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.
P-359273/052 (S)	Block 1 Tower 11th Floor - Basement - Basement Level - Parking Area	Durasteel doors x2	Asbestos insulating board	Crocidolite Amosite Chrysotile	2 m2	6	-	6	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.
P-359273/053 (S)	Block 1 Tower 11th Floor - Basement - Basement Level - Stores	Rope seal to ducting joints.	Asbestos woven material	Chrysotile	30 m linear	4	-	4	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.
P-359273/054 (S)	Block 1 Tower 11th Floor - Basement - Basement Level - Stores	Gator to ducting	Non-asbestos material	No asbestos detected	1 m linear	0	-	0	-
P-359273/055 (S)	Block 1 Tower 11th Floor - Basement - Basement Level - Parking Area	Mastic seal to ducting joints	Non-asbestos material	No asbestos detected	10 m linear	0	-	0	-

Section 8 – Sample Results Summary

Sample No. / ID (Approach*)	Location details	Item Description	Material description	Asbestos type	Extent	Material score	Priority score	Total score	Recommendation
P-359273/056 (S)	Block 1 Tower 11th Floor - Basement - Basement Level - Parking Area	Gasket to pipework	Non-asbestos material	No asbestos detected	6 Number	0	-	0	-
P-359273/057 (S)	Block 1 Tower 11th Floor - Basement - Basement Level - Parking Area	Durasteel doors	Asbestos insulating board	Chrysotile	5 Number	4	-	4	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.
P-359273/058 (S)	Block 1 Tower 11th Floor - Basement - Basement Level - Water tank store	Gasket to pipework	Non-asbestos material	No asbestos detected	12 Number	0	-	0	-
P-359273/059 (S)	Block 1 Tower 11th Floor - Basement - Basement Level - Store	Durasteel boxing	Non-asbestos material	No asbestos detected	1 m2	0	-	0	-
P-359273/060 (S)	Block 1 Tower 11th Floor - Basement - Basement Level - Water tanks & stores	Durasteel doors x2	Asbestos insulating board	Crocidolite Amosite Chrysotile	2 Number	6	-	6	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.
P-359273/061 (S)	Block 1 Tower 11th Floor - Basement - Basement Level - Staff room	Sink pad	Asbestos bitumen	Chrysotile	3 Number	3	-	3	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.
P-359273/062 (S)	Block 1 Tower 11th Floor - Basement - Basement Level - Store	Gasket to pipework	Asbestos gasket	Chrysotile	2 Number	4	-	4	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.
P-359273/063 (S)	Block 1 Tower 11th Floor - Basement - Basement Level - Store	Floor covering	Non-asbestos material	No asbestos detected	80 m2	0	-	0	-
P-359273/064 (S)	Block 1 Tower 11th Floor - Basement - Basement Level - Store	Floor covering to staircase	Non-asbestos material	No asbestos detected	10 m2	0	-	0	-
P-359273/065 (S)	Block 1 Tower 11th Floor - Basement - Basement Level - Store	Mastic to door window	Non-asbestos material	No asbestos detected	1 m2	0	-	0	-
P-359273/066 (S)	Block 1 Tower 11th Floor - Basement - Basement Level - Store	Board boxing	Non-asbestos material	No asbestos detected	4 m2	0	-	0	-
P-359273/As 001 (X)	Block 1 Tower 11th Floor - Basement - Tenth Floor - Open plan office	Panel beneath the window to the rear of the blockwork wall	Asbestos insulating board	Amosite Chrysotile	110 m2	6	-	6	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.
P-359273/As 001 (X)	Block 1 Tower 11th Floor - Basement - Ninth Floor - Open plan office	Panel beneath the window to the rear of the blockwork wall	Asbestos insulating board	Amosite Chrysotile	110 m2	6	-	6	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.
P-359273/As 001 (X)	Block 1 Tower 11th Floor - Basement - Eighth Floor - Open plan office	Panel beneath the window to the rear of the blockwork wall	Asbestos insulating board	Amosite Chrysotile	110 m2	6	-	6	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.
P-359273/As 001 (X)	Block 1 Tower 11th Floor - Basement - Seventh Floor - Open plan office	Panel beneath the window to the rear of the blockwork wall	Asbestos insulating board	Amosite Chrysotile	110 m2	6	-	6	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.
P-359273/As 001 (X)	Block 1 Tower 11th Floor - Basement - Sixth Floor - Open plan office	Panel beneath the window to the rear of the blockwork wall	Asbestos insulating board	Amosite Chrysotile	110 m2	6	-	6	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.
P-359273/As 001 (X)	Block 1 Tower 11th Floor - Basement - Fifth Floor - Open plan office	Panel beneath the window to the rear of the blockwork wall	Asbestos insulating board	Amosite Chrysotile	110 m2	6	-	6	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.

Section 8 – Sample Results Summary

Sample No. / ID (Approach*)	Location details	Item Description	Material description	Asbestos type	Extent	Material score	Priority score	Total score	Recommendation
P-359273/As 001 (X)	Block 1 Tower 11th Floor - Basement - Fourth Floor - Open plan office	Panel beneath the window to the rear of the blockwork wall	Asbestos insulating board	Amosite Chrysotile	110 m2	6	-	6	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.
P-359273/As 001 (X)	Block 1 Tower 11th Floor - Basement - Third Floor - Open plan office	Panel beneath the window to the rear of the blockwork wall	Asbestos insulating board	Amosite Chrysotile	110 m2	6	-	6	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.
P-359273/As 001 (X)	Block 1 Tower 11th Floor - Basement - Second Floor - Open plan office	Panel beneath the window to the rear of the blockwork wall	Asbestos insulating board	Amosite Chrysotile	110 m2	6	-	6	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.
P-359273/As 001 (X)	Block 1 Tower 11th Floor - Basement - First Floor - Open plan office	Panel beneath the window to the rear of the blockwork wall	Asbestos insulating board	Amosite Chrysotile	110 m2	6	-	6	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.
P-359273/As 030 (X)	Block 1 Tower 11th Floor - Basement - First Floor - Open plan office	Promenade tiles	Non-asbestos material	No asbestos detected	20 m2	0	-	0	-
P-359273/As 035 (X)	Block 1 Tower 11th Floor - Basement - Ground Floor - Store	Textured coating to ceiling	Non-asbestos material	No asbestos detected	2 m2	0	-	0	-
P-359273/As 035 (X)	Block 1 Tower 11th Floor - Basement - Ground Floor - Stairwell 1	Textured coating to ceiling	Non-asbestos material	No asbestos detected	12 m2	0	-	0	-
P-359273/As 049 (X)	Block 1 Tower 11th Floor - Basement - Lower Basement Level - Store	Durasteel door	Asbestos insulating board	Crocidolite Amosite Chrysotile	1 m2	6	-	6	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.
P-359273/As 050 (X)	Block 1 Tower 11th Floor - Basement - Lower Basement Level - Store	Gaskets to pipework	Asbestos gasket	Chrysotile	6 Number	4	-	4	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.
P-359273/As 058 (X)	Block 1 Tower 11th Floor - Basement - Basement Level - Carpenters workshop	Gasket to pipework	Non-asbestos material	No asbestos detected	2 Number	0	-	0	-
P-359273/As 059 (X)	Block 1 Tower 11th Floor - Basement - Basement Level - Lobby	Durasteel boxing	Non-asbestos material	No asbestos detected	6 m linear	0	-	0	-
P-359273/P001 (P)	Block 1 Tower 11th Floor - Basement - Ground Floor - Store	Pipework collars	Asbestos gasket	Presumed to contain asbestos	4 Number	6	-	6	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.
P-359273/P002 (P)	Block 1 Tower 11th Floor - Basement - First Floor - Inner core	Pipework collars	Asbestos gasket	Presumed to contain asbestos	12 Number	6	-	6	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.
P-359273/P003 (P)	Block 1 Tower 11th Floor - Basement - Basement Level - Parking Area	Electrical switchgear	Asbestos woven material	Presumed to contain asbestos	6 Number	6	-	6	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.
P-359273/P004 (P)	Block 1 Tower 11th Floor - Basement - Basement Level - Parking Area	Electrical switchgear	Asbestos woven material	Presumed to contain asbestos	2 Number	6	-	6	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.
P-359273/P005 (P)	Block 1 Tower 11th Floor - Basement - Basement Level - Stores	Electrical switchgear	Asbestos woven material	Presumed to contain asbestos	3 Number	6	-	6	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.

Section 8 – Sample Results Summary

Sample No. / ID (Approach*)	Location details	Item Description	Material description	Asbestos type	Extent	Material score	Priority score	Total score	Recommendation
P-359273/P006 (P)	Block 1 Tower 11th Floor - Basement - Basement Level - Water tank store	Electrical switchgear	Asbestos woven material	Presumed to contain asbestos	2 Number	6	-	6	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.
P-359273/P007 (P)	Block 1 Tower 11th Floor - Basement - Basement Level - Lobby	Liming within air bricks	Asbestos cement	Presumed to contain asbestos	4 Number	5	-	5	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.
P-359273/P008 (P)	Block 1 Tower 11th Floor - Basement - Basement Level - Store	Electrical switchgear	Asbestos woven material	Presumed to contain asbestos	2 Number	6	-	6	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.

*Key to approach: S = sampled material; X = Material cross referenced to a sample; P = presumed material (not sampled); SP = Strongly presumed material (not sampled)

APPENDIX A – CONTRACT INFORMATION AND SURVEY SCOPE

SURVEY CONTRACT INFORMATION AND SCOPE

Quotation number / Project number **P-359273**

Client	SLQR Trustee No 1 Limited and SLQR Trustee No 2 Limited as Co Trustees of SLQR Unit Trust No 3
Site	Space House (Tower)
Site Address	Space House 1 Kemble Street London WC2B 4AN

Site description	One Kemble Street building and Kingsway building currently contains an existing property comprising 229,192ft². The site is located on Kingsway in the London Borough of Camden. The original development was completed in 1969 and received large-scale refurbishments in 1996 and 2003; it received Grade II listing by Historic England in 2015.
Type of survey	Refurbishment Survey
Area of refurbishment (if applicable)	11th Floor to Basement
Mobile Tracker version	Standard Tracker - Room led data

Client specific requirements

Information obtained from client:	
How was information obtained	Site visit
Occupancy of the site	Vacant
Existing asbestos reports / records?	Yes Asbestos registers & survey reports are available on-site
Historical refurbishment / demolition records	Yes Asbestos registers detail ACMs that have been removed

Assessments required	Material assessment only
Method of reinstatement (if applicable)	No re-instatement required other than to make safe any inspection points N/A
Departures from recognised methods	No

Scope of works (including proposed refurbishment where applicable)**Full Project Scope of Works:-**

Refurbishment Survey of both 1 Kemble Street and 45-49 Kingsway ahead of the proposed refurbishment works. The full scale of the project was communicated by Clive Withers of Avison Young during the scoping visit. The scope of the refurbishment included a full strip out of internal wall structures (partition and blockwork) and ceilings (suspended/fixed) leaving the outer shell structure of the building. All existing Mechanical and Electrical Plant (MEP) is proposed to be removed apart from any services feeding the UKPN areas. All windows to the exterior of the properties are being replaced. Specified sections of the floor slab, particularly to the car park and ramp, are being re-constructed. Additional structures are being constructed to the roof of both buildings.

Survey Report Breakdown:-

The survey has been broken down into separate reports to make the flow of information to the client more frequent. The report breakdown will likely be as follows:

1. Tower - Roof Level to 12th Floor
2. Tower - 11th Floor to Basement (Basement under both buildings)
3. Kingsway - Roof Level to 6th Floor
4. Kingsway - 5th Floor to Ground Floor
5. Lift Shafts (Both Buildings)
6. Pilot Window Removal (Both Buildings)
7. Roof Structure (Both Buildings)
8. Exterior (Both Buildings)

Scope of this Report (Tower - 11th Floor to Basement):-

The Refurbishment Survey contained within this report has been undertaken in line with the agreed scope of works except for the lift shafts, pilot window removal, floor slab penetrations, roof structure inspections and exterior; these elements of the survey will be captured in separate individual reports as listed above.

