

HEALTH & SAFETY FILE

BMS EQUIPMENT UPGRADE

**EXCHEQUER COURT
33 ST MARY AXE
LONDON
EC3A 8AA**

FILE 1 OF 2

Emergency Isolation Points:

Building Manager to ensure service isolation points are entered below

Electrical Supply	
Gas Supply	
Cold Water	
Hot Water	



bernardsimsassociates

CDM Consultants, Principal Designers, Fire Risk Assessors,

Health and Safety Consultants & Trainers

Keeping people safe, making work possible

Guildford:01483 467270 Leeds:0113 2869084

5.0 - Actions & Timescales

To comply with Regulation 4 of the Control of Asbestos Regulations 2012, all actions as defined below should be carried out within the following suggested timescales, unless otherwise stated on the individual sample record:

Actions

Manage = The ACM can be left in situ and managed accordingly. Ensure an annual reinspection is carried out as a minimum.

Label = Although not compulsory, it is recommended the ACM is labelled using prescribed asbestos warning labels. The ACM can then be left in situ and managed accordingly. Ensure an annual reinspection is carried out as a minimum.

Enclose = The ACM should be physically enclosed. This is typically recommended when the ACM has previously been damaged and removal is not an option. The ACM can then be left in situ and managed accordingly. Ensure an annual reinspection is carried out as a minimum.

Encapsulate = The ACM should be encapsulated. It is recommended that a licensed asbestos contractor is used to carry out such work. The ACM can then be left in situ and managed accordingly. Ensure an annual reinspection is carried out as a minimum.

Remove = The ACM should be removed. It is recommended that a licensed asbestos contractor is used to carry out such work. Request and store copies of waste consignment notes and air monitoring certificates where applicable.

Restrict Access = Access to the areas immediately surrounding the ACM should be fully restricted. This is typically recommended when an ACM is posing a significant risk. Any further recommendations on how to restrict access and what to do next must be followed.

Timescales

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

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

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

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

4.0 - Survey Limitations

All ACMs previously identified were inspected

The following limitations were detailed within the original survey report and still apply:

Location	Area	Comments
Throughout Site	Within Electrical Boxes / Switchgear	No access gained within any live electrical equipment. Isolations required in order to gain safe access.
Lift Shafts	Within Lift Shafts	No access gained within lift shafts. A qualified lift engineer would be required in order to gain safe access.
Dry Risers & Sprinkler Chambers	General Inspection to Areas	Limited access gained with Dry Risers and Sprinkler Chambers - restricted space due to plant and equipment.
Throughout Site	Within Plant and Equipment	No access gained within any plant or equipment. Isolations required in order to gain safe access.
Electrical Intake Room	Room Inspection to Area	No access gained within Electrical Intake Room. No key available during survey.

● 6.0 - Asbestos Sample Records

This section details all confirmed asbestos, referenced asbestos and presumed asbestos items present.

Sample Numbering System

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

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

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

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

Asbestos Sample Record

Site Address	Exchequer Court		
Building, Floor	Main, Basement	ACM	Gaskets (rope/woven)
Room Name	Boiler Room	Precise Location	To Boilers
Sample No.	S009	Amount	4 no



Material Assessment

ACM	Gaskets (rope/woven)	Total Risk Score	4
Condition	Low (Some Minor Damage)	Risk Category	Very Low
Surface Treatment	Sealed		
Asbestos Type	Chrysotile	Action	Manage
Comments	Leave in situ and do not disturb. Ensure all employees, contractors and tenants who are likely to come into contact with the ACM are made aware.		

6.0 - Asbestos Sample Records

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

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

Asbestos Sample Record

Site Address	Exchequer Court		
Building, Floor	Main, 7th Floor	ACM	Cement Product
Room Name	Lift Motor Room (South)	Precise Location	Brake Shoes to Lift Motor
Sample No.	P22	Amount	2 no



Material Assessment

ACM	Cement Product	Total Risk Score	4
Condition	Low (Some Minor Damage)	Risk Category	Very Low
Surface Treatment	Sealed		
Asbestos Type	Chrysotile	Action	Manage
Comments	Leave in situ and do not disturb. Ensure all employees, contractors and tenants who are likely to come into contact with the ACM are made aware.		

Asbestos Sample Record

Site Address	Exchequer Court		
Building, Floor	Main, 7th Floor	ACM	Cement Product
Room Name	Lift Motor Room (North)	Precise Location	Brake Shoes to Lift Motor
Sample No.	P21	Amount	2 no

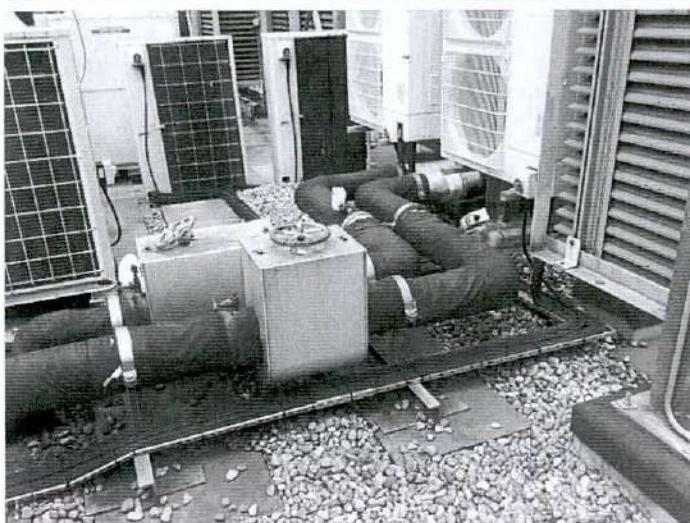


Material Assessment

ACM	Cement Product	Total Risk Score	4
Condition	Low (Some Minor Damage)	Risk Category	Very Low
Surface Treatment	Sealed		
Asbestos Type	Chrysotile	Action	Manage
Comments	Leave in situ and do not disturb. Ensure all employees, contractors and tenants who are likely to come into contact with the ACM are made aware.		

Asbestos Sample Record

Site Address	Exchequer Court		
Building, Floor	Main, External	ACM	Gaskets (compressed)
Room Name	South Roof	Precise Location	Within Metal Casings (Within Pipework Flanges)
Sample No.	X016	Amount	Throughout



Material Assessment

ACM	Gaskets (compressed)	Total Risk Score	3
Condition	Low (Some Minor Damage)	Risk Category	Very Low
Surface Treatment	Self-Sealed	Action	Manage
Asbestos Type	Chrysotile		
Comments	Leave in situ and do not disturb. Ensure all employees, contractors and tenants who are likely to come into contact with the ACM are made aware.		

Asbestos Sample Record

Site Address	Exchequer Court		
Building, Floor	Main, Basement	ACM	Gaskets (compressed)
Room Name	Boiler Room	Precise Location	Within Pipework Flanges
Sample No.	S008	Amount	Throughout



Material Assessment

ACM	Gaskets (compressed)	Total Risk Score	3
Condition	Low (Some Minor Damage)	Risk Category	Very Low
Surface Treatment	Self-Sealed		
Asbestos Type	Chrysotile	Action	Manage
Comments	Leave in situ and do not disturb. Ensure all employees, contractors and tenants who are likely to come into contact with the ACM are made aware.		

Asbestos Sample Record

Site Address	Exchequer Court		
Building, Floor	Main, Basement	ACM	Gaskets (compressed)
Room Name	Sprinkler Room	Precise Location	Within Pipework Flanges
Sample No.	S002	Amount	10 no

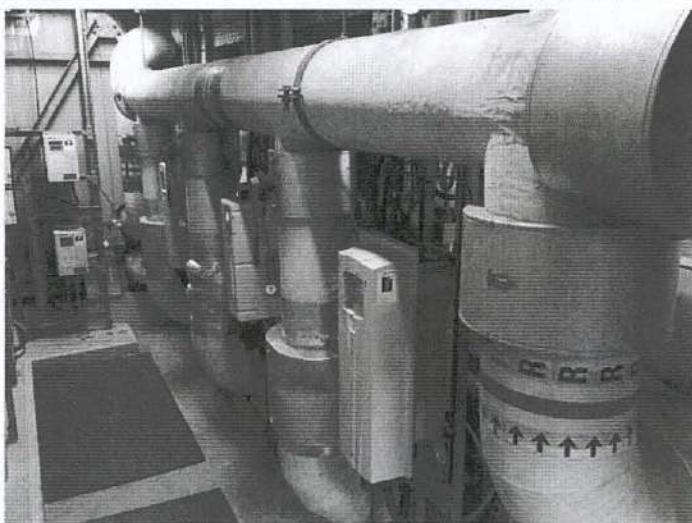


Material Assessment

ACM	Gaskets (compressed)	Total Risk Score	3
Condition	Low (Some Minor Damage)	Risk Category	Very Low
Surface Treatment	Self-Sealed		
Asbestos Type	Chrysotile	Action	Manage
Comments	Leave in situ and do not disturb. Ensure all employees, contractors and tenants who are likely to come into contact with the ACM are made aware.		

Asbestos Sample Record

Site Address	Exchequer Court		
Building, Floor	Main, 7th Floor	ACM	Gaskets (compressed)
Room Name	North MCC panel & Chiller Pumps	Precise Location	Within Pipework Flanges
Sample No.	X016	Amount	Throughout



Material Assessment

ACM	Gaskets (compressed)	Total Risk Score	3
Condition	Low (Some Minor Damage)	Risk Category	Very Low
Surface Treatment	Self-Sealed		
Asbestos Type	Chrysotile	Action	Manage
Comments	Leave in situ and do not disturb. Ensure all employees, contractors and tenants who are likely to come into contact with the ACM are made aware.		

Asbestos Sample Record

Site Address	Exchequer Court		
Building, Floor	Main,	ACM	Gaskets (compressed)
Room Name	Throughout Building	Precise Location	Within Pipework Flanges
Sample No.	Presumed	Amount	Throughout

No Photo – General Observation

Material Assessment

ACM	Gaskets (compressed)	Total Risk Score	3
Condition	Low (Some Minor Damage)	Risk Category	Very Low
Surface Treatment	Self-Sealed		
Asbestos Type	Chrysotile	Action	Manage
Comments	Leave in situ and do not disturb. Ensure all employees, contractors and tenants who are likely to come into contact with the ACM are made aware.		

Asbestos Sample Record

Site Address	Exchequer Court		
Building, Floor	Main, 7th Floor	ACM	Gaskets (compressed)
Room Name	North & South Dry Risers	Precise Location	Within Pipework Flanges
Sample No.	S019	Amount	Throughout Risers

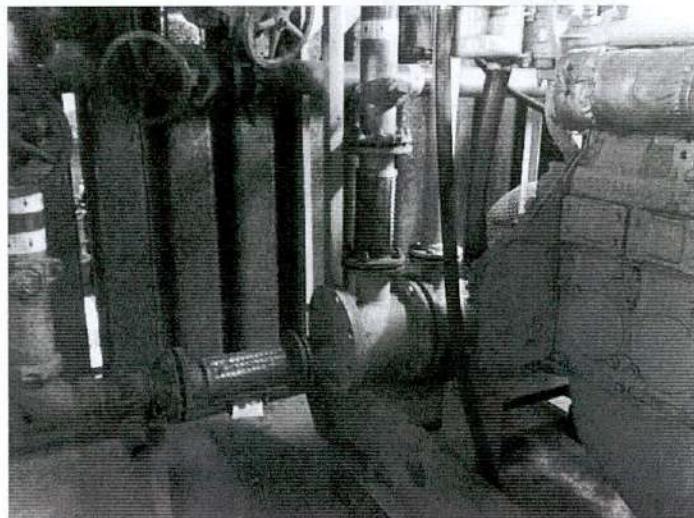


Material Assessment

ACM	Gaskets (compressed)	Total Risk Score	3
Condition	Low (Some Minor Damage)	Risk Category	Very Low
Surface Treatment	Self-Sealed		
Asbestos Type	Chrysotile	Action	Manage
Comments	Leave in situ and do not disturb. Ensure all employees, contractors and tenants who are likely to come into contact with the ACM are made aware.		

Asbestos Sample Record

Site Address	Exchequer Court		
Building, Floor	Main, Basement	ACM	Gaskets (compressed)
Room Name	Generator Room	Precise Location	Within Pipework Flanges
Sample No.	S010	Amount	20 + no

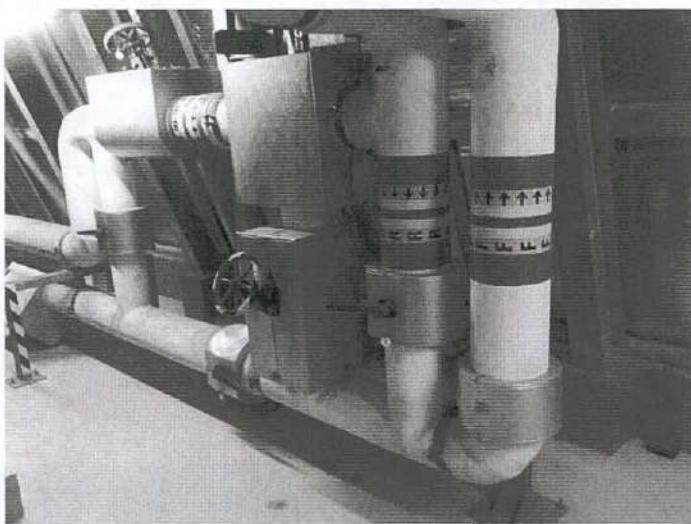


Material Assessment

ACM	Gaskets (compressed)	Total Risk Score	3
Condition	Low (Some Minor Damage)	Risk Category	Very Low
Surface Treatment	Self-Sealed		
Asbestos Type	Chrysotile	Action	Manage
Comments	Leave in situ and do not disturb. Ensure all employees, contractors and tenants who are likely to come into contact with the ACM are made aware.		

Asbestos Sample Record

Site Address	Exchequer Court		
Building, Floor	Main, 7th Floor	ACM	Gaskets (compressed)
Room Name	Plant Room 1	Precise Location	Within Pipework Flanges
Sample No.	S016	Amount	Throughout



Material Assessment

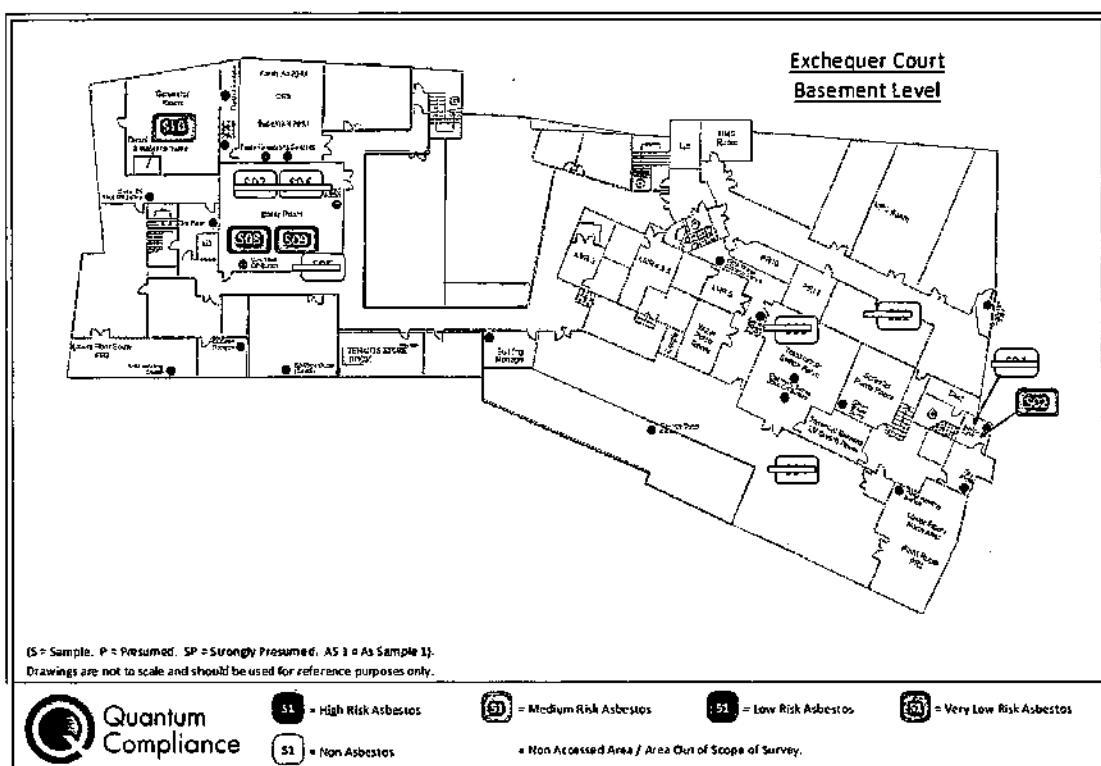
ACM	Gaskets (compressed)	Total Risk Score	3
Condition	Low (Some Minor Damage)	Risk Category	Very Low
Surface Treatment	Self-Sealed		
Asbestos Type	Chrysotile	Action	Manage
Comments	Leave in situ and do not disturb. Ensure all employees, contractors and tenants who are likely to come into contact with the ACM are made aware.		

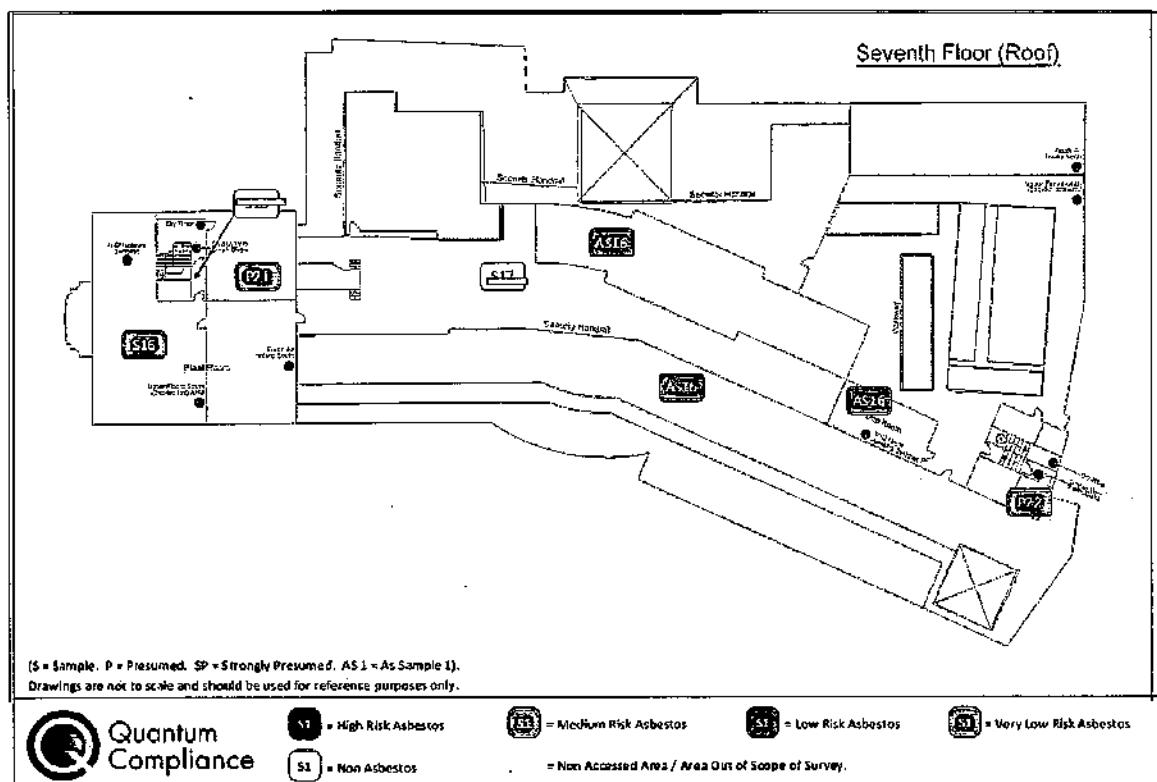
7.0 - Non-Asbestos Sample Records

This section details any additional non-asbestos samples taken during the Reinspection.

There were no additional samples taken.

8.0 - Asbestos Location Plans





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9.0 - Certificates of Analysis



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TEST REPORT

Analytical Report Number	:	J035475	Sample received on	:	19th March 2018
Sample submitted by	:	Quantum Risk Management Ltd t/a Quantum Compliance	Analysis completed by	:	21st March 2018
Analysis requested	:	Asbestos Identification.	Report issued on	:	21st March 2018
Client reference	:	S44670 - Exchequer Court, London,			
Report issue number	:	1			

Any sample location or detail provided with each sample appears with the results of analysis.
 Analysed By:

Joanna Usher (Bulk Analyst)

Anna Pasikowska (Bulk Analyst)

For & on behalf of Vintec Laboratories Ltd.

For & on behalf of Vintec Laboratories Ltd.

The analysis of samples submitted for asbestos identification is undertaken using polarised light microscopy in conjunction with dispersion staining techniques in accordance with our documented in house procedure P008 and HS248. Asbestos is defined in the Control of Asbestos Regulations 2012 as any of the following naturally occurring fibrous silicate minerals: CROCDOLITE (Blue Asbestos), AMOGITE (Brown Asbestos) and CHRYSOTILE (White Asbestos). Those contemplating any form of work involving asbestos should refer to the Approved Code of Practice published by the Health & Safety Executive. Vintec stores samples for six months following date of reporting unless instructed otherwise. Vintec offers no guarantee of the accuracy of reported sample locations as supplied with sample by clients. Sampling conducted by clients falls outside the scope of our bulk sampling accreditation.

In certain types of sample where very small quantities of asbestos may be present we advise on the possibility of unidentified and unreported asbestos being present in trace quantity, however small. We advise this principally in relation to textured paint samples, sometimes referred to by the trade name 'arex', thermoplastic floor tiles or linoleum, and bitumen based samples including roofing felts, acoustic pads etc. This uncertainty arises from the fact that analysis is normally based on the treatment and examination of a small proportion of the supplied sample, which leaves open the possibility that small traces may remain unreported. Where only one or two fibres have been identified within a sample, this will be reported as 'trace asbestos identified'. The above results relate only to the items submitted for testing. This report should not be reproduced except in full, without the written approval of the laboratory.

Analytical Report Number : J035475
Client : Quantum Risk Management Ltd t/a Quantum Compliance
Client Reference : S-44670 - Exchequer Court, London
Report Issue Number : 1

Vintec Reference	Client Reference	Sample Description	Asbestos Content	Comments
BS044775	S001	Sprinkler Chamber - IB Insulation to Ducting	No Asbestos Detected	
BS044776	S002	Sprinkler Chamber - Gaskets to Pipes	Chrysotile	
BS044777	S003	HV/LV Switchroom - Dura Steel Boxing to Ceiling	No Asbestos Detected	
BS044778	S004	Service Corridor next to North AHU - Gaskets to Pipes	No Asbestos Detected	
BS044779	S005	Boiler House - IB Cladding to Beams	No Asbestos Detected	
BS044780	S006	Boiler House - Gaskets to Pipes above Water Pumps	No Asbestos Detected	
BS044781	S007	Boiler House - Gaskets to Pipes above Water Pumps	No Asbestos Detected	
BS044782	S008	Boiler House - Gaskets to Gas & Burner Pipes	Chrysotile	
BS044783	S009	Boiler House - Gaskets to Gas & Burner Pipes	Chrysotile	
BS044784	S010	Generator Room - Gaskets to Pipes	Chrysotile	
BS044785	S011	Building Maintenance Corridor - Dura Steel Boxing to Ceiling	No Asbestos Detected	
BS044786	S012	Gas Meter Room - Gaskets to Pipe Work	No Asbestos Detected	
BS044787	S013	Gas Meter Room - Dura Steel Boxing to Column	No Asbestos Detected	
BS044788	S014	Carpark/Loading Bay - IB Ceiling Panels	No Asbestos Detected	
BS044789	S015	Security Room - IB Boxing to Wall	No Asbestos Detected	
BS044790	S016	Roof South Plant Room - Gaskets to Pipes	Chrysotile	
BS044791	S017	Roof Plant Room PR14 - IB Wall Panels	No Asbestos Detected	
BS044792	S018	Roof - Corridor to South Plant Room - IB Door Panel to Riser	No Asbestos Detected	
BS044793	S019	External Dry Riser Pipework - Gaskets	Chrysotile	
BS044794	S020	Landing - Dry Riser Pipework - Gaskets	No Asbestos Detected	

Appendices

Appendix A - Survey Methodology

Survey Objectives

The objectives of this survey were to;

- locate and reinspect previously identified asbestos containing materials within the building. This will not involve destructive investigation.
- produce a report for the client that is simple to understand, indicating the location and type of all presumed and identified ACM, including material assessments, photographs where necessary, recommendations and an Asbestos Register.
- highlight areas that could not be accessed by the surveyor; these are listed in Section 4. Areas not accessed must be "presumed" to contain asbestos until further investigation proves otherwise.
- to assign a risk level for all ACM identified or presumed by using a simple algorithm as explained in HSG264. (Refer to Appendix B for more detail.)
- where instructed by the client, carry out additional management (or refurbishment or demolition) surveys and collect samples of all suspect ACM for analysis, the results of which are shown in Section 9 of this report. It is normal practice for surveyors to presume ACM in materials for which samples have already been taken and these areas will be referred to as "strongly presumed" and referenced to a previous sample.
- to provide recommendations for action that should be taken for any ACM found, taking into account algorithm score and the type of material. These recommendations can be found within the asbestos register in Section 3 and asbestos sample records in Section 6.

Survey Methodology

The general procedure is as follows;

- Client provides existing survey report/register, or QRM provides latest version
- Locate all existing and suspected ACM using the register description, photographs and/or drawings
- Carry out new material assessment score
- Where instructed to do so, carry out new priority assessment scoring

The existing survey report/register will ideally be a QRM report. However, on occasion, the client may provide a 3rd party report. In this case, the validity of the report will be assessed according to who carried out the survey (UKAS accredited or not), when it was done (Pre-2010, pre-HSG264), if there is a defined scope, has the client been made aware of any missed ACM.

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

Each ACM reinspected will;

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

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

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

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

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

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

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

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

Notes on Plans

The plans supplied with this survey are for orientation and illustrative purposes only. They have not been drawn to scale and should not be used alone for the location and quantifying of asbestos containing materials. They should be viewed in conjunction with the material assessment and photographs which will give information on quantities and locations. No responsibility shall be accepted for errors made in this respect.

This report may only be reproduced in full with the permission of Quantum Compliance and its client.

Limitations, Exclusion and General Caveats

Every effort has been made to identify all asbestos materials so far as was reasonably practical to do so within the scope of the survey. Methods used to carry out the survey were agreed with the client prior to any works being commenced.

Survey techniques adopted by our trained and experienced surveyors involved the combined approach of visual examination and necessary bulk sampling. It is, however, possible that additional ACM may be discovered following the survey.

This could be due to various reasons:

- Materials may be hidden or obscured by other items or cover finishes i.e. over-boarding or items which are present behind existing ACM. Where this is the case then its detection will be impaired.
- Asbestos may well be hidden as part of the building structure and not visible until the structure is dismantled at a later date.
- Debris from previous asbestos removal projects may well be present in some areas; unless specifically required during the contract review stage ad hoc dust sampling does not form part of this survey, however, all reasonably practicable methods will have been taken to identify visible asbestos debris.
- Where an area has been previously stripped of asbestos i.e. plant rooms, ducts etc. and new coverings added, it must be pointed out that asbestos removal techniques have improved steadily over the years since its introduction. Most notably would be the Control of Asbestos Regulations 2012 or subsequent regulations laying down certain enforceable guidelines. Asbestos removal prior to this regulation would not be to today's standard and therefore, debris may be present below new coverings.
- Access for the survey may be restricted for many reasons beyond our control such as height, inconvenience to others, immovable obstacles or confined space. Where electrical equipment is present and determined to be in the way of the surveyor, no access will be attempted until proof of its safe state is given. Quantum Compliance has a duty to our surveyors under the Health and Safety at Work Act 1974 and to others.
- Textured coatings such as "Artex" may contain a trace quantity of asbestos. Due to this low asbestos content, applications of this product may be non-homogenous and may elicit both positive and negative samples. Where both positive and negative samples are obtained, we recommend the client should presume that the textured coating contains asbestos throughout even though a non-detected result has been obtained, particularly where pattern (decorative style) and density are similar.

Where a survey is carried out under the guidance of the owner of the property, or his representative, then the survey will be as per their instructions and guidance at that time.

For the reasons mentioned above, Quantum Compliance cannot accept any liability for loss, injury, damage or penalty issues due to errors or omissions within this report.

Quantum Compliance cannot be held responsible for any damage caused as part of this survey carried out on behalf of the client. Due to the nature and necessity of sampling for asbestos, some damage is unavoidable but will be limited to just that which is necessary for the taking of the sample.

This report is produced solely for the benefit of the instructing party and must be made available to all tradesmen and contractors that will have access to the building for any reason, so that they can take appropriate recommendations and/or actions to protect themselves.

This survey report cannot be used as a basis for tendering the removal any ACM prior to any refurbishment or demolition work. A further, more intrusive "refurbishment and demolition" survey must be undertaken in these circumstances.

Appendix B - Material Risk Assessment

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

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

The total risk score from the Material Assessment determines the amount of asbestos fibre release as follows. The Material Risk Assessment Algorithm is shown overleaf.

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

HSG264 Material Risk Assessment Algorithm

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

Appendix C - Legal Requirements

Regulation 4 (The Duty to Manage) of The Control of Asbestos Regulations 2012, places an obligation on the duty holder to:

- Take reasonable steps to find ACM and check their condition
- Make a written record of the location and condition and keep it up to date
- Assess the risk of exposure
- Prepare a plan to manage that risk

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

Furthermore, in order to comply fully with Regulation 4 and manage the asbestos risks effectively the duty holder should develop an asbestos management plan which addresses the following points:

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

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

The duty holder must ensure that when any works are planned for this building that the contractor must be made fully aware of the asbestos register and informed that the building is of an age where ACM may be encountered which they should take account of when preparing their risk assessments and method statements for their work.

Where it is necessary to carry out work on ACM it is recommended that unless the work can be shown to be low risk "asbestos essentials" designated work, then an HSE licensed contractor is engaged using operatives who have had suitable and sufficient training to carry out the work safely and in accordance with current legislation. Any air testing or verification work should be conducted by an UKAS accredited laboratory independently instructed by the duty holder.

Duty holders need to understand that this asbestos reinspection survey report in itself is not an Asbestos Management Plan as required by the Control of Asbestos Regulations 2012; the report, however, can be used to assist with the development of such a plan.

