

Floor	Room	Item	Reason for No Access	Photograph
07 - Seventh Floor & Roof	008 - Store	Gaskets to pipework	Unable to Sample due to Live Unit	
07 - Seventh Floor & Roof	014 - Landing & Stairwell	Insulating board infill to windows	Not Sampled due to Possible Damage to Decoration	
07 - Seventh Floor & Roof	018 - Circulation & Stairwell	Insulating board infill panels to doors	Not Sampled due to Possible Damage to Decoration	
07 - Seventh Floor & Roof	019 - Generator Room	Flashguards	Unable to Sample due to Live Unit	
07 - Seventh Floor & Roof	019 - Generator Room	Gaskets to generator	Unable to Sample due to Live Unit	
07 - Seventh Floor & Roof	021 - Goods Lift 2 Machine Room	Brake pads to lift motor	Unable to Sample due to Live Unit	
07 - Seventh Floor & Roof	024 - Lift Motor Room (Above Location 023)	Brake pads lift machinery	Unable to Sample due to Live Unit	
07 - Seventh Floor & Roof	025 - Goods Lift 1 Machine Room	Brake pads to lift machinery	Unable to Sample due to Live Unit	
07 - Seventh Floor & Roof	026 - Air Handling Room	Flashguards	Unable to Sample due to Live Unit	
07 - Seventh Floor & Roof	028 - External Roof Locations	Listed skylights	Not Sampled due to Possible Damage to Decoration	

Floor	Room	Item	Reason for No Access	Photograph
07 - Seventh Floor & Roof	030 - Lift Motor Room (Above Location 013)	Brake pads to lift machinery	Unable to Sample due to Live Unit	

5.0 Methodology and Limitations

OHA was instructed to provide a HSG264 Refurbishment Survey of Rylands Building (Former Debenhams), Market Street, Manchester.

The survey has been undertaken in accordance with the HSE publication HSG 264 Asbestos: The Survey Guide. The survey involves a thorough visual examination of all building materials, as far as reasonably practicable with representative samples taken to confirm the location and extent of any ACMs. Once materials have been found to contain asbestos other similar materials used in the same way in the building can be strongly presumed to contain asbestos.

It is the duty holder's responsibility to ensure that additional refurbishment or demolition surveys are carried out for any works which are additional to, or different from, those described in the demolition brief for this survey.

ACMs found that are affected by the Demolition scope are usually removed imminently, in line with the requirement for all ACMs to be removed as far as reasonably practicable before Demolition works are carried out. However, it is acknowledged that the works may not be carried out immediately, and so there is still the need to manage these ACMs during this interval, or if the related works do not go ahead.

Therefore all the ACMs have been given a Material Assessment to enable them to be managed. Nevertheless, as the survey type undertaken was a Demolition survey, all identified asbestos materials have been recommended for removal.

If arrangements cannot be confirmed beforehand, access for the surveyor may be restricted for many reasons beyond the surveyor's control such as height, inconvenience to others, immovable obstacles or confined space. Where electrical, gas, water, fluids equipment is present and is to be examined as part of the survey or otherwise impacts on the survey process no access will be attempted until proof of its safe isolation is provided. For safety reasons it is not possible to inspect internal areas of live electrical items, heating, ventilation, or mechanical plant and machinery without isolation of such services.

Although every care has been taken to identify all ACMs within the areas surveyed, this survey does not include those areas where obtaining a sample would cause undue damage to the integrity and security of the building, risk the safety of our operatives or where access could not be gained. Asbestos should be assumed to be present within any areas not surveyed until a further assessment can be carried out.

Areas in this scope of works where access cannot be gained due to them being behind/beneath suspected ACM's, found during the course of the survey, should be assumed to contain further ACM's until proven otherwise. Whether this initial substrate is found to asbestos-containing or not, this would determine the nature of further investigation that would require return visits with additional costs, and could be quoted for if required.

If arrangements cannot be confirmed beforehand, access for the surveyor may be restricted for many reasons beyond the surveyor's control such as height, inconvenience to others, immovable obstacles or confined space. Where electrical, gas, water, fluids equipment is present and is to be examined as part of the survey or otherwise impacts on the survey process no access will be attempted until proof of its safe isolation is provided.

To ensure compliance with HSG264 and OHA own in-house procedures, a thorough desktop study was conducted prior to site activities taking place. The desktop study includes an evaluation of the scope and limitations of the survey required by HNC Reclaim Limited. Details of the desktop study findings are located in Section 8 of this document. Suitable risk assessments have been conducted prior to site attendance and further site-specific assessments were carried out on site prior to survey work commencing.

If arrangements cannot be confirmed beforehand, access for the surveyor may be restricted for many reasons beyond the surveyor's control such as height, inconvenience to others, immovable obstacles or confined space. Where electrical, gas, water, fluids equipment is present and is to be examined as part of the survey or otherwise impacts on the survey process no access will be attempted until proof of its safe isolation is provided.

Although every care has been taken to identify all ACMs within the areas surveyed, this survey does not include those areas where obtaining a sample would cause undue damage to the integrity and security of the building, risk the safety of our operatives or where access could not be gained. Asbestos should be assumed to be present within any areas not surveyed until a further assessment can be carried out.

Decorative coatings and paints etc. (such as "Artex") may contain a trace quantity of Chrysotile asbestos. Applications of this product may be non-homogenous and, with a generally low asbestos content, they may elicit both positive and NAD (no asbestos detected) sample results. Where both positive and NAD samples are obtained the client should presume that the textured coatings contain Chrysotile throughout even though a non-detected result has been obtained. It should also be noted that asbestos may exist in paint with no obvious textured appearance. Random sampling of such paint is not carried out routinely unless specifically requested.