Elements to be inspected			
All surveys			
Element	Usual inspection method (if applicable)	Included?	Comments
All areas within site boundary	Inspection of all areas within the site boundaries, including exterior elements and surrounding gardens / land.	Yes	
Beneath carpet or floor coverings (except laminate floors)	Management surveys - to be lifted in discrete locations where to do so will not cause damage and where the flooring can be safely replaced Refurbishment / demolition surveys – full inspection to all relevant areas.	Yes	
Beneath or behind fixtures and fittings – e.g. bath panels / kitchen units	Management surveys – inspection only where the item is screw fixed or can be easily removed and replaced without causing damage. Refurbishment / demolition surveys - removal of cladding panels / units or inspection hole created with appropriate tools.	Yes	
Within boxings or risers (not constructed of a suspect ACM).	Management surveys – inspection only where the boxing / access panel is screw fixed or can be easily removed and replaced without causing damage. Refurbishment / demolition surveys – full inspection either by unscrewing, use of existing access panels or inspection holes made with appropriate tools of suitable size to allow for adequate inspection..	Yes	Boxing's can be removed in their entirety to facilitate a full inspection. Boxing's within the Tower (1 Kemble Street Building) to the perimeter walls (adjacent the windows) will be representatively inspected given their uniform nature and amount of boxing's present (i.e. a boxing to either side of each window).
Roof voids	Inspection from the access hatch if no flooring or crawl boards available	Yes	
Refurbishment surveys / demolition surveys (elements to be included in areas affected by the scope of the proposed works)			
Element	Usual inspection method (if applicable)	Included?	Comments
Solid wall cavities	Removal of vent covers/window sills. May involve removal of individual bricks in some cases.	Yes	
Partition wall cavities	Inspection holes created with appropriate tools and of suitable size to allow for adequate inspection.	Yes	Large sections of the partitions can be removed to provide a greater level of inspection
Above fixed ceilings / ceiling voids	Inspection holes created with appropriate tools. Inspection may also be possible via the removal of light fittings or removal of flooring within areas above.	Yes	Large sections of the ceilings can be removed to provide a greater level of inspection
Floor voids	Removal of floorboards or use of existing access points.	Yes	
Beneath window sills	Removal of window sills or inspection holes created with appropriate tools.	Yes	This excludes asbestos windowsills
Within fire doors	Removal of door furniture or inspection hole created with appropriate tools.	Yes	
Beneath fixed flooring materials (e.g. laminate / ceramic tiles)	Removal of flooring material.	Yes	
Behind fixed wall cladding / coverings / tiles	Removal of cladding / coverings / tiles.	Yes	Listed features, including mosaic tiles, are to be excluded; these are present to external walls and stairwells.
Behind skirting and door frames	Removal of skirting and door frames.	Yes	
Beneath non-asbestos insulation to pipework / calorifiers etc.	Removal of non-asbestos insulation materials.	Yes	
Behind non asbestos external soffits / fascias	Removal of soffit / fascia. Inspection hole created with appropriate tools. Suitable inspection may be possible form within roof voids	Yes	
Sealed off or locked areas	Access gained using intrusive methods.	No	

where no key is available			
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As part of the survey planning stage, the below elements were discussed with the client. Where the elements are indicated as not included, they are specifically excluded from the scope of the survey and should be presumed to contain asbestos until proven otherwise.

Element	Usual inspection method (if applicable)	Included?	Comments
Work at height requiring specialist access equipment	Inspection via MEWP or scaffold as appropriate.	Yes	MEWP requirement for external high level areas, i.e. canopies, link bridges, etc.
Within electric switchgear, fuse boxes, plant and other associated services	Only accessed if a suitably qualified electrician is provided otherwise these items will not be inspected and are specifically excluded from the scope of the survey.	Yes	Client to supply a suitably qualified electrician to locally isolate and open up any suspect electrical units.
Within operational plant and machinery including boilers / calorifiers etc.	Only accessed if a suitably qualified engineer is provided otherwise these items will not be inspected and are specifically excluded from the scope of the survey.	Yes	Client to supply a suitably qualified mechanic to locally isolate and open up any suspect mechanical units, i.e. boilers.
Access behind / above existing ACMs which would require the use of an asbestos removal contractor	Inspection will only be carried out if a licensed asbestos removal is provided otherwise these areas are specifically excluded from the scope of the survey.	No	Excluded from the scope of the survey (beneath cement products and asbestos insulating board products).
Lifts, lift shafts and lift machinery	Unless agreed with the client and a lift engineer is provided, lifts and shafts are specifically excluded from the scope of the survey. Lift machinery will be inspected externally where possible	Yes	Client to supply a lift engineer to facilitate inspection to the lift shafts and lift carriages - This element will be captured on a separate survey report relating specifically to this element of the works.
Internal elements of safes	Where not included and if there are no client specific requirements, all safes will be recorded as a no access item which should be therefore presumed to contain asbestos.	No	Not applicable
Intrusion through solid ceiling slab, floor slabs or solid walls.	Only accessed if suitable specialist support services are provided otherwise these items will not be inspected and are specifically excluded from the scope of the survey.	Yes	Specified slab areas are to be intrusively inspected with the assistance of other trades, i.e. LARC, Drilling Contractor, etc. - This element will be captured on a separate survey report relating specifically to this element of the works.
Below external ground level	Only accessed if suitable specialist support services are provided otherwise these items will not be inspected and are specifically excluded from the scope of the survey.	No	Not applicable

Additional information			
Site specific inclusions - Windows - As the windows are being replaced, it has been recommended that at least 1 window from each building is removed during the survey to facilitate inspection where the frame meets the structure - this will be captured on the separate survey report specific to this element of the survey. Roof - Core inspections of the roof membrane layers to the two flat roof areas are to be undertaken. Specialist roofing contractor (supplied by the client) to re-instate the roof for waterproofing purposes - this will be captured on the separate survey report specific to this element of the survey.			
Site Specific exclusions - Access to the x2 light well areas within 1 Kemble Street Building is not possible due to no safe access points. No damage is to be caused to listed features of the building including the mosaic tiled surfaces to the interior and exterior of the building.			

Scope prepared by: Clive Morgan

Scope agreed with: Clive Withers

APPENDIX B – CERTIFICATE OF ANALYSIS



CERTIFICATE OF ANALYSIS

Project No: P-359273 **Page:** 1 of 5
Client: SLQR Trustee No 1 Limited and
SLQR Trustee No 2 Limited
as Co Trustees of SLQR Unit Trust
No 3
3rd Floor, 37 Esplanade
St Helier
Jersey
Channel Islands
JE1 1AD
Issue date: 19 February 2020
Site: Space House (Tower)
1 Kemble Street
London
WC2B 4AN

Samples Taken: 14 January 2020 - 17 January 2020, 20 January 2020 - 24 January 2020, 29 January 2020 - 31 January 2020 and 03 February 2020 - 05 February 2020

Sampled by: Martin Quigley

Date analysed: 14 February 2020 and 17 February 2020 - 18 February 2020

Analysed by: Allison Bithell
Diane Thomas
Kamaljeet Kaur
Katie Roberts
Sophie Norcup

Laboratory: Lab L1, Unit 3 Arlington Court, Silverdale Enterprise Park, Cannel Row, Staffordshire ST5 6SS

Key: chrysotile 'white asbestos', asbestos grunerite [amosite] 'brown asbestos', crocidolite 'blue asbestos'

The analysis detailed in this certificate was undertaken by polarised light microscopy in accordance with our in-house procedure based upon HSG248 Asbestos: The analysts' guide for sampling, analysis and clearance procedures.

For samples submitted by the Client or Client's representative Environmental Essentials Ltd cannot be held responsible for the representative nature of the samples or accuracy of the sample descriptions.

The description of the type of product is based on a visual examination of the material and is given for guidance purposes only. Environmental Essentials accepts no liability for any actions the Client may take based on the material type/s detailed on this certificate.

***Opinions and interpretations expressed herein are outside the scope of our UKAS accreditation**

This certificate may not be reproduced other than in full, except with the prior written approval of the issuing laboratory.

Authorised by: Becky Atkinson

Position: Technical Reviewer

Signed:

Environmental Essentials Limited

Head Office
Unit 3 Arlington Court
Cannel Row
Silverdale Enterprise Park
Newcastle-under-Lyme
Staffordshire
ST5 6SS

Tel: 0845 456 9953 Fax: 0845 456 9954



CERTIFICATE OF ANALYSIS

Project No: P-359273

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Sample Number	Location / Description	Analysis	Material identification*
P-359273/001	Eleventh Floor - Open plan office - Panel beneath the window to the rear of the blockwork wall	Amosite Chrysotile	Asbestos insulating board
P-359273/002	Eleventh Floor - Open plan office - Adhesive to floor beneath modern screed	Chrysotile	Asbestos bitumen
P-359273/003	Eleventh Floor - Open plan office - Floor tile debris within cupboard	Chrysotile	Asbestos thermoplastic/adhesive
P-359273/004	Eleventh Floor - Open plan office - Mastic to internal windows behind plasterboard	No asbestos detected	Non-asbestos material
P-359273/005	Tenth Floor - Open plan office - Floor tile debris within cupboard	Chrysotile	Asbestos thermoplastic/adhesive
P-359273/006	Tenth Floor - Open plan office - Adhesive beneath modern screed	Chrysotile	Asbestos bitumen
P-359273/007	Ninth Floor - Open plan office - Floor tile debris within cupboards	Chrysotile	Asbestos thermoplastic/adhesive
P-359273/008	Ninth Floor - Open plan office - Adhesive beneath modern screed	Chrysotile	Asbestos bitumen
P-359273/009	Eighth Floor - Open plan office - Adhesive beneath modern screed	Chrysotile	Asbestos bitumen
P-359273/010	Eighth Floor - Open plan office - Floor tile debris within cupboard	Chrysotile	Asbestos thermoplastic/adhesive
P-359273/011	Eighth Floor - Open plan office - Mastic to internal windows behind plasterboard	Chrysotile	Asbestos mastic
P-359273/012	Seventh Floor - Open plan office - Adhesive to floor beneath modern screed	Chrysotile	Asbestos bitumen
P-359273/013	Seventh Floor - Open plan office - Floor tile debris within cupboard	Chrysotile	Asbestos thermoplastic/adhesive
P-359273/014	Seventh Floor - Open plan office - Mastic to windows behind plasterboard	Chrysotile	Asbestos mastic
P-359273/015	Sixth Floor - Open plan office - Adhesive beneath modern screed	Chrysotile	Asbestos bitumen
P-359273/016	Sixth Floor - Open plan office - Floor tile debris within cupboard	Chrysotile	Asbestos thermoplastic/adhesive
P-359273/017	Sixth Floor - Open plan office - Mastic to internal windows behind plasterboard	Chrysotile	Asbestos mastic
P-359273/018	Fifth Floor - Open plan office - Adhesive to floor beneath modern screed	Chrysotile	Asbestos bitumen

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M/Doc 53-23-070119-TM

CERTIFICATE OF ANALYSIS

Project No: P-359273

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Sample Number	Location / Description	Analysis	Material identification*
P-359273/019	Fifth Floor - Open plan office - Floor tile debris within cupboard	Chrysotile	Asbestos thermoplastic/adhesive
P-359273/020	Fifth Floor - Open plan office - Mastic to internal windows behind plasterboard	No asbestos detected	Non-asbestos material
P-359273/021	Fourth Floor - Open plan office - Adhesive to floor beneath modern screed	Chrysotile	Asbestos bitumen
P-359273/022	Fourth Floor - Open plan office - Floor tile debris within cupboard	Chrysotile	Asbestos thermoplastic/adhesive
P-359273/023	Fourth Floor - Open plan office - Mastic to internal windows behind plasterboard	Chrysotile	Asbestos mastic
P-359273/024	Third Floor - Open plan office - Adhesive to floor beneath modern screed	Chrysotile	Asbestos bitumen
P-359273/025	Third Floor - Open plan office - Floor tile debris within cupboard	Chrysotile	Asbestos thermoplastic/adhesive
P-359273/026	Third Floor - Open plan office - Mastic to internal windows behind plasterboard	Chrysotile	Asbestos mastic
P-359273/027	Second Floor - Open plan office - Adhesive to floor beneath modern screed	Chrysotile	Non-asbestos screed/asbestos bitumen adhesive
P-359273/028	Second Floor - Open plan office - Floor tile debris within cupboard	Chrysotile	Asbestos thermoplastic/adhesive
P-359273/029	Second Floor - Open plan office - Mastic to internal windows behind plasterboard	Chrysotile	Asbestos mastic
P-359273/030	Second Floor - Open plan office - Promenade tiles	No asbestos detected	Non-asbestos material
P-359273/031	First Floor - Open plan office - Adhesive to floor beneath modern screed	Chrysotile	Asbestos bitumen
P-359273/032	First Floor - Open plan office - Floor tiles debris within cupboard	Chrysotile	Asbestos thermoplastic/adhesive
P-359273/033	First Floor - Open plan office - Mastic to internal windows behind plasterboard	No asbestos detected	Non-asbestos material
P-359273/034	First Floor - Open plan office - Adhesive above suspended ceiling	No asbestos detected	Non-asbestos material
P-359273/035	Ground Floor - Entrance lobby - Textured coating to ceiling within ceiling void	No asbestos detected	Non-asbestos material