Appendix D - Glossary of Terms

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

IP Address	Station Name	Physical Location	Serving
192.168.36.101	AP1	Plantroom Pr2	Lower Floor South AHU
192.168.36.102	AP2	Plantroom Pr1	Lower Floor North AHU
192.168.36.103	AP3	Transformer Room	Transformer room Extract
192.168.36.104	Boiler House	Boiler House	LTHW System Building Wide
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Exchequer Court Outstation Locations

Revision 00 (30/01/2021)



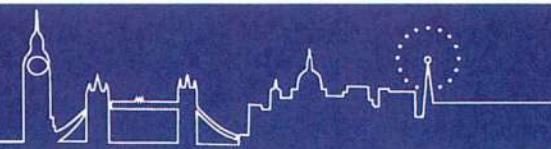
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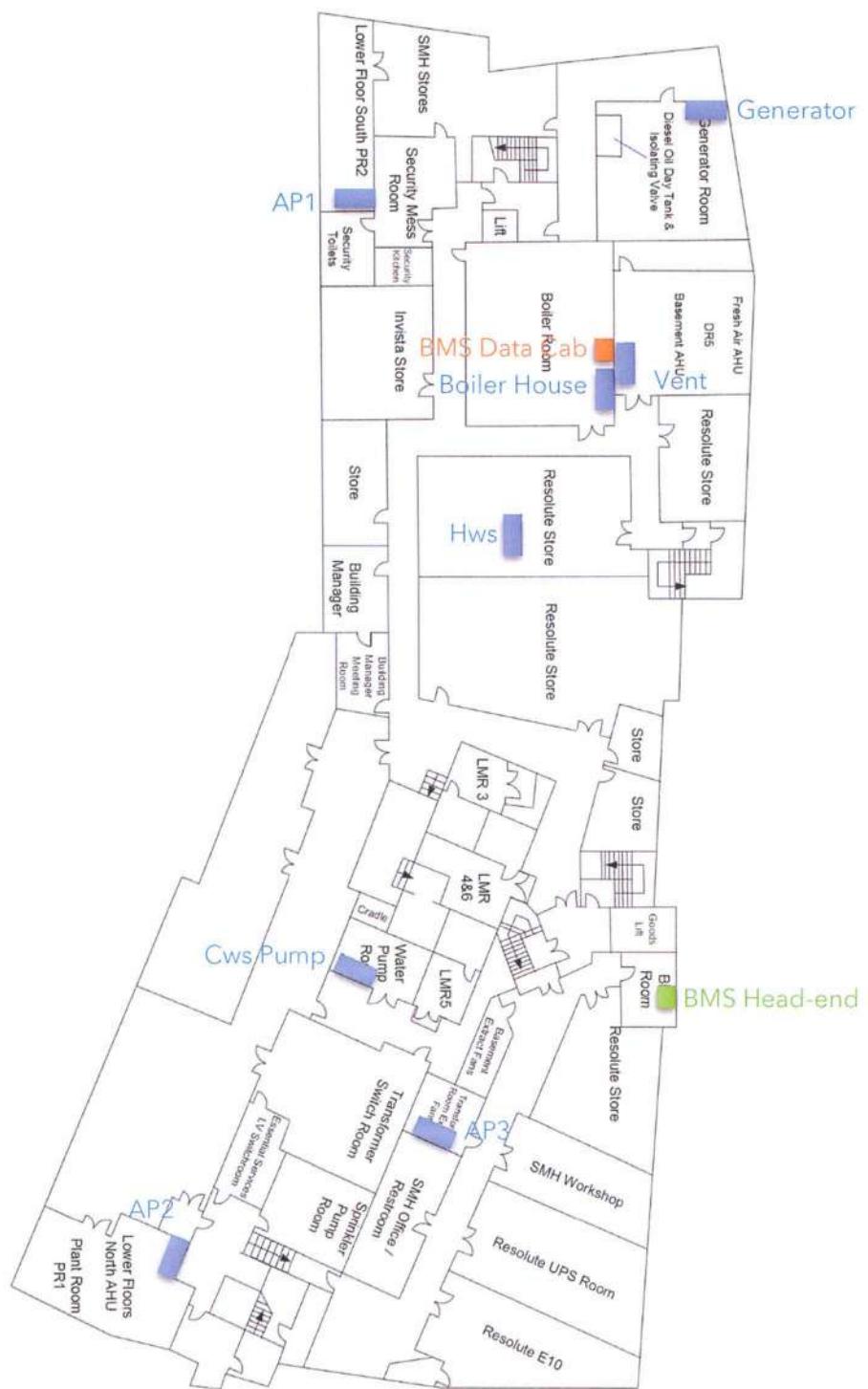


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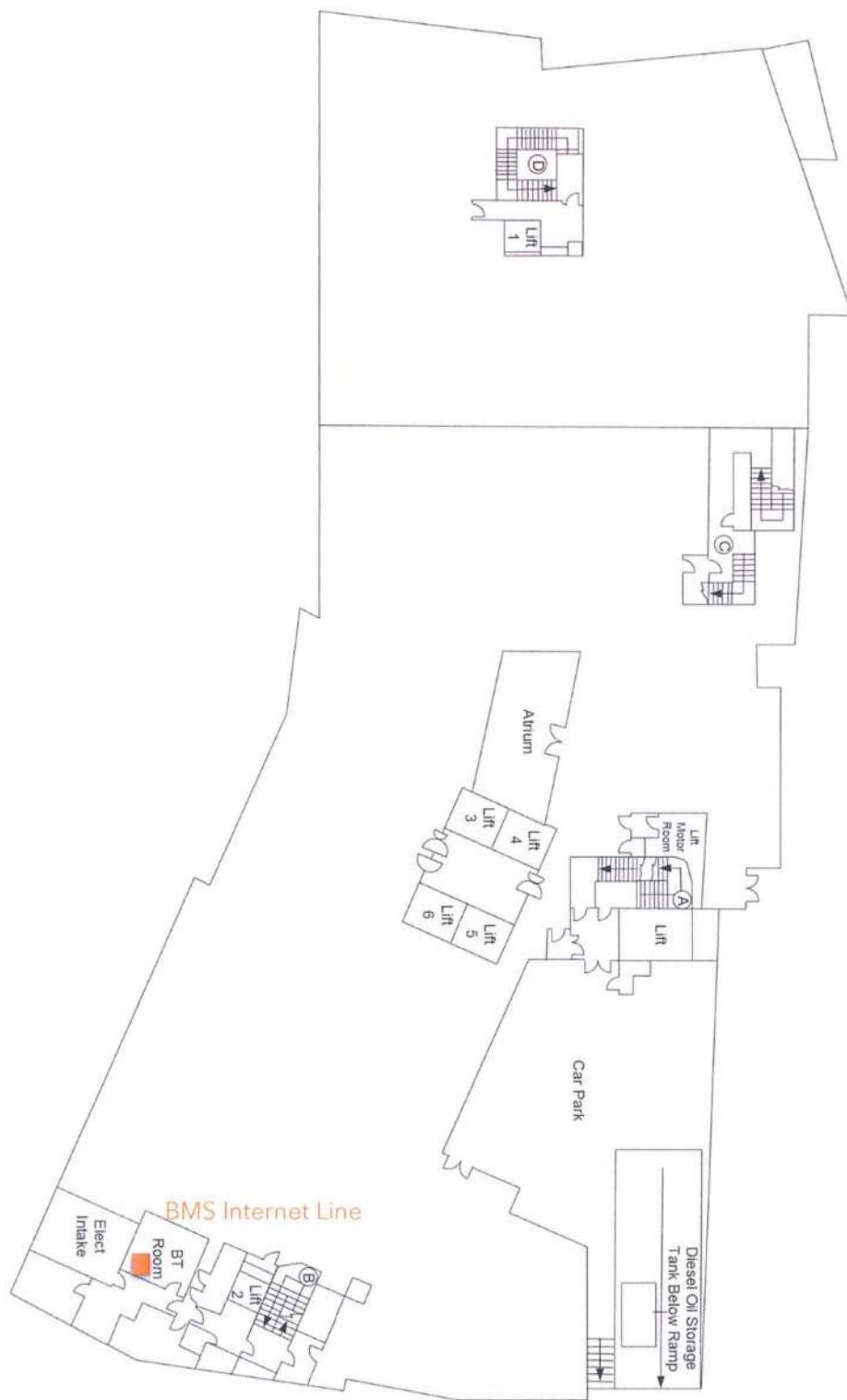
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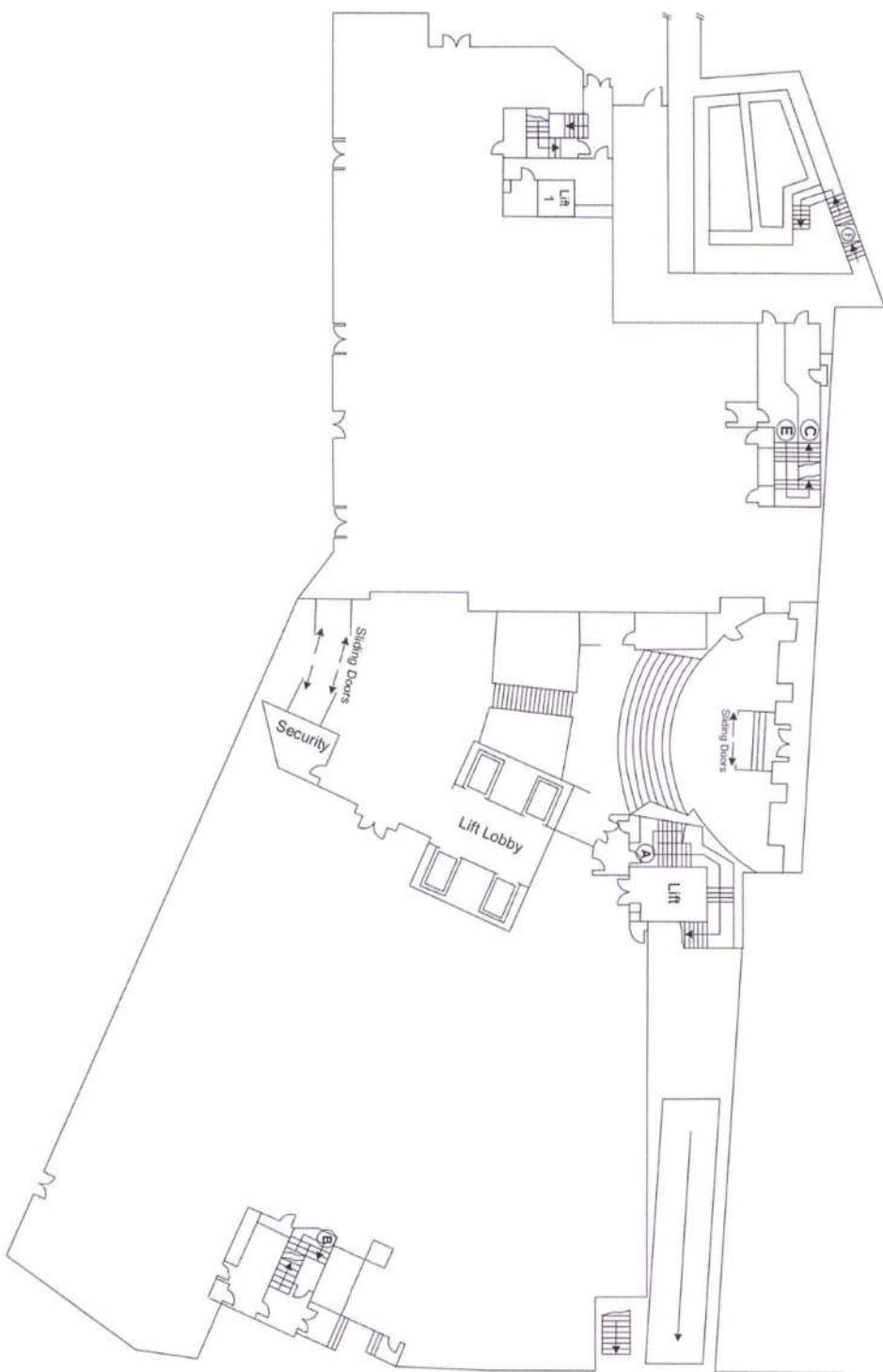
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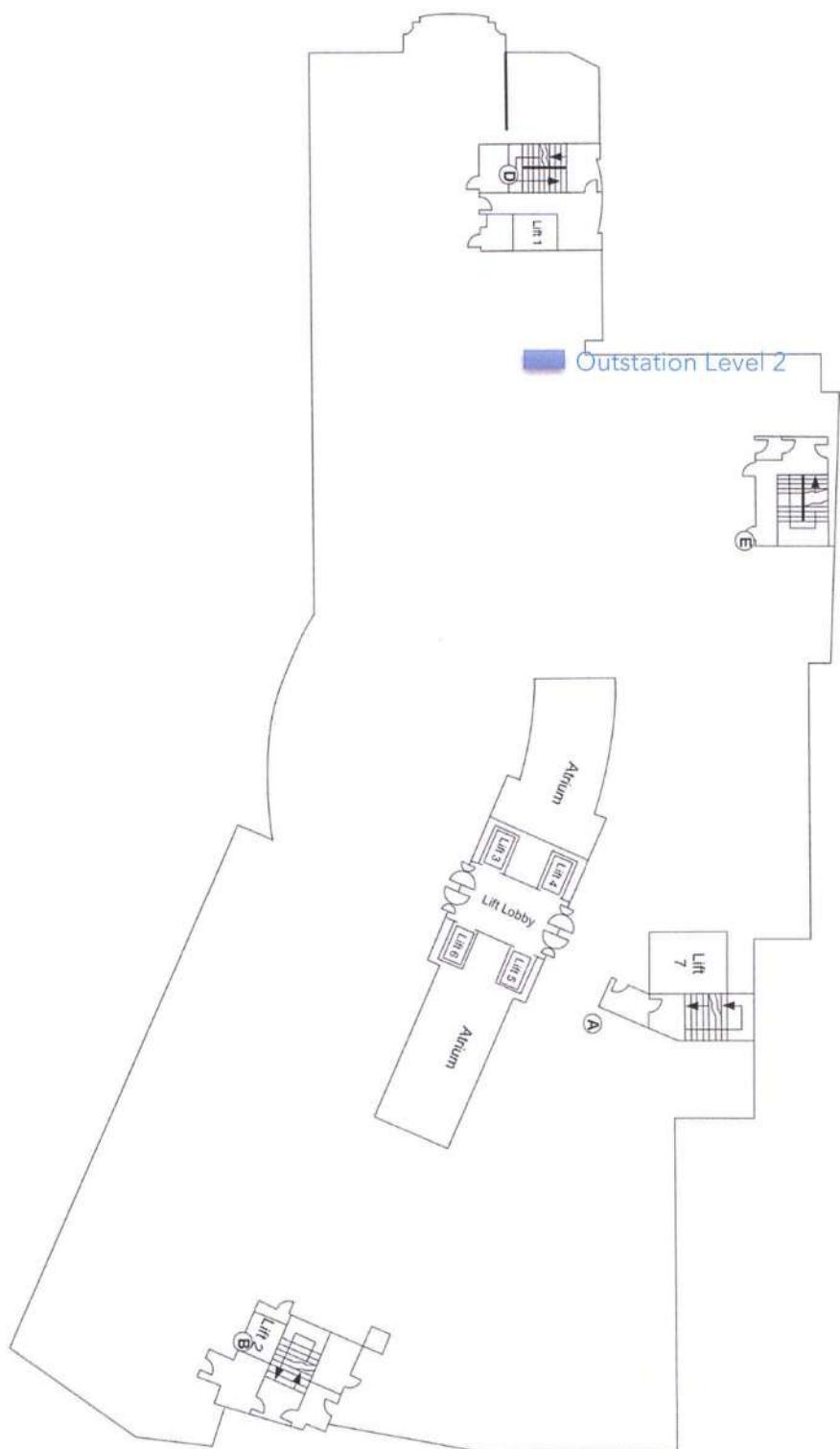
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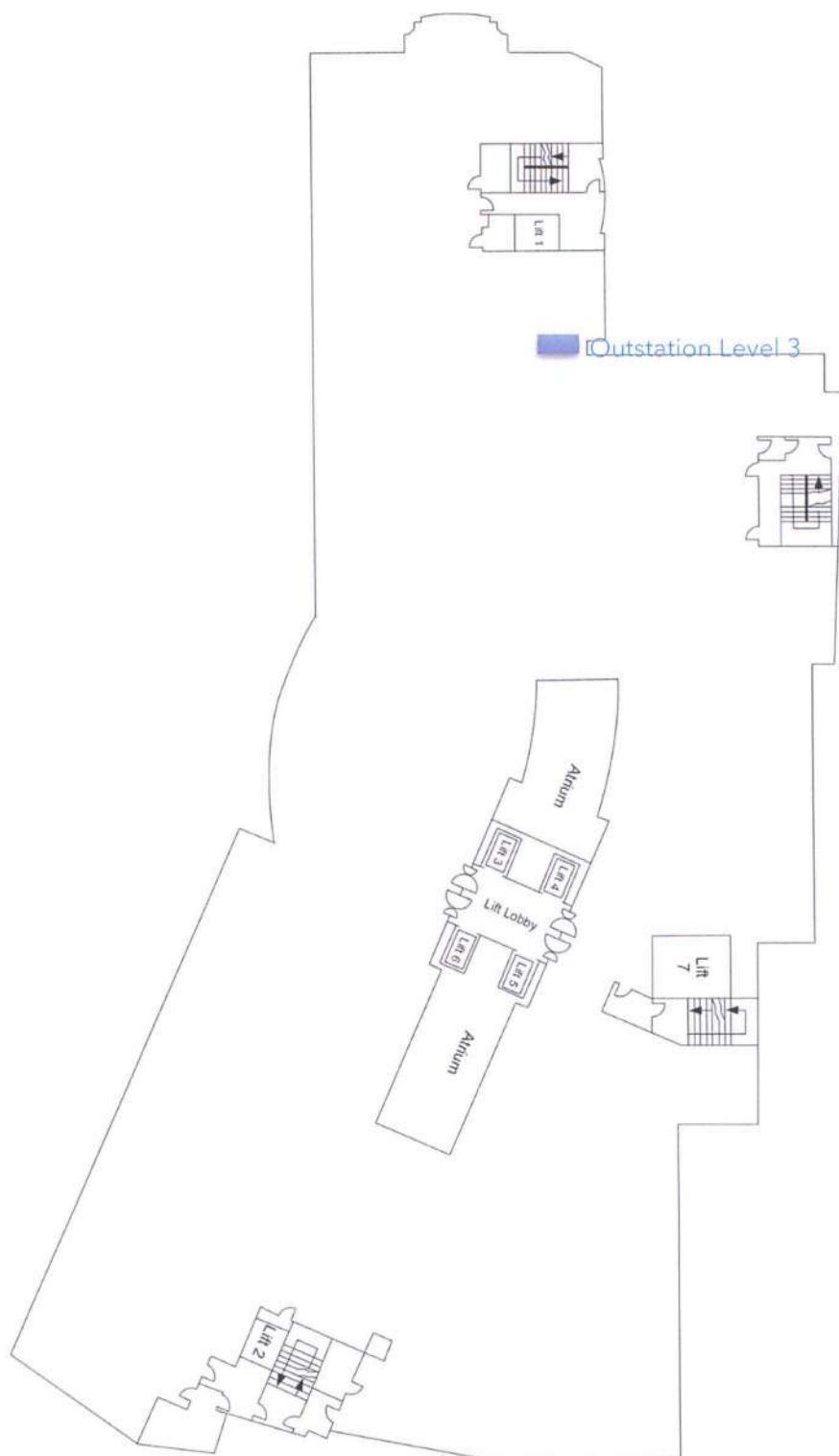
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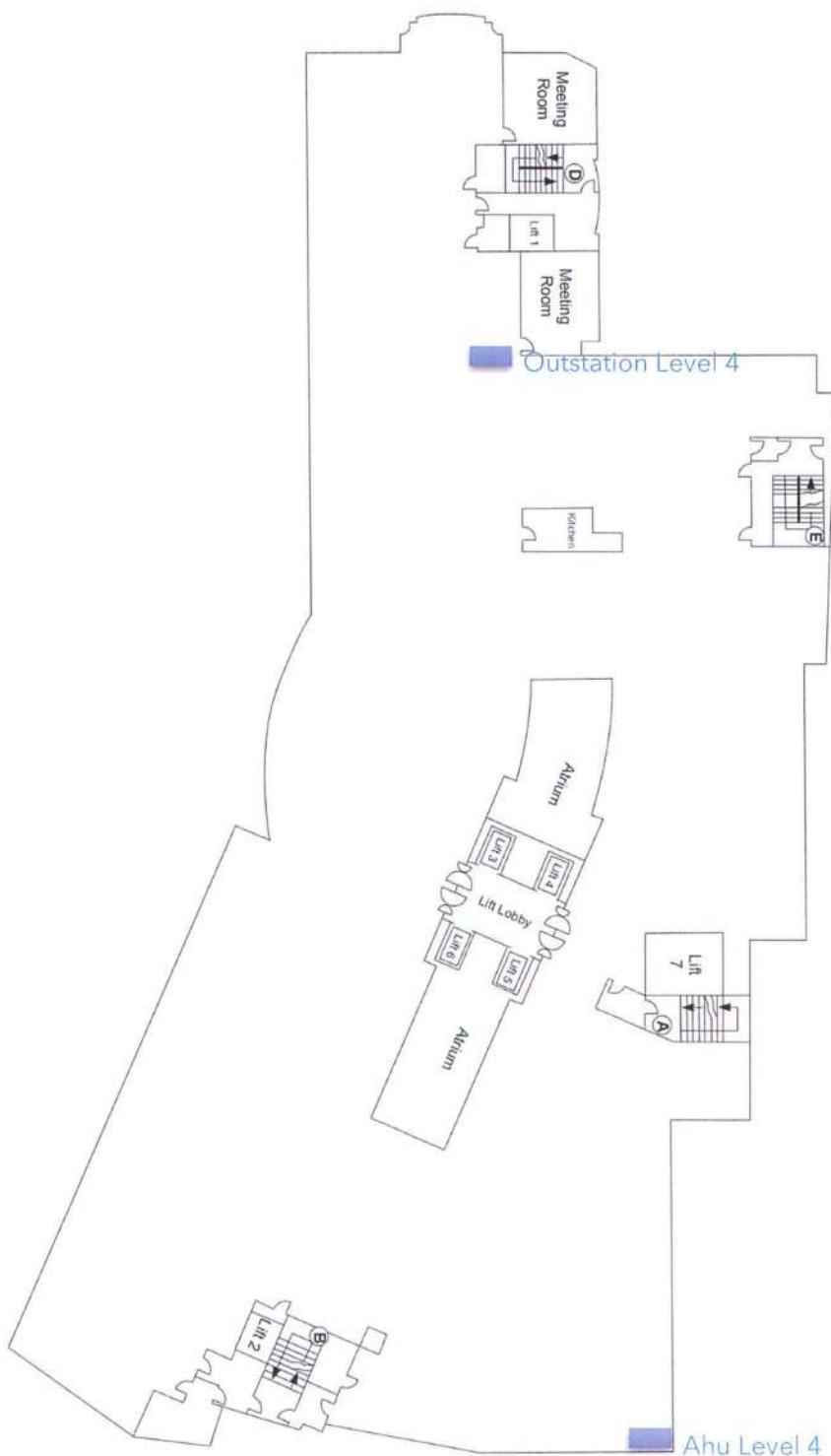
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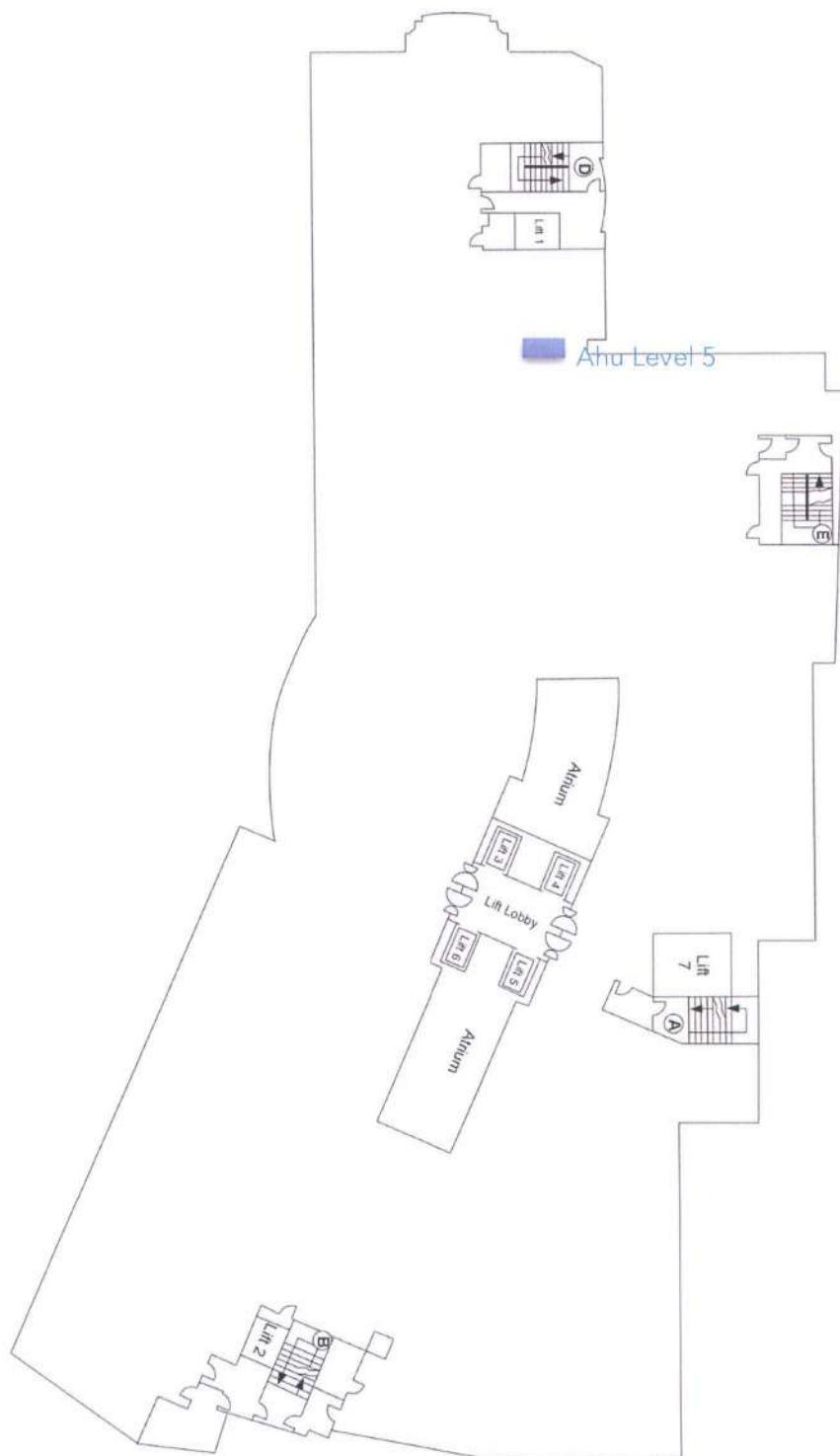
6.0 – Third Floor



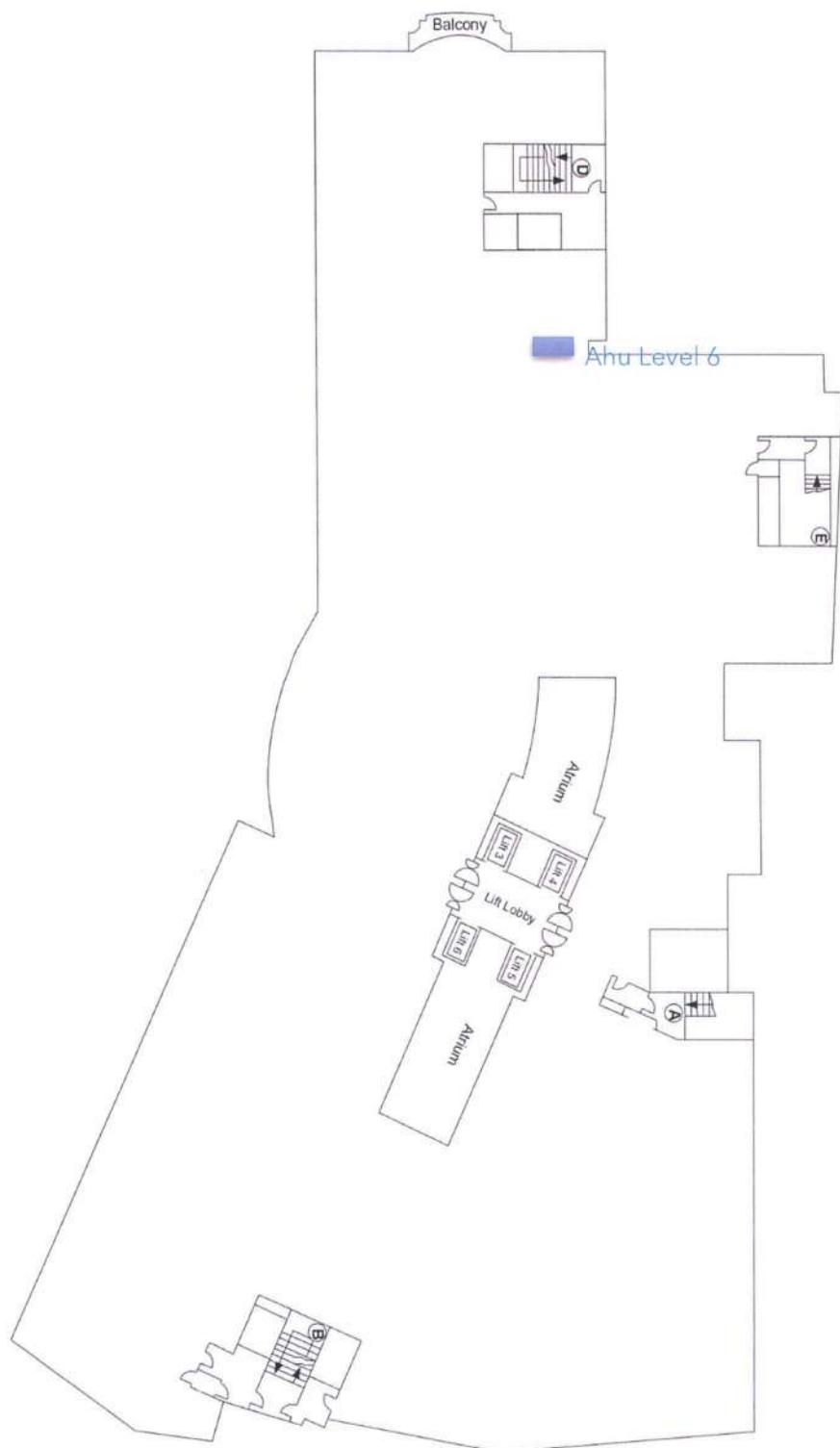
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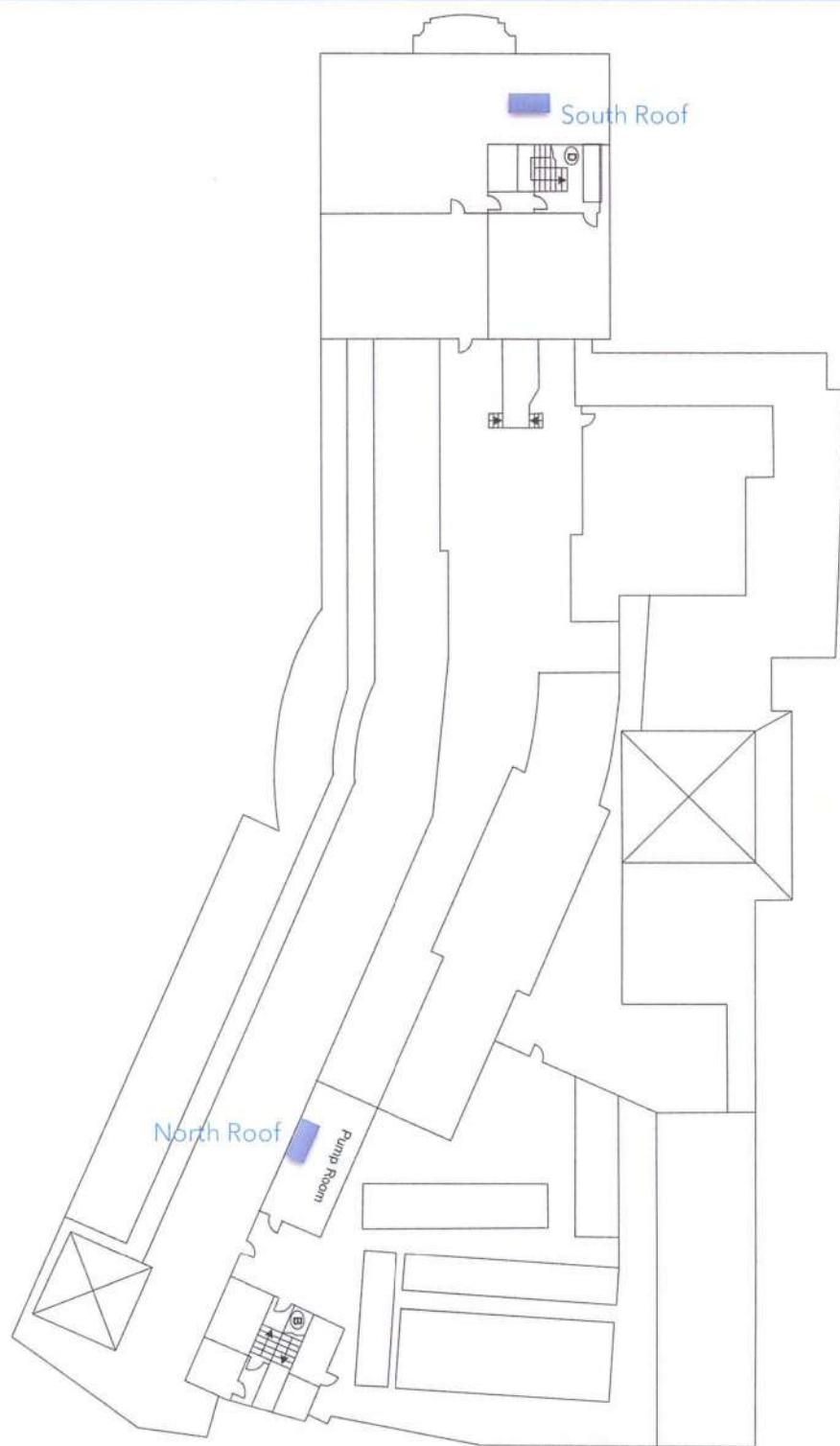
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9.0 – Sixth Floor