It is assumed at the commencement of the survey that the site/land is non-contaminated. Methods use to carry out the survey were agreed with the client prior to any works being commenced. It is always possible after a survey that asbestos-based materials of one sort or another may remain in the property or area covered by that survey, which could be due to various reasons:

- Where a survey is carried out under the guidance of the owner of the property, or his representative, then the scope of the survey will be

as per their instructions and guidance at that time.

- OHA cannot be held responsible for necessary damage caused as part of this survey due to the nature of sampling for asbestos.
- Where asbestos removal works have previously been undertaken in the area included within the scope of the survey it is possible that microscopic asbestos debris may remain.

The survey includes taking dust samples from areas where contamination is suspected to be present due to visible signs of damage to asbestos or signs of previous asbestos removal works but does not include random dust sampling.

It is important to note that the degree of inspection performed during an asbestos survey is not as detailed as the inspections and analytical processes carried out following the removal of ACMs. These 'visual inspections' during clearance procedures involve a detailed examination of all areas and surfaces within an asbestos enclosure and although a survey should identify asbestos containing materials within an area where inadequate asbestos removal activities have been previously undertaken, it is not designed to check on the effectiveness of such inspections. Where previous asbestos removal work has taken place, reference should also be made to clearance documentation when reading this report.

ACMs may be hidden or obscured by other items or covered by one or more finishes (including over boarding). Where this is the case, then its detection will be impaired. Asbestos containing materials may be hidden within the structure of a building and may not become visible until the structure is dismantled. Where suspect materials are identified as part of any works that do not appear to be detailed within the survey report then these materials should be treated with caution and presumed to contain asbestos until sampled and analysed.

A limited inspection only has been carried out of pipework concealed by overlying non-asbestos insulation. Inspection of pipework has been restricted primarily to the insulation visible. The presence of residue to pipework, which is not readily visible or would require removal of insulation, was considered outside the scope of this survey.

Materials have been referred to as Asbestos Insulating Board or Asbestos Cement based upon their asbestos content and visual appearance alone. Water absorption testing, as detailed within L143, has not been carried out unless stated otherwise.

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

Unless specifically identified within the report, no responsibility can be accepted by OHA, for non-systematic or random use of asbestos within the property.

Unless specifically identified within the report, no responsibility can be accepted by OHA for stored or portable items of asbestos. Owing to the nature and necessity of sampling for asbestos, some damage is unavoidable, but effort has been made to limit it to that which was necessary for the taking of the sample.

The term "floor slab" can constitute a floor to any level and is not just limited to the ground floor. These areas have not been intrusively inspected to any particular depth. An inspection has been carried out which will have involved the scrapping of any superficial top layer but this does not constitute as a full depth intrusive inspection of the slab. Should this level of inspection be required for future works then specialist heavy engineering drilling tools will be required to be used followed by a further specific survey to this area on completion. Material extents are approximations only, assigned by the surveyor at the time of the survey. If materials such as insulation board, mill board or cement sheets in the form of wall panels, service duct panels, ceiling panels and tiles were inspected, the condition and extent of the material applied to section of those materials that were visually exposed and accessible to the surveyor i.e. panels /ceiling tiles, were not dismantled / removed or disturbed in any way to enable the visual inspection of the unexposed surface that existed to the internal side of a ceiling void, wall partition void service duct etc. The same applied to assessing additional quantities of the material that may also have existed within the void areas and were not physically visible for inspection.

It should be noted that this report is not intended as a scope of works or bill of quantities for asbestos removal and that a detailed technical document can be provided upon request. Any contractor using this report for the purpose of asbestos removal do so at their own risk.

Recommendations contained within this report are based upon a combination of the Material and Priority Assessments. Should any changes occur to the usage of a location then a revised assessment should be undertaken. It should be noted that the recommendation is based on controlling the material score and that consideration should also be given to controlling the priority score through actions such as restricting access etc.

5.0 Methodology and Limitations Continued

This survey however, forms only part of the obligations set out by the Duty to Manage Asbestos (Regulation 4 CAR2012). If we can be of further assistance to you in relation to this report, its recommendations, or legal compliance, please contact us on [0330 088 1239](tel:03300881239) or by email via info@ohs.co.uk or your dedicated OHS contact.

Compliance can be achieved by following the OHS Knowledge Chain (see Section 11 of this report).

If access is specifically required, an agreement will have been made in advance with the client and documented below.

6.0 Scoping Table

Refurbishment Survey - Access Allowances – The following access requirements have been agreed at Quotation Stage. As part of a standard Refurbishment Survey access into structural components of the building fabric will be automatically included within the survey scope. Should access be required into any of these locations then please ensure that these are indicated at the time of quotation.

Survey Allowance Summary		
Access Allowances – Based on the agreed Refurbishment Survey	Areas included within the Scope of the Survey	Access Allowance Further Details and Comment
Below Ground Drainage Systems	No	Out of scope
Beyond Suspected or Known Asbestos	No	Out of scope
Boxing	Yes	As required by scope of works
Ceiling Void	No	Out of scope
Concealed Voids	Yes	As required by scope of works
Confined Spaces	No	Out of scope
Door Frames	Yes	Representative inspection
Doors Internally	Yes	Representative inspection
Electrical Switchgear	No	Surveyor to record electrical installations as a strongly presumed item based on assessment
Escalator Pits	No	Out of scope
External Soffits & Fascias	Yes	Representative inspection-to roof area (level 7 only)
Fixed Ceiling (Plaster/Fibreboard/Interlocking)	Yes	As required by scope of works
Fixed Flooring	Yes	Representative inspection
Floor Ducts	Yes	Representative inspection from entry points 1m either side only
Floor Voids	Yes	Representative inspection
Glazing	Yes	Representative inspection
Height Access Provision	Standard (3m)	2 Man team required
Installations	No	Out of scope
Lift Shafts	No	Out of scope
Locked Room/locations	No	Out of scope
Loft Spaces	Yes	Representative inspection
Partition Walls	Yes	Representative inspection
Plant & Equipment	No	Surveyor to record electrical installations as a strongly presumed item based on assessment
Roof	No	Out of scope
Skirting	Yes	Representative inspection
Slab	No	Out of scope
Solid Wall Cavities	No	Out of scope
Ventilation Trunking	No	Out of scope
Wall Cladding & Covering	Yes	Representative inspection
Window Frames	Yes	Representative inspection
Window Sills	Yes	Representative inspection

The use of forced access to locked locations identified on the day of the survey would be individually assessed and may be subject to an additional site visit which would be subject to an additional cost.