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CERTIFICATE OF ANALYSIS

Project No: P-359273

Page:

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Sample Number	Location / Description	Analysis	Material identification*
P-359273/036	Ground Floor - Store - Board to ducting	No asbestos detected	Non-asbestos material
P-359273/037	First Floor - Mezzanine - Textured coating to ceiling	No asbestos detected	Non-asbestos material
P-359273/038	First Floor - Mezzanine - Board to the rear of the access hatches	No asbestos detected	Non-asbestos material
P-359273/039	First Floor - Inner core - Packing within brackets to electrical cables	No asbestos detected	Non-asbestos material
P-359273/040	First Floor - Inner core - Damp proof course within wall cavity	No asbestos detected	Non-asbestos material
P-359273/041	First Floor - Inner core - Mastic to window	No asbestos detected	Non-asbestos material
P-359273/042	Lower Basement Level - Offices - Cladding to beam	No asbestos detected	Non-asbestos material
P-359273/043	Lower Basement Level - Offices - Gasket to pipework	No asbestos detected	Non-asbestos material
P-359273/044	Lower Basement Level - Offices - Cladding to beam	No asbestos detected	Non-asbestos material
P-359273/045	Lower Basement Level - Offices - Durasteel doors	Crocidolite Amosite Chrysotile	Asbestos insulating board
P-359273/046	Lower Basement Level - Lift lobby - Sprayed coating debris to the ceiling	No asbestos detected	Non-asbestos material
P-359273/047	Lower Basement Level - Parking area - Mastic to ducting	No asbestos detected	Non-asbestos material
P-359273/048	Lower Basement Level - Ramp area - Mastic to expansion joint in wall	No asbestos detected	Non-asbestos material
P-359273/049	Lower Basement Level - Ramp area - Durasteel door	Crocidolite Amosite Chrysotile	Asbestos insulating board
P-359273/050	Lower Basement Level - Store - Gasket to pipework	Chrysotile	Asbestos gasket
P-359273/051	Basement Level - Parking Area - Rope seal to ducting joints	Chrysotile	Asbestos woven material
P-359273/052	Basement Level - Parking Area - Durasteel doors x2	Crocidolite Amosite Chrysotile	Asbestos insulating board
P-359273/053	Basement Level - Stores - Rope seal to ducting joints.	Chrysotile	Asbestos woven material
P-359273/054	Basement Level - Stores - Gator to ducting	No asbestos detected	Non-asbestos material
P-359273/055	Basement Level - Parking Area - Mastic seal to ducting joints	No asbestos detected	Non-asbestos material
P-359273/056	Basement Level - Parking Area - Gasket to pipework	No asbestos detected	Non-asbestos material
P-359273/057	Basement Level - Parking Area - Durasteel doors	Chrysotile	Asbestos insulating board

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CERTIFICATE OF ANALYSIS

Project No: P-359273

Page:

5 of 5

Sample Number	Location / Description	Analysis	Material identification*
P-359273/058	Basement Level - Water tank store - Gasket to pipework	No asbestos detected	Non-asbestos material
P-359273/059	Basement Level - Store - Durasteel boxing	No asbestos detected	Non-asbestos material
P-359273/060	Basement Level - Water tanks & stores - Durasteel doors x2	Crocidolite Amosite Chrysotile	Asbestos insulating board
P-359273/061	Basement Level - Staff room - Sink pad	Chrysotile	Asbestos bitumen
P-359273/062	Basement Level - Store - Gasket to pipework	Chrysotile	Asbestos gasket
P-359273/063	Basement Level - Store - Floor covering	No asbestos detected	Non-asbestos material
P-359273/064	Basement Level - Store - Floor covering to staircase	No asbestos detected	Non-asbestos material
P-359273/065	Basement Level - Store - Mastic to door window	No asbestos detected	Non-asbestos material
P-359273/066	Basement Level - Store - Board boxing	No asbestos detected	Non-asbestos material
End of Report			

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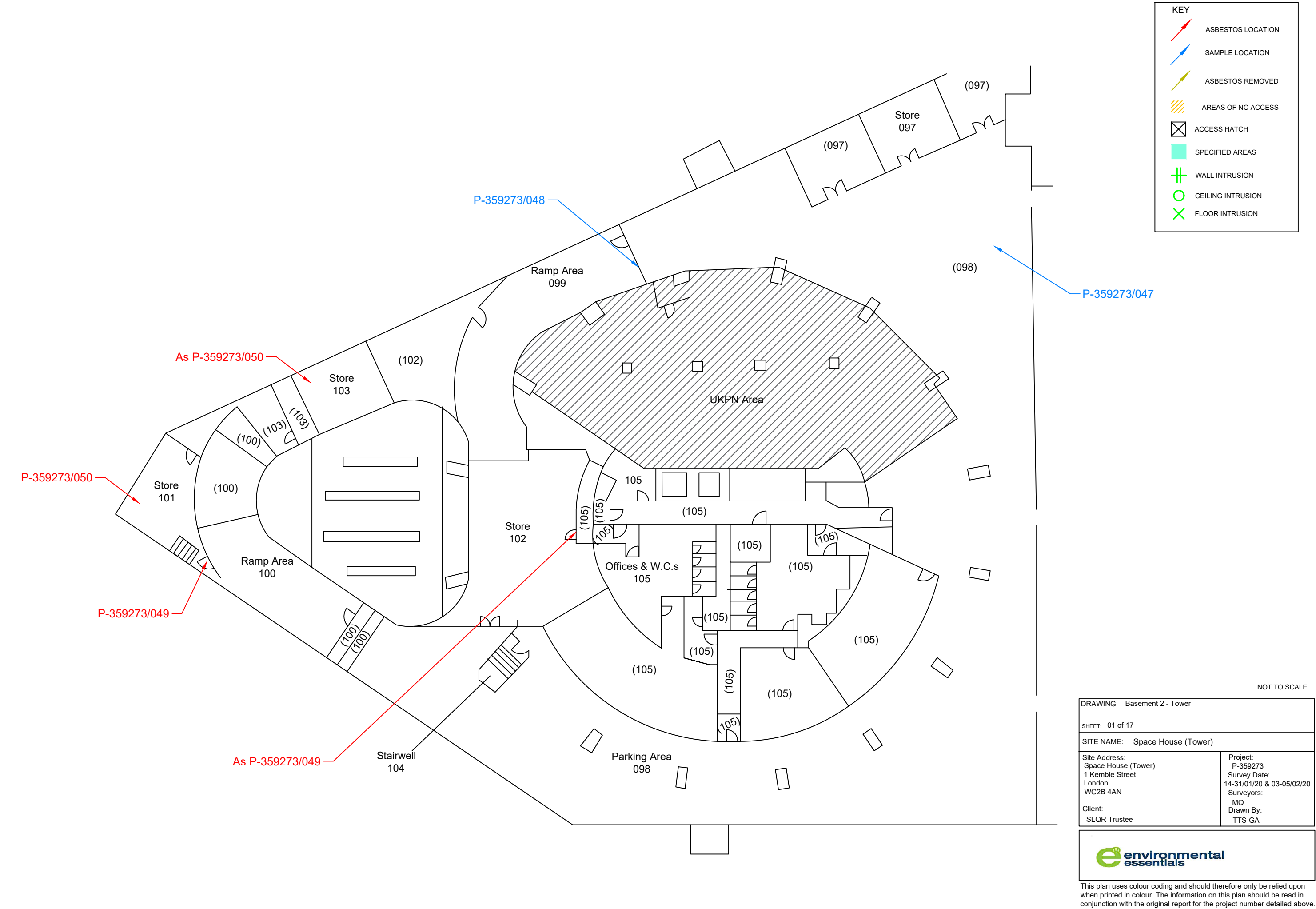
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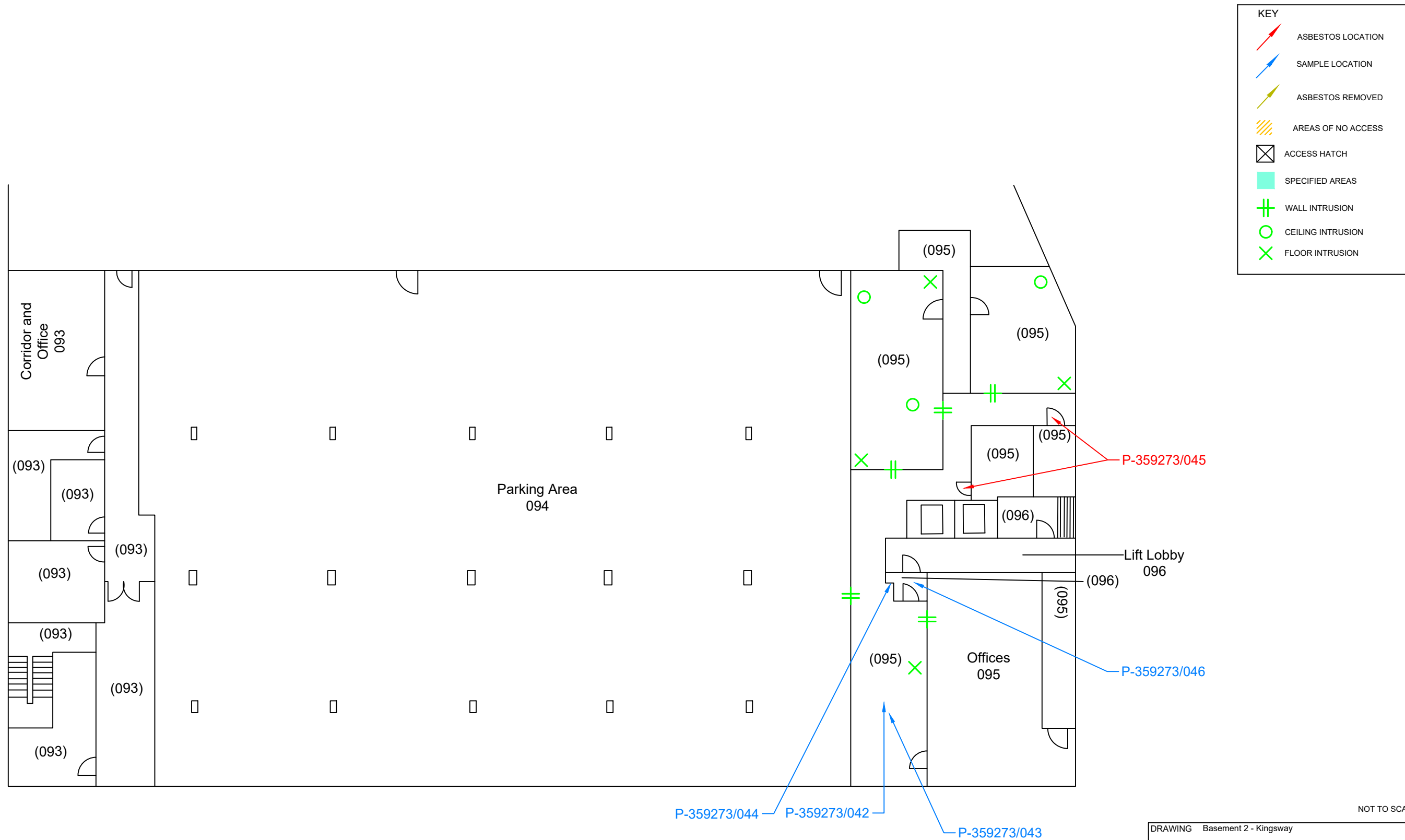
M/Doc 53-23-070119-TM