10.0 – Roof





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ASSURE



VISTA

CONSTRUCTION (DESIGN & MANAGEMENT) REGULATIONS 2015

HEALTH & SAFETY FILE

FOR

BMS EQUIPMENT UPGRADE

AT

**EXCHEQUER COURT
33 ST MARY AXE
LONDON
EC3A 8AA**

FOR

**PTL & PPTL ATO UK PROPERTY TRUST NO. 1
C/O SAVILLS MANAGEMENT RESOURCES**

2021

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CONSTRUCTION (DESIGN & MANAGEMENT) REGULATIONS 2015

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- 2.0 TEST AND COMMISSIONING CERTIFICATES**
- 3.0 RESIDUAL HAZARDS**
- 4.0 HEALTH AND SAFETY INFORMATION ABOUT EQUIPMENT PROVIDED TO CLEAN OR MAINTAIN THE STRUCTURE**
- 5.0 THE NATURE, LOCATION AND MARKINGS OF SIGNIFICANT SERVICES**
- 6.0 ARCHITECTURAL INFORMATION**
- 7.0 STRUCTURAL INFORMATION**
- 8.0 MECHANICAL INFORMATION**
- 9.0 ELECTRICAL INFORMATION**
- 10.0 OTHER INFORMATION**

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Health and Safety Consultants, CDM Consultants, Principal Designers, Fire Risk Assessors, Health and Safety Trainers, HR Consultants

Fullbrook Ventures Ltd, t/a Bernard Sims Associates Company Reg No 3842674 - VAT No 733 6198 22.

Guidance for Clients on the Health and Safety File

The purpose of the Health and Safety File is to give a file of information compiled to protect people on construction projects which are undertaken in the future. As such, the Health and Safety File is a vital source of information which should form part of any health and safety management system in place for the construction project.

The Health and Safety File ('the file') is a source of information that will help to reduce the risks and costs involved in future construction work, including cleaning, maintenance, alterations, refurbishment and demolition. Clients therefore need to ensure that the file is kept available for inspection in the event of such work. It is a key part of the information, which the Client, or the Client's successor, must pass on to anyone preparing or carrying out work to which CDM2015 applies.

You are required to provide designers and contractors who you intend to or do engage, with the project-specific health and safety information needed to identify hazards and risks associated with the design and construction work. This is to ensure that the construction work/activity can be carried out, so far as is reasonably practicable, safely and without risk to health. The best way to do this is to provide a copy of this file or relevant parts thereof.

We recommend that you keep this file, in an easily accessible and known location. It should be updated as construction, alterations or maintenance works take place. Only information likely to be significant for health and safety in future work needs be included.

Should part or all of the structure be leased out, arrangements need to be made for the Health and Safety File to be made available to leaseholders. In some cases, the Client might transfer the file to the leaseholder during the lease period. In other cases, it may be better for the Client to keep the file, but tell leaseholders that it is available. If the leaseholder acts as a Client for future construction projects, the leaseholder and the original Client will need to make arrangements for the file to be made available to the new Principal Designer.

In multi-occupancy situations, for example where a housing association owns a block of flats, the owner should keep and maintain the file, but ensure that individual flat occupiers are supplied with health and safety information concerning their home.



1.0 BRIEF DESCRIPTION OF THE WORK CARRIED OUT

1.1 Address of Property:

Exchequer Court
33 St Mary Axe,
London,
EC3A 8AA

1.2 Description of Property:

The existing property is an 8 storey commercial building with basement in the city of London. The property has retail premises on the Ground Floor with office and commercial space on the upper floors, the building is likely of steel/concrete frame with stone and curtain wall glazing infill panels and a proprietary roofing system over.

This document covers the upgrading of the Landlords BMS system of the mixed use office accommodation over seven tenanted floors from Ground to 6th floor.

1.3 Description of Work:

The scope of works shall be as detailed in the Employer's Requirements document Ref. 2412-SAV-EXC-ZZ-SPEC-MEP-001.

1.4 Principal Parties Involved:

Client	PTL & PPTL ATO UK Property Trust No. 1 c/o Savills Management Resources Finsbury Circus House 15 Finsbury Circus London EC2M 7EB	c/o Project Manager
Building Manager	Exchequer Court 33 St Mary Axe London EC3A 8AA	Paul Sear 07970 268109 paul.sear@savillspm.co.uk
Principal Designer	Bernard Sims Associates Edgeborough House Upper Edgeborough Road Guildford GU1 2BJ	Sharon Wynn-Evans 07702 555153 sharon.w@bsims.co.uk
Project Manager	Savills Finsbury Circus House 15 Finsbury Circus London EC2M 7EB	Evan Rodis 07971 777763 evan.rodis@savills.com
Designer	Savills Engineering & Design Finsbury Circus House 15 Finsbury Circus London EC2M 7EB	Steven Chan 07971 104511 steven.chan@savills.com



Principal Contractor	BG Energy Solutions BG House Campbell Way Dinnington Sheffield S25 3QD	Lewis Locke 07983 666233 lewislocke@bges.co.uk
-----------------------------	---	---

2

2.0 TEST AND COMMISSIONING CERTIFICATES

- System Makeup Commissioning Sheet
- Commissioning Certs
 - AP1 Commissioning Certificate
 - AP2 Commissioning Certificate
 - AP3 Commissioning Certificate
 - Boiler Vent Commissioning Certificate
 - Boilerhouse Commissioning Certificate
 - CP01 Commissioning Certificate
 - Cws Commissioning Certificate
 - Generator Commissioning Certificate
 - Hws Commissioning Certificate
 - Level 2 OS Commissioning Certificate
 - Level 3 OS Commissioning Certificate
 - Level 4 Ahu OS Commissioning Certificate
 - Level 4 OS Commissioning Certificate
 - Level 5 OS Commissioning Certificate
 - Level 6 OS Commissioning Certificate
 - North Roof Commissioning Certificate
 - South Roof Commissioning Certificate

Commissioning Certificate prepared for

Savills

MIOC Building
Styal Road
Manchester
M22 5WB

Your Ref.: Commissioning Certificate
BGES Ref.: 6082/SS/CommCert
Date: 19/05/2021

For the attention of: Evan Rodis

Exchequer Court – AP1

Commissioning Statement

This is to certify that the BMS system has been fully commissioned inline with the CIBSE Commissioning Code C:2001 where the design allows and the mechanical installation allows.

Points Lists are in a separate document.

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For the attention of: Evan Rodis

Exchequer Court – AP2

Commissioning Statement

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For the attention of: Evan Rodis

Exchequer Court – AP3

Commissioning Statement

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For the attention of: Evan Rodis

Exchequer Court – Boiler Vent

Commissioning Statement

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For the attention of: Evan Rodis

Exchequer Court – Boilerhouse

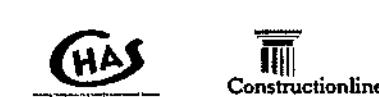
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For the attention of: Evan Rodis

Exchequer Court – CP01

Commissioning Statement

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Points Lists are in a separate document.

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Date: 19/05/2021

For the attention of: Evan Rodis

Exchequer Court – Cws

Commissioning Statement

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Points Lists are in a separate document.

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Date: 19/05/2021

For the attention of: Evan Rodis

Exchequer Court – Generator

Commissioning Statement

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Points Lists are in a separate document.

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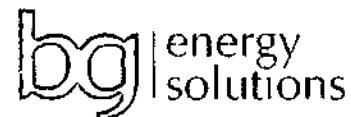
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For the attention of: Evan Rodis

Exchequer Court – Hws

Commissioning Statement

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Points Lists are in a separate document.

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For the attention of: Evan Rodis

Exchequer Court – Level 2 OS

Commissioning Statement

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Date: 19/05/2021

For the attention of: Evan Rodis

Exchequer Court – Level 3 OS

Commissioning Statement

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Points Lists are in a separate document.

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Date: 19/05/2021

For the attention of: Evan Rodis

Exchequer Court – Level 4 AHU OS

Commissioning Statement

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Points Lists are in a separate document.

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BGES Ref.: 6082/SS/CommCert
Date: 19/05/2021

For the attention of: Evan Rodis

Exchequer Court – Level 4 OS

Commissioning Statement

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BGES Ref.: 6082/SS/CommCert
Date: 19/05/2021

For the attention of: Evan Rodis

Exchequer Court – Level 5 OS

Commissioning Statement

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BGES Ref.: 6082/SS/CommCert
Date: 19/05/2021

For the attention of: Evan Rodis

Exchequer Court – Level 6 OS

Commissioning Statement

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Points Lists are in a separate document.

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Commissioning Certificate prepared for

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BGES Ref.: 6082/SS/CommCert
Date: 19/05/2021

For the attention of: Evan Rodis

Exchequer Court – North Roof

Commissioning Statement

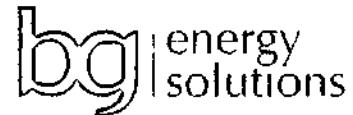
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Points Lists are in a separate document.

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BGES Ref.: 6082/SS/CommCert
Date: 19/05/2021

For the attention of: Evan Rodis

Exchequer Court – South Roof

Commissioning Statement

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Points Lists are in a separate document.

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3



bernardsimsassociates

3.0 RESIDUAL HAZARDS: (Significant hazards that remain associated with the structure)

3.1 RESIDUAL HAZARDS

- Copy of 39102 Exchequer Court PCI - Appendix D1 - Asbestos Mgmt Plan
- Copy of 39102 Exchequer Court PCI - Appendix D2 - Asbestos Reinspection Survey

No other known significant hazards remain associated with the structure.

3.2 KEY STRUCTURAL PRINCIPLES:

No known significant structural principles apply to the works covered by this document.

3.3 HAZARDOUS MATERIALS USED:

The following hazardous materials have been incorporated in this structure:

No hazardous materials have been incorporated as part of the works covered by this document.

3.4 INFORMATION REGARDING THE REMOVAL OR DISMANTLING OF INSTALLED PLANT AND EQUIPMENT

The following items of plant or equipment require special arrangements to be made before removal or dismantling:

No plant or equipment requiring special arrangements to be made before removal or dismantling has been incorporated.

savills

**ASBESTOS POLICY
AND
ASBESTOS MANAGEMENT PLAN**

Exchequer Court

11/03/2019

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1.0 INTRODUCTION AND SUMMARY

1.1 INTRODUCTION

The aim of this Asbestos Policy and Asbestos Management Plan is to ensure all reasonable steps are taken to prevent the risk of exposure of staff, tenants, contractors, members of the public and visitors to asbestos in a manner that could adversely affect their health. Contractors and employees may work in the common areas of buildings which are controlled by Savills, this Asbestos Policy and Asbestos Management Plan must be used as a guide to safe working where there is a risk of exposure to asbestos.

Prior to carrying out work in any area(s) that may contain or conceal Asbestos Containing Materials (ACMs), always seek professional advice from a competent person.

The presence of ACMs does not in itself constitute a danger. However, it is hazardous when disturbed or damaged and must be treated accordingly.

2.0 ASBESTOS POLICY

Savills are committed to conducting its business in a way that protects the health, safety and welfare of its employees, tenants, contractors, members of the public and visitors. It recognises its responsibility to prevent exposure to the hazards associated with asbestos containing materials (ACMs).

Consistent with this, Savills will:

- Ensure that all ACMs are effectively managed and associated risks reduced to as low as reasonably practicable
- Develop and implement an effective, robust and efficient Asbestos Management Plan so that appropriate measures such as monitoring, labelling, encapsulation, inspection or removal of ACMs is undertaken
- Maintain Asbestos Registers
- Promote awareness of the hazards associated with ACMs, the contents of this Asbestos Policy and the associated Asbestos Management Plan
- Freely provide information on ACMs to appropriate personnel and third parties
- Review this Asbestos Policy and Asbestos Management Plan annually.

This Policy and associated documentation conforms to the Health and Safety at Work etc Act 1974, The Control of Asbestos Regulations 2012, and other applicable legislation.

Employees are aware that it is everyone's responsibility to take care of themselves and others when at work and that their support is vital to achieve the objectives of this Asbestos Policy.

Day to day responsibility for asbestos management within Savills lies with the individual operational managers.

3.0 ROLES AND RESPONSIBILITIES

3.1 HEAD OF UK PROPERTY MANAGEMENT

The Head of UK Property Management is responsible for:

- Ensuring compliance with the Asbestos Policy and the Asbestos Management Plan
- Implementing and monitoring the overall strategy for the safe execution of asbestos related issues
- Supporting applications by operational managers for necessary or anticipated resource allocation related to asbestos management issues

3.2 OPERATIONAL MANAGERS

Operational Managers report to their Surveyor and ultimately to the Head of UK Property Management, and are responsible for:

- Day to day management of asbestos related issues.
- Executing the principal functions of asbestos management by assembling and maintaining a suitably qualified asbestos team consisting of staff, consultants and contractors as appropriate
- Disseminating information contained in the Asbestos Policy and Asbestos Management Plan to appropriate personnel including landlords and maintenance personnel.
- Ensuring that contractors under their control are advised of ACMs affecting proposed operations, referencing the Asbestos Register, prior to commencement of work.
- Regularly reviewing asbestos management issues and progress against asbestos related actions.
- Deriving and allocating appropriate resources to ensure optimum management of asbestos related issues.
- Receiving advice from members of the asbestos management team, and acting upon such advice.
- Coordinating operational requirements specified within the Asbestos Management Plan, including monitoring and inspections, labelling, encapsulation, and asbestos removal
- Maintaining detailed project records relating to asbestos remedial or investigative works.
- Ensuring appropriate staff have suitable and sufficient initial and refresher training with respect to asbestos issues.
- Ensuring continued compliance with relevant legislation concerning asbestos.
- Prior to any refurbishment/modification works, coordinating assessment of the areas to identify any known risk from asbestos. Consulting the Asbestos Register, and ensuring a Refurbishment and Demolition survey is undertaken as appropriate. Subsequently informing contractors of the location of any known asbestos affecting a project.

- Coordinate actions required in an asbestos related emergency.
- Ensuring that all copies of the Asbestos Register are kept up to date.
- Coordinating re-inspection of all identified or presumed ACMs at the intervals detailed in the Asbestos Register.
- Assessing, revising and recommending management actions in light of re-inspection findings and changes in legislation and good practice.
- Maintaining detailed project records relating to asbestos remedial or investigative works.
- Overseeing asbestos works contracts including the selection of competent contractors.
- Managing the Permit-to-Work System.

3.3 CONTRACTORS

Contractors working for or on behalf of Savills are responsible for ensuring that all employees and others under their control:

- Follow the instructions, risk assessments, method statements and other policies and procedures provided by them.
- Adhere to the rules and conditions set out by Savills within the Asbestos Management Plan and any other associated documentation.
- Refer to the Asbestos Register and understand its content and actions required. This must be done prior to any works commencing.

4.0 ASBESTOS MANAGEMENT PLAN

4.1 WHAT IS ASBESTOS AND WHERE IS IT FOUND?

There are three main types of asbestos – chrysotile, amosite and crocidolite. They are usually called white, brown and blue asbestos respectively, however they cannot be identified just by their colour, laboratory analysis is required.

Breathing in tiny asbestos fibres can lead to the development of three fatal diseases:

- Asbestosis - scarring of the lung leading to shortness of breath
- Lung cancer
- Mesothelioma - cancer of the lining around the lungs and stomach

These diseases can take from 15 to 60 years to develop.

Asbestos Containing Materials (ACMs) have been put to many uses within buildings over the past century. Their use is now banned.

Its most common uses were:

- Loose asbestos packing between floors and in partition walls
- Sprayed asbestos on structural beams and girders
- Lagging on pipe work and boilers, calorifiers etc.
- Asbestos insulation board ceiling tiles, partition walls, service duct covers, fire breaks, heater cupboards, door panels, lift shaft linings, fire surrounds, soffits etc.
- Asbestos cement products such as roof and wall cladding, bath panels, boiler and incinerator flues, fire surrounds, gutters, rainwater pipes, water tanks etc.
- Other products such as floor tiles, mastics, sealants, decorative coatings, rope seals, gaskets, millboard, paper products, cloth (e.g. fire blankets), and bituminous products.

4.2 SUMMARY OF THE CONTROL OF ASBESTOS REGULATIONS 2012

The Control of Asbestos Regulations 2012 places responsibilities on the 'Duty Holders' to manage the risks associated with asbestos by:

1. Finding out if there is asbestos within their premises, its amount and what condition it is in. This is usually undertaken by carrying out an Asbestos Survey of which there are two types:
 - Asbestos Management Survey – the purpose of the survey is to locate, as far as reasonably practicable, the presence and extent of any ACMs in the building and assess their condition. Representative samples are collected and analysed for the presence of asbestos. Samples are not taken nor areas accessed if damage would be done to the building.
 - Refurbishment or Demolition Survey – this type of survey is used to locate and describe, as far as reasonably practicable, all ACMs in a building and may involve destructive inspection, as necessary, to gain access to all areas. This type of a survey may also be required for plant replacement.
2. Presuming materials contain asbestos unless they have strong evidence that they do not.
3. Recording the location and condition of materials containing asbestos via an Asbestos Register.

4. Assessing the risk from the material and developing an Asbestos Management Plan which sets out in detail how the 'Duty Holder' is going to manage the risk from this material.
5. Implementing and maintaining the Asbestos Management Plan which is likely to involve regular monitoring of the asbestos condition, and encapsulation, repair or removal if required.
6. Maintaining the Asbestos Register.
7. Providing information on the location and condition of the material to anyone who is liable to work on or disturb it.

The 'Duty Holder' under The Control of Asbestos Regulations 2012, is the person/organisation who legally has maintenance and repair responsibilities for any part of a premise.

Under the current regulations all employers have a legal duty to ensure that employees or other persons are not exposed to asbestos containing materials.

Accurate information on ACM's must be provided by 'The Duty Holder' under Regulation 4 as detailed in the Control of Asbestos Regulations 2012, to anyone at risk from asbestos.

All personnel who carry out maintenance, refurbishment etc. must be made aware of the Asbestos Register. This will prevent delays to schedules and prevent accidental asbestos exposure.

4.3 IDENTIFICATION AND CONDITION OF ASBESTOS CONTAINING MATERIALS (ACMS)

It is not the policy of Savills to remove ACMs that are in good condition and present insignificant risk to the health of building occupants. Damaged ACMs may be sealed, encapsulated or removed.

4.4 MATERIAL AND PRIORITY ASSESSMENTS

To assess the risk from any ACM, two risk assessments are undertaken. One considers the properties and condition of the ACM (1), the second looks at the potential for exposure (2).

1. **Asbestos: The Survey Guide Materials Assessment Score** - part of the management of asbestos is the assessment for the potential of fibre release of each identified asbestos containing material (ACM), to assist the duty holder to structure a management plan a material algorithm is used, this is divided into four main parameters.
 - 1) Product type (Or debris from product)
 - 2) Extent of damage or deterioration
 - 3) The type of surface treatment (If any)
 - 4) The type of asbestos fibres found in the ACM.

Each of these parameters has three scoring categories which are scored as high=3, medium=2, low=1 (See table 1) with damage and surface treatment categories having a nil score available if the risk is insignificant, the scores are added together to give a final sum.

Table 1

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

Once the algorithm has been completed the scores are categorised as follows:

- Category A (>10) are regarded as having a high potential to release fibres if disturbed
- Category B (7 – 9) is regarded as having medium potential to release fibres if disturbed.
- Category C (5 & 6) is regarded as having low potential to release fibres if disturbed.
- Category D (>4) are regarded as having very low potential to release fibres if disturbed

Asbestos debris is automatically assessed as Category A.

2. **Duty Holders Priority Assessment Score (Asbestos: The Survey Guide)** - considers risk potential by analysing and scoring potentiality (See table 2)

Table 2

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 100 m 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 of items (e.g. strings, gaskets). <=10 m ² or <=10m pipe run. >10 m ² to <=50 m ² or >10m to <=50m pipe run. >50 m ² or >50m pipe run.

Human exposure potential		
Number of occupants	0	None
	1	1 to 3
	2	4 to 10
	3	>10
Frequency of use of area	0	Infrequent
	1	Monthly
	2	Weekly
	3	Daily
Average time area is in use	0	<1hour
	1	>1 to <3 hours
	2	>3 to <6 hours
	3	>6 hours
Maintenance activity		
Type of maintenance activity	0	Minor disturbance (e.g. possibility of contact when gaining access).
	1	Low disturbance (e.g. changing light bulbs in asbestos insulating board ceiling).
	2	Medium disturbance (e.g. lifting one or two asbestos insulating board ceiling tiles to access a valve).
	3	High levels of disturbance (e.g. removing a number of asbestos insulating board ceiling tiles to replace a valve or for recabling).
Frequency of maintenance activity	0	ACM unlikely to be disturbed for maintenance.
	1	*1 per year
	2	>1 per year
	3	>1 per month

Once scores for each of the above risk factors have been assessed, these are added together to achieve a 'Total Score'. This is then related to the following Priority Code assessment figures to achieve a 'Risk Priority 1, 2, 3 or 4' (See table 3)

Table 3

Total Score	Risk Priority	Recommendation
More than 17	Priority 1 (Highest Risk)	It is likely in a situation with such a high rating that individuals are currently being exposed to some level of asbestos fibre contamination. Situations falling within this category warrant urgent consideration. In most circumstances, immediate plans for the removal of the ACM concerned must be implemented, or as a minimum, the rapid sealing of the effected area.
13 to 16	Priority 2	Situations within this category still warrant urgent consideration, in that any slight deterioration in any one of a number of contributory factors must result in unacceptable deterioration within a short passage of time. In these situations, it is therefore necessary for the ACM to be removed on a programmed basis but usually within a year. In the mean time, emergency repair and sealing operations must be undertaken where any deterioration or damage occurs.
8 to 12	Priority 3	Situations within this category do not pose an imminent risk and likelihood of fibre release is low under existing conditions. It would be most appropriate within this category to monitor the situation, as deterioration must occur with the passage of time. It is recommended that situations within this category must be inspected on a six-monthly basis to ascertain any change in circumstances which could require reassessment of priority rating into the priority 2 category. Consider removal if the item falls within a demolition or major refurbishment area and works is likely to disturb the material.
Less than 8	Priority 4 (Lowest Risk)	Situations within this category are low priority. The situation must be monitored on the basis of a one-year inspection cycle to ascertain any change to priority rating. Manage and consider removal if the item falls within a demolition or major refurbishment area and works is likely to disturb the material.

The Priority Assessments for each identified or suspected ACM can be found in Appendix 1.

The combined Material and Priority risk scores and priorities for each identified or suspected ACM are detailed in the Asbestos Register which is contained in Appendix 2.

Any change in property usage or maintenance activities must prompt a formal reassessment which may redefine risk scores and priorities. The Asbestos Register must then be updated.

4.5 THE ASBESTOS REGISTER AND ACTION PLAN

The Asbestos Register contained in Appendix 2 forms the basis of the Asbestos Management Plan and is used to determine management and control actions required e.g. labelling, monitoring, encapsulation, or removal. The Register is maintained by the Operational Managers with support from external consultants, and is made freely available to all relevant parties. All copies of the Asbestos Register are issued in a controlled manner so that they can be consistently updated.

The Asbestos Register must be consulted before any work is undertaken, preferably at the planning stage. An important part of project planning is establishing the scope of work, checking the asbestos register on the basis of this work and then evaluating whether the existing information – which is based on surveys limited in their scope (see Sections 4.10 and 4.11) – is sufficient to proceed.

If the intended work, however minor, is intrusive to the extent that it disturbs parts of the building that were outside the scope of the original surveys, then a more intrusive Refurbishment / Demolition survey may be required.

Where no information regarding ACMs is available e.g. areas could not be accessed during asbestos surveys, it must be presumed that ACMs are present. This is clearly indicated within the Asbestos Register. Prior to any refurbishment or maintenance works in these areas which could damage any potential ACMs, a full survey must be undertaken.

4.5.1 UPDATING THE ASBESTOS REGISTER

The Operational Manager is responsible for updating all copies of the Asbestos Register as required as a result of further investigation, sampling, remedial works, inspections, or a change in property usage or maintenance activities which may affect assigned priority ratings. The Asbestos Register must be audited every 6 months to ensure that it is being kept up to date. This is undertaken by the Operational Managers with the support of external consultants where necessary. Reference also to be made to Section 4.14.

4.5.2 LABELLING

ACMs and suspected ACMs which could be disturbed must be clearly labelled with industry standard 'a' labels, or the fixing of appropriate warning signs. Where labelling may not be appropriate e.g. large areas of ceiling tiles, it is essential that those who may work or disturb the material are made aware of the presence of asbestos.

The absence of any label indicating asbestos is present is not conclusive proof that none exists, and if there is any doubt about the type of material, the Operational Managers must be contacted and the Asbestos Register consulted.

All known or suspected ACMs must feature in the Asbestos Register.

4.6 MONITORING AND RE-INSPECTION REGIME

All ACMs left in situ must be re-inspected by competent persons at intervals determined by risk assessment and detailed in the Asbestos Register. This is undertaken in order to ensure that the condition of the material remains unchanged. Information collated during these inspections must be used to update the Asbestos Register, and appropriate action taken regarding any recommendations made.

4.7 DISSEMINATION OF INFORMATION

A master copy of the Asbestos Policy and Asbestos Management Plan can be viewed at Savills Commercial Ltd, 15 Finsbury Circus, London EC2M 7EB. Each property also holds a copy of information relating to the buildings which they have responsibility for.

It is the responsibility of the Operational Managers to keep a record of controlled copies issued, and issue updates to these individuals as required.

All employees including maintenance personnel who may be affected by the presence of ACMs or may disturb asbestos during their work must be notified of its presence.

Where appropriate, CAD drawings should include relevant information contained in the Asbestos Register.

4.8 TRAINING

Regulation 10 of CAR 2012 states that anyone who may disturb the fabric of the building through their work activities must have asbestos awareness training. In particular this will include employees involved in maintenance related work. In addition, so far as reasonably practicable, appropriate maintenance contractors employed on term contracts, must also be required to attend training sessions. The Operational Managers are responsible for identifying, monitoring and coordinating this training.

Training should include:

- Understanding of the use of asbestos in buildings
- How to avoid exposure
- Risks posed to staff and contractors
- What to do if you find asbestos
- How to ensure that work is not undertaken on any material without knowing if it contains asbestos
- The procedures to follow before any work is commenced where ACMs could be disturbed

Individuals who are required to manage asbestos removal contractors must be trained in how to manage such contractors.

Appropriate training must be provided for those involved in the implementation and operation of the Asbestos Management Plan.

4.9 EMERGENCY PROCEDURES

If anyone suspects that an ACM has been disturbed, the following action must be taken immediately:

- Evacuate the area without causing alarm, and isolate the area until a full assessment has been completed e.g. close and tape around the doors to the room.
- Charge an individual with the task of prohibiting entry to the area.
- Report to the Operational Managers who must consult the Asbestos Register for the area and inform the external consultants where necessary.
- The Operational Managers to ensure an approved licensed asbestos contractor is called in to make the area safe and undertake a full assessment of the situation which may include airborne monitoring to assess the extent of surface and airborne contamination.
- The Operational Managers to obtain, if possible, the names of all persons potentially effected and relay information of potential exposure to all persons who may be affected.
- Clothing and tools to be double-bagged and tagged pending the outcome of the assessment.
- Personnel exposed to shower to remove potential fibres in hair and on body.
- Area to be cleaned of dust and fibres by an approved contractor in accordance with Health & Safety Executive guidance.
- The Operational Managers to notify the Health and Safety Executive as directed by the external consultants.

- In case of fire, the Operational Managers are responsible for ensuring that the Asbestos Register is provided to the emergency services

4.10 PROCEDURES FOR PREVIOUSLY UNIDENTIFIED ASBESTOS

In all but the simplest of building types an Asbestos Survey is unlikely to find the location of all ACMs. Personnel involved in refurbishment or maintenance works must be aware of the limitations of a Management (or old Type 2) Asbestos Survey and when planning projects must budget both sufficient time and funds to deal with hidden or trapped material which can often be concealed within a buildings structure or in previously un-accessed voids etc.