Health and Safety – should any locations be deemed inaccessible due to health and safety reasons then these will not be accessed and will be reported at the time of the survey.

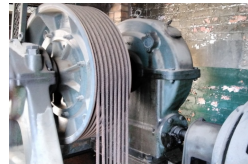
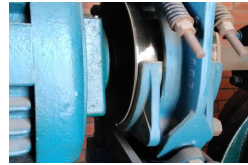
Please note: If any activities are to be undertaken within areas that have not been accessed as part of this survey then a further survey and assessment should be carried out prior to these works.

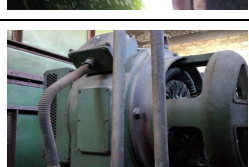
7.0 Asbestos Register

The details for each identified occurrence of ACMs/Presumed ACMs are located in the Asbestos Register. Each ACM/Presumed ACM identified during the surveys has a Material Risk Assessment conducted to allow a Risk Category to be assigned.

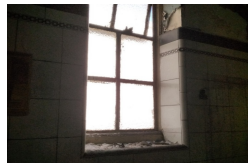
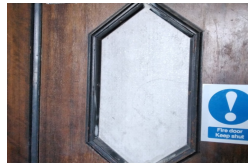
The Material Risk Assessments were made based upon the conditions of the materials and their application at the time of survey/inspection and as such OHA cannot accept liability for the validity of assessments provided when changes in condition have occurred subsequent to the issue of this document. The duty holder/client should be aware that if the condition of the specific materials change, then the assessment should be reviewed as part of the ongoing management of the project risks.

07 - Seventh Floor & Roof

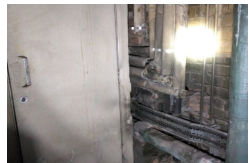
Room	Specific Location	Item	Accessi bility	Product Type	Asbestos Type	Extent	Sample Referenc e	MRA	PAS	TRA	Recommendation	Comments	Photograph
001 - Lift Shaft Machine Room	Other Lift machinery	Brake pads to lift machinery	N/A	Cement Product(s) Brake Pads	Strongly Presumed Chrysotile	2 Number	N/A	03	N/A	03	Manage		
001 - Lift Shaft Machine Room	Other Sheathing to live cables on lift machinery	Woven sheathing to cables	N/A	Textile(s) Tapes/webbing/woven Electric Wiring Insulation	Strongly Presumed Chrysotile	1 m	N/A	05	N/A	05	Repair & Manage	Live exposed cables. No lock off certificate provided by client.	
002 - Goods Lift 5 Machine Room	Other Lift machinery	Brake pads to Lift Machinery	N/A	Cement Product(s) Brake Pads	Strongly Presumed Chrysotile	2 Number	N/A	03	N/A	03	Manage		
003 - Air Handling Room	Gasket	Gaskets to pipework flanges	N/A	Gasket to Pipe Flange	Identified Chrysotile	10 Number	S004 (OS)	05	N/A	05	Remove		

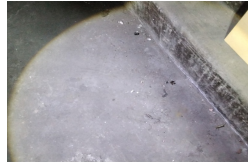
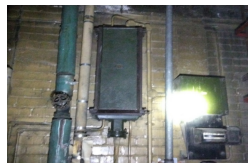
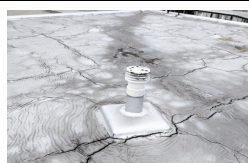
Room	Specific Location	Item	Accessability	Product Type	Asbestos Type	Extent	Sample Reference	MRA	PAS	TRA	Recommendation	Comments	Photograph
003 - Air Handling Room	Other Located to wall left hand side to door entrance	Thermal insulation to wall penetration	N/A	Insulation Debris/residue	Identified Crocidolite Chrysotile and Crocidolite	2 m²	S007 (OS)	12	N/A	12	Remove		
003 - Air Handling Room	Other Located to wall left hand side to door entrance	Thermal insulation residues to floor beneath pipework	N/A	Insulation Debris/residue	Identified Crocidolite Chrysotile and Crocidolite	6 m²	S008 (OS)	12	N/A	12	Remove	Possible to be throughout air handling unit room	
003 - Air Handling Room	Other	Insulating board residues to door header timbers	N/A	Asbestos Board(s) Insulating Board Panel(s)	Identified Amosite	1 m	S009 (OS)	07	N/A	07	Remove		
003 - Air Handling Room	Other Concrete plinths beneath plant	Thermal insulation residues to concrete plinths beneath plant	N/A	Insulation Debris/residue	Identified Crocidolite Chrysotile and Crocidolite	3 Number	S010 (OS)	12	N/A	12	Remove	To x3 number plinths	
003 - Air Handling Room	Other Seal to plant access door	Woven seal to plant access door	N/A	Woven gasket seal to door	Identified Chrysotile	3 m	S011 (OS)	05	N/A	05	Remove		
003 - Air Handling Room	Other Air handling motor	Brake pads to Air handling unit motors	N/A	Cement Product(s) Brake Pads	Strongly Presumed Chrysotile	2 Number	N/A	03	N/A	03	Remove		