APPENDIX C – PLANS



DRAWING Basement 2 - Tower	
SHEET: 01 of 17	
SITE NAME: Space House (Tower)	
Site Address: Space House (Tower) 1 Kemble Street London WC2B 4AN	Project: P-359273 Survey Date: 14-31/01/20 & 03-05/02/20 Surveyors: MQ Drawn By: TTS-GA
Client: SLQR Trustee	

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NOT TO SCALE

DRAWING Basement 2 - Kingsway	
SHEET: 02 of 17	
SITE NAME: Space House (Tower)	
Site Address: Space House (Tower) 1 Kemble Street London WC2B 4AN	Project: P-359273 Survey Date: 14-31/01/20 & 03-05/02/20 Surveyors: MQ Drawn By: TTS-GA
Client: SLQR Trustee	


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KEY




ASBESTOS LOCATION




SAMPLE LOCATION




ASBESTOS REMOVED




AREAS OF NO ACCESS




ACCESS HATCH




SPECIFIED AREAS



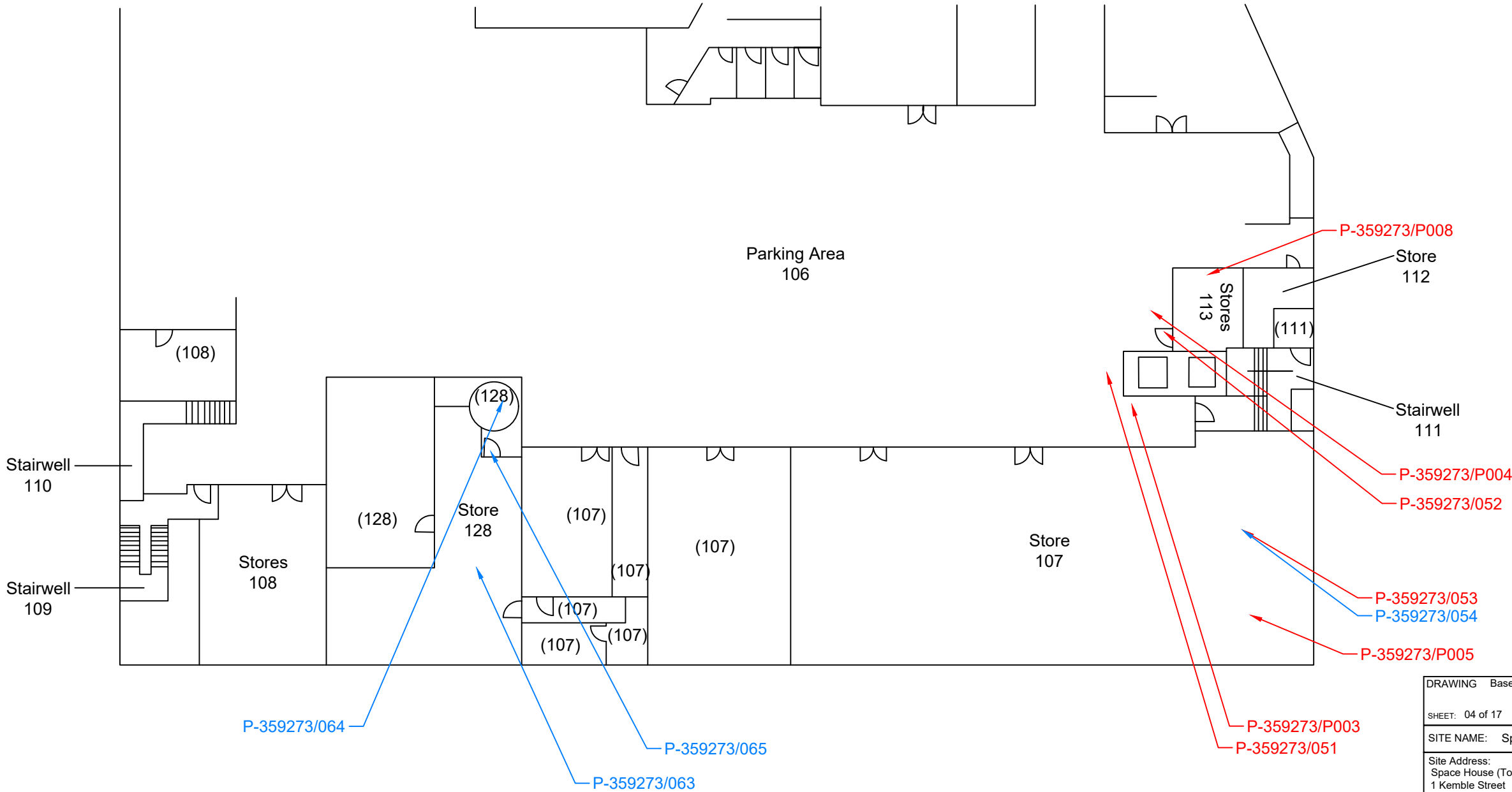
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CEILING INTRUSION



FLOOR INTRUSION

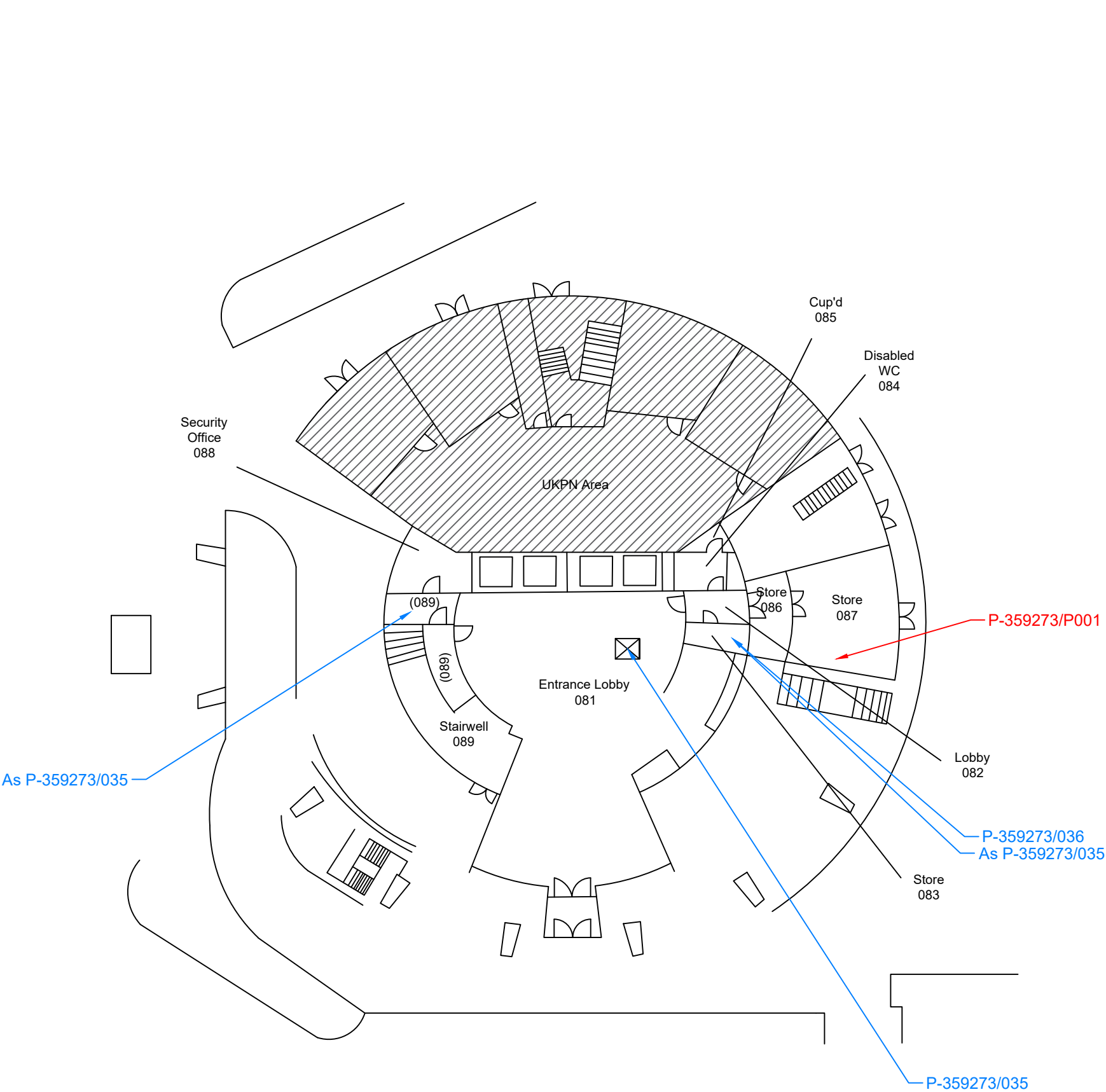


NOT TO SCALE

DRAWING Basement 1 - Kingsway	
SHEET: 04 of 17	
SITE NAME: Space House (Tower)	
Site Address: Space House (Tower) 1 Kemble Street London WC2B 4AN	Project: P-359273 Survey Date: 14-31/01/20 & 03-05/02/20 Surveyors: MQ Drawn By: TTS-GA
Client: SLQR Trustee	



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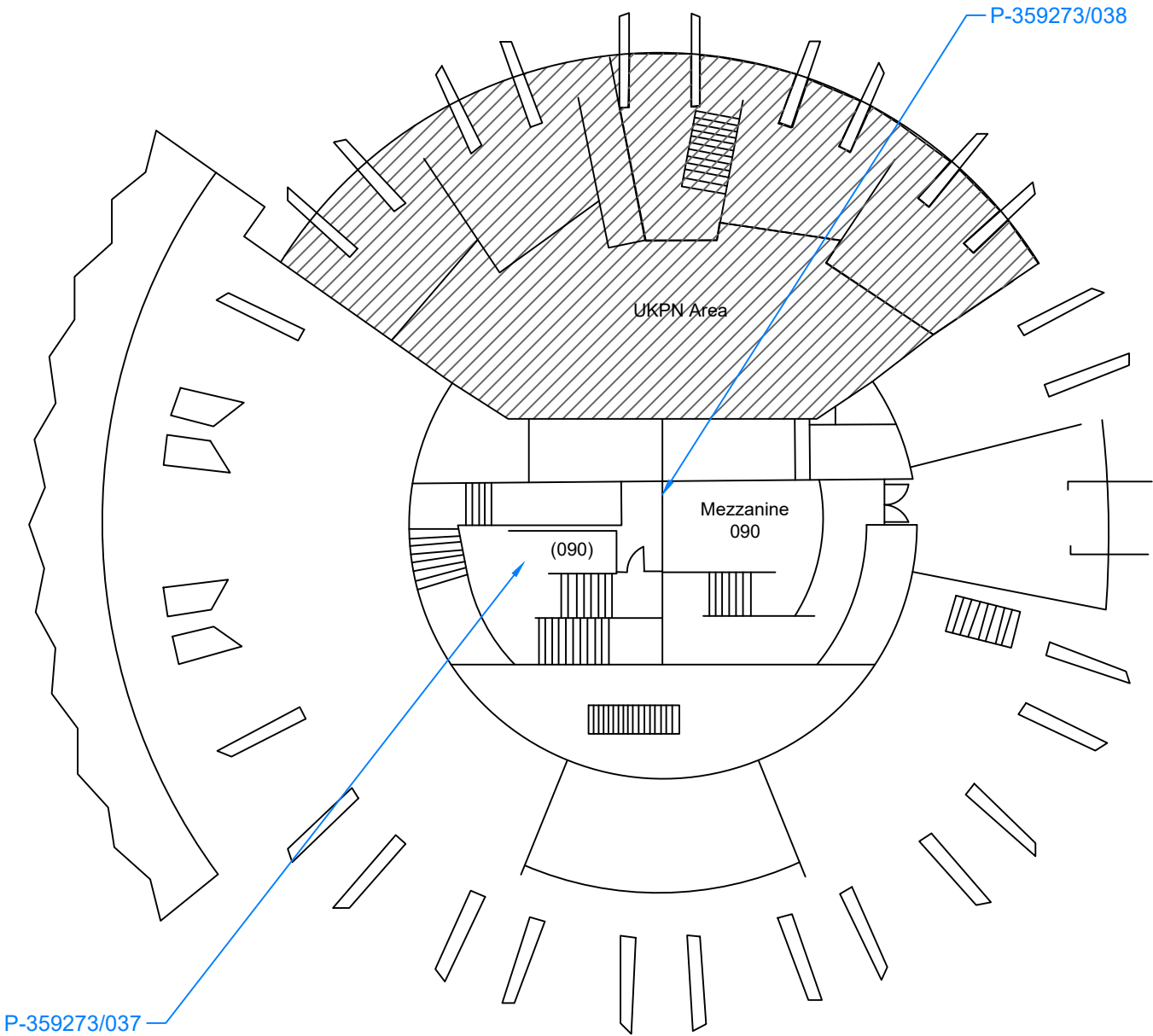