It is the responsibility of all staff to report any suspected or damaged ACMs to the Operational Managers. Training on the recognition of suspect asbestos materials must be provided to appropriate personnel.

4.11 REFURBISHMENT WORK, DEMOLITION AND PLANT REPLACEMENT

Prior to any refurbishment work which could expose parts of the structure or fabric that could not be seen during the Asbestos Management Survey, demolition work or plant replacement, an Asbestos Refurbishment Survey or Asbestos Demolition Survey of the work area must be undertaken prior to work commencing. Following this survey, recommendations made must be incorporated into the project works. This may include asbestos removal works.

If suspect materials are discovered during the course of project works, the project manager must halt the works, inform the Operational Managers and take any action necessary which may include informing building occupants and clearing the site.

Where works fall under the Construction (Design and Management) Regulations 2015, relevant asbestos information must be provided to the Principal Designer, Designer, Principal Contractor and/or Contractors as appropriate.

On completion of any remedial works, the project manager must submit any relevant documentation relating to asbestos issues to the Operational Manager who must update the Asbestos Register as necessary. A copy of this documentation must also be included in the Health and Safety File if applicable.

4.11.1 CONTRACTOR AWARENESS

Where a contractor is given site control of an entire building or part of a building, the relevant Asbestos Register and Asbestos Survey Reports must be provided to them by the Operational Managers prior to commencement of works. Information contained in this documentation must be disseminated to all staff and sub-contractors by the contractor and a record kept of this communication. The Transfer of Asbestos Related Information Form contained in Section 6.0 should be completed by appropriate Savills personnel, prior to commencement of work.

Where a contractor is asked to undertake specific works but landlord retains control of the building/area, the Operational Managers must review the Asbestos Register and Asbestos Survey Reports, and advise the contractor on necessary actions required. These must then be communicated to contractor staff and a record kept of this communication.

Where applicable, drawings and plans supplied to contractors must identify the presence or suspected presence of ACMs.

4.12 ACQUISITION OF NEW PREMISES

On the acquisition of new premises, a copy of relevant Asbestos Registers is requested, and contents added to this Asbestos Management Plan.

If no Asbestos Register is available, an Asbestos Management Survey is undertaken as soon as practicable.

4.13 ASBESTOS REMOVAL AND DISPOSAL

Removal of ACMs must be undertaken under the instruction of the Savills H&S Team, the control of operational managers and in consultation with the external consultants. ACMs must only be removed by contractors licensed by the Health and Safety Executive except where asbestos removal does not require a licence. A Permit-to-Work is required for these works in addition to detailed method statement and risk assessments. Access to the asbestos removal area is prohibited until such time as a clean air certificate has been issued by an accredited body.

All waste that contains asbestos must be disposed of under the Hazardous Waste Regulations 2005 by an approved asbestos waste disposal contractor. Appropriate records of all disposals must be kept by the Managing Agent.

4.14 PERMIT-TO-WORK PROCEDURE

A Permit-to-Work procedure is in place and applies to those areas where asbestos materials are located.

A Permit-to-Work is a formal written system used to control certain types of work which are potentially hazardous. The term 'Permit-to-Work' refers to the proforma which forms a part of the overall safe system of work.

A Permit need only be issued where works are to be undertaken in areas where ACMs are present or suspected to be present, or if the nature of work may in any foreseeable way lead to the disturbance of asbestos in this or any adjoining areas. A Permit-to-Work (Asbestos) Template is contained in Section 6.

The Permit-to-Work System is implemented by the relevant Operational Manager.

4.15 MONITORING AND REVIEW OF THE ASBESTOS MANAGEMENT PLAN

This Asbestos Management Plan must be reviewed as required but at least every six months to ensure the information it contains remains correct and that the objectives specified are being met. This review is undertaken by the Operational Manager (supported by the external consultants).

Items to be covered in such monitoring include:

- The level of information provided in the Asbestos Register and how it is being updated
- The condition of ACMs left in situ, the adequacy and frequency of re-inspections, and compliance with the recommendations detailed in the Asbestos Register
- The provision of information to those who need it
- The effectiveness of the procedures for the removal of asbestos
- Progress on labelling ACMs

- Communication and training of appropriate staff and contractors
- Recording of incidents and accidents, and lessons learned

5.0 THE ASBESTOS REGISTER

The Asbestos Register is based on asbestos management survey procedures. Further investigation may be required before commencing demolition, refurbishment or decommissioning works.

The Asbestos Register has been compiled by external consultants in accordance with the Health and Safety Executive's guidance Asbestos: The Survey Guide, the Control of Asbestos Regulations (CAR) 2012 and guidance document HSG 227, Managing Asbestos in Premises.

Details regarding asbestos management within the premises where Savills is not the Duty Holder should be held by the landlord.

5.1 UNKNOWN AND UNSURVEYED AREAS

Where no information regarding ACMs is available, it must be presumed that ACMs are present. This is clearly indicated within the Asbestos Register.

In all but the simplest of building types an Asbestos Survey is unlikely to find the location of all ACMs. Personnel must be aware of the limitations of an Asbestos Survey and when planning projects must budget both sufficient time and funds to deal with hidden or trapped material which can often be concealed within a buildings structure or in previously un-accessed voids etc.

6.0 TRANSFER OF ASBESTOS RELATED INFORMATION AND PERMIT-TO-WORK TEMPLATES
SAVILLS
TRANSFER OF ASBESTOS RELATED INFORMATION

This proforma has been developed to record that appropriate transfer of information between the Operational Manager and principal/nominated contractors in respect of ACMs	
To be completed by the a representative of Savills	
	Tick Box
1	I confirm that under the Construction (Design and Management) Regulations 2015, we have so far as reasonably practicable, identified the presence and location of known or suspected ACMs within the areas covered by CDM.
2	Notification has been sent to the relevant contractor indicating the presence of known or suspected ACMs in the building/room/area where they must be undertaking work. Copies of relevant sections of the Asbestos Register and Asbestos Survey Reports have also been provided
3	The contractor has been informed that the Asbestos Register is a non-exhaustive record, therefore due diligence must be applied to ensure that any suspect materials are not disturbed
4	The contractor has been informed that any suspected materials must be notified immediately to the Operational Manager
Contract Title:	
Signature (Operational Manager):	
Position:	
Date:	

SAVILLS
PERMIT-TO-WORK (ASBESTOS)

No other work other than that detailed must be carried out.

Project Title:	Contractor:	
Contractor Contact Name:	Position:	
Start Date of Work:	Duration of Work:	
Building that Work is to be Undertaken in:	Location(s) of Works in the Building	
Detailed Description of Works:		
The Contractor must view the Asbestos Register and associated Asbestos Reports prior to commencing work, and satisfy themselves to the best of their knowledge that their work activities must not displace the known locations of ACMs		
CONTRACTOR		
I acknowledge that I/we have examined the Asbestos Register and associated Asbestos Reports in relation to the proposed area(s) of works and that the work activities must not displace any identified ACMs. I hereby declare that no other works than that stated above must be carried out, and all precautionary measures must be adhered to.		
Name:	Signature:	
Position:	Time:	Date:
AUTHORISATION		
Name of Person Issuing Permit:	Signature:	
Position:	Time:	Date:
CLEARANCE		
I hereby declare that the work stated above has/has not* been completed		
Name:	Signature:	
Position:	Time:	Date:
CANCELLATION		
All copies of this permit to work are hereby cancelled		
Name:	Signature:	
Position:	Time:	Date:

Actual work involving ACMs must only be carried out by a licensed asbestos removal contractor and with appropriate forms of asbestos controls in place.

*Delete as appropriate

1 copy to be kept by authorising body, 1 copy to go to contractor

Appendix 1 Priority Assessment

Included within the Asbestos Register in Appendix 2.

Appendix 2 Asbestos Register

Location (Building, Floor, Room)	Sample No.	ACM	Amount	Extent of Damage	Asbestos Type	Identification Method	Risk Category	Action
Exchequer Court, Basement, Sprinkler Tank Room	S002	Gaskets (compressed) Within Pipe Flanges	10 no	Low (Some Minor Damage)	Chrysotile	Previously Sampled	Very Low	Manage
Exchequer Court, Basement, Boiler Room	S008	Gaskets (compressed) Within Pipe Flanges	Throughout	Low (Some Minor Damage)	Chrysotile	Previously Sampled	Very Low	Manage
Exchequer Court, Basement, Boiler Room	S009	Gaskets (roped/woven) to Boilers	4 no	Low (Some Minor Damage)	Chrysotile	Previously Sampled	Very Low	Manage
Exchequer Court, Basement, Generator Room	S010	Gaskets (compressed) Within Pipe Flanges	20+ no	Low (Some Minor Damage)	Chrysotile	Previously Sampled	Very Low	Manage
Exchequer Court, 7th Floor, Plant Room 1	S016	Gaskets (compressed) Within Pipe Flanges (Within Metal Casing)	Throughout	Low (Some Minor Damage)	Chrysotile	Previously Sampled	Very Low	Manage
Exchequer Court, 7th Floor, North MCC Panel & Chilled Pumps	X016	Gaskets (compressed) Within Pipe Flanges (Within Metal Casing)	Throughout	Low (Some Minor Damage)	Chrysotile	Previously Sampled	Very Low	Manage
Exchequer Court, 7th Floor, External, South Roof	X016	Gaskets (compressed) Within Pipe Flanges (Within Metal Casing)	Throughout	Low (Some Minor Damage)	Chrysotile	Previously Sampled	Very Low	Manage
Exchequer Court, Within All Pipework Flanges	Presumed	Gaskets (compressed) Within Pipe Flanges. Presumed present throughout.	Throughout	Low (Some Minor Damage)	Chrysotile	Presumed	Very Low	Manage
Exchequer Court, North & South Dry Risers	S019	Gaskets (compressed) Within Pipe Flanges	Unknown	Low (Some Minor Damage)	Chrysotile	Previously Sampled	Very Low	Manage
Exchequer Court, 7th Floor, Lift Motor Room North	P21	Brake Shoes to Lift Motor	2 no	Low (Some Minor Damage)	Chrysotile	Presumed	Very Low	Manage
Exchequer Court, 7th Floor, Lift Motor Room South	P22	Brake Shoes to Lift Motor	2 no	Low (Some Minor Damage)	Chrysotile	Presumed	Very Low	Manage

Appendix 3 Action Plan

There are currently no remedial actions required at this site.

Appendix 4 Contractor Asbestos Management Plan Receipt Form

The following contractors have been issued with a copy of this Asbestos Management Plan. By signing the form below contractors are confirming that they have read and understood all sections of the AMP, communicated this to their employees, and provided access to a copy while working on site.

NB. Additional copies of this Asbestos Management Plan are readily available on site from the Operations Manager upon request.

	Date AMP First Issued	Annual Review	Annual Review	Annual Review	Annual Review
Contractor Name:					
Received By:					
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Signature:					



Asbestos Reinspection Survey



Site Address:
Exchequer Court
London
EC3A 8AA

MRI Code:
UPT001

Lead Surveyor:
Andrew Johnson

Date of Survey:
4 March 2020



8316

Quantum Risk Management Ltd T/A Quantum Compliance
1 The Courtyard, Harris Business Park, Stoke Prior, B60 4DJ

Tel: 0800 644 4142 www.acompliance.co.uk

006 - VER 3 - 13-FEB-17 - QM

Project Number: S-52354

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1.0 - Executive Summary

An asbestos reinspection survey was carried out on 4th March 2020 at Exchequer Court, London, EC3A 8AA.

The survey was commissioned by Savills (UK) Ltd. who have been identified as having control over the management and maintenance of the premises and are therefore regarded as the duty holders.

The duty holders, as imposed by the Control of Asbestos Regulations 2012, must ensure that when any building works are planned that the contractor is made fully aware of the contents of this survey report, and that appropriate risk assessments are prepared.

It must also be realised that if any such building work goes beyond the scope of the original survey, a more intrusive survey may be required. Intrusive surveys, such as refurbishment and demolition surveys are used to locate and describe, as far as reasonably practicable, all ACMs in the areas where the refurbishment or demolition works are taking place.

The purpose of a reinspection survey is to locate all previously identified ACMs and assess their condition.

Quantum Compliance carried out the previous reinspection on 11/03/2019 (reference S-46932). This survey confirms that ACMs are present at this site, and Quantum Compliance have been instructed to update this report to ensure they remain in a safe condition. The original report must be kept for cross referencing and record purposes.

Quantum Compliance also carried out the original asbestos management survey on 13th-14th March 2018, report reference: S-44670.

N.B: During the original survey, there were various gasket samples taken which tested negative for the presence of asbestos. However, there were also many other similar gaskets in this building which tested positive for the presence of asbestos. It is therefore recommended that all pipework gaskets are presumed to contain asbestos until proven otherwise.

1.1 - Required Actions Summary

There are currently no remedial actions required at this site.

1.2 - Asbestos Findings Summary

The following summary table has been collated to give a brief overview of the number of ACMs identified at this site. Further details regarding these ACMs can be found in the Asbestos Register and Asbestos Sample Records.

Total ACMs Present	Total High Risk ACMs	Total Medium Risk ACMs	Total Low Risk ACMs	Total Very Low Risk ACMs	Total Non-Asbestos Samples
11	0	0	0	11	0

2.0 - Survey Details

Client:	Savills (UK) Ltd. 33 Margaret Street London W1G 0JD
Site Address:	Exchequer Court London EC3A 8AA
Lead Surveyor:	Andrew Johnson
Date of Survey:	4th March 2020
Report Prepared By:	Quantum Compliance 1 The Courtyard Harris Business Park Stoke Prior B60 4DJ
Authorised By:	Gordon Allan MD, Quantum Compliance
Report Issued By:	Jane Prosser
Date Report Issued:	13 th March 2020
Telephone:	0800 644 4142
Email:	info@qcompliance.co.uk

2.1 - Scope of Survey

Only previously identified ACMs have been inspected during this survey.

The scope of the original survey was as follows:

As agreed with the client prior to the survey taking place, the following areas were included in the scope of the survey:

Basement:

Sprinkler Chamber & Pump Room, Stairwells North & South, Lift Lobbies & Lift Motor Rooms, Service Corridors, Plant Rooms, LV Switch Room, Transformer Switch Room, Cold Water Storage Tanks, Clean Water Sump, Water Pump Room, Building Manager's Office, Staff Room & WCs, Boiler Room, AHU Rooms, Generator Room, Stores and All of the Building Services Area (Basement Mezzanine Areas).

Lower Ground Floor:

Stair Wells, Lift Lobbies, Car Park, Stores, Water & Sprinkler Shut Off Valve Rooms and BT Room.

Ground Floor:

Stair Wells, Lift Lobbies, Entrance Lobby, Security Room and WCs.

First Floor to Sixth Floor:

Stairwells and Lift Lobbies.

Seventh Floor/Roof:

Stair Wells, Plant Rooms North & South, Lift Motor Rooms and Roof External/Plant Areas

External:

Front and Rear.



3.0 - Asbestos Register

Location (Building, - loc. Room)	Sample No.	ACM	Amount	Extent of Damage	Asbestos Type	Identification Method	Risk Category	Action
Main, 7th Floor, Lift Motor Room (South)	P22	Cement Brake Shoes	2 no	Low (Some Minor Damage)	Chrysotile	Previously Sampled	Very Low	Manage
Main, Basement, Boiler Room	S009	Gaskets (rope/woven) to Boilers	4 no	Low (Some Minor Damage)	Chrysotile	Previously Sampled	Very Low	Manage
Main, Basement, Boiler Room	S008	Gaskets (compressed) Within Pipework Flanges	Throughout	Low (Some Minor Damage)	Chrysotile	Previously Sampled	Very Low	Manage
Main, Basement, Sprinkler Room	S002	Gaskets (compressed) Within Pipework Flanges	10 no	Low (Some Minor Damage)	Chrysotile	Previously Sampled	Very Low	Manage
Main, 7th Floor, North MCC panel & Chiller Pumps	X016	Gaskets (compressed) Within Pipework Flanges	Throughout	Low (Some Minor Damage)	Chrysotile	Previously Sampled	Very Low	Manage
Main, Throughout Building	Presumed	Gaskets (compressed) Within Pipework Flanges	Throughout	Low (Some Minor Damage)	Chrysotile	Previously Sampled	Very Low	Manage
Main, 7th Floor, Lift Motor Room (North)	P21	Cement Brake Shoes	2 no	Low (Some Minor Damage)	Chrysotile	Previously Sampled	Very Low	Manage
Main, 7th Floor, North & South Dry Risers	S019	Gaskets (compressed) Within Pipework Flanges	Throughout Risers	Low (Some Minor Damage)	Chrysotile	Previously Sampled	Very Low	Manage
Main, External, South Roof	X016	Gaskets (compressed) Within Metal Casings (Within Pipework Flanges)	Throughout	Low (Some Minor Damage)	Chrysotile	Previously Sampled	Very Low	Manage
Main, Basement, Generator Room	S010	Gaskets (compressed) Within Pipework Flanges	20 + no	Low (Some Minor Damage)	Chrysotile	Previously Sampled	Very Low	Manage
Main, 7th Floor, Plant Room 1	S016	Gaskets (compressed) Within Pipework Flanges	Throughout	Low (Some Minor Damage)	Chrysotile	Previously Sampled	Very Low	Manage



4.0 HEALTH AND SAFETY INFORMATION ABOUT EQUIPMENT PROVIDED TO CLEAN OR MAINTAIN THE STRUCTURE

The following items of equipment have been provided for cleaning and maintaining the structure:

No significant items of equipment have been provided for cleaning and maintaining the structure.

5



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5.0 THE NATURE, LOCATION AND MARKINGS OF SIGNIFICANT SERVICES

The following significant services have been identified:

Full upgrade of the Landlords BMS system in accordance with the 'as fitted' information provided in this document.



bsa
bernardsimsassociates

6.0 ARCHITECTURAL INFORMATION

The following Architectural As-Built drawings are included:

Not Applicable.



7.0 STRUCTURAL INFORMATION

The following Structural As-Built drawings are included:

Not Applicable.

8.0 MECHANICAL INFORMATION

The following Mechanical drawings are included:

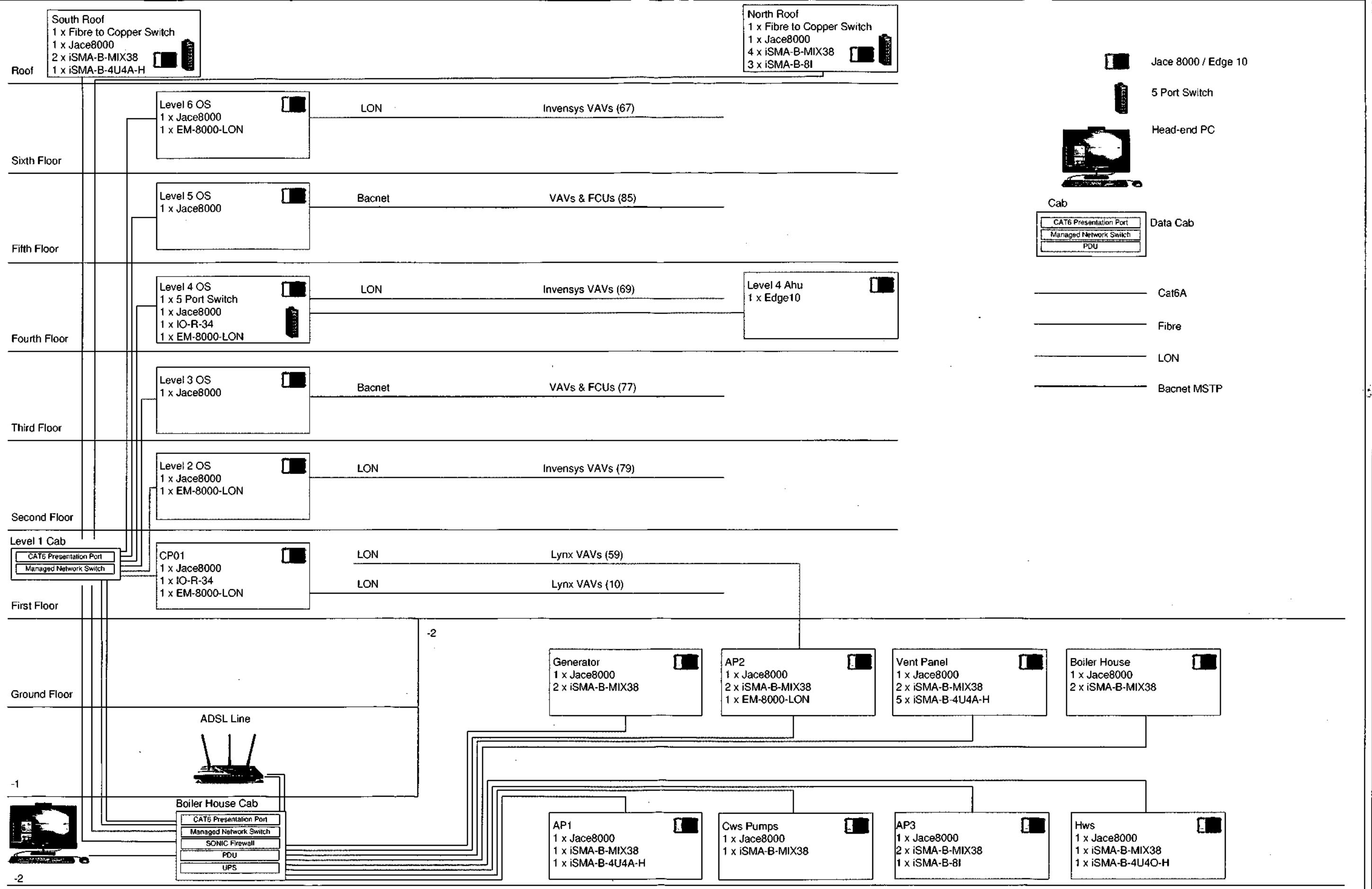
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- FLOOR PLANS - 1st First Floor Exchequer Court - Clean
- FLOOR PLANS - 2 Basement Exchequer Court - Clean
- FLOOR PLANS - 2nd Second Floor Exchequer Court - Clean
- FLOOR PLANS - 3rd Third Floor Exchequer Court - Clean
- FLOOR PLANS - 4th Fourth Floor Exchequer Court - Clean
- FLOOR PLANS - 5th Fifth Floor Exchequer Court - Clean
- FLOOR PLANS - 6th Sixth Floor Exchequer Court - Clean
- FLOOR PLANS - 7th Roof Exchequer Court - Clean
- FLOOR PLANS - Ground Floor Exchequer Court - Clean
- Panel Locations
 - 6082-1 - Exchequer Courts - AP1 Panel Rev.1
 - 6082-2 - Water Pumping Plantroom Control Panel Rev.0
 - 6082-3 - Exchequer Courts - Level 2 Control Box Rev.0
 - 6082-4 - Exchequer Courts - Level 3 Control Box Rev.0
 - 6082-5 - Exchequer Courts - Level 4 Control Box Rev.0
 - 6082-6 - Exchequer Courts - Level 5 Control Box Rev.0
 - 6082-7 - Exchequer Courts - Level 6 Control Box Rev.0
 - 6082-8 - Exchequer Courts - CP1 Panel Rev.0
 - 6082-9 - Exchequer Courts - AP2 Panel Rev.1
 - 6082-10 - Exchequer Courts - Existing Generator Panel Rev.0
 - 6082-11 - Exchequer Courts - AP3 Panel Rev.1
 - 6082-12 - Exchequer Court - Basement Ventilation Control Panel Rev.0
 - 6082-13 - Exchequer Court - Boilerhouse Plantroom Control Panel Rev.1
 - 6082-14 - Exchequer Court - CP-Base HWS Control Panel Rev.1
 - 6082-15 - Exchequer Court - Existing Roof South Rev.1
 - 6082-16 - Exchequer Court - Roof North Additional Panel Rev.1
 - 6082-17 - Exchequer Court - Roof North Plantroom Control Panel Rev.1



The following Mechanical O&M Manuals are included:

Bges Group O&M Manual

1. Commissioning Sheets
2. De-Lap Survey
3. Description of Operations
4. Floor Plans
5. ICT
6. Manufacturers Documents
7. Software Backups
8. Commissioning Certs
9. Graphic Screenshots
10. Panel Drawings
11. Panel Photos
12. Scope
13. Health & Safety
14. Inspection & Testing Plan



Issue	Date	Description
A	02/02/21	For Approval
B		
C		
D	18/02/21	Level 1 Cab added
E		

BG House,
Campbell Way, Dinnington, Sheffield,
South Yorkshire, S25 9QD
Email: enquiries@bges.co.uk



Client
Savills
Job Title
Exchequer Court

Drawing Title
Network Topology
Drawn SS Checked MD Scale NTS

Drawing Ref 001
Project No 6082
Project Ref
D



Project : EXCHEQUER COURT

Title : ST MARY AXE, SOUTH SUPPLY AHU FAN
CONTROL PANEL AP1

Client :

ENGINEER : RFD

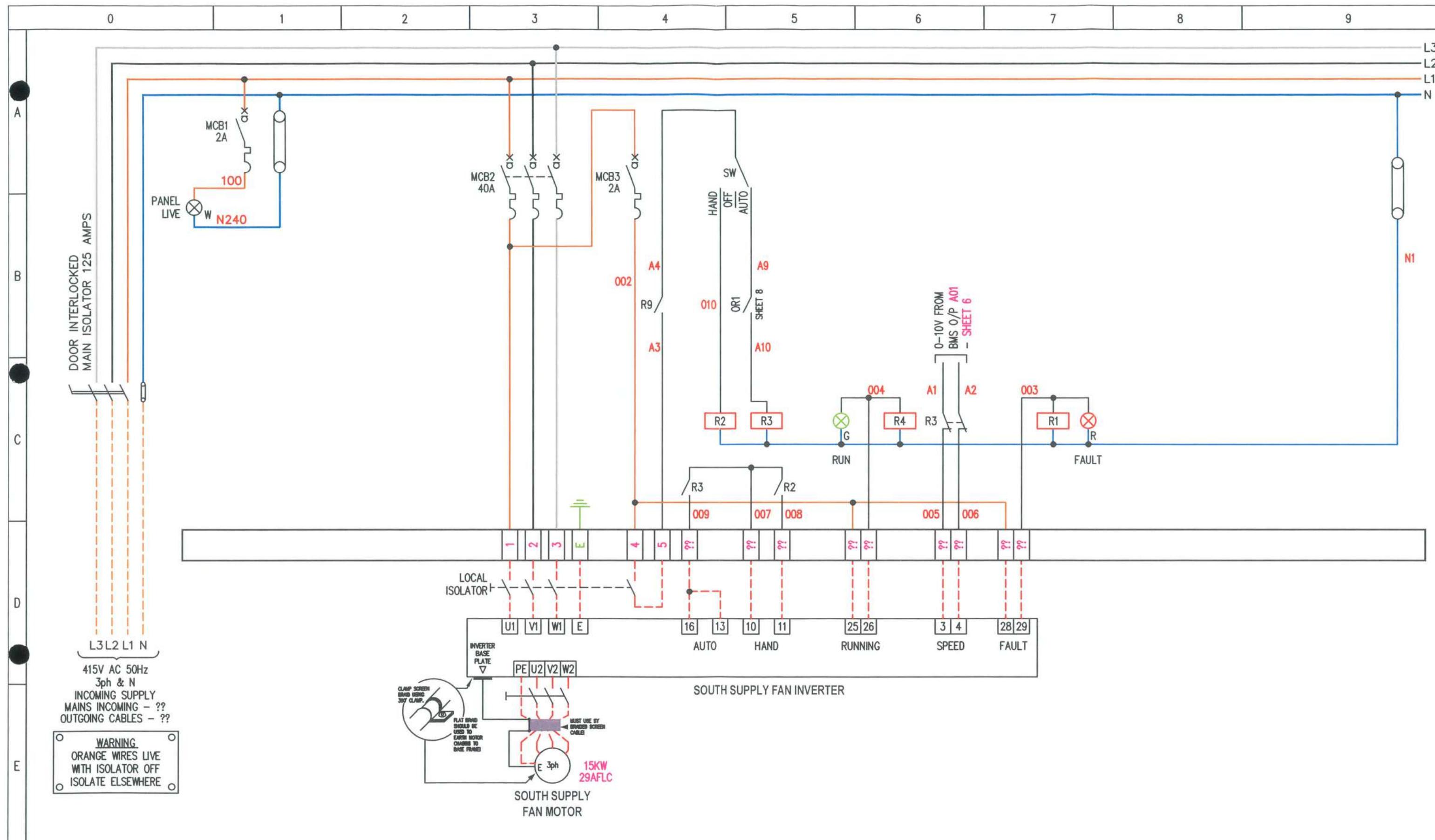
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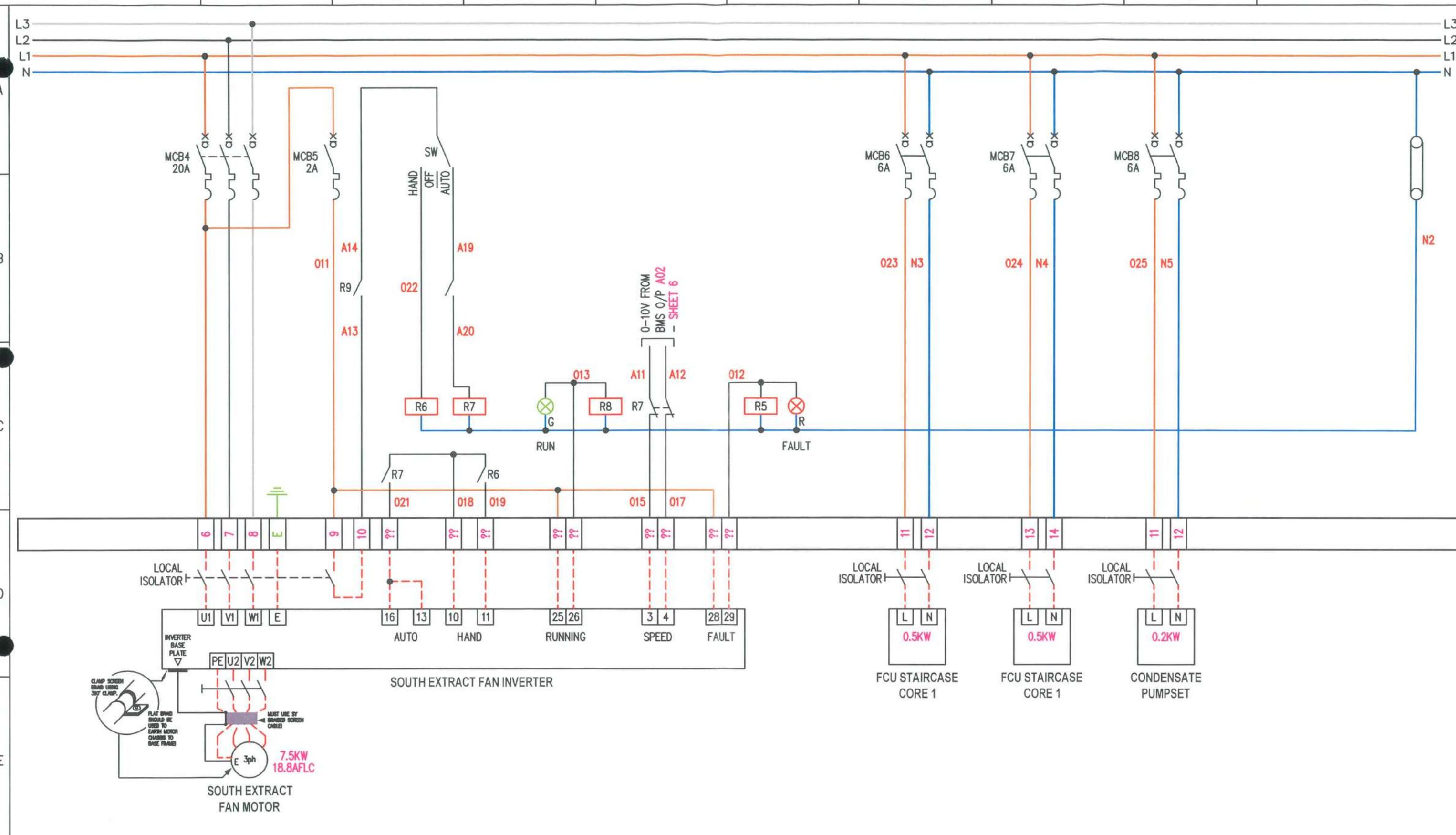
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REVISION : 1