Room	Specific Location	Item	Accessi bility	Product Type	Asbestos Type	Extent	Sample Referenc e	MRA	PAS	TRA	Recommendat ion	Comments	Photograph
003 - Air Handling Room	Other Within fuse boards	Flashguards	N/A	Textile(s) Flash Pads to Fuse Box	Strongly Presumed Chrysotile	2 Number	N/A	05	N/A	05	Remove		
004 - Circulation & Stairwell	Other To door glazing	Insulating board beading to door glazing	N/A	Insulating board beading to door glazing units	Identified Amosite	2 Number	S012 (OS)	05	N/A	05	Remove	X2 number glazing units	
005 - Link Corridor	Other To door glazing	Insulating board beading to door glazing	N/A	Insulating board beading to door glazing units	Strongly Presumed Amosite	2 Number	S012 (VC)	05	N/A	05	Remove		
007 - Kitchen	Other Gaskets to gas pipework	Gaskets to gas pipework	N/A	Gasket to Pipework	Strongly Presumed Chrysotile	2 Number	N/A	06	N/A	06	Remove		
008 - Store	Other Gaskets to gas pipework	Gaskets to pipework	N/A	Gasket to Pipework	Strongly Presumed Chrysotile	1 Number	N/A	06	N/A	06	Remove		
009 - Hall	Other Flue pipe to overhead heater	Cement flue pipe	N/A	Cement Product(s) Flue Pipe	Identified Chrysotile	1 m	S018 (OS)	03	N/A	03	Remove		

Room	Specific Location	Item	Accessi- bility	Product Type	Asbestos Type	Extent	Sample Referenc e	MRA	PAS	TRA	Recommendation	Comments	Photograph
009 - Hall	Other Windows	Mastic seal to windows	N/A	Other Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	Identified Chrysotile	14 Number	S019 (OS)	02	N/A	02	Remove		
010 - Toilets	Other Windows	Mastic seal to windows	N/A	Other Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	Strongly Presumed Chrysotile	2 Number	S019 (VC)	02	N/A	02	Remove		
014 - Landing & Stairwell	Other Windows	Mastic seal to windows	N/A	Other Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	Strongly Presumed Chrysotile	1 Number	S019 (VC)	02	N/A	02	Remove		
014 - Landing & Stairwell	Other To door glazing	Insulating board infill to windows	N/A	Asbestos Board(s) Insulating Board Panel(s)	Strongly Presumed Chrysotile	2 Number	N/A	05	N/A	05	Remove		
014 - Landing & Stairwell	Other To door glazing	Insulating board beading to door glazing	N/A	Insulating board beading to door glazing units	Strongly Presumed Amosite	2 Number	S012 (VC)	05	N/A	05	Remove		
015 - Office	Other Windows	Mastic seal to windows	N/A	Other Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	Strongly Presumed Chrysotile	1 Number	S019 (VC)	02	N/A	02	Remove		

Room	Specific Location	Item	Accessability	Product Type	Asbestos Type	Extent	Sample Reference	MRA	PAS	TRA	Recommendation	Comments	Photograph
016 - Circulation & Stairwell	Other Windows	Mastic seal to windows	N/A	Other Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	Strongly Presumed Chrysotile	14 Number	S019 (VC)	02	N/A	02	Remove		
018 - Circulation & Stairwell	Other To door glazing	Insulating board infill panels to doors	N/A	Asbestos Board(s) Insulating Board Panel(s)	Strongly Presumed Chrysotile	2 Number	N/A	05	N/A	05	Remove		
019 - Generator Room	Gasket	Gaskets to pipework joint	N/A	Gasket to Pipe Flange	Identified Chrysotile	20 Number	S020 (OS)	05	N/A	05	Remove		
019 - Generator Room	Other Ceiling timbers	Insulating board debris to timbers	N/A	Asbestos Board(s) Insulating Board Debris/residue	Identified Amosite	25 m ²	S022 (OS)	09	01	10	Remove		
019 - Generator Room	Other Within wall penetration beneath plant	Thermal insulation residues to cavity	N/A	Insulation Debris/residue	Identified Crocidolite Chrysotile and Crocidolite	1 m ²	S023 (OS)	12	N/A	12	Remove		
019 - Generator Room	Other Within fuse boards	Flashguards	N/A	Textile(s) Flash Pads to Fuse Box	Strongly Presumed Chrysotile	17 Number	N/A	07	N/A	07	Remove		

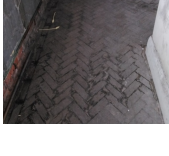
Room	Specific Location	Item	Accessi bility	Product Type	Asbestos Type	Extent	Sample Referenc e	MRA	PAS	TRA	Recommendation	Comments	Photograph
019 - Generator Room	Other To generator unit	Gaskets to generator	N/A	Gasket to Pipe Flange	Strongly Presumed Chrysotile	10 Number	N/A	05	N/A	05	Remove		
021 - Goods Lift 2 Machine Room	Other To lift motor	Brake pads to lift motor	N/A	Cement Product(s) Brake Pads	Strongly Presumed Chrysotile	2 Number	N/A	05	N/A	05	Remove		
024 - Lift Motor Room (Above Location 023)	Other Brake linings	Brake pads lift machinery	N/A	Cement Product(s) Brake Pads	Strongly Presumed Chrysotile	10 Number	N/A	05	N/A	05	Remove		
025 - Goods Lift 1 Machine Room	Other Brake linings	Brake pads to lift machinery	N/A	Cement Product(s) Brake Pads	Strongly Presumed Chrysotile	2 Number	N/A	05	N/A	05	Remove		
026 - Air Handling Room	Other Located to all walls throughout	Thermal insulation residues to walls	N/A	Insulation Debris/residue	Identified Chrysotile and Crocidolite and Amosite	100 m²	S026 (OS)	11	01	13	Remove		
026 - Air Handling Room	Other Located to pipework throughout	Thermal insulation residues to pipework	N/A	Insulation Debris/residue	Identified Chrysotile and Amosite	125 m	S027 (OS)	11	01	13	Remove		