NOT TO SCALE

DRAWING Ground Floor	
SHEET: 05 of 17	
SITE NAME: Space House (Tower)	
Site Address: Space House (Tower) 1 Kemble Street London WC2B 4AN	Project: P-359273 Survey Date: 14-31/01/20 & 03-05/02/20 Surveyors: MQ Drawn By: TTS-GA
Client: SLQR Trustee	



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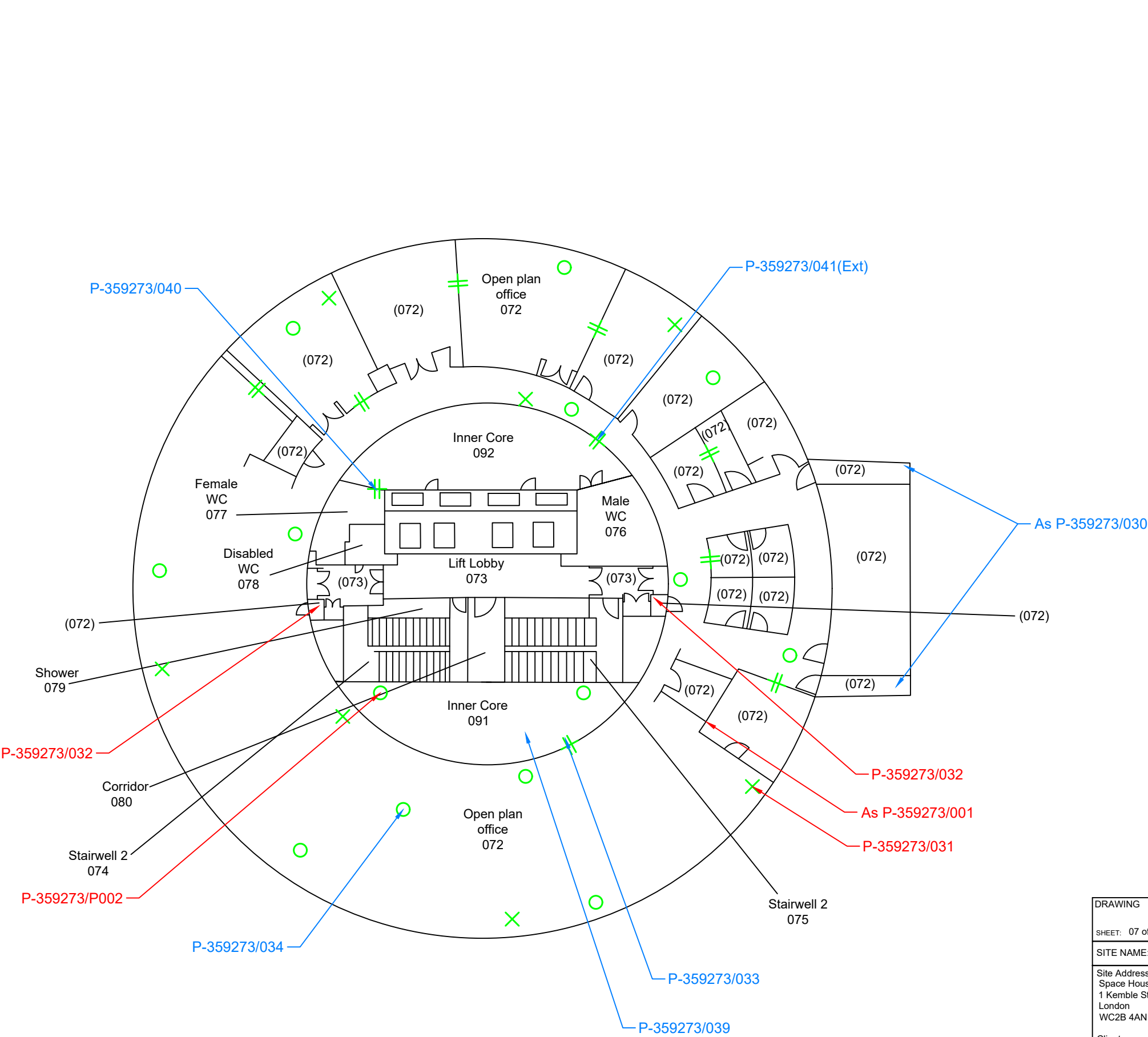
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	AREAS OF NO ACCESS
	ACCESS HATCH
	SPECIFIED AREAS
	WALL INTRUSION
	CEILING INTRUSION
	FLOOR INTRUSION

NOT TO SCALE

DRAWING Mezzanine	
SHEET: 06 of 17	
SITE NAME: Space House (Tower)	
Site Address: Space House (Tower) 1 Kemble Street London WC2B 4AN	Project: P-359273 Survey Date: 14-31/01/20 + 03-05/02/20 Surveyors: MQ Drawn By: TTS-GA
Client: SLQR Trustee	



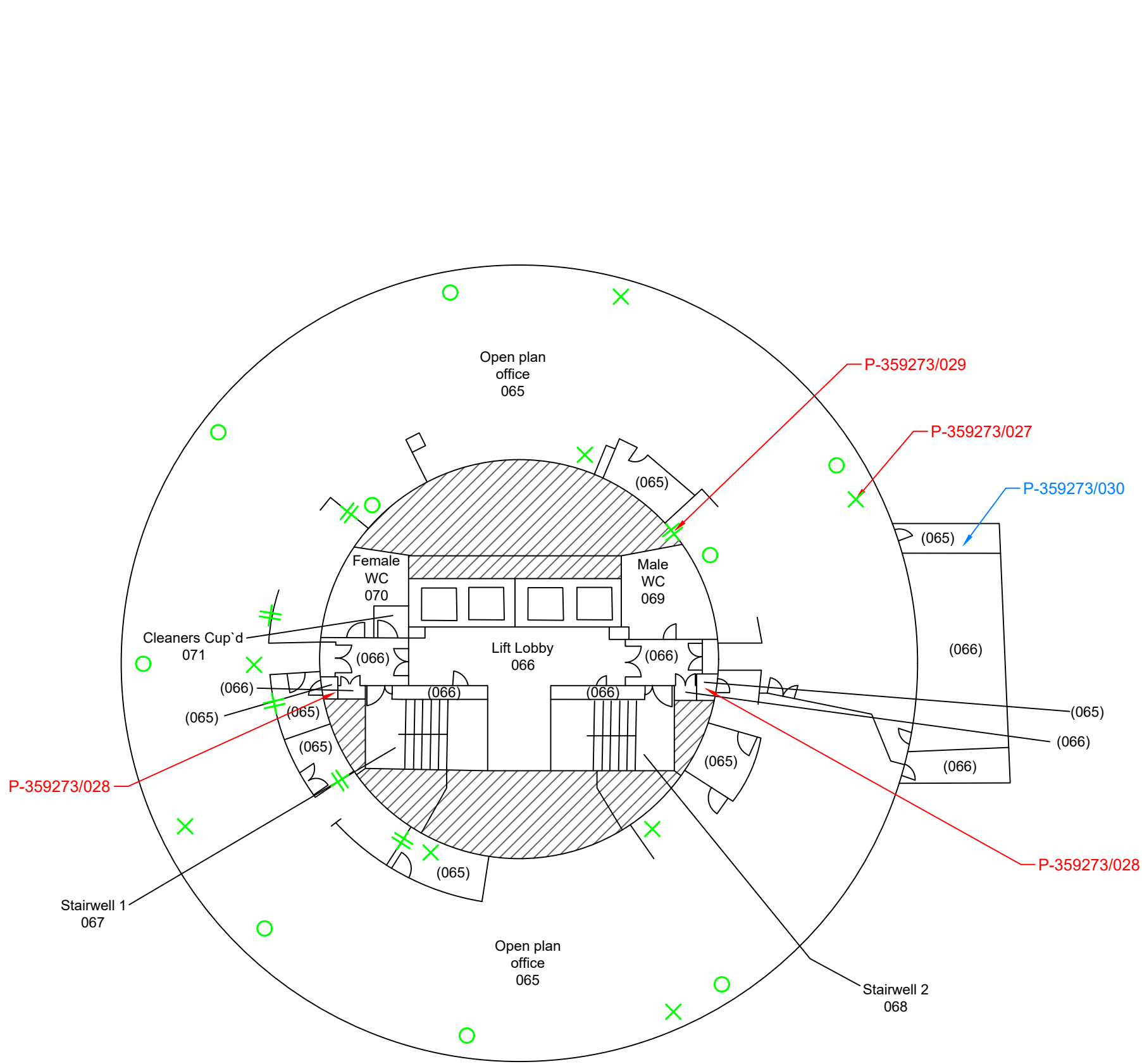
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NOT TO SCALE

DRAWING Level 1	
SHEET: 07 of 17	
SITE NAME: Space House (Tower)	
Site Address: Space House (Tower) 1 Kemble Street London WC2B 4AN	Project: P-359273 Survey Date: 14-31/01/20 & 03-05/02/20 Surveyors: MQ Drawn By: TTS-GA
Client: SLQR Trustee	

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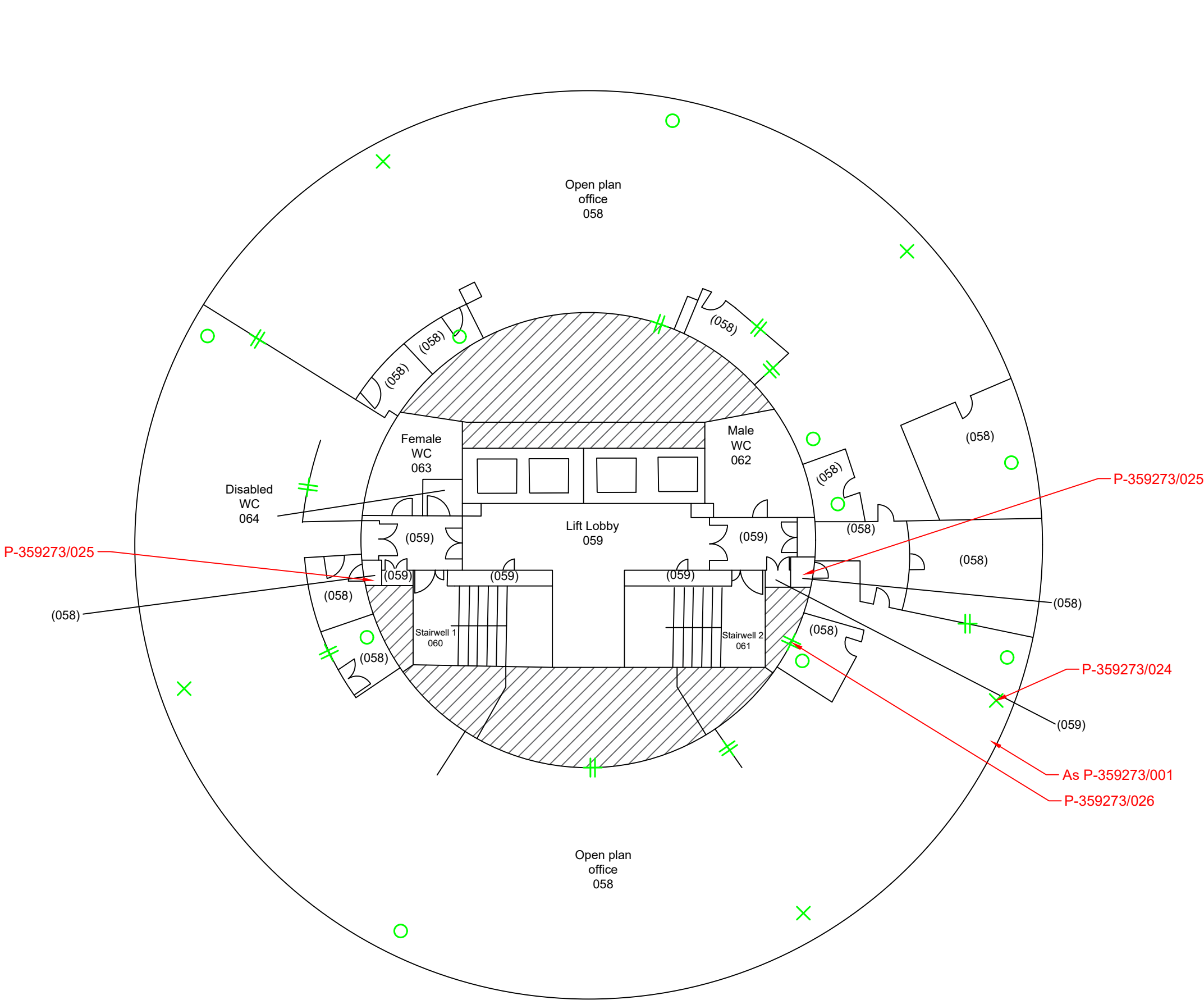
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- SAMPLE LOCATION
- ASBESTOS REMOVED
- AREAS OF NO ACCESS
- ACCESS HATCH
- SPECIFIED AREAS
- WALL INTRUSION
- CEILING INTRUSION
- FLOOR INTRUSION