PROJECT No. : 6082



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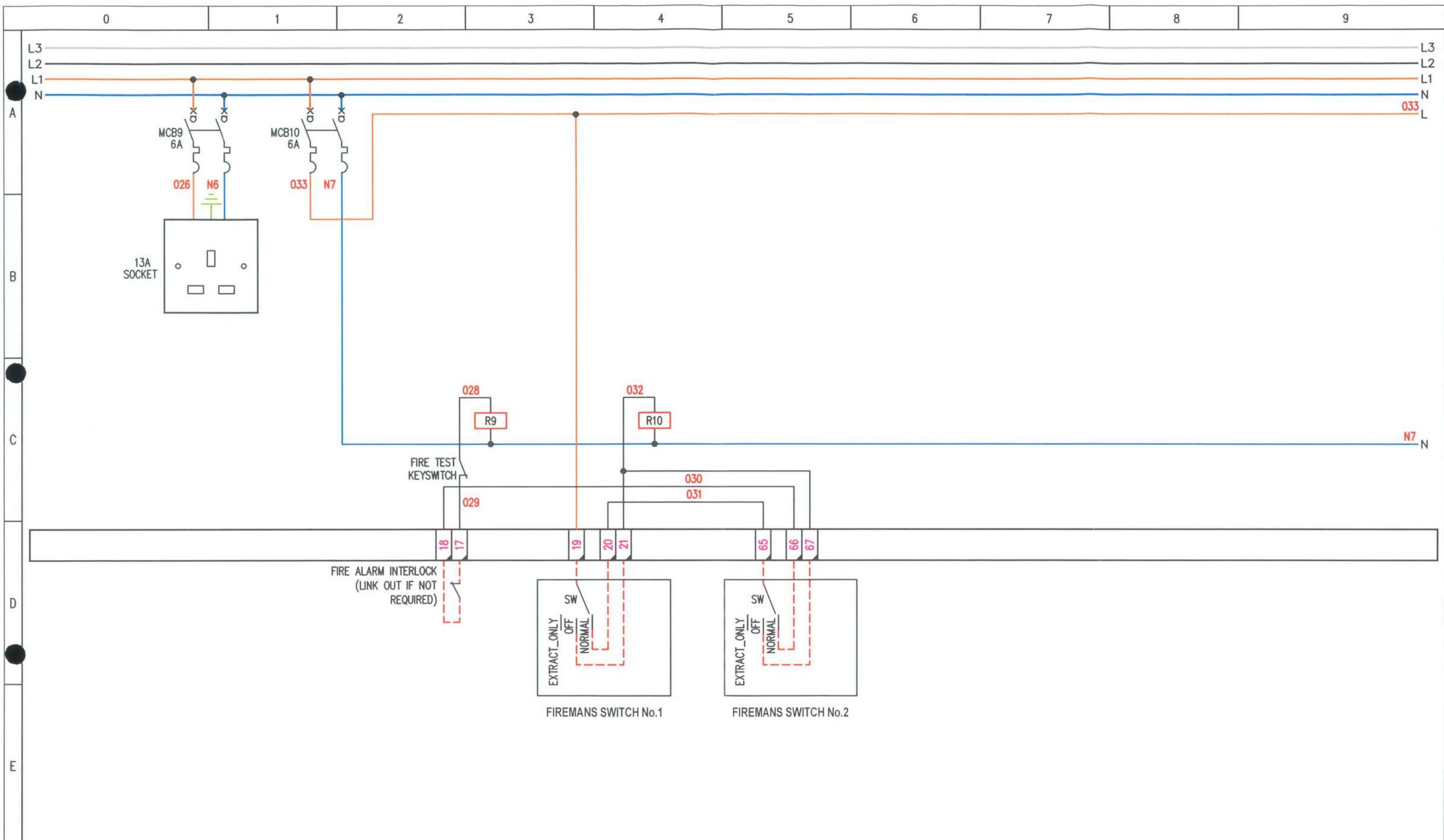
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● FOR APPROVAL
○ AS BUILT
○ AS FITTED
○ ISSUED FOR CONSTRUCTION



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3				7

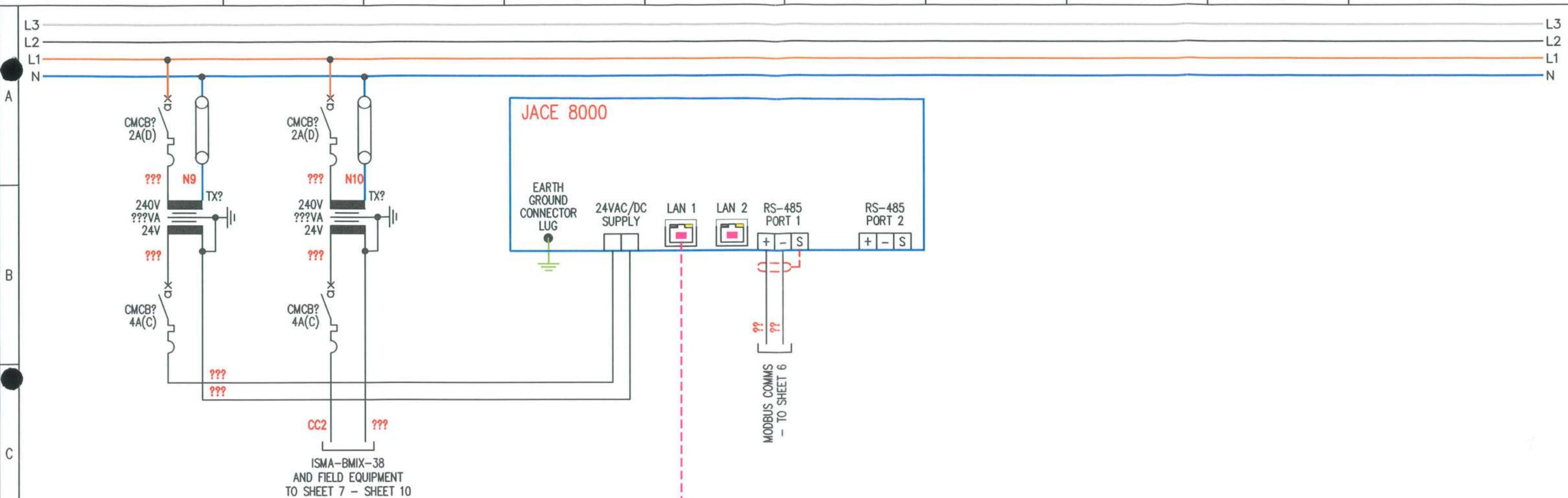
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DRG No.6082-1 SHT. 3 of 10 REV 1
PROJECT No.6082
TITLE EXCHEQUER COURT
PANEL TITLE ST MARY AXE, SOUTH SUPPLY AHU FAN CONTROL PANEL AP1
CLIENT



PROVISIONAL FOR APPROVAL ISSUED FOR CONSTRUCTION		AS BUILT AS FITTED	REVISION No	DESCRIPTION OF REVISION	DRAWN BY DATE	CHECKED BY DATE	REVISION No	DESCRIPTION OF REVISION	STATUS	DRAWN BY DATE	CHECKED BY DATE	DRG No.6082-1 PROJECT No.6082	SHT. 4 of 10	REV 1 C
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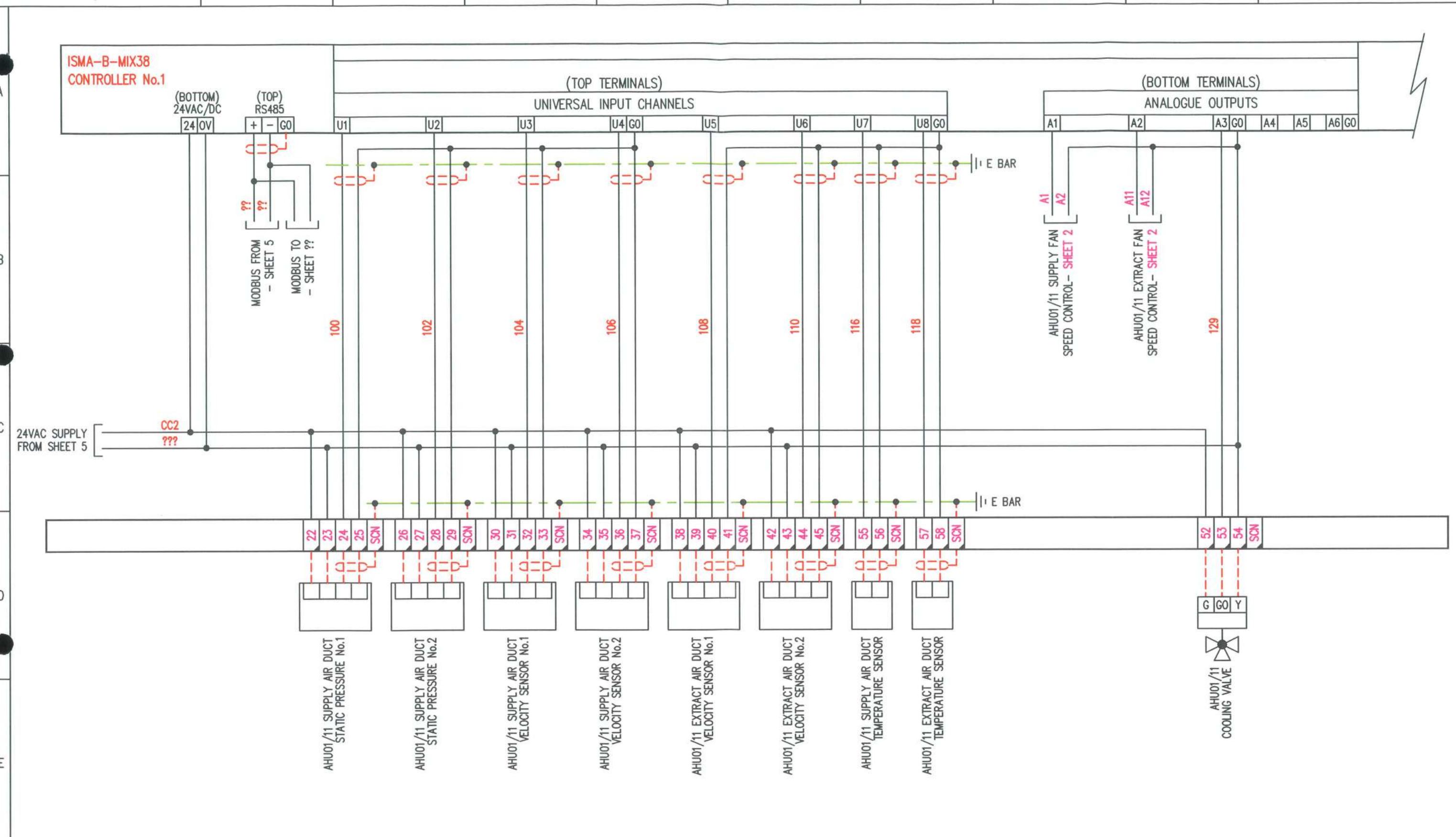
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ETHERNET CONNECTION



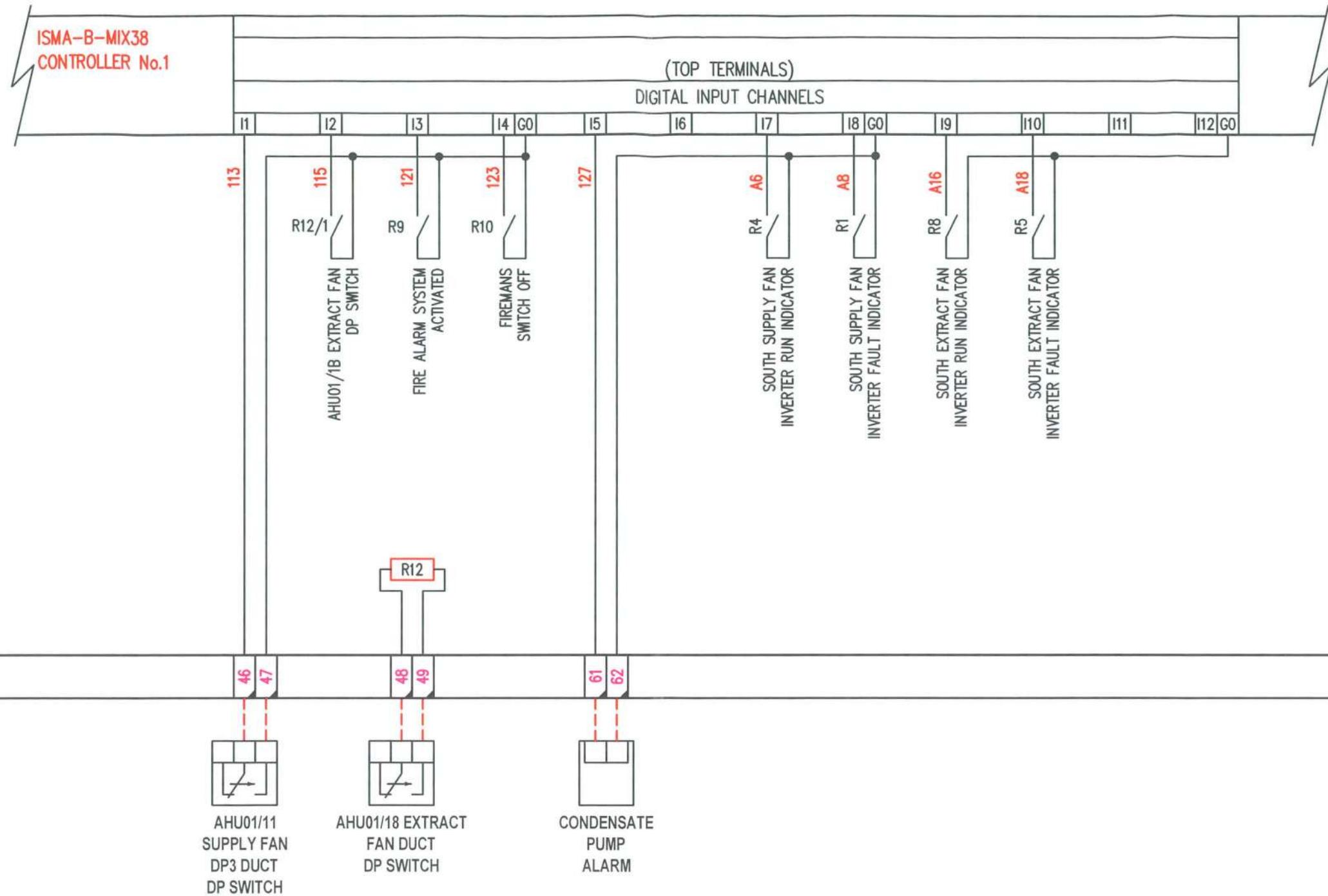
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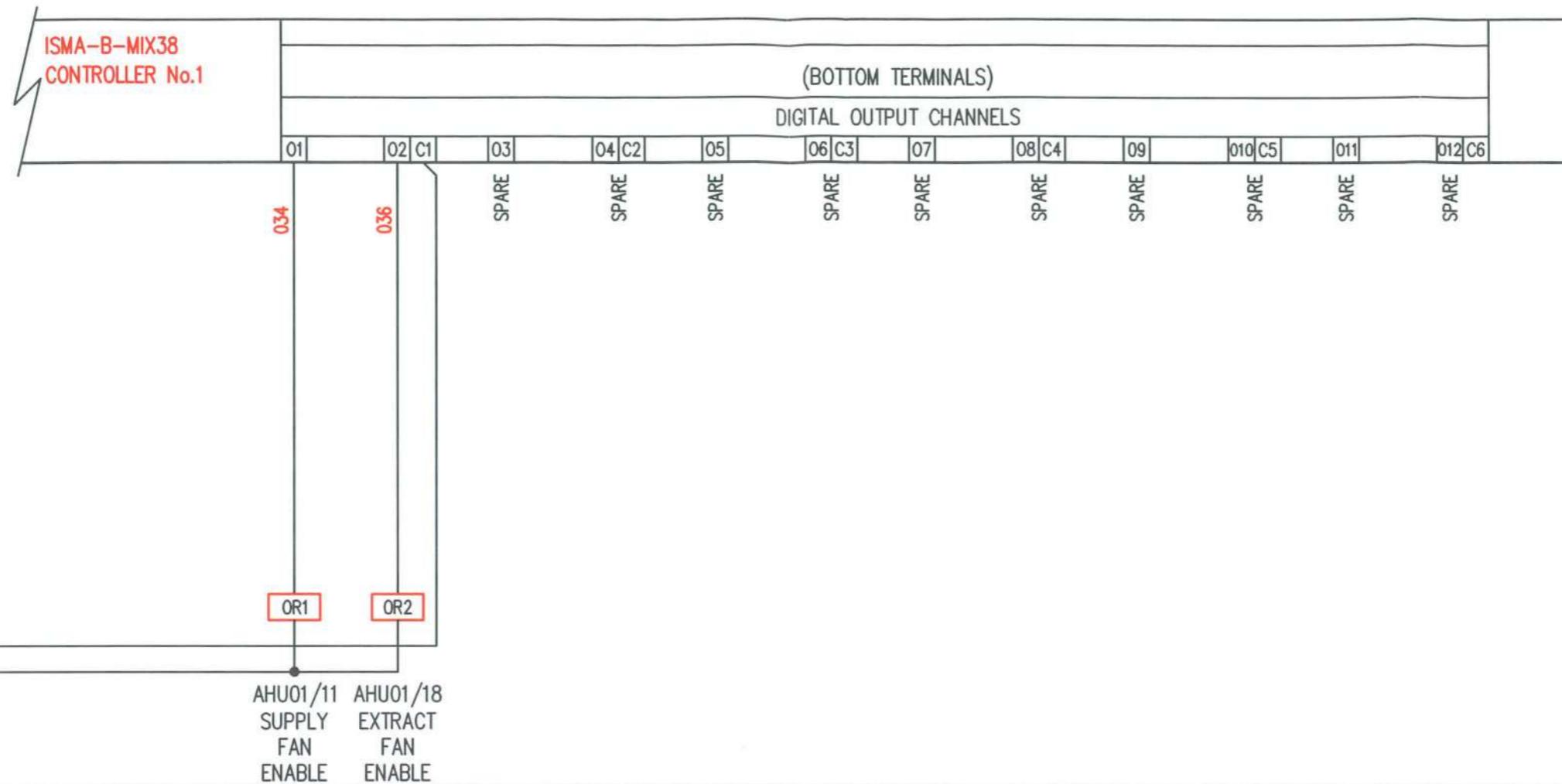


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 ● FOR APPROVAL ○ AS FITTED
 ○ ISSUED FOR CONSTRUCTION



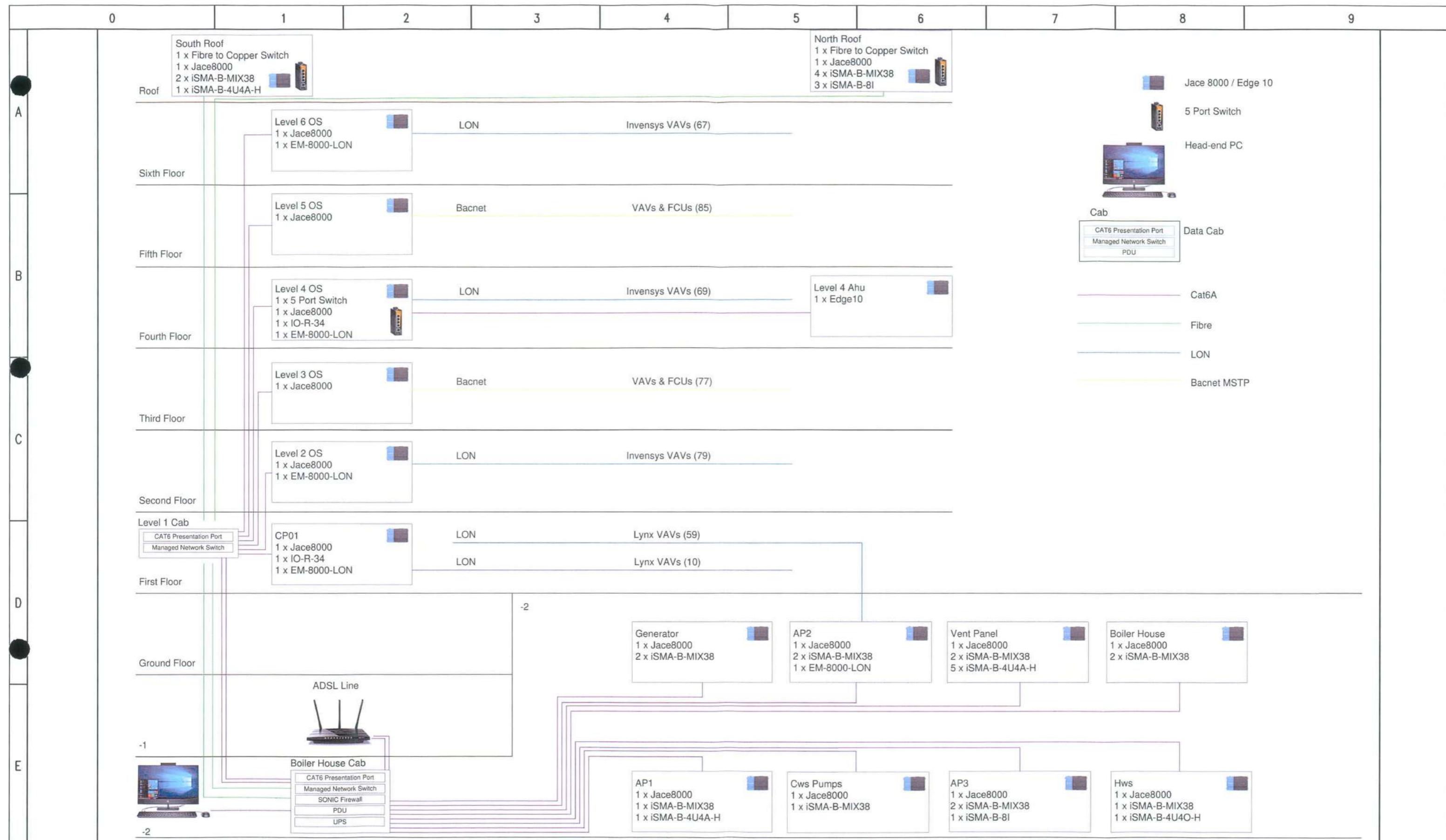
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									PANEL TITLE	ST MARY AXE, SOUTH SUPPLY AHU FAN CONTROL PANEL AP1	
									CLIENT		





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		2				6					CLIENT		
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bgesgroup



● PROVISIONAL ● FOR APPROVAL ○ ISSUED FOR CONSTRUCTION		○ AS BUILT ○ AS FITTED		REVISION No	DESCRIPTION OF REVISION		DRAWN BY DATE	CHECKED BY DATE	REVISION No	DESCRIPTION OF REVISION		STATUS	DRAWN BY DATE	CHECKED BY DATE	DRG No.6082-1 PROJECT No.6082	SHT. 9 of 10	REV 1 ©
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				3					7					



Project : EXCHEQUER COURT

Title : BASEMENT PUMP
CONTROL PANEL

Client :

ENGINEER : RFD

DATE : 24/03/21

DRAWING No : 6085-2

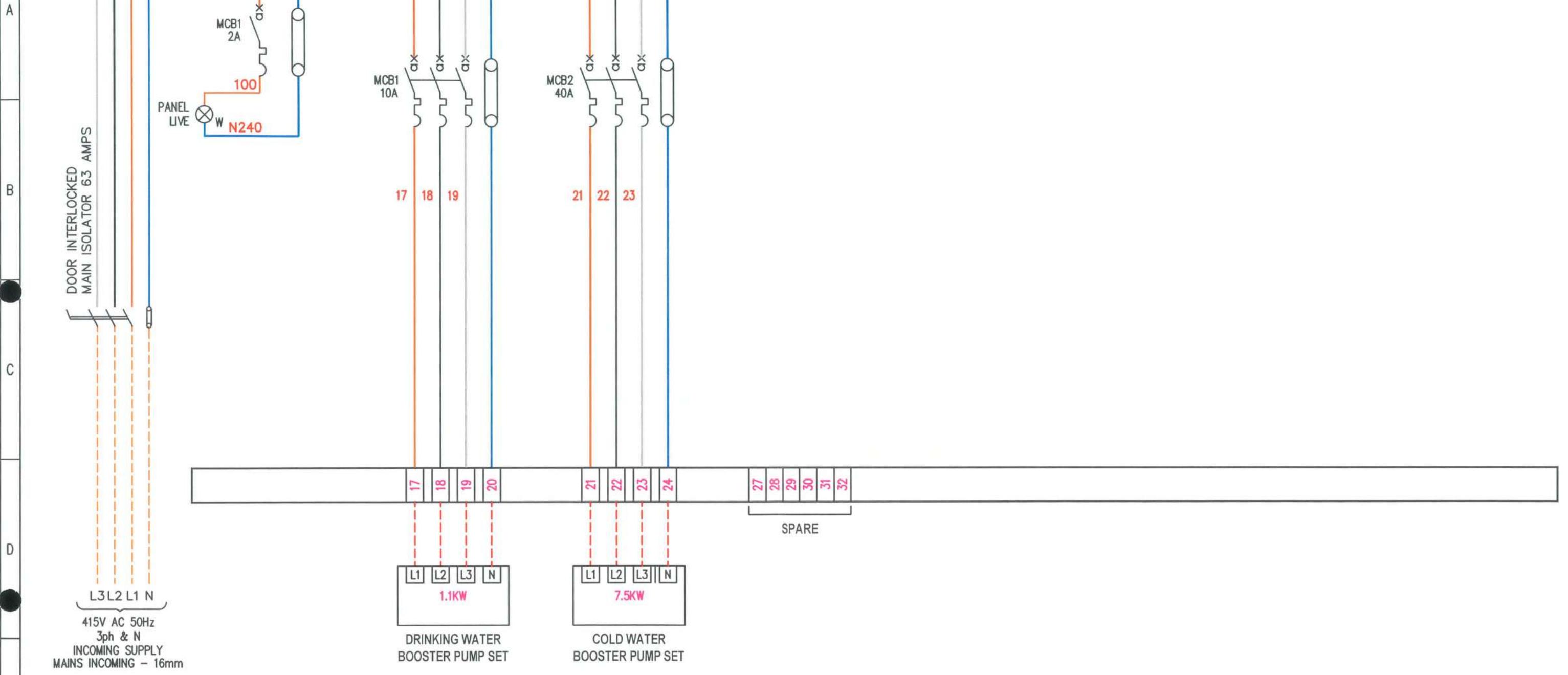
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PROJECT No. : 6085