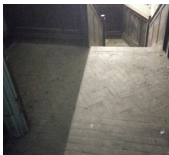
Room	Specific Location	Item	Accessi bility	Product Type	Asbestos Type	Extent	Sample Referenc e	MRA	PAS	TRA	Recommendation	Comments	Photograph
026 - Air Handling Room	Other Located to wall left hand side to door entrance	Thermal insulation residues to floor and plinths	N/A	Insulation Debris/residue	Identified Crocidolite Chrysotile and Amosite and Crocidolite	50 m ²	S028 (OS)	12	01	13	Remove		
026 - Air Handling Room	Other Located to all walls throughout	Thermal insulation debris within ducting	N/A	Insulation Debris/residue	Identified Crocidolite Chrysotile and Amosite and Crocidolite	Throughout Unknown	S029 (OS)	12	N/A	12	Remove		
026 - Air Handling Room	Other Within fuse boards	Flashguards	N/A	Textile(s) Flash Pads to Fuse Box	Strongly Presumed Chrysotile	5 Box(es)	N/A	05	N/A	05	Remove		
026 - Air Handling Room	Gasket	Gaskets to pipework joints	N/A	Gasket to Pipe Flange	Strongly Presumed Chrysotile	10 Number	S004 (VC)	05	N/A	05	Remove		
027 - Stairwell	Other Located to all walls throughout	Thermal insulation residues to walls	N/A	Insulation Debris/residue	Strongly Presumed Chrysotile and Crocidolite and Amosite	100 m ²	S026 (VC)	11	01	13	Remove		
028 - External Roof Locations	Other Cowl and flue pipe above hall 009	Cowl and flue pipe	N/A	Cement Product(s) Flue Pipe	Identified Chrysotile	1 Number	S032 (OS)	03	N/A	03	Remove		

Room	Specific Location	Item	Accessi- bility	Product Type	Asbestos Type	Extent	Sample Referenc e	MRA	PAS	TRA	Recommendation	Comments	Photograph
028 - External Roof Locations	Other Skylights	Listed skylights	N/A	Textile(s) Rope & Yarns Rope Seal to Skylight Glass Panels	Strongly Presumed Chrysotile	2 Number	N/A	03	N/A	03	Manage	Instructed by HNC that skylights are a listed item and not to be damaged in any way. No inspection was made.	
030 - Lift Motor Room (Above Location 013)	Other Brake linings	Brake pads to lift machinery	N/A	Cement Product(s) Brake Pads	Strongly Presumed Chrysotile	2 Number	N/A	03	N/A	03	Remove		

8.0 Identified as Non-Asbestos

Floor	Room	Item	Product Type	Asbestos Type	Sample Reference	Comments	Photograph
07 - Seventh Floor & Roof	001 - Lift Shaft Machine Room	Damp proof course to cavity wall	Other Encapsulated Material Bituminous Product(s) Damp-proof Course	No ACM detected	S001 (OS)		
07 - Seventh Floor & Roof	001 - Lift Shaft Machine Room	Adhesive to parquet packers	Other Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	No ACM detected	S002 (OS)		
07 - Seventh Floor & Roof	001 - Lift Shaft Machine Room	Woven seal to open electrics	Textile(s) Rope & Yarns Rope Seal to Fuse Box Lid	No ACM detected	S003 (OS)		
07 - Seventh Floor & Roof	003 - Air Handling Room	Joint seals to air handling units	Other Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	No ACM detected	S005 (OS)		
07 - Seventh Floor & Roof	003 - Air Handling Room	Thermal insulation to walls	Insulation Debris/residue	No ACM detected	S006 (OS)		
07 - Seventh Floor & Roof	004 - Circulation & Stairwell	Insulating board door surround panels	Asbestos Board(s) Insulating Board Panel(s)	No ACM detected	S013 (OS)		
07 - Seventh Floor & Roof	005 - Link Corridor	Putty seal to timber windows	Other Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	No ACM detected	S014 (OS)		
07 - Seventh Floor & Roof	005 - Link Corridor	Door surround panel	Asbestos Board(s) Insulating Board Panel(s)	No ACM detected	S013 (VC)		
07 - Seventh Floor & Roof	006 - Toilet	Bakelite loose light fitting	Bakelite light fitting	No ACM detected	S015 (OS)		
07 - Seventh Floor & Roof	007 - Kitchen	Seal to cast pipework	Other Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	No ACM detected	S016 (OS)		

Floor	Room	Item	Product Type	Asbestos Type	Sample Reference	Comments	Photograph
07 - Seventh Floor & Roof	007 - Kitchen	Putty seal to windows	Other Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	No ACM detected	S014 (VC)		
07 - Seventh Floor & Roof	009 - Hall	Bitumen adhesive beneath parquet flooring	Other Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	No ACM detected	S017 (OS)		
07 - Seventh Floor & Roof	009 - Hall	Inspected behind damaged skirting	Brick wall	No Asbestos Detected	N/A		
07 - Seventh Floor & Roof	009 - Hall	Inspected behind damaged column skirting	Behind damaged skirting to columns	No Asbestos Detected	N/A		
07 - Seventh Floor & Roof	012 - Conference Room	Adhesive beneath parquet flooring.	Other Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	No ACM detected	S017 (VC)		
07 - Seventh Floor & Roof	012 - Conference Room	Behind damaged skirting	Brick wall	No Asbestos Detected	N/A		
07 - Seventh Floor & Roof	014 - Landing & Stairwell	Adhesive beneath parquet flooring	Other Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	No ACM detected	S017 (VC)		
07 - Seventh Floor & Roof	015 - Office	Adhesive beneath parquet flooring	Other Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	No ACM detected	S017 (VC)		
07 - Seventh Floor & Roof	016 - Circulation & Stairwell	Adhesive beneath parquet flooring	Other Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	No ACM detected	S017 (VC)		
07 - Seventh Floor & Roof	017 - Conference Room	Adhesive beneath parquet flooring	Other Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	No ACM detected	S017 (VC)		