NOT TO SCALE

DRAWING Level 2	
SHEET: 08 of 17	
SITE NAME: Space House (Tower)	
Site Address: Space House (Tower) 1 Kemble Street London WC2B 4AN	Project: P-359273 Survey Date: 14-31/01/20 & 03-05/02/20 Surveyors: MQ Drawn By: TTS-GA
Client: SLQR Trustee	



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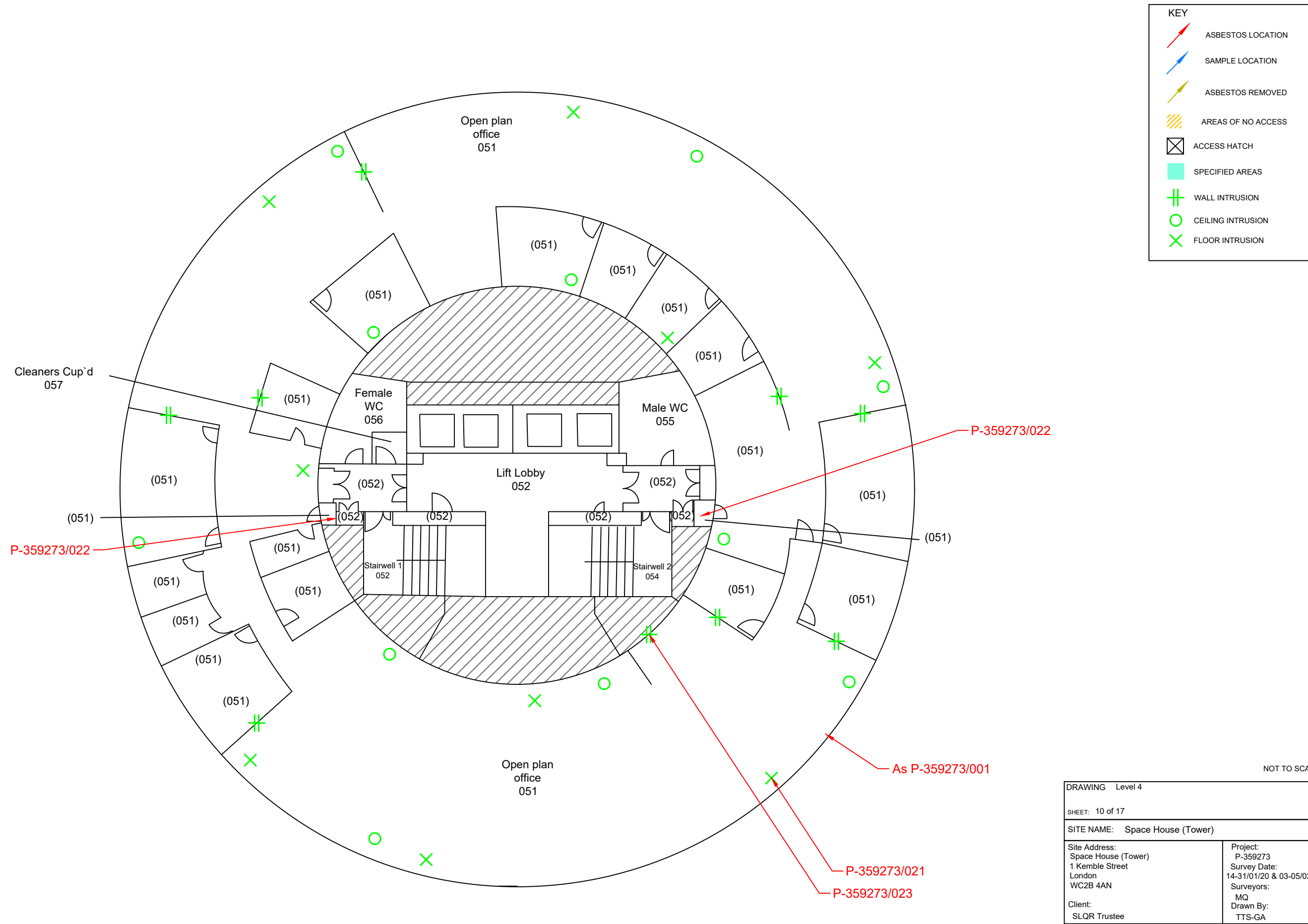
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	AREAS OF NO ACCESS
	ACCESS HATCH
	SPECIFIED AREAS
	WALL INTRUSION
	CEILING INTRUSION
	FLOOR INTRUSION

NOT TO SCALE

DRAWING Level 3	
SHEET: 09 of 17	
SITE NAME: Space House (Tower)	
Site Address: Space House (Tower) 1 Kemble Street London WC2B 4AN	Project: P-359273 Survey Date: 05/02/2020 Surveyors: MQ Drawn By: TTS-SA
Client: SLQR Trustee	

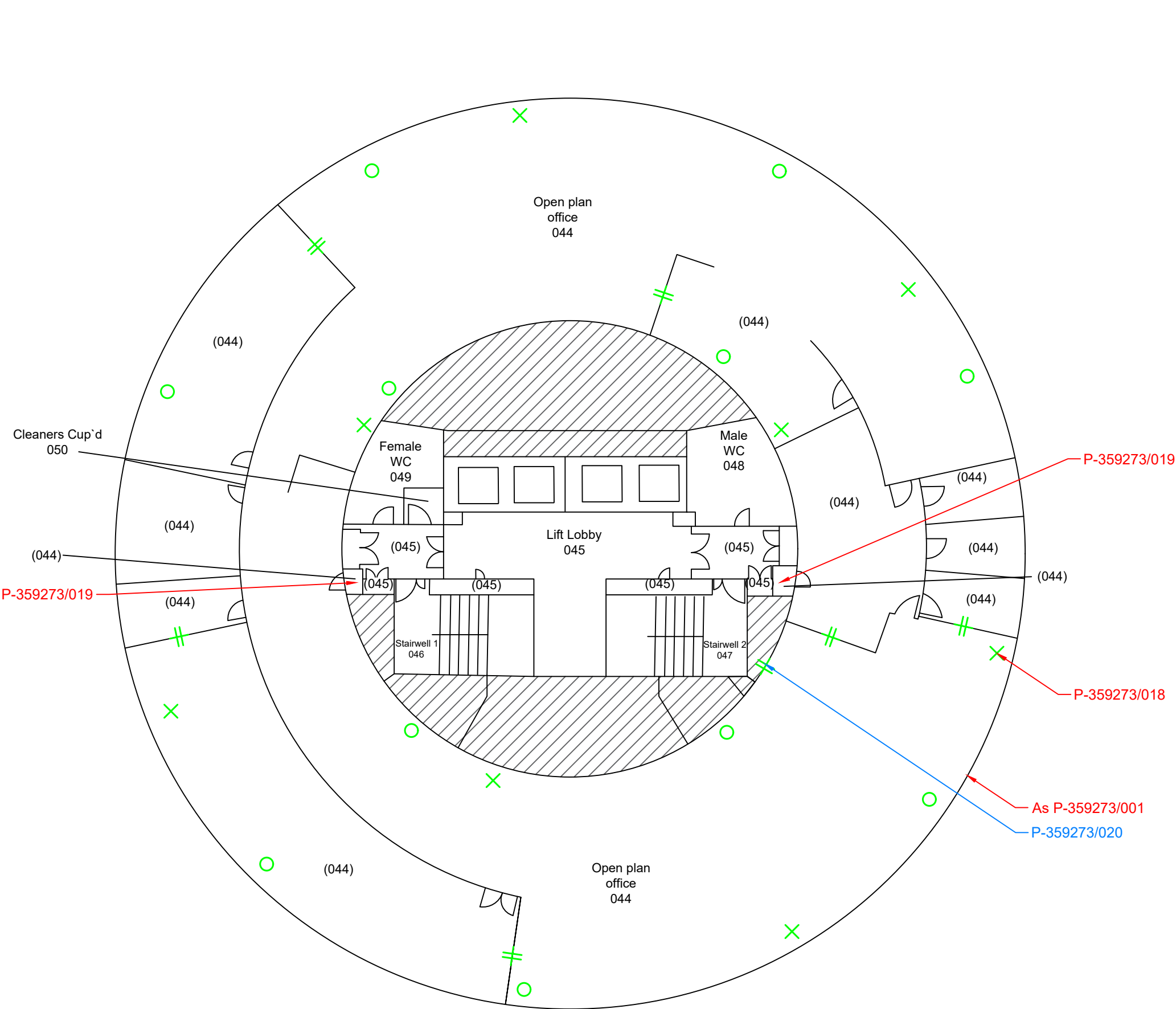


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DRAWING Level 4	
SHEET: 10 of 17	
SITE NAME: Space House (Tower)	
Site Address: Space House (Tower) 1 Kemble Street London WC2B 4AN	Project: P-359273 Survey Date: 14-31/01/20 & 03-05/02/20 Surveyors: MQ Drawn By: TTS-GA
Client: SLQR Trustee	