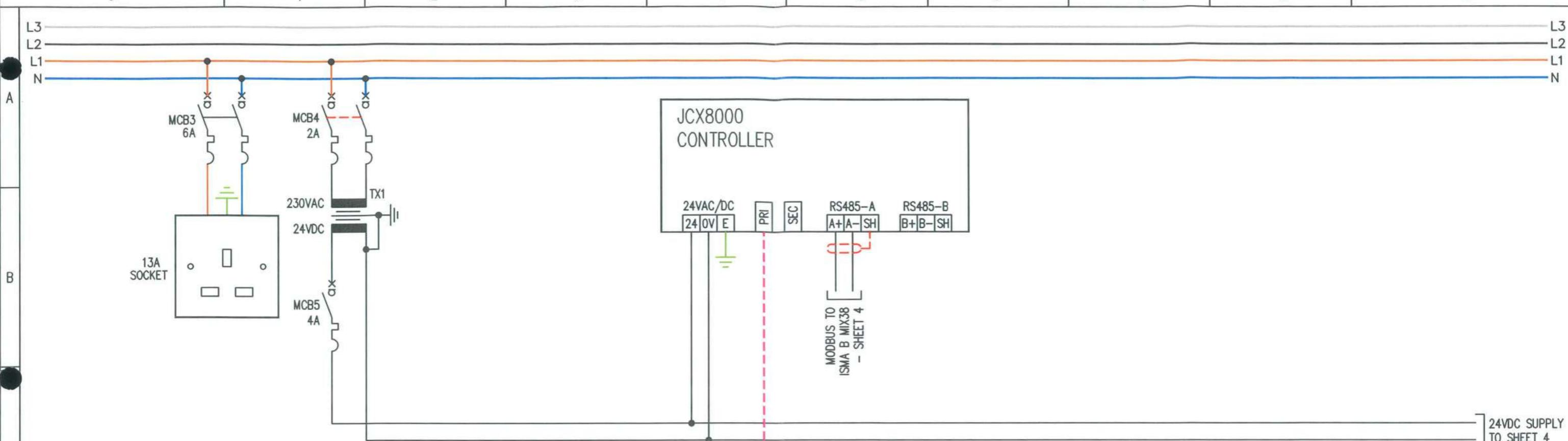
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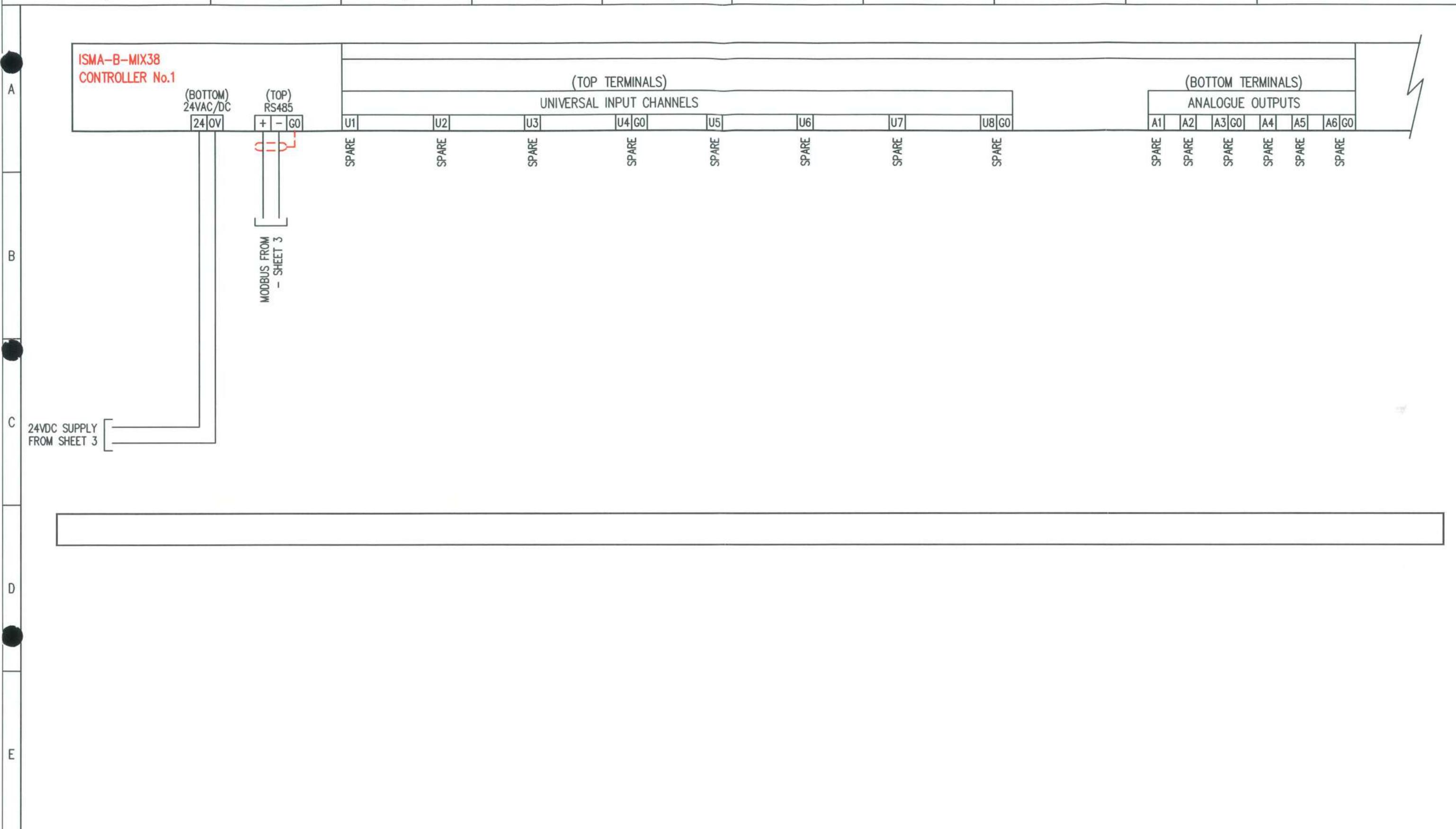
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TO SHEET 4

LOCAL AREA NETWORK

PROVISIONAL AS BUILT
 FOR APPROVAL AS FITTED
 ISSUED FOR CONSTRUCTION

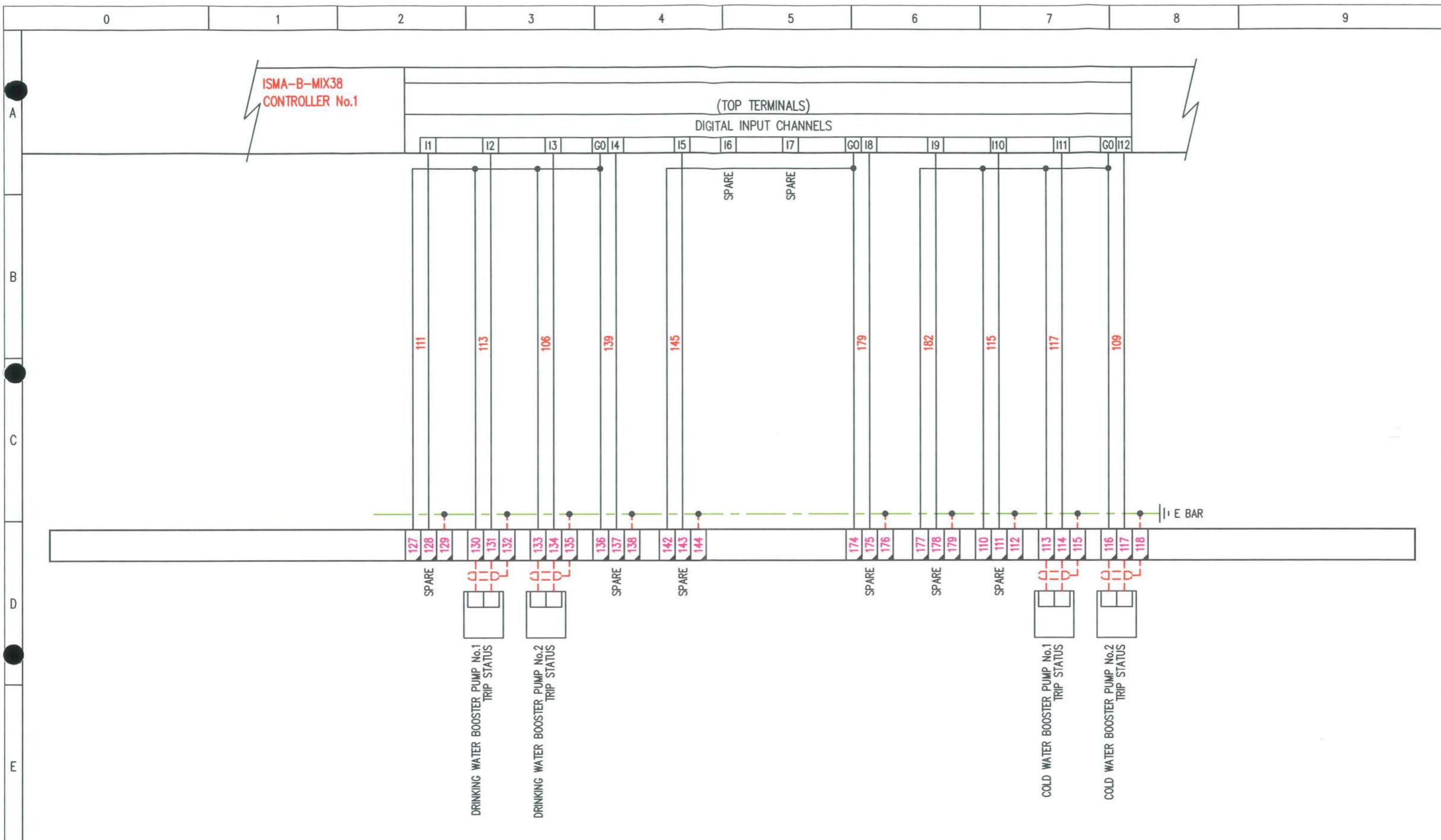
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									PANEL TITLE BASEMENT PUMP CONTROL PANEL
									CLIENT

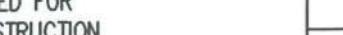
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			2				6					CLIENT		
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											PANEL TITLE	BASEMENT PUMP CONTROL PANEL		
											CLIENT			

ISMA-B-MIX38
CONTROLLER No

(BOTTOM TERMINALS)

DIGITAL OUTPUT CHANNELS

10

02

33

C2

10

3

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01

SPARE

SPARE

A

B

C

D

E

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A

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SPARE PAGE ANTICIPATED USE

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		3				7								





Project : EXCHEQUER COURT

Title : LEVEL 2
CONTROL PANEL

Client :

ENGINEER : RFD

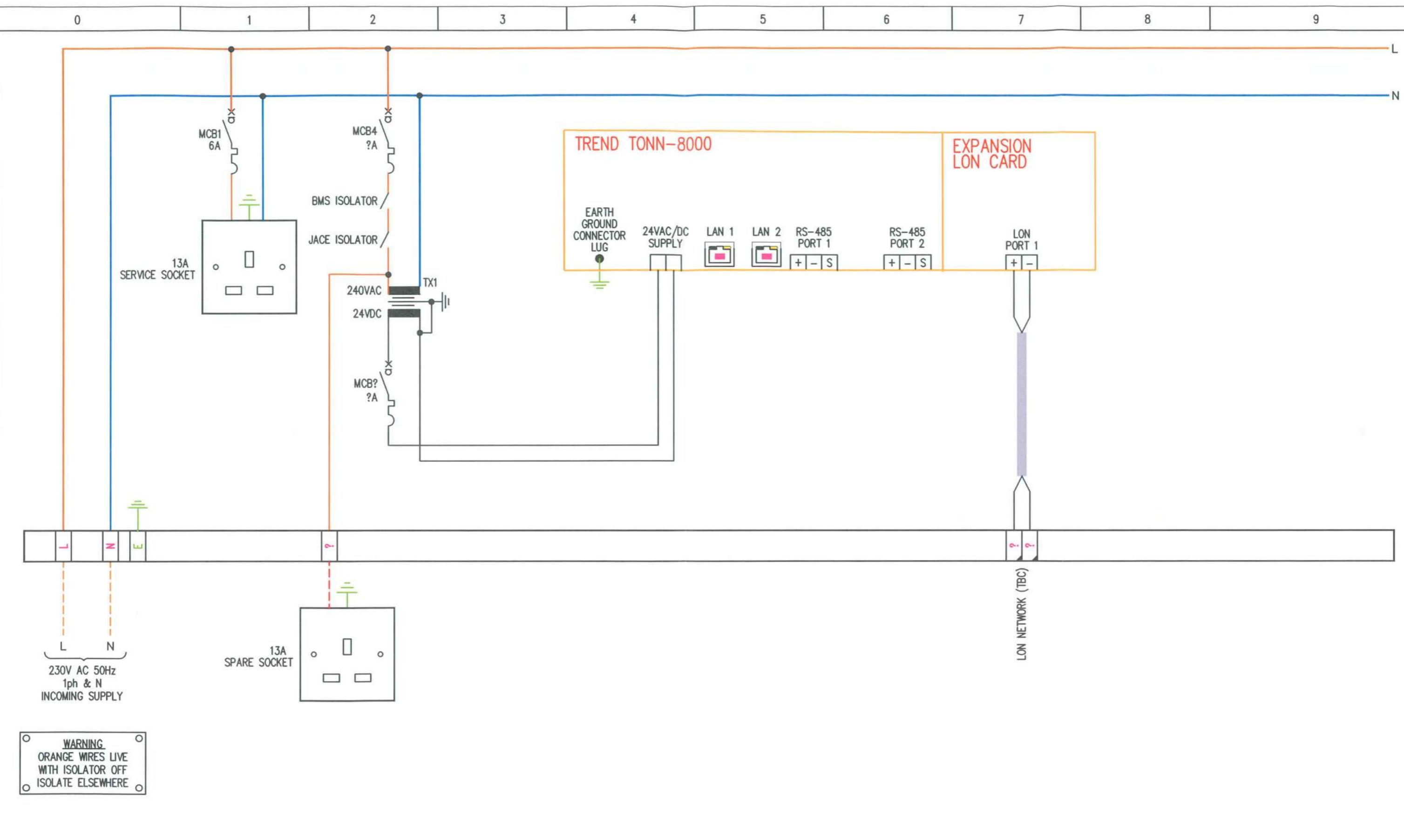
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REVISION : 0

PROJECT No. : 6085



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Project : EXCHEQUER COURT

Title : LEVEL 3
CONTROL PANEL

Client :

ENGINEER : RFD

DATE : 25/03/21

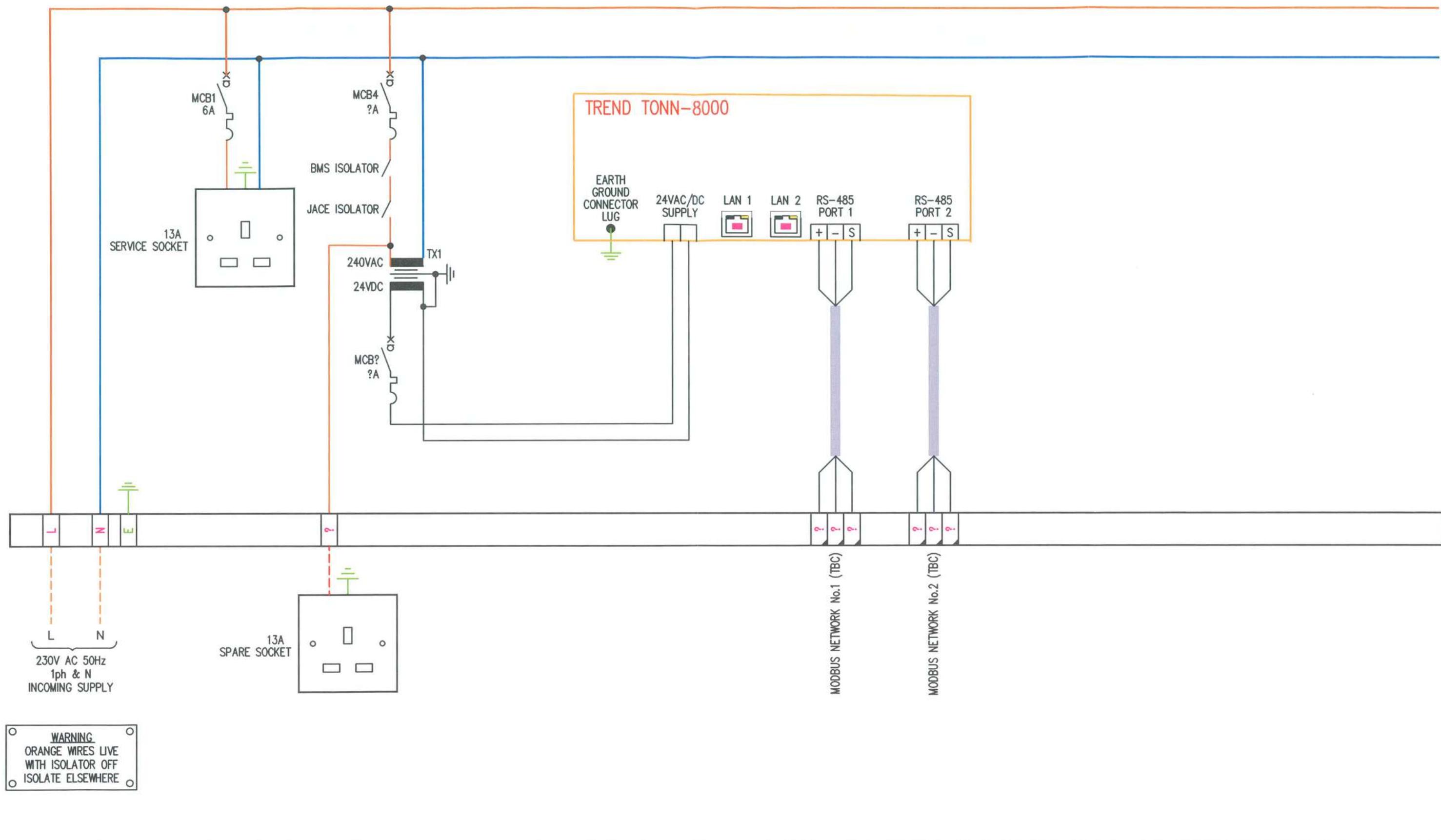
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PROJECT No. : 6085

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PROVISIONAL	AS BUILT	FOR APPROVAL	AS FITTED	DESCRIPTION OF REVISION	DRAWN BY	CHECKED BY	REVISION No	DESCRIPTION OF REVISION	STATUS	DRAWN BY	CHECKED BY	DRG No.6085-4 PROJECT No.6085	SHT. 2 of 2	REV 0 C
				PROVISIONAL	RFD 19/03/21		4							
							5							
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							7							
bgesgroup														



Project : EXCHEQUER COURT

Title : LEVEL 4
CONTROL PANEL

Client :

ENGINEER : RFD

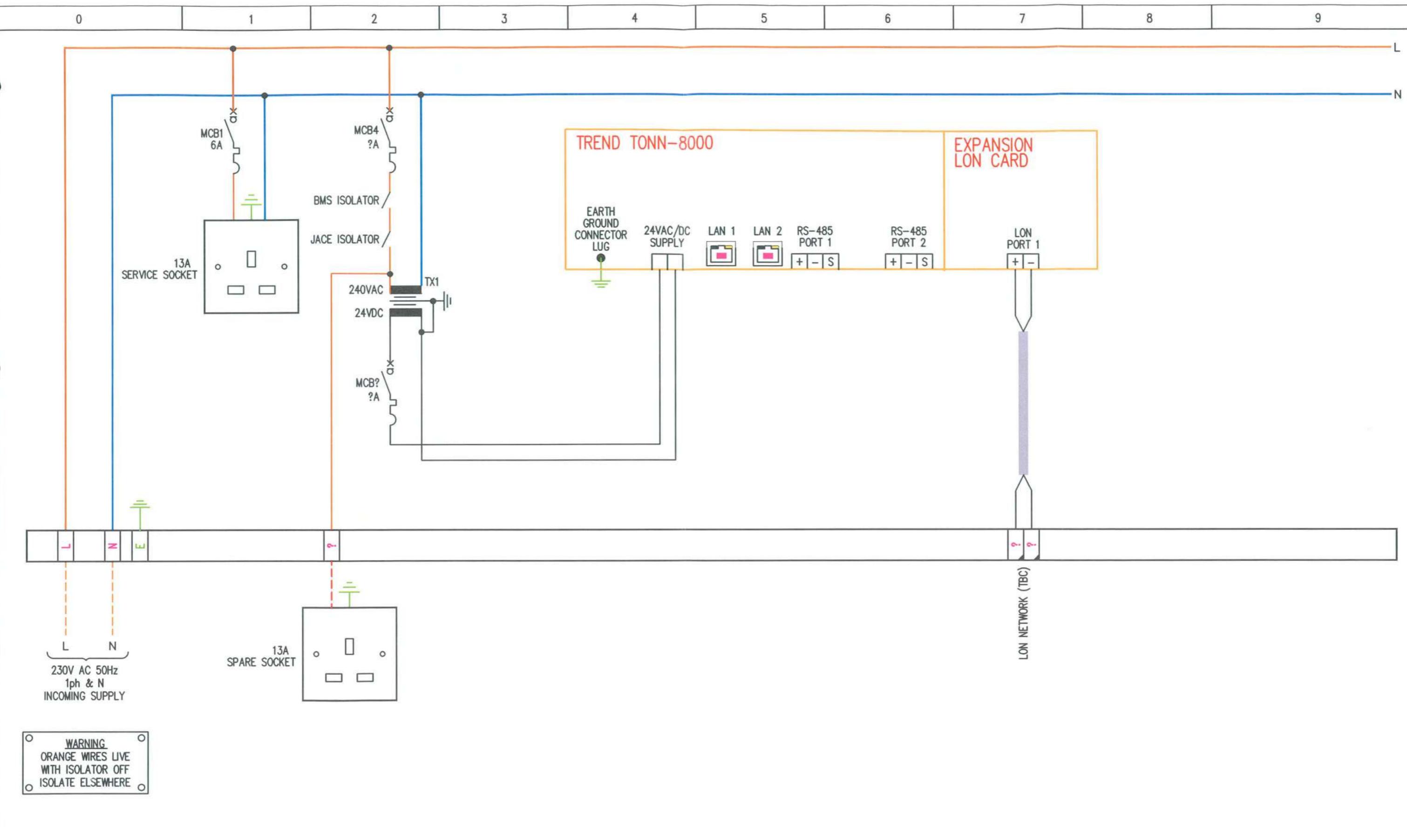
DATE : 25/03/21

DRAWING No : 6085-5

SHEET : 2

REVISION : 0

PROJECT No. : 6085



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				2									CLIENT						
				3															



Project : EXCHEQUER COURT

Title : LEVEL 5
CONTROL PANEL

Client :

ENGINEER : RFD

DATE : 25/03/21

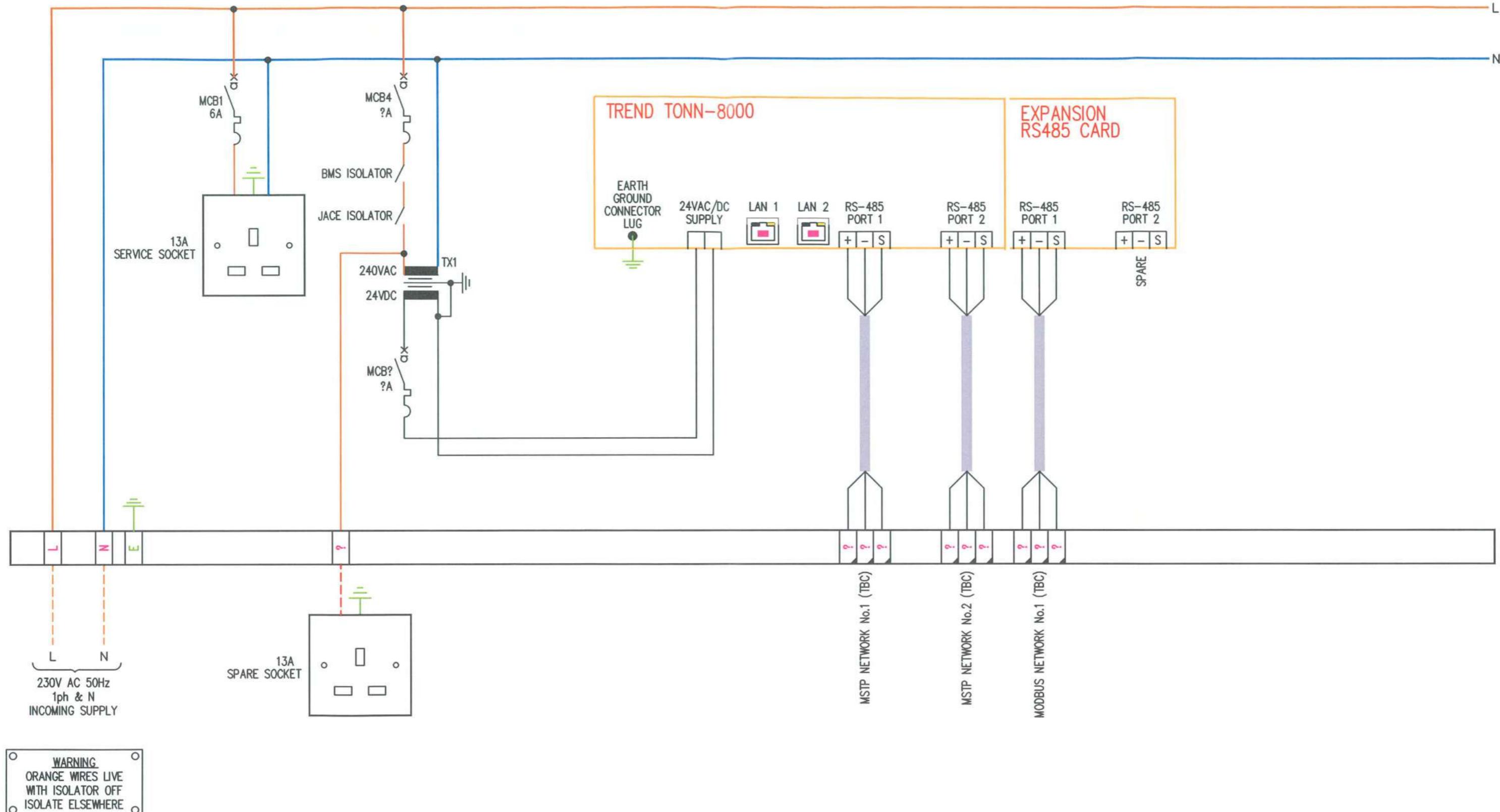
DRAWING No : 6085-6

SHEET : 2

REVISION : 0

PROJECT No. : 6085

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				DATE	BY	DATE				DATE	BY	DATE	
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		1					5						TITLE EXCHEQUER COURT
		2					6						PANEL TITLE LEVEL 5 CONTROL PANEL
		3					7						CLIENT



Project : EXCHEQUER COURT

Title : LEVEL 6
CONTROL PANEL

Client :

ENGINEER : RFD

DATE : 25/03/21

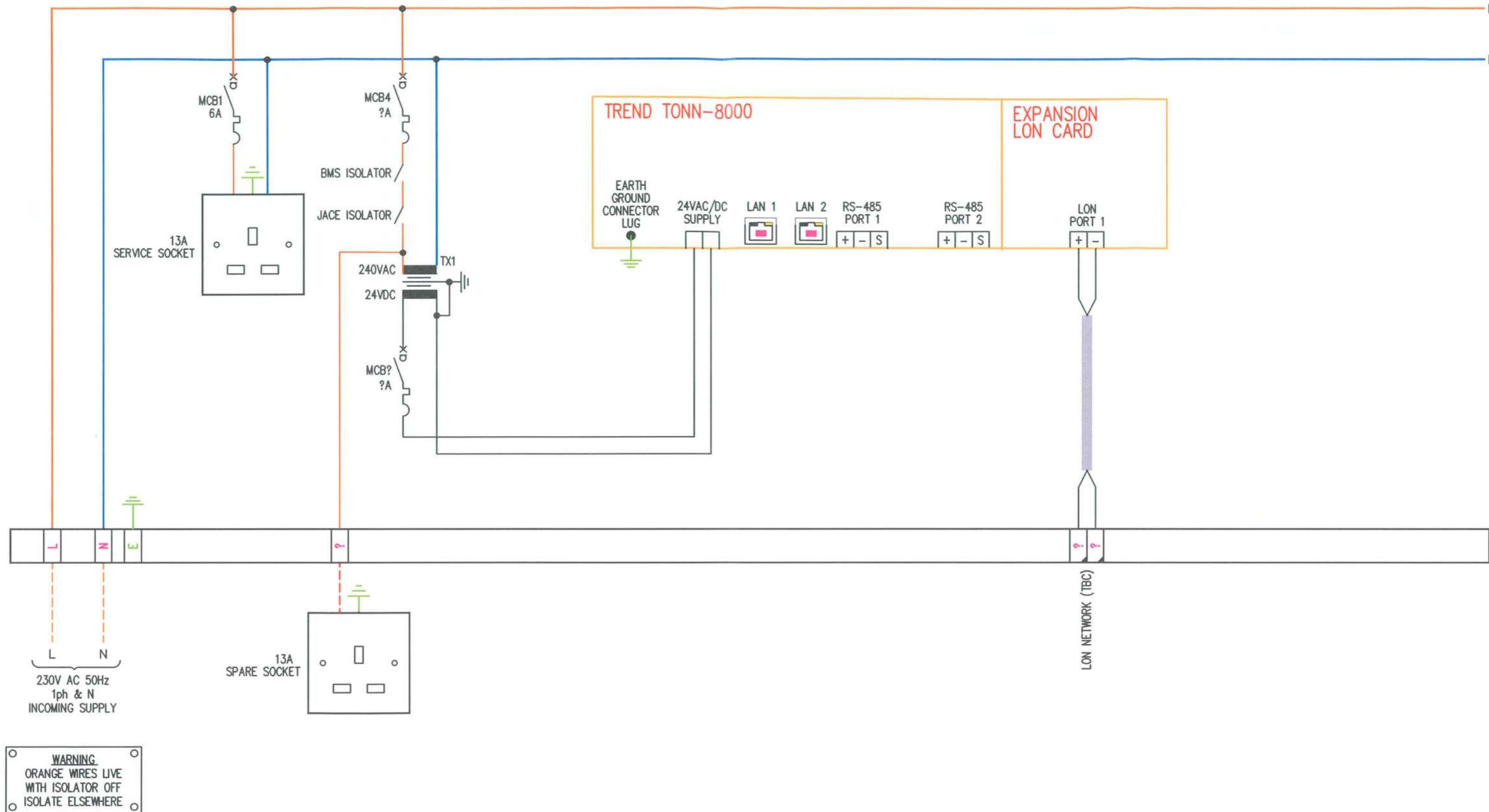
DRAWING No : 6085-7

SHEET : 2

REVISION : 0

PROJECT No. : 6085

0 1 2 3 4 5 6 7 8 9



● PROVISIONAL ○ AS BUILT
○ FOR APPROVAL ○ AS FITTED
○ ISSUED FOR
CONSTRUCTION



REVISION No	DESCRIPTION OF REVISION	DRAWN BY DATE	CHECKED BY DATE	REVISION No	DESCRIPTION OF REVISION	STATUS	DRAWN BY DATE	CHECKED BY DATE	DRG No.6085-7 PROJECT No.6085	SHT. 2 of 2	REV 0 ©C
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1				5							
2				6							
3				7							
									TITLE	EXCHEQUER COURT	
									PANEL TITLE	LEVEL 6 CONTROL PANEL	
									CLIENT		



Project : EXCHEQUER COURT

Title : BMS
CONTROL PANEL CP1

Client :