Floor	Room	Item	Product Type	Asbestos Type	Sample Reference	Comments	Photograph
07 - Seventh Floor & Roof	017 - Conference Room	Behind damaged skirting	Brick wall	No Asbestos Detected	N/A		
07 - Seventh Floor & Roof	018 - Circulation & Stairwell	Adhesive beneath parquet flooring	Other Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	No ACM detected	S017 (VC)		
07 - Seventh Floor & Roof	019 - Generator Room	Bitumen flashing seal	Other Encapsulated Material Bituminous Product(s) Gutter Lining(s) and Flashing(s)	No ACM detected	S021 (OS)		
07 - Seventh Floor & Roof	019 - Generator Room	Insulating board debris to floor	Asbestos Board(s) Insulating Board Panel(s)	No ACM detected	S024 (OS)		
07 - Seventh Floor & Roof	019 - Generator Room	Bakelite loose fuse cartridge	Bakelite fuse cartridge	No ACM detected	S025 (OS)		
07 - Seventh Floor & Roof	026 - Air Handling Room	Joint seals to air handling units	Other Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	No ACM detected	S005 (VC)		
07 - Seventh Floor & Roof	028 - External Roof Locations	Bitumen roof covering	Other Encapsulated Material Bituminous Product(s) Semi-rigid Roofing	No ACM detected	S030 (OS)		
07 - Seventh Floor & Roof	028 - External Roof Locations	Mastic seal to windows	Other Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	No ACM detected	S031 (OS)		

9.0 General Construction Materials Register

Fibrous materials may exist within the premises which are not ACMs. Where in the judgement of the surveyor, the material is clearly non asbestos containing the surveyor will record findings in the construction register. All building and construction materials used in the premises have been inspected where accessible. The following register identifies each non-asbestos element identified and inspected.

07 - Seventh Floor & Roof

001 - Lift Shaft Machine Room		
Element	Material	Photograph
Ceiling	Concrete ceiling, concrete beams, metal beams.	
Walls	Brick walls, metal pipework.	
Floor	Concrete floor, lift machinery.	
Doors	Timber doors, timber door frame with timber packers.	
Windows	Timber window frames, timber parquet flooring used as packers to window frame.	
Ceiling Void	No Ceiling Void Present in Room/location	
Cavities	Accessible, Double skin brick cavity wall.	
Risers	Inaccessible, Concrete lift shaft riser not inspected.	
Ducting	No Ducting Present in Room/location	
Floor Void	Accessible, Pipework penetrations to floor, metal pipework passing through.	
Pipework	Accessible, Metal	
Boxing	No Boxing Present in Room/location	

07 - Seventh Floor & Roof

002 - Goods Lift 5 Machine Room		
Element	Material	Photograph
Ceiling	Concrete ceiling, concrete beams, metal beams.	
Walls	Brick walls, metal pipework.	
Floor	Concrete floor, lift machinery.	
Doors	Timber doors, timber door frame with slate packers.	
Windows	Metal window frames.	
Ceiling Void	No Ceiling Void Present in Room/location	
Cavities	Accessible, Double skin brick cavity wall.	
Risers	Inaccessible, Concrete lift shaft riser not inspected.	
Ducting	No Ducting Present in Room/location	
Floor Void	Accessible, Pipework penetrations to floor, metal pipework passing through.	
Pipework	Accessible, Metal	
Boxing	No Boxing Present in Room/location	

07 - Seventh Floor & Roof

003 - Air Handling Room		
Element	Material	Photograph
Ceiling	Concrete ceiling, concrete beams.	
Walls	Brick walls, metal pipework, electrical boxes, metal beams.	
Floor	Concrete floor, air handling units, metal pipework.	
Doors	Timber doors, timber door frame with timber packers.	
Windows	Timber window frames, brick sills.	
Ceiling Void	No Ceiling Void Present in Room/location	
Cavities	Accessible, Double skin brick cavity wall.	
Risers	Inaccessible, Concrete lift shaft riser not inspected.	
Ducting	No Ducting Present in Room/location	
Floor Void	Accessible, Pipework penetrations to floor, metal pipework passing through.	
Pipework	Accessible, Metal	
Boxing	No Boxing Present in Room/location	
Comments	Access into location should be strictly prohibited until area can be fully decontamination under fully controlled conditions through a LARC.	

9.0 General Construction Materials Register Continued

07 - Seventh Floor & Roof

004 - Circulation & Stairwell		
Element	Material	Photograph
Ceiling	Concrete ceiling, concrete beams.	
Walls	Brick walls, metal conduit, metal pipework with bitumen wrap, metal cable trunking, fixed live lighting inspected (no suspect acm's identified).	
Floor	Concrete floor.	
Doors	Timber doors, timber door frames	
Windows	Metal window frames, insulating board beading to door glazing.	
Ceiling Void	No Ceiling Void Present in Room/location	
Cavities	Out of Scope	
Risers	No Risers Present in Room/location	
Ducting	No Ducting Present in Room/location	
Pipework	Accessible, Metal	
Boxing	No Boxing Present in Room/location	
Comments	Listed and protected location, no damage made to structure or decorative materials.	