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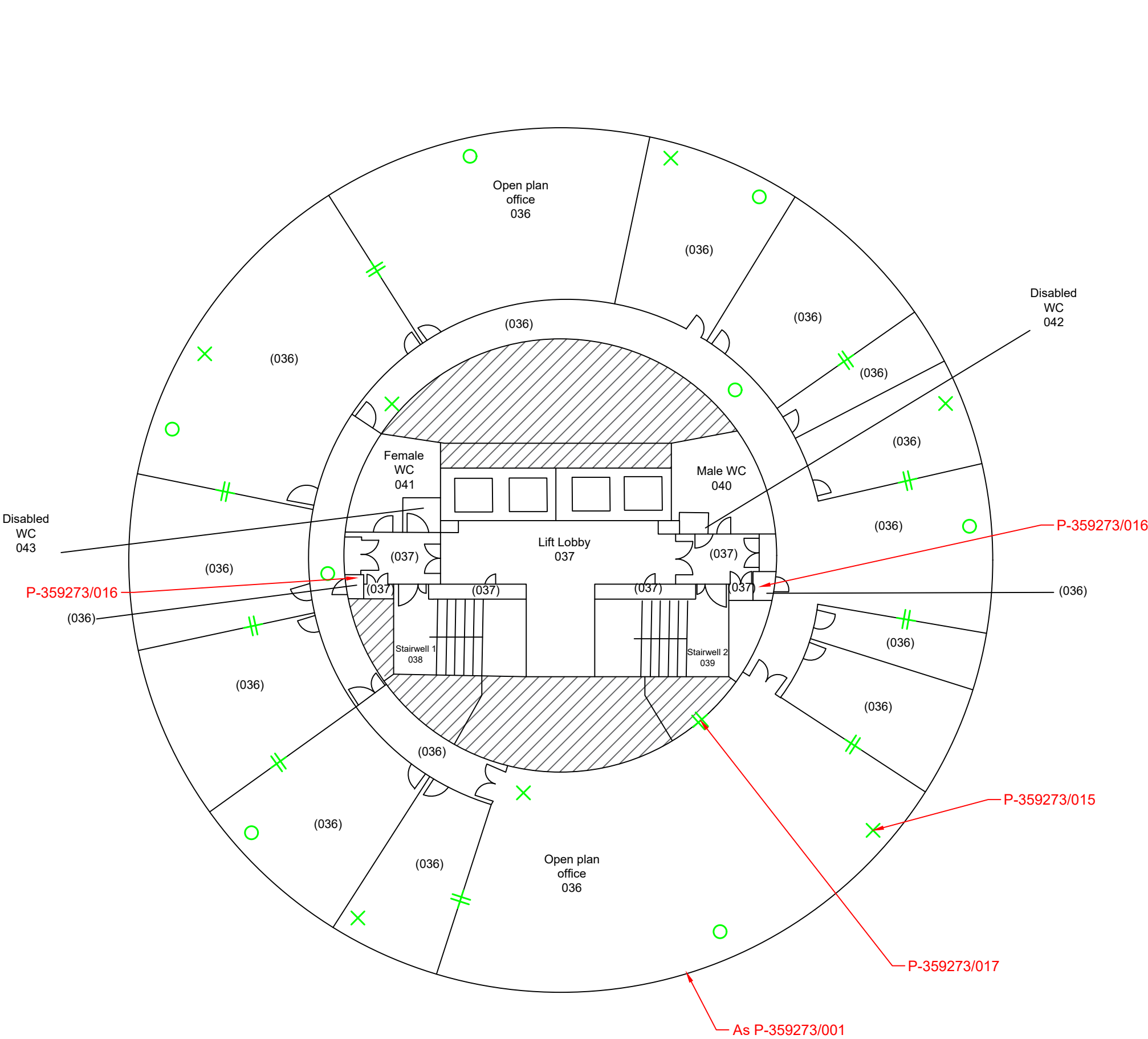


NOT TO SCALE

DRAWING Level 5	
SHEET: 11 of 17	
SITE NAME: Space House (Tower)	
Site Address: Space House (Tower) 1 Kemble Street London WC2B 4AN	Project: P-359273 Survey Date: 14-31/01/20 & 03-05/02/20 Surveyors: MQ Drawn By: TTS-GA
Client: SLQR Trustee	



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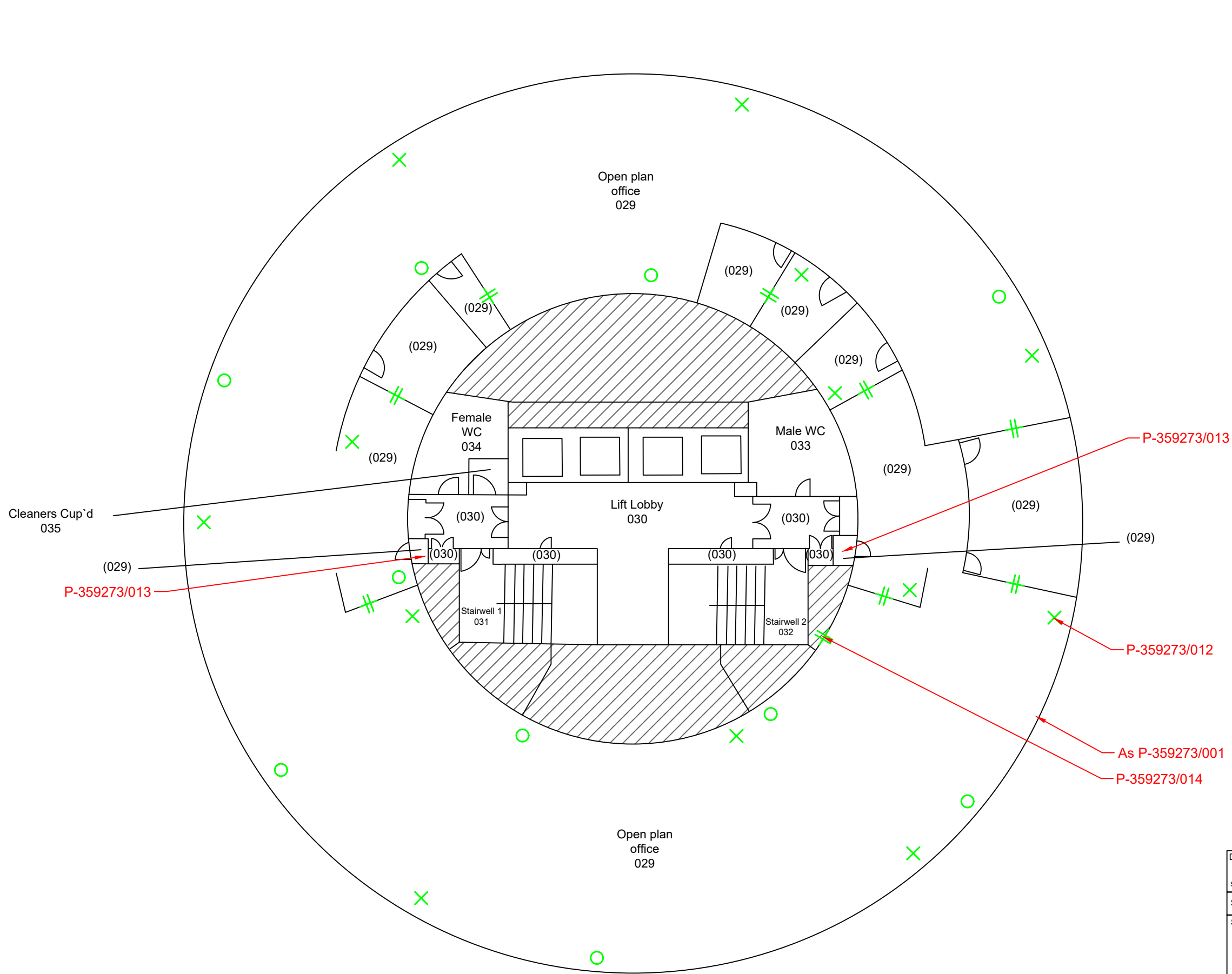


NOT TO SCALE

DRAWING Level 6	
SHEET: 12 of 17	
SITE NAME: Space House (Tower)	
Site Address: Space House (Tower) 1 Kemble Street London WC2B 4AN	Project: P-359273 Survey Date: 14-31/01/20 & 03-05/02/20 Surveyors: MQ Drawn By: TTS-GA
Client: SLQR Trustee	



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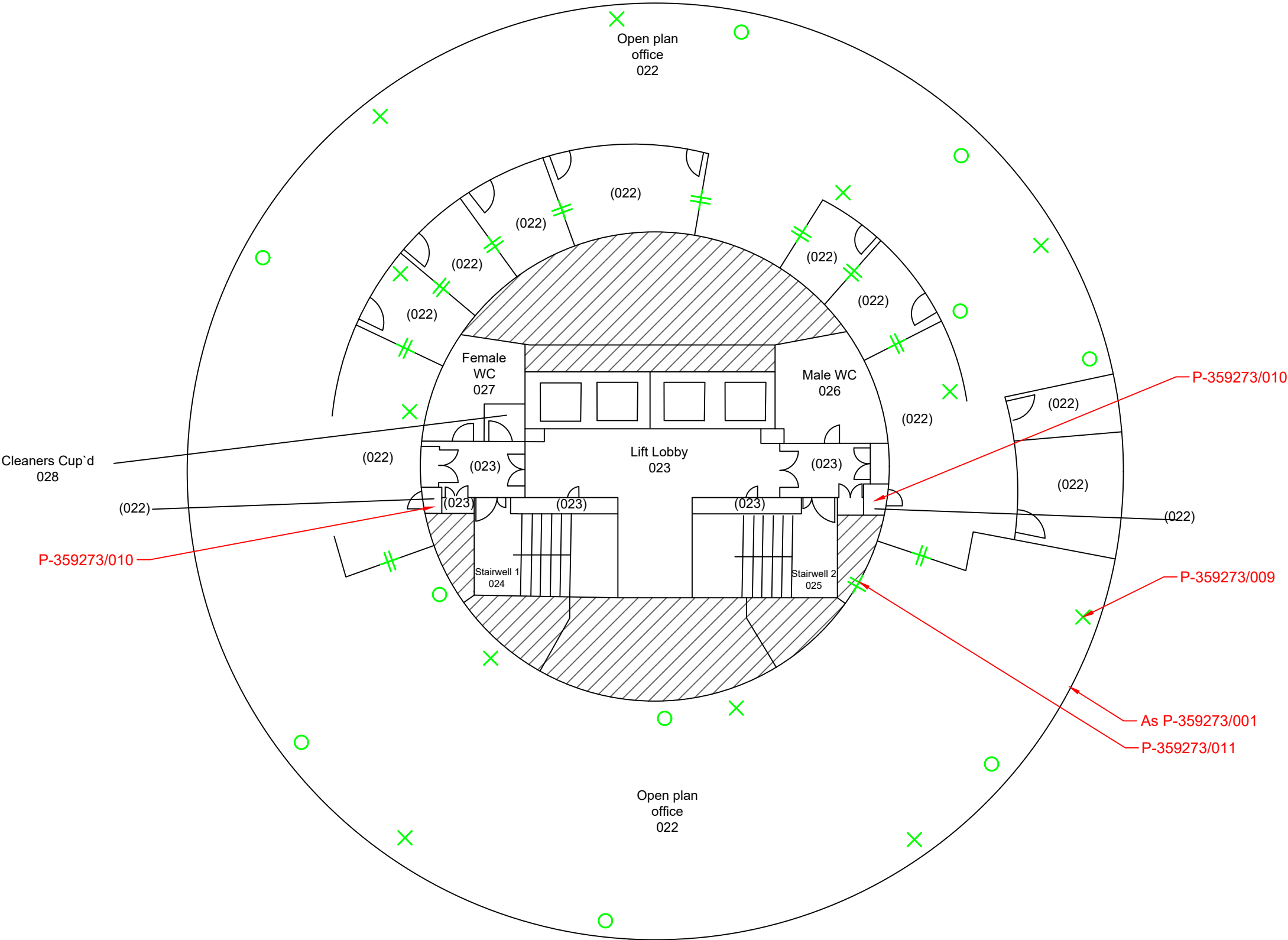
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- ASBESTOS REMOVED
- AREAS OF NO ACCESS
- ACCESS HATCH
- SPECIFIED AREAS
- WALL INTRUSION
- CEILING INTRUSION
- FLOOR INTRUSION

NOT TO SCALE

DRAWING Level 7	
SHEET: 13 of 17	
SITE NAME: Space House (Tower)	
Site Address: Space House (Tower) 1 Kemble Street London WC2B 4AN	Project: P-359273 Survey Date: 14-31/01/20 & 03-05/02/20 Surveyors: MQ Drawn By: TTS-GA
Client: SLQR Trustee	