ENGINEER : RFD

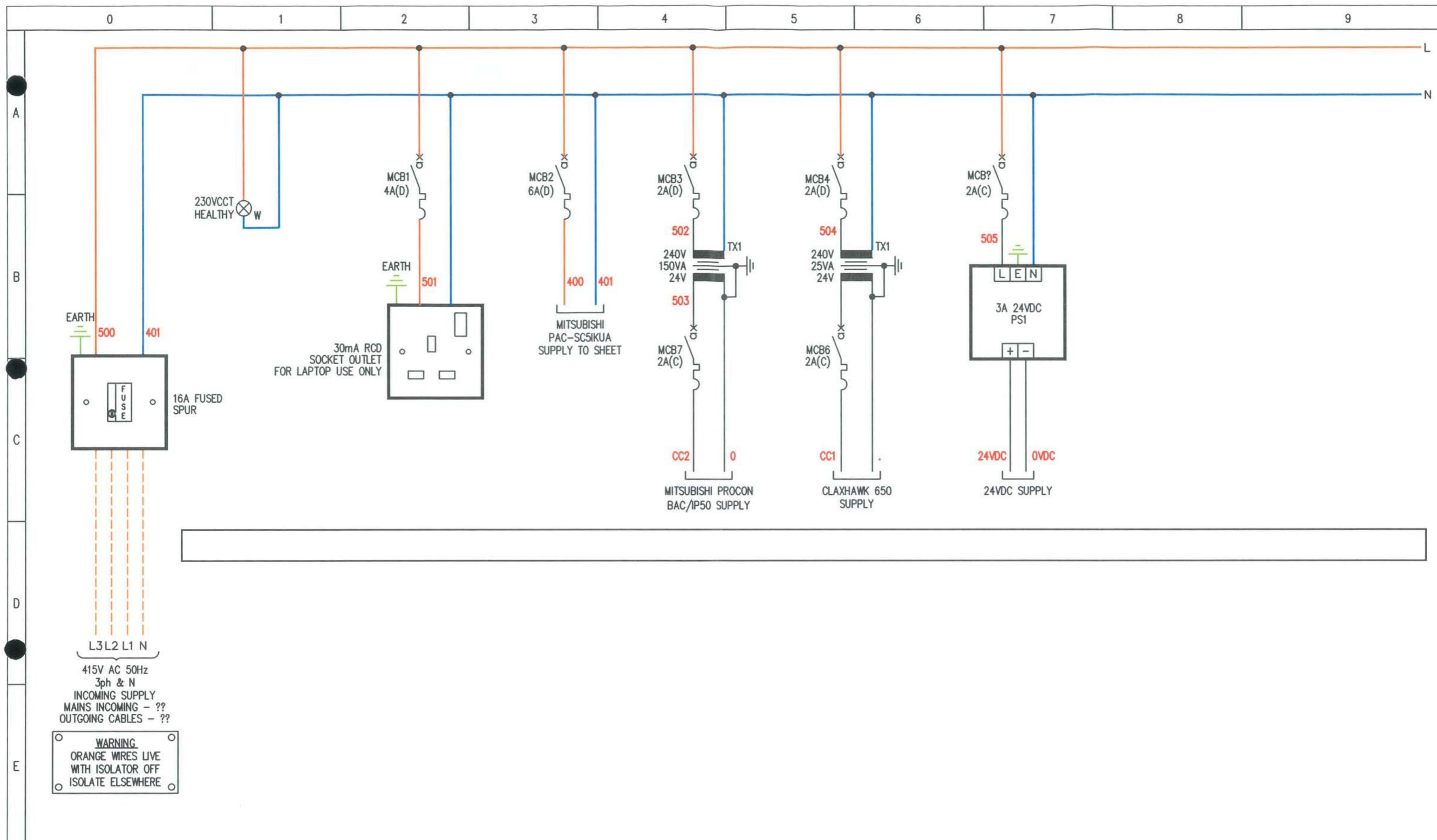
DATE : 07/04/21

DRAWING No : 6082-7

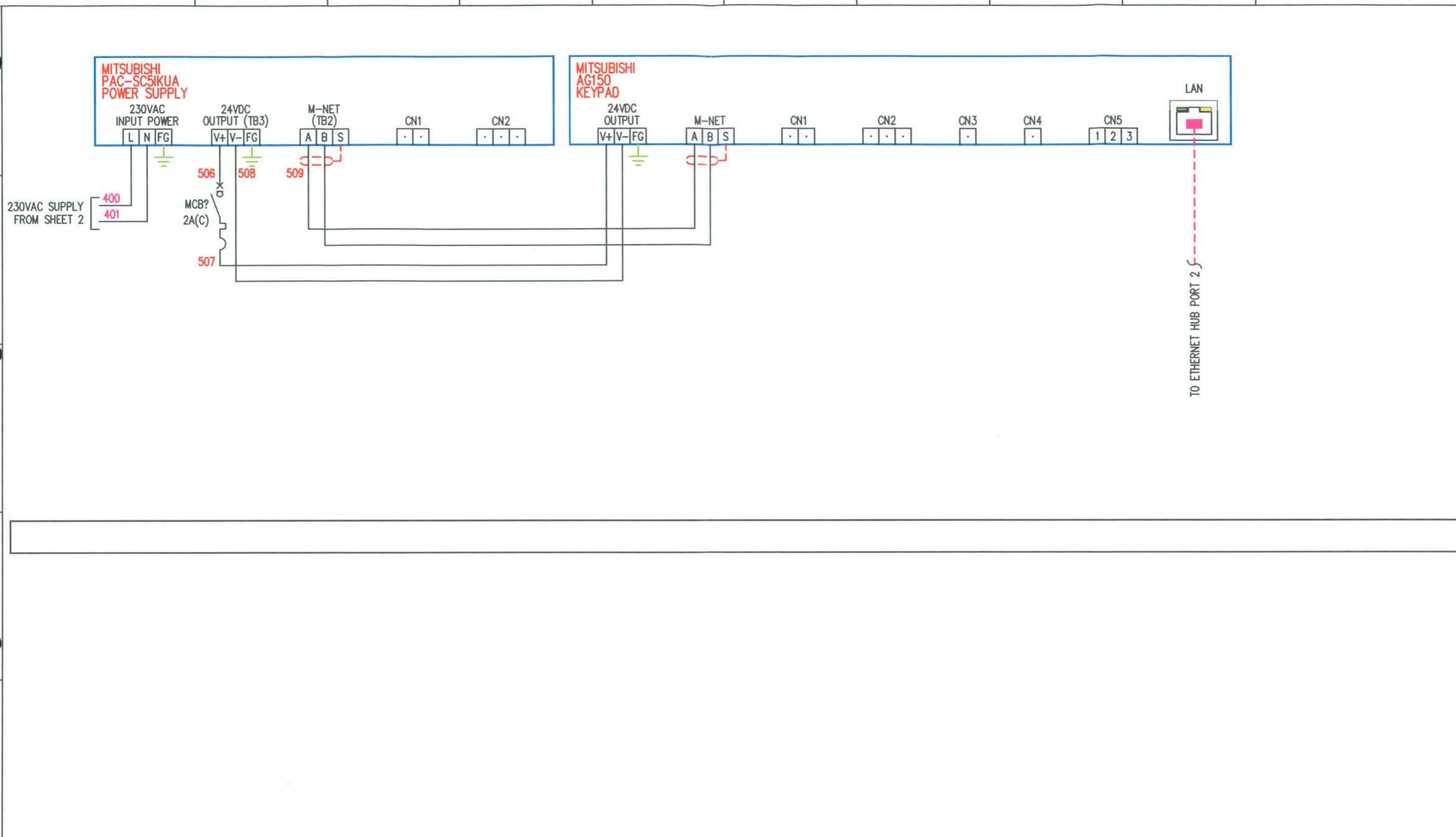
SHEET : 11

REVISION : 0

PROJECT No. : 6082

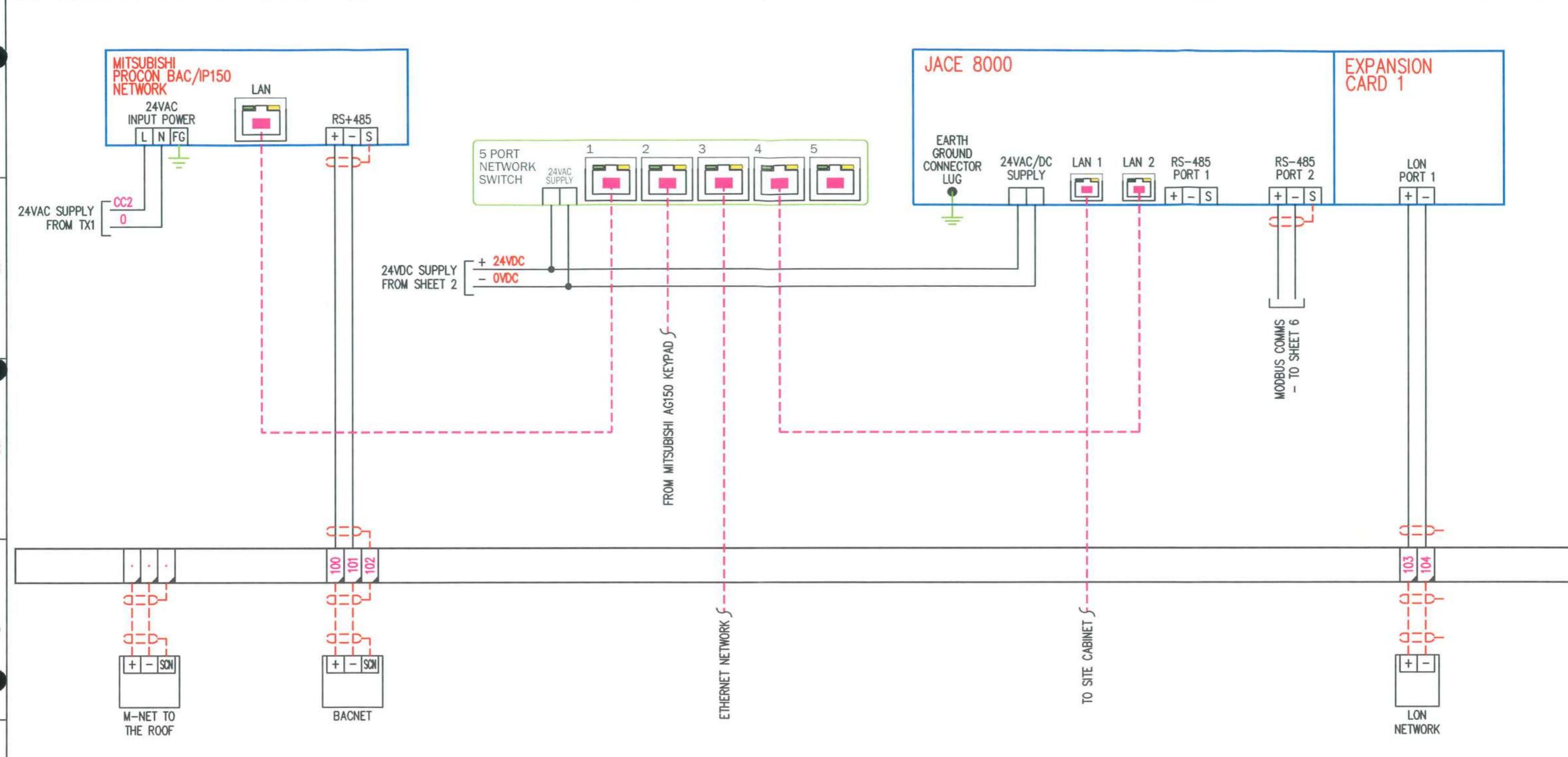


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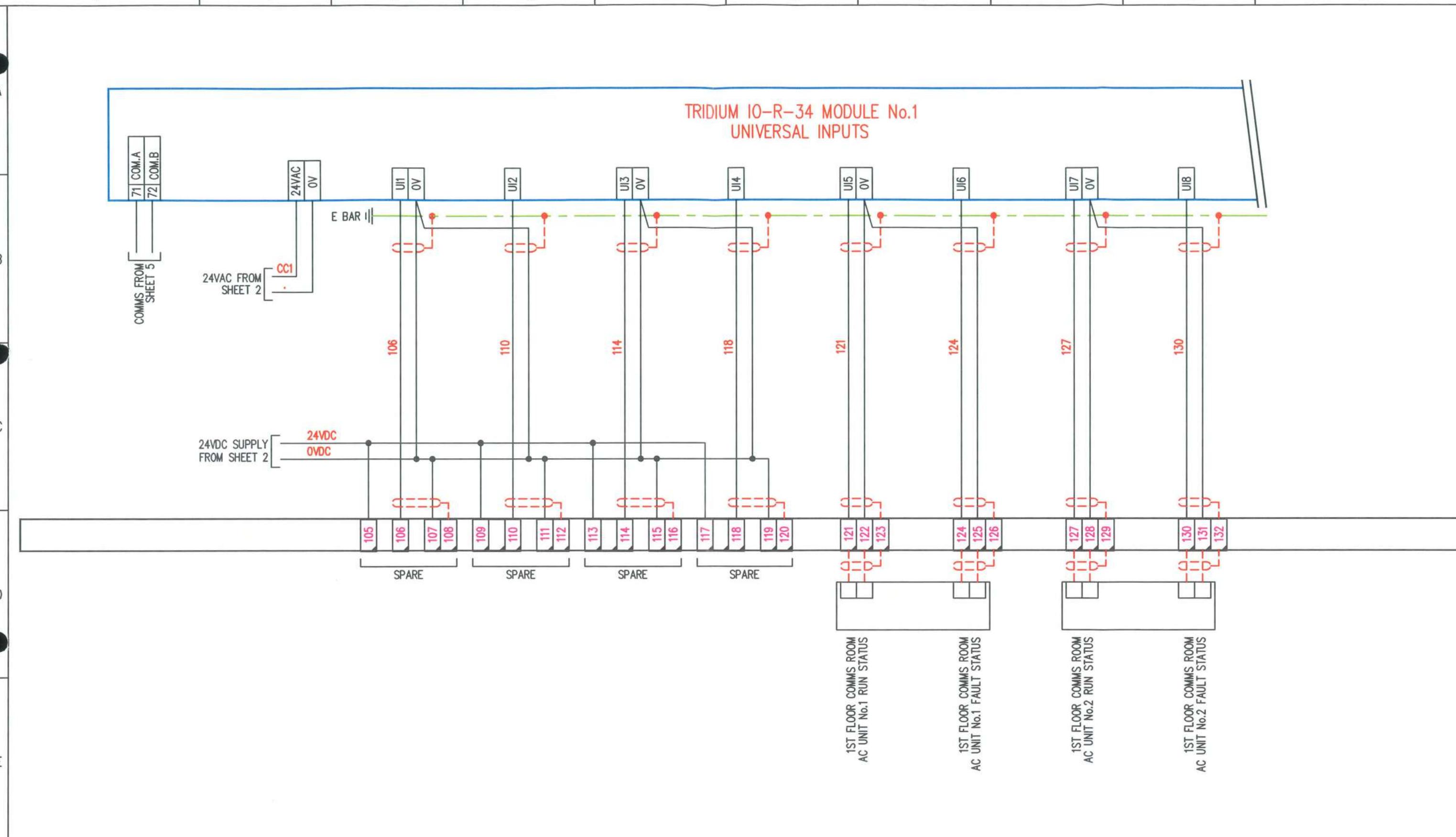


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											PANEL TITLE	BMS CONTROL PANEL CP1		
											CLIENT			

0 1 2 3 4 5 6 7 8 9



PROVISIONAL FOR APPROVAL ISSUED FOR CONSTRUCTION		AS BUILT AS FITTED	REVISION No	DESCRIPTION OF REVISION			DRAWN BY DATE	CHECKED BY DATE	REVISION No	DESCRIPTION OF REVISION			STATUS	DRAWN BY DATE	CHECKED BY DATE	DRG No.6082-7 PROJECT No.6082	SHT. 5 of 11	REV 0 ©
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1									5							PANEL TITLE BMS CONTROL PANEL CP1		
2									6							CLIENT		
3									7									



		REVISION No	DESCRIPTION OF REVISION			DRAWN BY DATE	CHECKED BY DATE	REVISION No	DESCRIPTION OF REVISION			STATUS	DRAWN BY DATE	CHECKED BY DATE	DRG No.6082-7 SHT. 6 of 11 REV 0	
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		0														
		1														
		2														
		3														



PROVISIONAL AS BUILT
 FOR APPROVAL AS FITTED
 ISSUED FOR CONSTRUCTION



REVISION No	DESCRIPTION OF REVISION	DRAWN BY	CHECKED BY	REVISION No	DESCRIPTION OF REVISION	STATUS	DRAWN BY	CHECKED BY	DRG No.6082-7 PROJECT No.6082	SHT. 7 of 11	REV 0
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1				5							
2				6							
3				7							
									TITLE	EXCHEQUER COURT	
									PANEL TITLE	BMS CONTROL PANEL CP1	
									CLIENT		

TRIDIUM 10-R-34 MODULE No.1
DIGITAL OUTPUTS

D1
1C2
SPARED2
SPARED3
3C4
SPARED4
SPARED5
5C6
SPARED6
SPARED7
7C8
SPARED8
SPARED9
9C10
SPARED10
SPARE

A

B

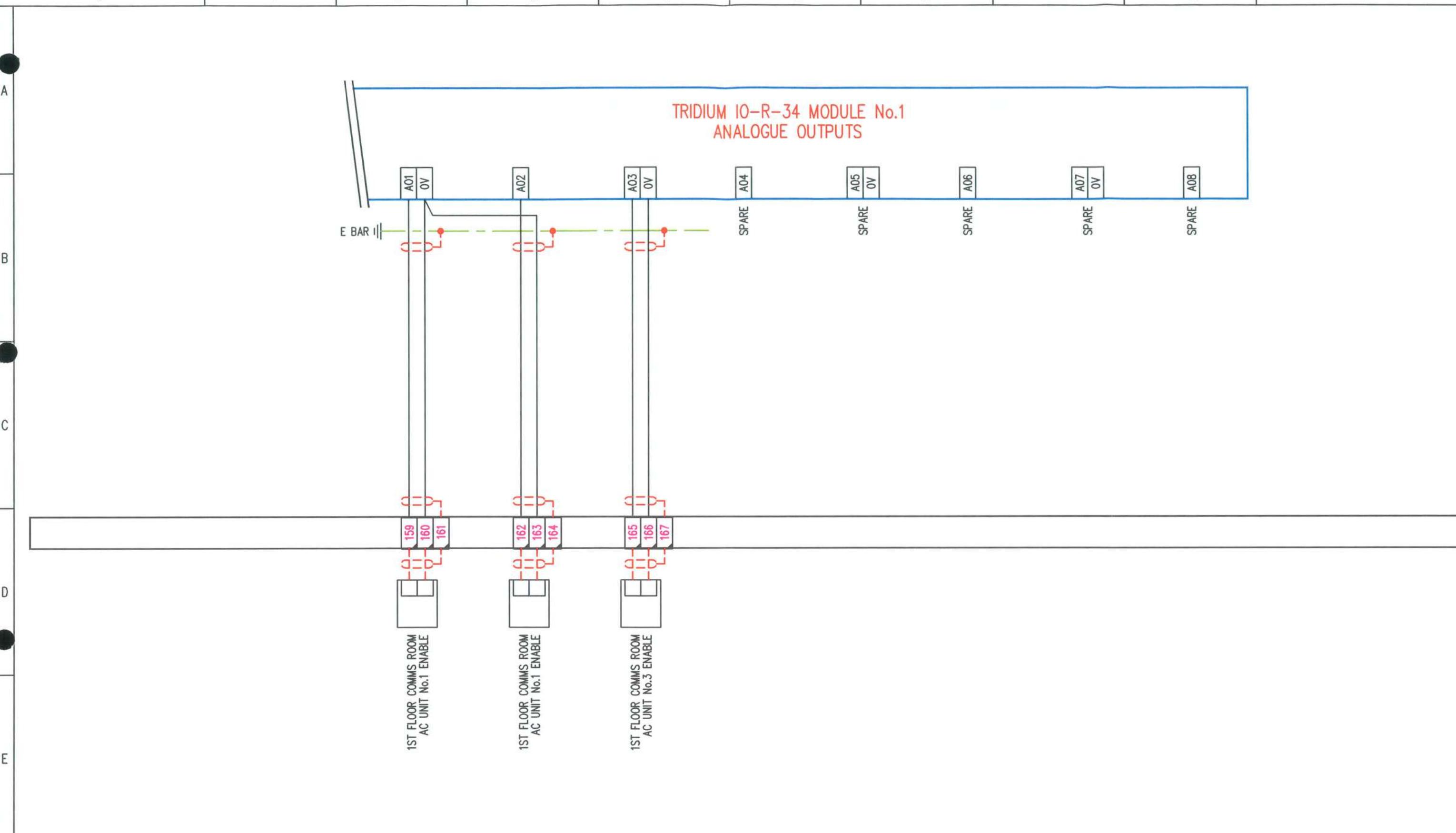
C

D

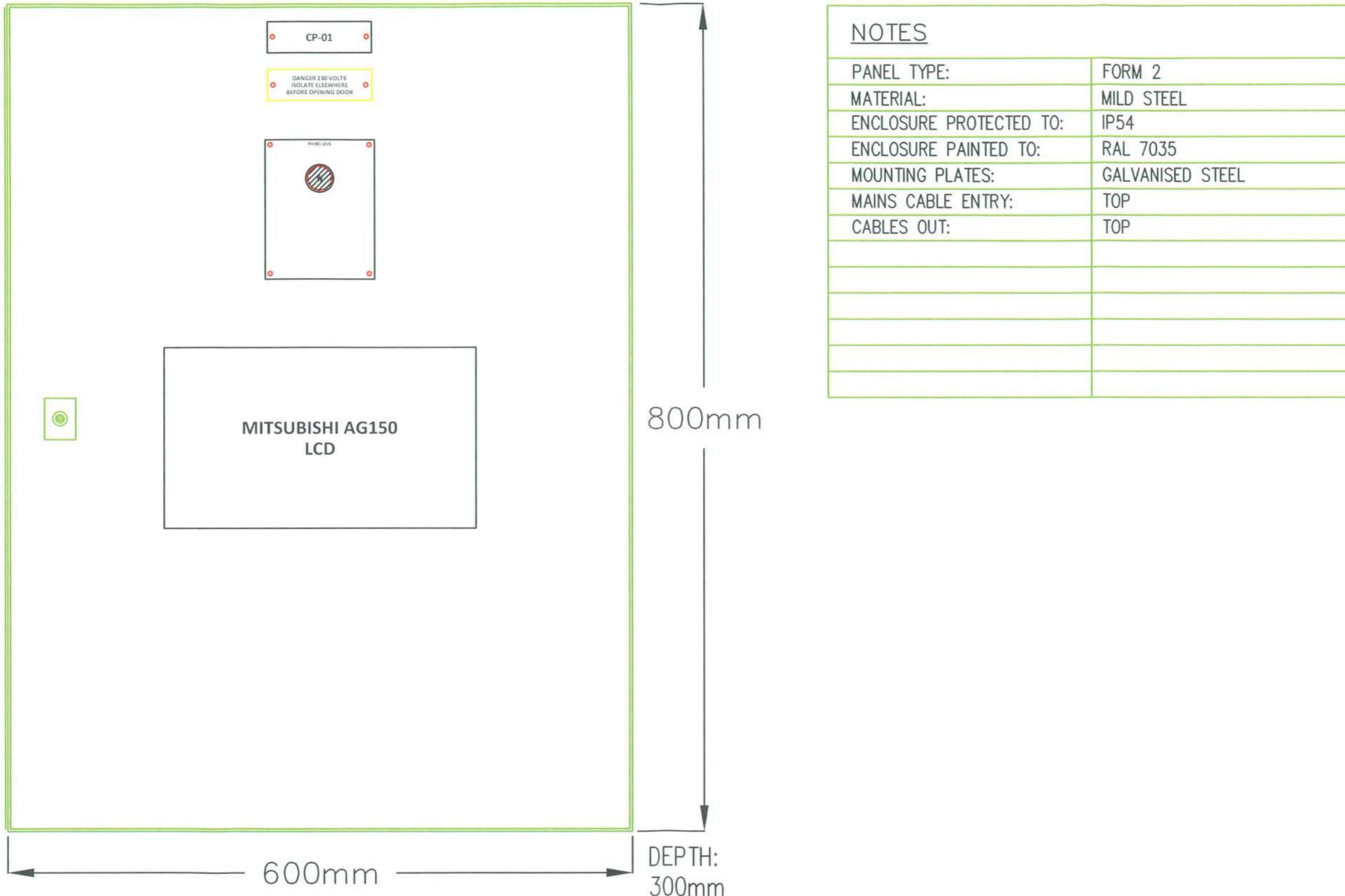
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PROVISIONAL AS BUILT
 FOR APPROVAL AS FITTED
 ISSUED FOR CONSTRUCTION

REVISION No	DESCRIPTION OF REVISION	DRAWN BY	CHECKED BY	REVISION No	DESCRIPTION OF REVISION	STATUS	DRAWN BY	CHECKED BY	DATE	DATE	DRG No.6082-7 PROJECT No.6082	SHT. 8 of 11	REV 0 ©
		DATE	DATE				DATE	DATE			TITLE	EXCHEQUER COURT	
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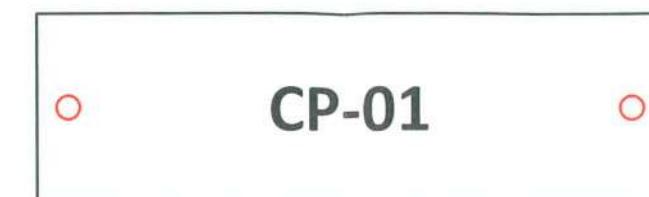


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		0	PROVISIONAL			RFD 19/03/21		4							TITLE	EXCHEQUER COURT	
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0 1 2 3 4 5 6 7 8 9

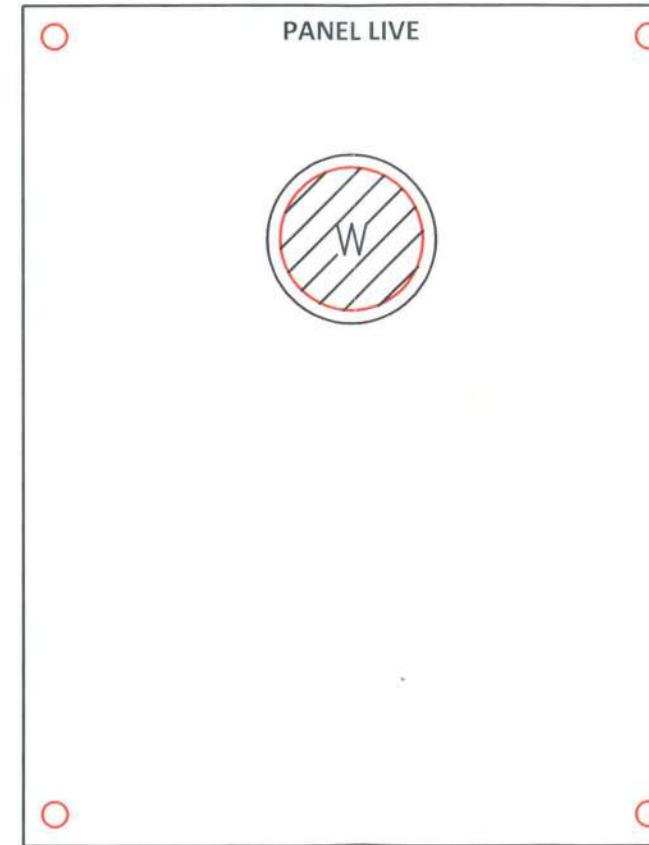
A



B



C



D

E

● PROVISIONAL ○ AS BUILT
○ FOR APPROVAL ○ AS FITTED
○ ISSUED FOR
CONSTRUCTION



REVISION No	DESCRIPTION OF REVISION	DRAWN BY	CHECKED BY	REVISION No	DESCRIPTION OF REVISION	STATUS	DRAWN BY	CHECKED BY	DRG No.6082-7 PROJECT No.6082	SHT. 11 of 11	REV 0
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1				5							
2				6							
3				7							
									TITLE	EXCHEQUER COURT	
									PANEL TITLE	BMS CONTROL PANEL CP1	
									CLIENT		



Project : EXCHEQUER COURT

Title : NORTH SUPPLY AHU FAN
CONTROL PANEL AP2

Client :

ENGINEER : RFD

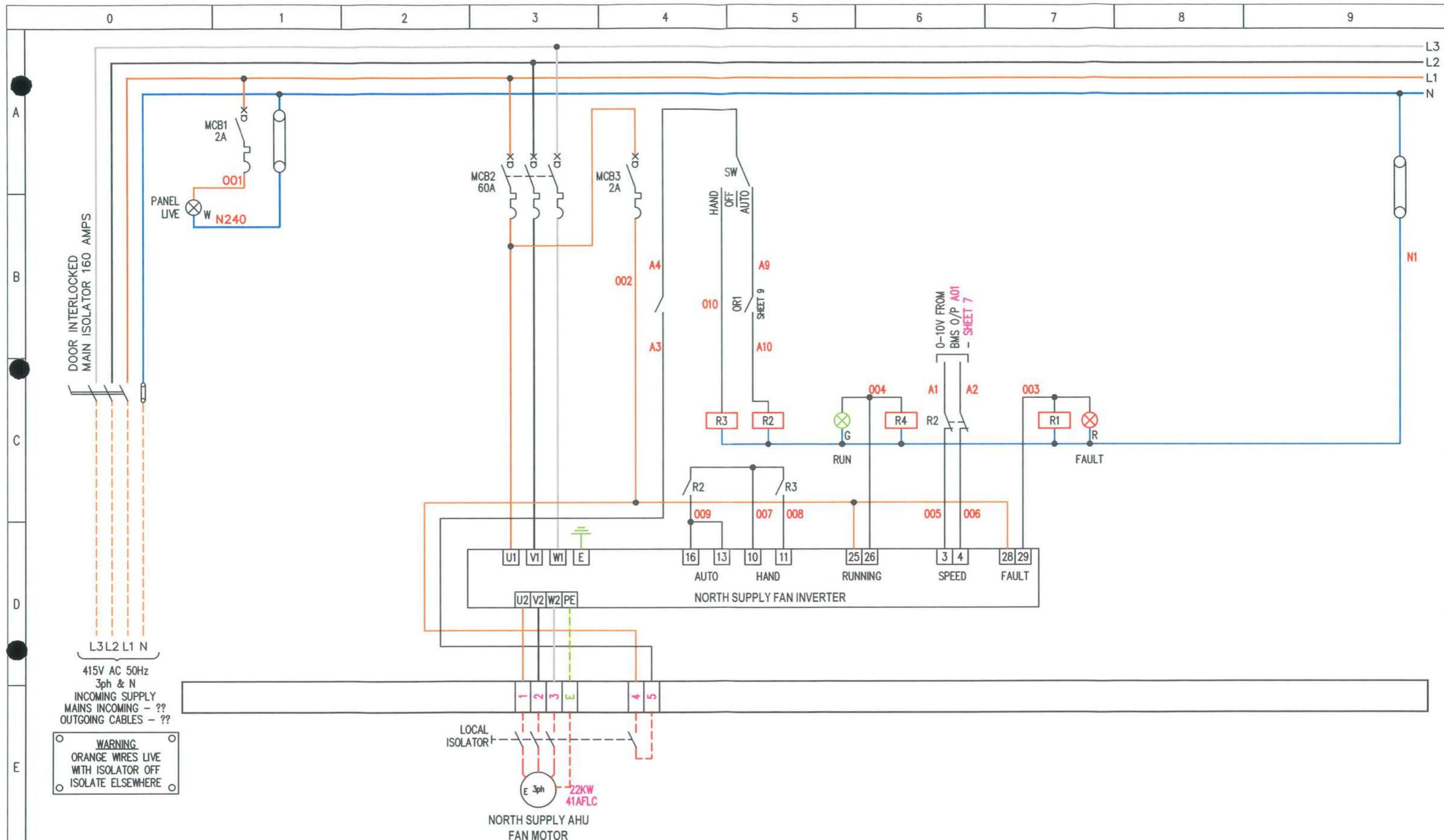
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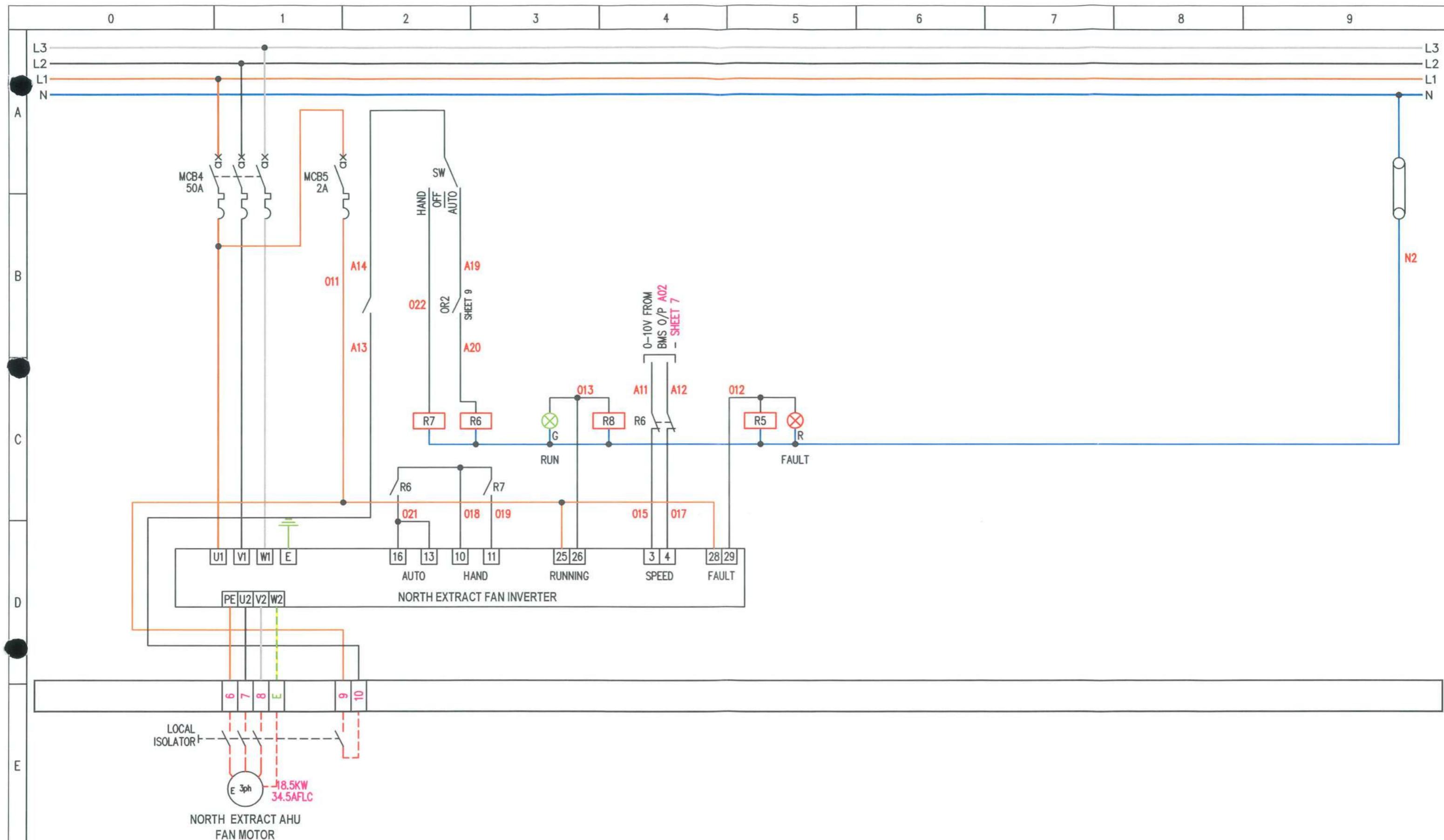
DRAWING No : 6082-9