07 - Seventh Floor & Roof

005 - Link Corridor		
Element	Material	Photograph
Ceiling	Concrete ceiling.	
Walls	Brick walls, concrete walls with plaster skim	
Floor	Concrete floor.	
Doors	Timber doors, timber door frames, timber and insulating board door surround panels, timber packers to doors.	
Windows	Metal window frames, insulating board beading to door beading	
Ceiling Void	No Ceiling Void Present in Room/location	
Cavities	Out of Scope	
Risers	No Risers Present in Room/location	
Ducting	No Ducting Present in Room/location	
Pipework	Accessible, Metal	
Boxing	No Boxing Present in Room/location	
Comments	Listed and protected location, no damage made to structure	

07 - Seventh Floor & Roof

006 - Toilet		
Element	Material	Photograph
Ceiling	Concrete	
Walls	Ceramic tiled onto concrete walls.	
Floor	Concrete floor	
Doors	Timber doors with timber packers, timber door surround panels.	
Windows	Timber windows, ceramic sills.	
Ceiling Void	No Ceiling Void Present in Room/location	
Cavities	No Cavities Present in Room/location	
Risers	No Risers Present in Room/location	
Ducting	No Ducting Present in Room/location	
Pipework	Accessible, Metal	
Boxing	No Boxing Present in Room/location	
Comments	Listed and protected location, no damage made to structure or decorative materials. Inspections only made in areas of existing damage.	

9.0 General Construction Materials Register Continued

07 - Seventh Floor & Roof

007 - Kitchen		
Element	Material	Photograph
Ceiling	Concrete ceiling, concrete beams, metal sprinkler system pipework with mmmf insulation	
Walls	Brick walls, concrete walls with plaster skim, modern fibreboard panel to wall, timber panels above and around doors, metal kitchen extraction hoods, cast pipework.	
Floor	Ceramic tiled floor to concrete floor.	
Doors	Timber doors, timber door frames, timber and insulating board door surround panels, timber packers to doors.	
Windows	Metal window frames, insulating board beading to door beading	
Ceiling Void	No Ceiling Void Present in Room/location	
Cavities	Out of Scope	
Risers	No Risers Present in Room/location	
Ducting	No Ducting Present in Room/location	
Pipework	Accessible, Metal	
Boxing	No Boxing Present in Room/location	
Comments	Listed and protected location, no damage made to structure or decorative materials. Inspections only made in areas of existing damage.	

07 - Seventh Floor & Roof

008 - Store		
Element	Material	Photograph
Ceiling	Concrete ceiling, concrete beams, metal sprinkler system pipework with mmmf insulation	
Walls	Brick walls, concrete walls with plaster skim, timber panels above and around doors, metal pipework.	
Floor	Ceramic tiled floor covering to concrete floor.	
Doors	Timber doors, timber door frames, timber and insulating board door surround panels, timber packers to doors.	
Windows	Metal window frames, insulating board beading to door beading	
Ceiling Void	No Ceiling Void Present in Room/location	
Cavities	Out of Scope	
Risers	No Risers Present in Room/location	
Ducting	No Ducting Present in Room/location	
Pipework	Accessible, Metal	
Boxing	No Boxing Present in Room/location	
Comments	Listed and protected location, no damage made to structure	

07 - Seventh Floor & Roof

009 - Hall		
Element	Material	Photograph
Ceiling	Concrete ceiling, concrete beams, metal sprinkler system pipework with mmmf insulation, overhead heating units, glass skylights.	
Walls	Brick walls, concrete walls with plaster skim, metal pipework with mmmf insulation, timber skirting boards throughout, timber dado rail, timber panels beneath windows, timber window sills inspected where possible.	
Floor	Parquet flooring to concrete floor.	
Doors	Timber doors, timber door frames, timber packers to doors.	
Windows	Metal window frames, timber window sills.	
Ceiling Void	No Ceiling Void Present in Room/location	
Cavities	Out of Scope	
Risers	No Risers Present in Room/location	
Ducting	No Ducting Present in Room/location	
Pipework	Accessible, Metal	
Boxing	No Boxing Present in Room/location	
Comments	Listed and protected location, no damage made to structure or decorative materials. Inspections only made in areas of existing damage.	

9.0 General Construction Materials Register Continued

07 - Seventh Floor & Roof

010 - Toilets		
Element	Material	Photograph
Ceiling	Concrete	
Walls	Ceramic tiled onto concrete walls, ceramic cistern, ceramic urinal, timber toilet seats.	
Floor	Concrete floor	
Doors	Timber doors with timber packers, timber door surround panels.	
Windows	Timber windows, ceramic sills.	
Ceiling Void	No Ceiling Void Present in Room/location	
Cavities	No Cavities Present in Room/location	
Risers	No Risers Present in Room/location	
Ducting	No Ducting Present in Room/location	
Pipework	Accessible, Metal	
Boxing	No Boxing Present in Room/location	
Comments	Listed and protected location, no damage made to structure or decorative materials. Inspections only made in areas of existing damage.	

07 - Seventh Floor & Roof

011 - Toilets		
Element	Material	Photograph
Ceiling	Concrete	
Walls	Ceramic tiled onto concrete walls, ceramic cistern, ceramic urinal, timber toilet seats, timber partition panels.	
Floor	Concrete floor	
Doors	None within location	
Windows	Timber windows, ceramic sills.	
Ceiling Void	No Ceiling Void Present in Room/location	
Cavities	No Cavities Present in Room/location	
Risers	No Risers Present in Room/location	
Ducting	No Ducting Present in Room/location	
Pipework	Accessible, Metal	
Boxing	No Boxing Present in Room/location	
Comments	Listed and protected location, no damage made to structure or decorative materials. Inspections only made in areas of existing damage.	