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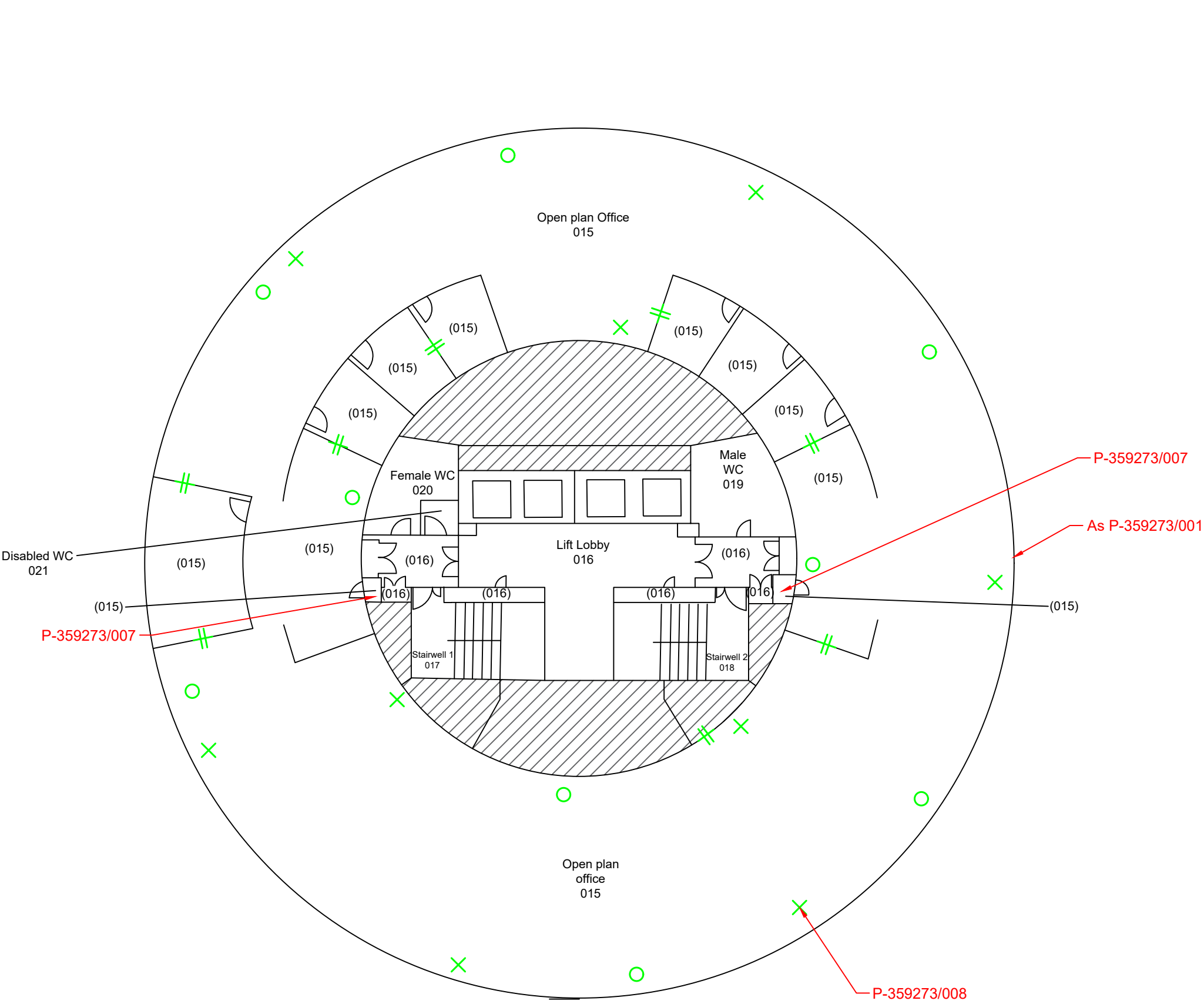


NOT TO SCALE

DRAWING Level 8	
SHEET: 14 of 17	
SITE NAME: Space House (Tower)	
Site Address: Space House (Tower) 1 Kemble Street London WC2B 4AN	Project: P-359273 Survey Date: 14-31/01/20 & 03-05/02/20 Surveyors: MQ Drawn By: TTS-GA
Client: SLQR Trustee	



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KEY


- ASBESTOS LOCATION
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- SPECIFIED AREAS
- WALL INTRUSION
- CEILING INTRUSION
- FLOOR INTRUSION

NOT TO SCALE


DRAWING Level 9	
SHEET: 15 of 17	
SITE NAME: Space House (Tower)	
Site Address: Space House (Tower) 1 Kemble Street London WC2B 4AN	Project: P-359273 Survey Date: 14-31/01/20 & 03-05/02/20 Surveyors: MQ Drawn By: TTS-GA
Client: SLQR Trustee	

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KEY




ASBESTOS LOCATION




SAMPLE LOCATION




ASBESTOS REMOVED




AREAS OF NO ACCESS




ACCESS HATCH




SPECIFIED AREAS



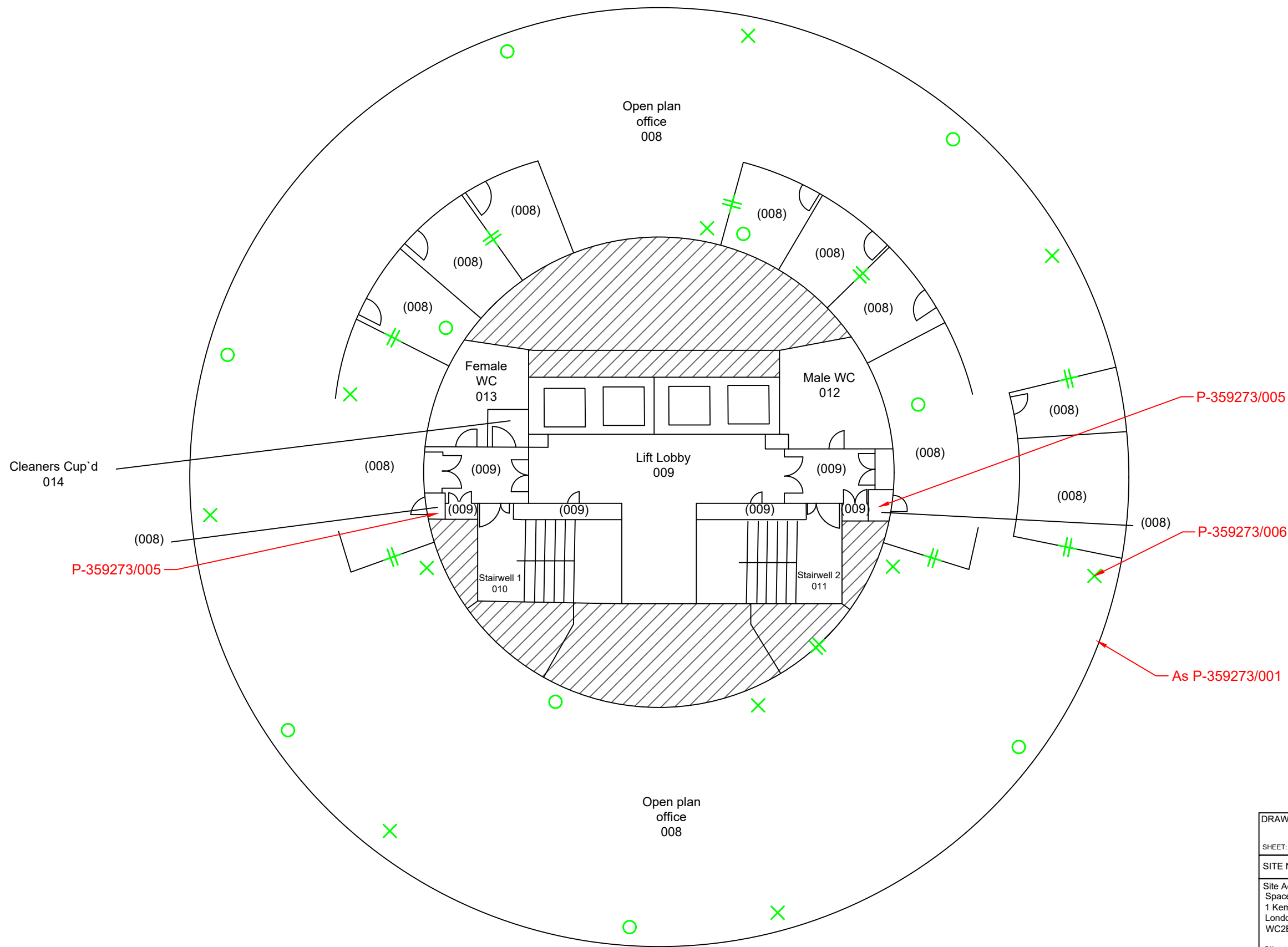
WALL INTRUSION



CEILING INTRUSION



FLOOR INTRUSION

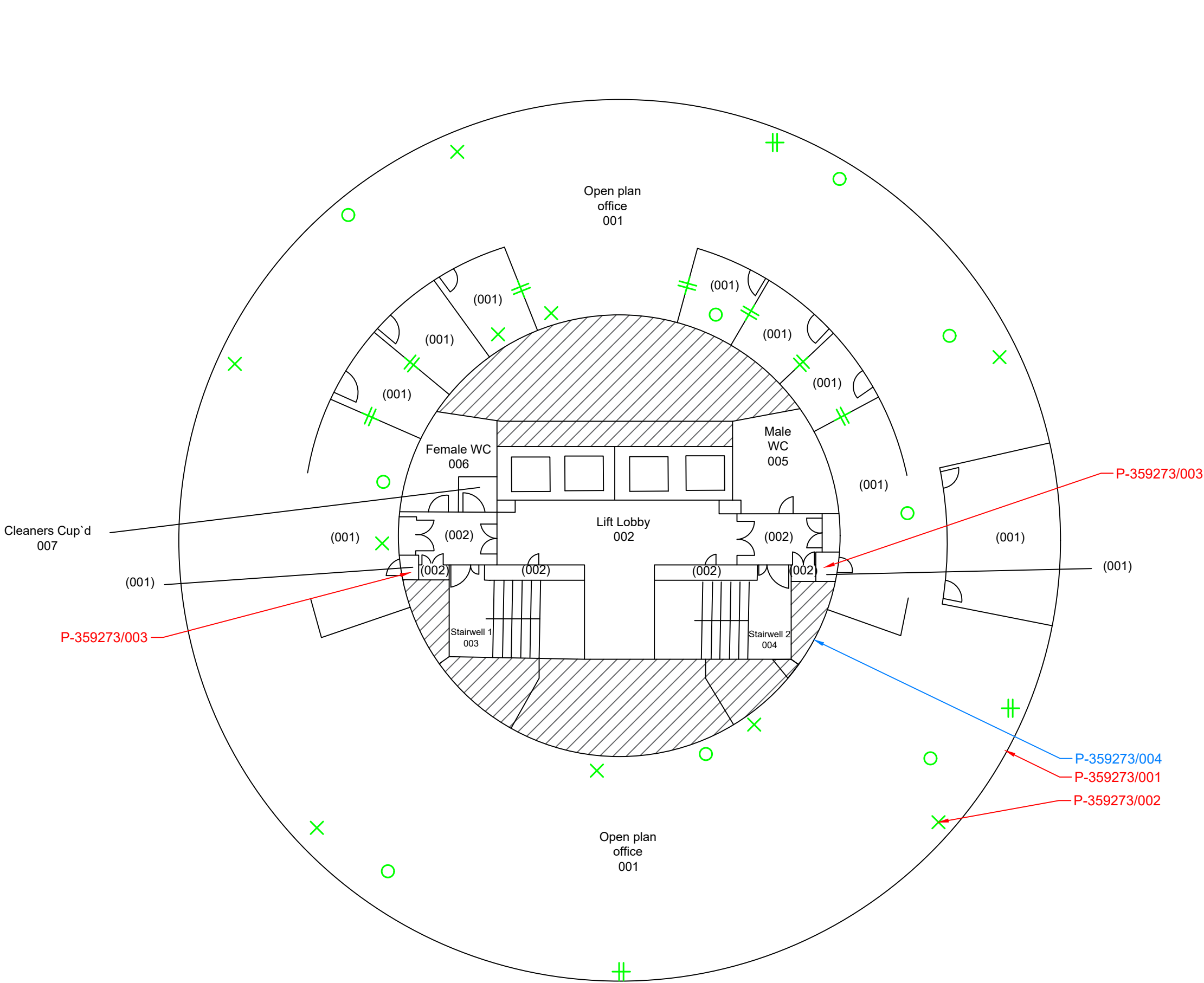


NOT TO SCALE

DRAWING Level 10	
SHEET: 16 of 17	
SITE NAME: Space House (Tower)	
Site Address: Space House (Tower) 1 Kemble Street London WC2B 4AN	Project: P-359273 Survey Date: 14-31/01/20 & 03-05/02/20 Surveyors: MQ Drawn By: TTS-GA
Client: SLQR Trustee	



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KEY

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- FLOOR INTRUSION

NOT TO SCALE

DRAWING Level 11	
SHEET: 17 of 17	
SITE NAME: Space House (Tower)	
Site Address: Space House (Tower) 1 Kemble Street London WC2B 4AN	Project: P-359273 Survey Date: 14-31/01/20 & 03-05/02/20 Surveyors: MQ Drawn By: TTS-GA
Client: SLQR Trustee	



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