07 - Seventh Floor & Roof

012 - Conference Room		
Element	Material	Photograph
Ceiling	Concrete ceiling, concrete beams, glass skylights, timber ceiling panels.	
Walls	Brick walls, concrete walls with plaster skim, timber skirting boards throughout, timber dado rail, timber panels beneath windows.	
Floor	Parquet flooring to concrete floor.	
Doors	Timber doors, timber door frames, timber packers to doors.	
Windows	Timber window frames, timber panels beneath	
Ceiling Void	No Ceiling Void Present in Room/location	
Cavities	Out of Scope	
Risers	No Risers Present in Room/location	
Ducting	No Ducting Present in Room/location	
Pipework	Accessible, Metal	
Boxing	No Boxing Present in Room/location	
Comments	Listed and protected location, no damage made to structure or decorative materials. Inspections only made in areas of existing damage.	

9.0 General Construction Materials Register Continued

07 - Seventh Floor & Roof

014 - Landing & Stairwell		
Element	Material	Photograph
Ceiling	Concrete ceiling, concrete beams, metal sprinkler system pipework with mmmf insulation, overhead heating units, glass skylights.	
Walls	Brick walls, concrete walls with plaster skim, metal pipework with mmmf insulation, timber skirting boards throughout, timber dado rail, timber panels beneath windows, timber window sills inspected where possible.	
Floor	Parquet flooring to concrete floor.	
Doors	Timber doors, timber door frames, timber packers to doors.	
Windows	Metal window frames, timber window sills.	
Ceiling Void	No Ceiling Void Present in Room/location	
Cavities	Out of Scope	
Risers	No Risers Present in Room/location	
Ducting	No Ducting Present in Room/location	
Pipework	Accessible, Metal	
Boxing	No Boxing Present in Room/location	
Comments	Listed and protected location, no damage made to structure or decorative materials. Inspections only made in areas of existing damage.	

07 - Seventh Floor & Roof

015 - Office		
Element	Material	Photograph
Ceiling	Concrete ceiling with plaster finish.	
Walls	Brick walls, concrete walls with plaster skim, timber skirting boards throughout, timber wall panelling throughout, timber panels beneath windows.	
Floor	Parquet flooring to concrete floor.	
Doors	Timber doors, timber door frames, timber packers to doors.	
Windows	Timber window frames, timber panels beneath	
Ceiling Void	No Ceiling Void Present in Room/location	
Cavities	Out of Scope	
Risers	No Risers Present in Room/location	
Ducting	No Ducting Present in Room/location	
Pipework	Accessible, Metal	
Boxing	No Boxing Present in Room/location	
Comments	Listed and protected location, no damage made to structure, inspections behind cladding and skirting made only where existing visible damage exists.	

07 - Seventh Floor & Roof

016 - Circulation & Stairwell		
Element	Material	Photograph
Ceiling	Concrete ceiling, concrete beams, metal sprinkler system pipework with mmmf insulation, overhead heating units, glass skylights.	
Walls	Brick walls, concrete walls with plaster skim, metal pipework, timber skirting boards throughout, timber window sills inspected where possible, modern electrics, listed metal lift cage, ceramic tiles.	
Floor	Parquet flooring to concrete floor, ceramic tiles.	
Doors	Timber doors, timber door frames, timber packers to doors.	
Windows	Timber window frames, timber window sills.	
Ceiling Void	No Ceiling Void Present in Room/location	
Cavities	Out of Scope	
Risers	No Risers Present in Room/location	
Ducting	No Ducting Present in Room/location	
Pipework	Accessible, Metal	
Boxing	No Boxing Present in Room/location	
Comments	Listed and protected location, no damage made to structure or decorative materials. Inspections only made in areas of existing damage.	

9.0 General Construction Materials Register Continued

07 - Seventh Floor & Roof

017 - Conference Room		
Element	Material	Photograph
Ceiling	Concrete ceiling, concrete beams, glass skylights, timber ceiling panels.	
Walls	Brick walls, concrete walls with plaster skim, timber skirting boards throughout, timber dado rail, timber panels beneath windows.	
Floor	Parquet flooring to concrete floor, metal pipework.	
Doors	Timber doors, timber door frames, timber packers to doors.	
Windows	Timber window frames, timber panels beneath	
Ceiling Void	No Ceiling Void Present in Room/location	
Cavities	Out of Scope	
Risers	No Risers Present in Room/location	
Ducting	No Ducting Present in Room/location	
Pipework	Accessible, Metal	
Boxing	No Boxing Present in Room/location	
Comments	Listed and protected location, no damage made to structure	

07 - Seventh Floor & Roof

018 - Circulation & Stairwell		
Element	Material	Photograph
Ceiling	Concrete ceiling, concrete beams, metal sprinkler system pipework with mmmf insulation, glass skylights.	
Walls	Brick walls, concrete walls with plaster skim, metal pipework with mmmf insulation, timber skirting boards throughout, timber dado rail, timber panels beneath windows, timber window sills inspected where possible.	
Floor	Parquet flooring to concrete floor.	
Doors	Timber doors, timber door frames, timber packers to doors.	
Windows	Metal window frames, timber window sills.	
Ceiling Void	No Ceiling Void Present in Room/location	
Cavities	Out of Scope	
Risers	No Risers Present in Room/location	
Ducting	No Ducting Present in Room/location	
Pipework	Accessible, Metal	
Boxing	No Boxing Present in Room/location	
Comments	Listed and protected location, no damage made to structure	

07 - Seventh Floor & Roof

019 - Generator Room		
Element	Material	Photograph
Ceiling	Timber ceiling, plasterboard ceiling, timber beams, metal brackets	
Walls	Block walls, metal pipework, metal cable trunking, electrical boxes, modern woven seals to plant	
Floor	Concrete floor, metal beams, generator plant and equipment.	
Doors	Timber doors, timber door surround	
Windows	None within location	
Ceiling Void	No Ceiling Void Present in Room/location	
Cavities	No Cavities Present in Room/location	
Risers	No Risers Present in Room/location	
Ducting	No Ducting Present in Room/location	
Pipework	Accessible, Metal	
Boxing	No Boxing Present in Room/location	