SHEET : 13

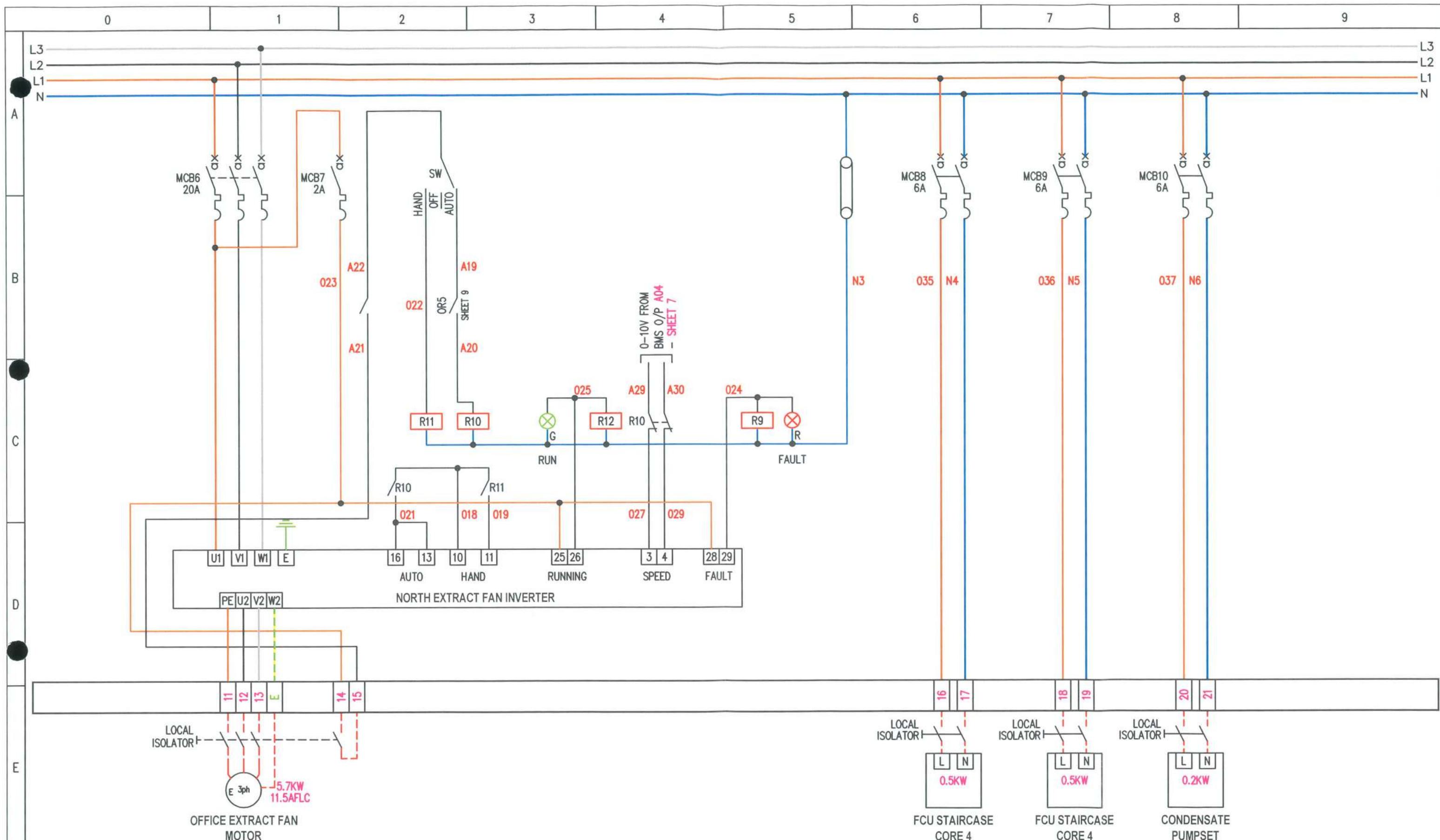
REVISION : 1

PROJECT No. : 6085

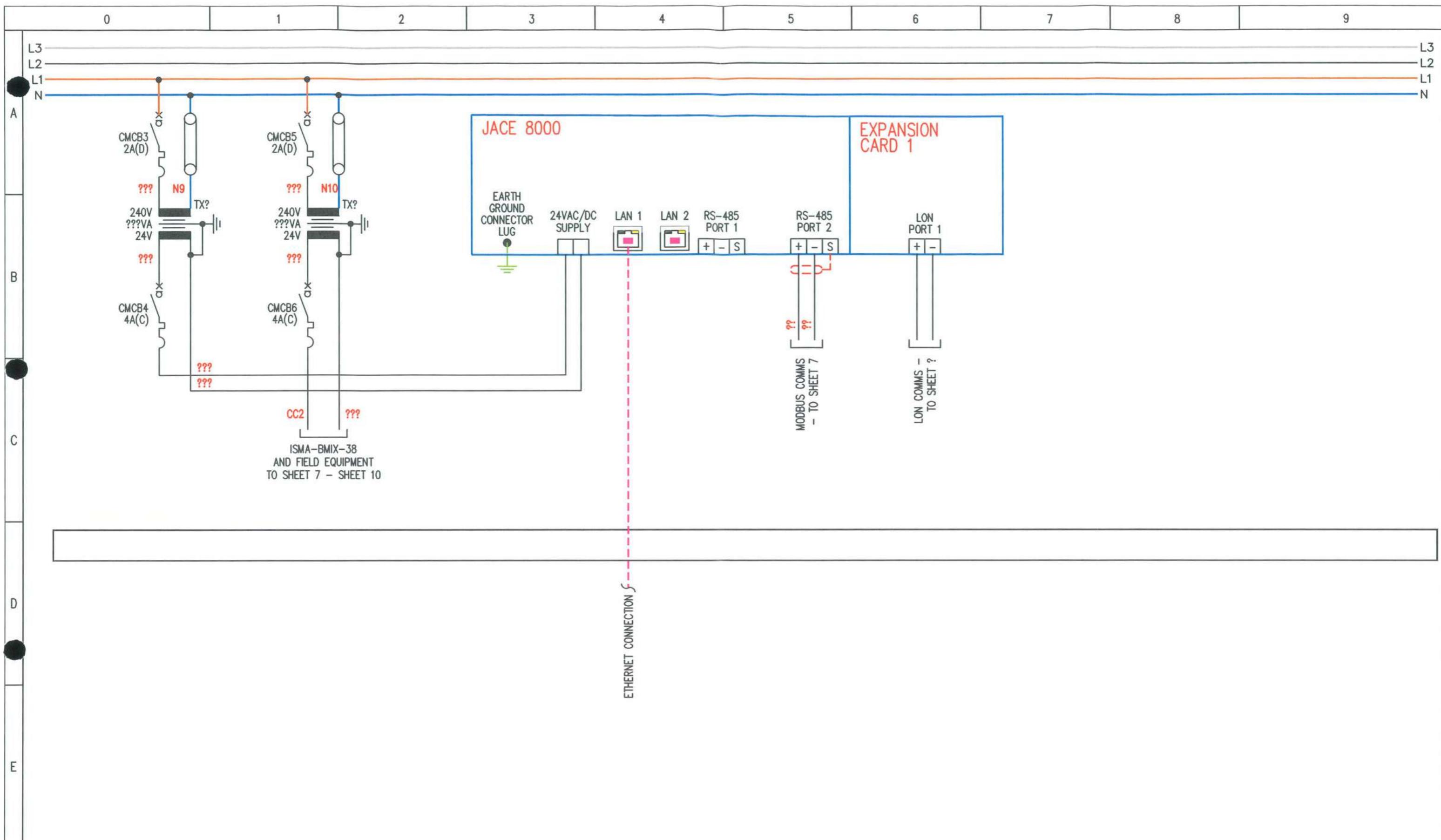




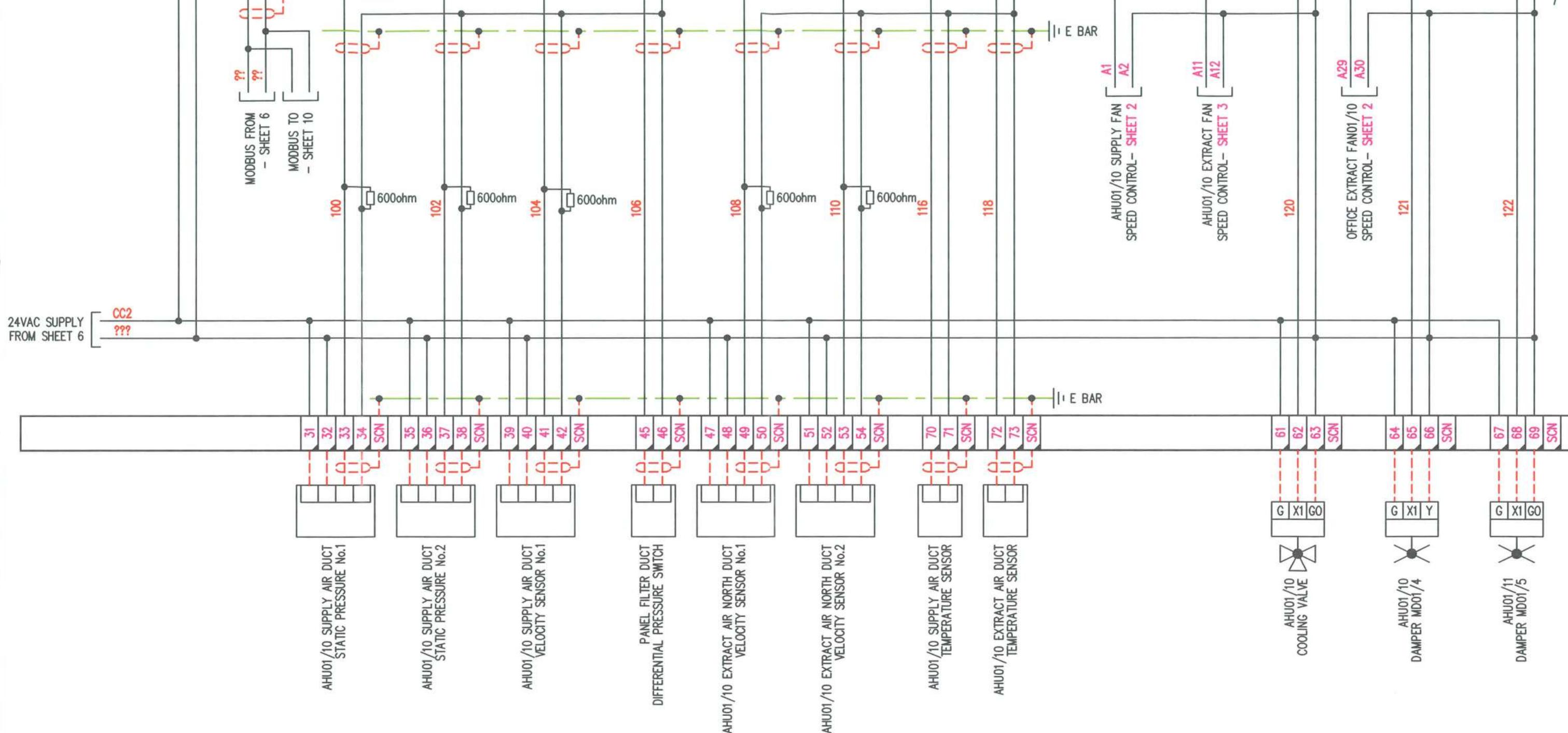
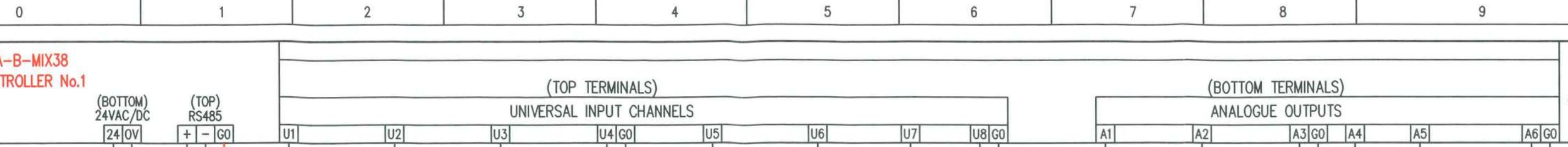
DRAWING										DRG No.6082-9 SHT. 3 of 13 REV 1 PROJECT No.6085				
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0	PROVISIONAL			RFD 08/04/21			4							
1	ISSUED FOR APPROVAL AFTER COMMENTS			RFD 04/05/21			5							
2							6							
3							7							



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				RFD 04/05/21						PANEL TITLE	NORTH SUPPLY AHU FAN CONTROL PANEL AP2			
										CLIENT				

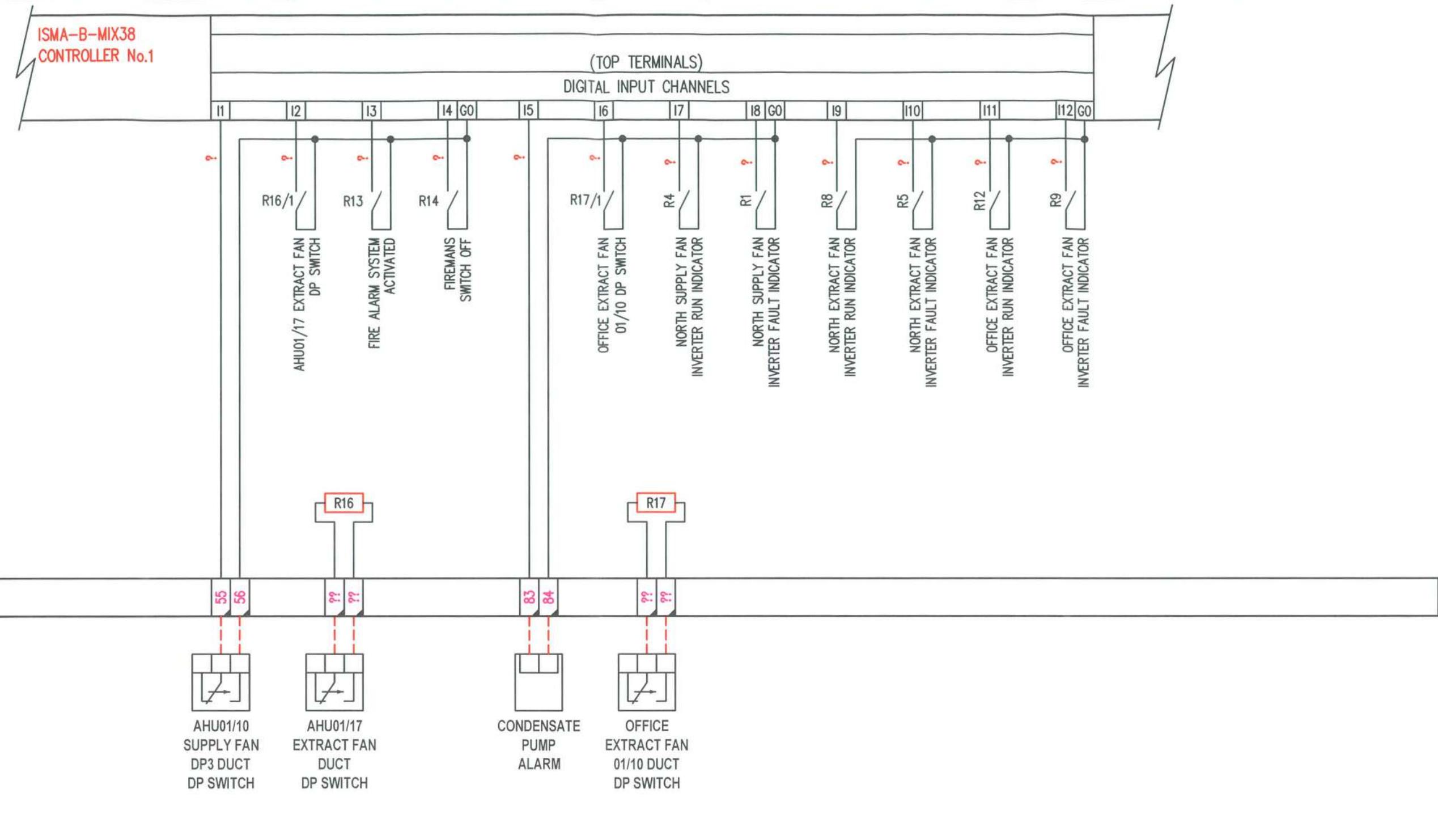


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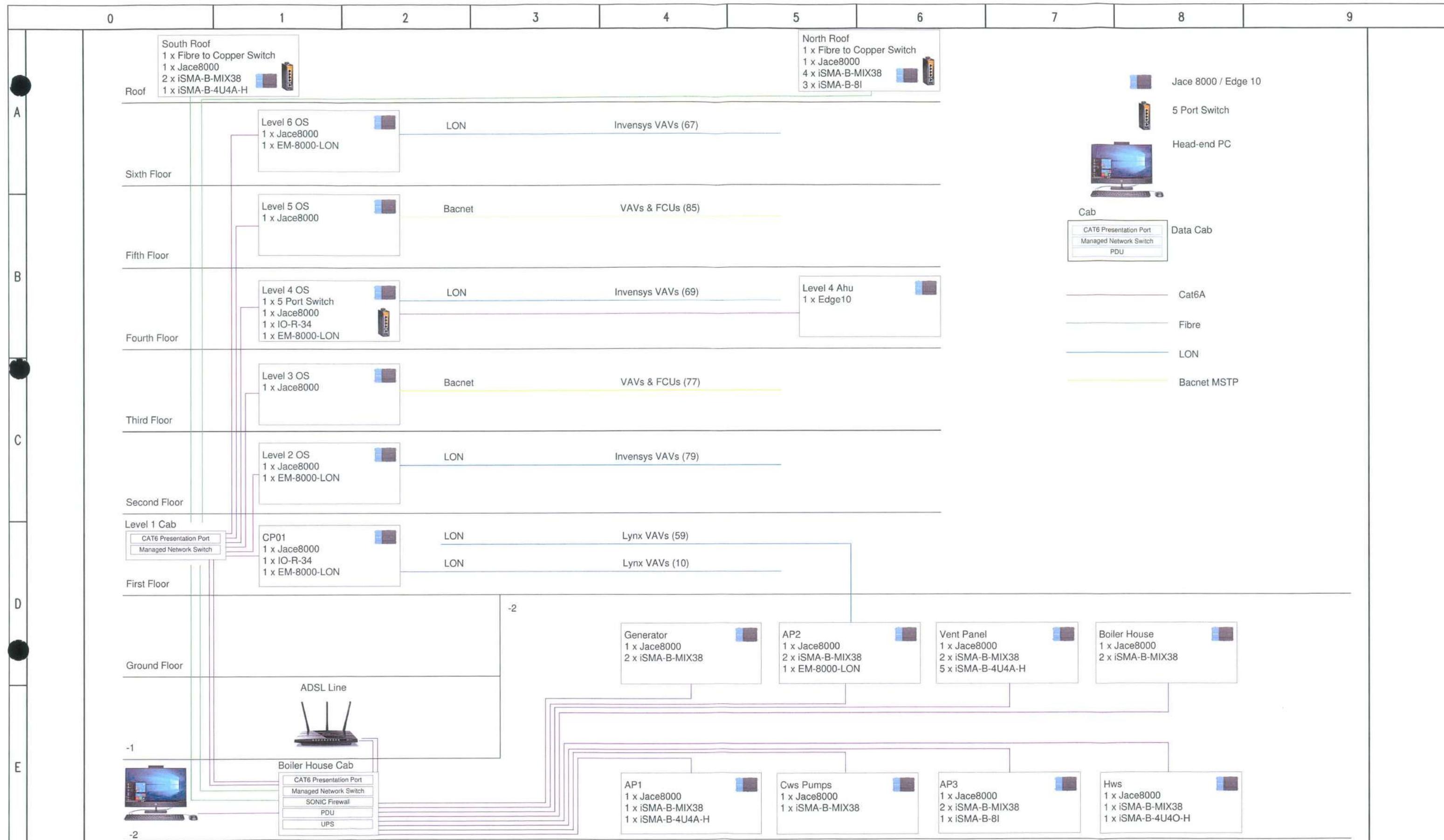


PROVISIONAL
 FOR APPROVAL
 ISSUED FOR CONSTRUCTION
 AS BUILT
 AS FITTED

REVISION No	DESCRIPTION OF REVISION	DRAWN BY / DATE	CHECKED BY / DATE	REVISION No	DESCRIPTION OF REVISION	STATUS	DRAWN BY / DATE	CHECKED BY / DATE	DRG No.6082-9 PROJECT No.6085	SHT. 7 of 13	REV 1 ©
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									PANEL TITLE	NORTH SUPPLY AHU FAN CONTROL PANEL AP2	
									CLIENT		

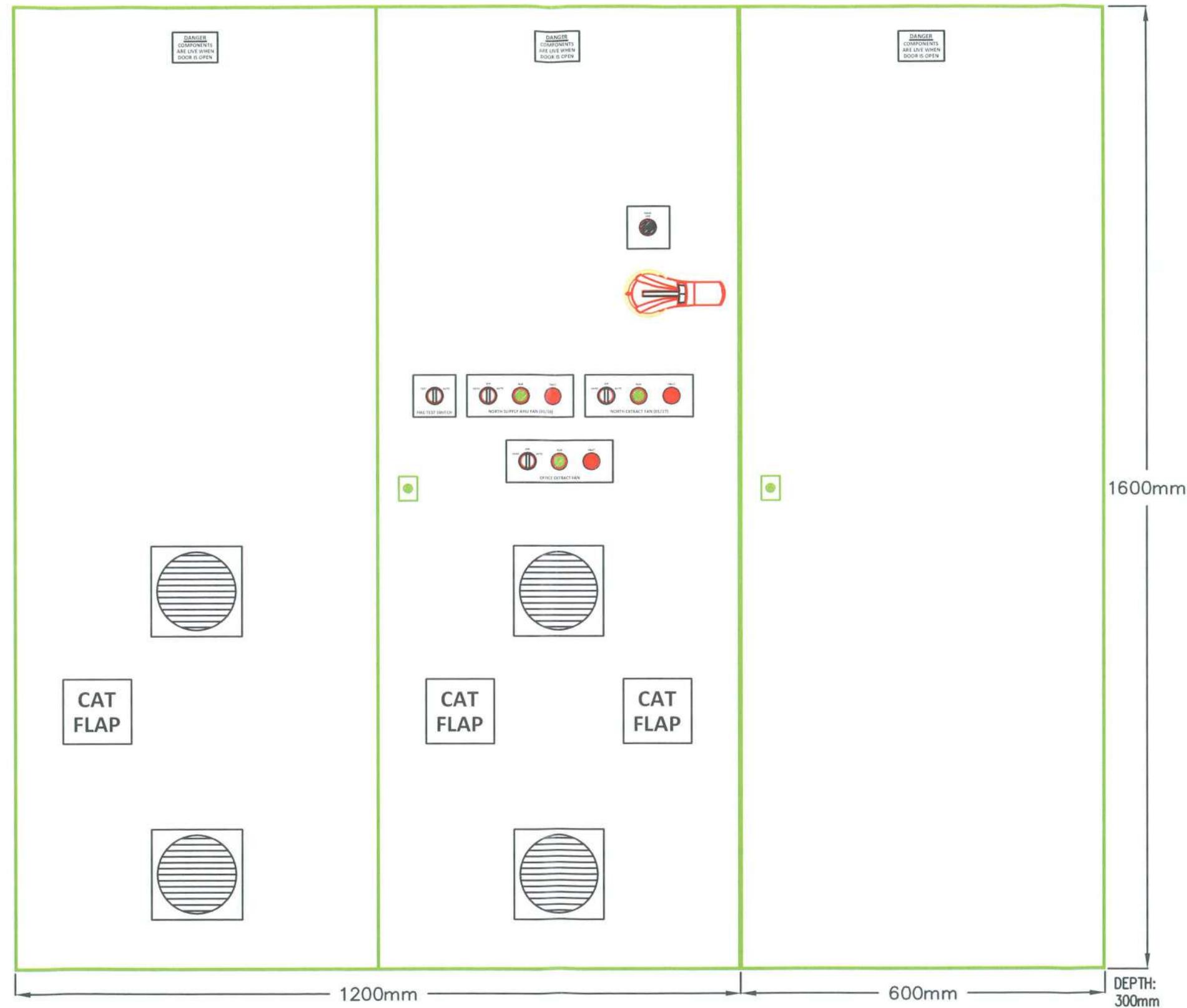


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	2					6					CLIENT			
	3					7								



		DESCRIPTION OF REVISION						DESCRIPTION OF REVISION						DRG No.6082-9 PROJECT No.6085			SHT. 11 of 13			
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● PROVISIONAL ○ AS BUILT
● FOR APPROVAL ○ AS FITTED
○ ISSUED FOR CONSTRUCTION

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REVISION No	DESCRIPTION OF REVISION	DRAWN BY DATE	CHECKED BY DATE	REVISION No	DESCRIPTION OF REVISION	STATUS	DRAWN BY DATE	CHECKED BY DATE	DRG No.6082-9 SHT. 12 of 13 REV 1 PROJECT No.6085
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2				6					CLIENT
3				7					

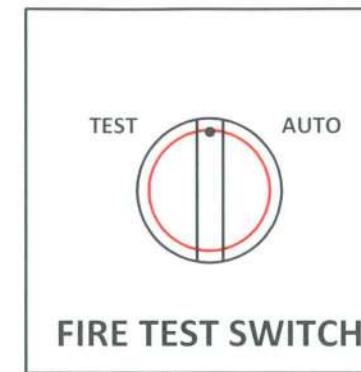
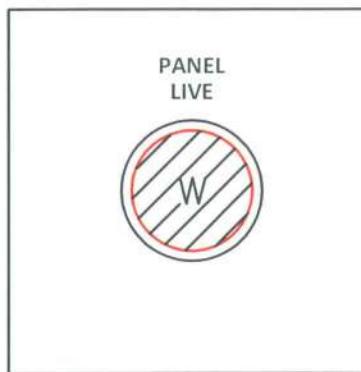
A

B

c

D

E



DANGER
COMPONENTS
ARE LIVE WHEN
DOOR IS OPEN

DANGER
COMPONENTS
ARE LIVE WHEN
DOOR IS OPEN

DANGER
COMPONENTS
ARE LIVE WHEN
DOOR IS OPEN



The control panel for the North Extract Fan includes three circular buttons:

- HAND**: A button with two vertical segments. The left segment is labeled **HAND** and the right segment is labeled **AUTO**. A small red dot is positioned at the top center of the circle.
- RUN**: A button with a green diagonal hatching pattern and a central letter **G**.
- FAULT**: A button with a red diagonal hatching pattern and a central letter **R**.

NORTH EXTRACT FAN (01/17)

The control panel for the office extract fan includes three buttons:

- OFF/AUTO/HAND**: A button with three positions: OFF (top), AUTO (bottom-left), and HAND (bottom-right). The OFF position is indicated by a black dot.
- RUN**: A button with a green diagonal hatching pattern and a central letter 'G'.
- FAULT**: A button with a red diagonal hatching pattern and a central letter 'R'.

		DESCRIPTION OF REVISION				DESCRIPTION OF REVISION				DESCRIPTION OF REVISION				DRG No.6082-9 PROJECT No.6085		SHT. 13 of 13		REV 1 C		
		REVISION No	DRAWN BY DATE		CHECKED BY DATE		REVISION No	DRAWN BY DATE		CHECKED BY DATE		STATUS	DRAWN BY DATE		CHECKED BY DATE					
● PROVISIONAL ● FOR APPROVAL ○ ISSUED FOR CONSTRUCTION	○ AS BUILT ○ AS FITTED																			
		0	PROVISIONAL		RFD 08/04/21		4					TITLE	EXCHEQUER COURT							
		1	ISSUED FOR APPROVAL AFTER COMMENTS		RFD 04/05/21		5						PANEL TITLE		NORTH SUPPLY AHU FAN CONTROL PANEL AP2					
		2					6					CLIENT								
		3					7													



Project : EXCHEQUER COURT

Title : EXISTING GENERATOR
CONTROL PANEL

Client :

ENGINEER : RFD

DATE : 09/04/21

DRAWING No : 6082-10

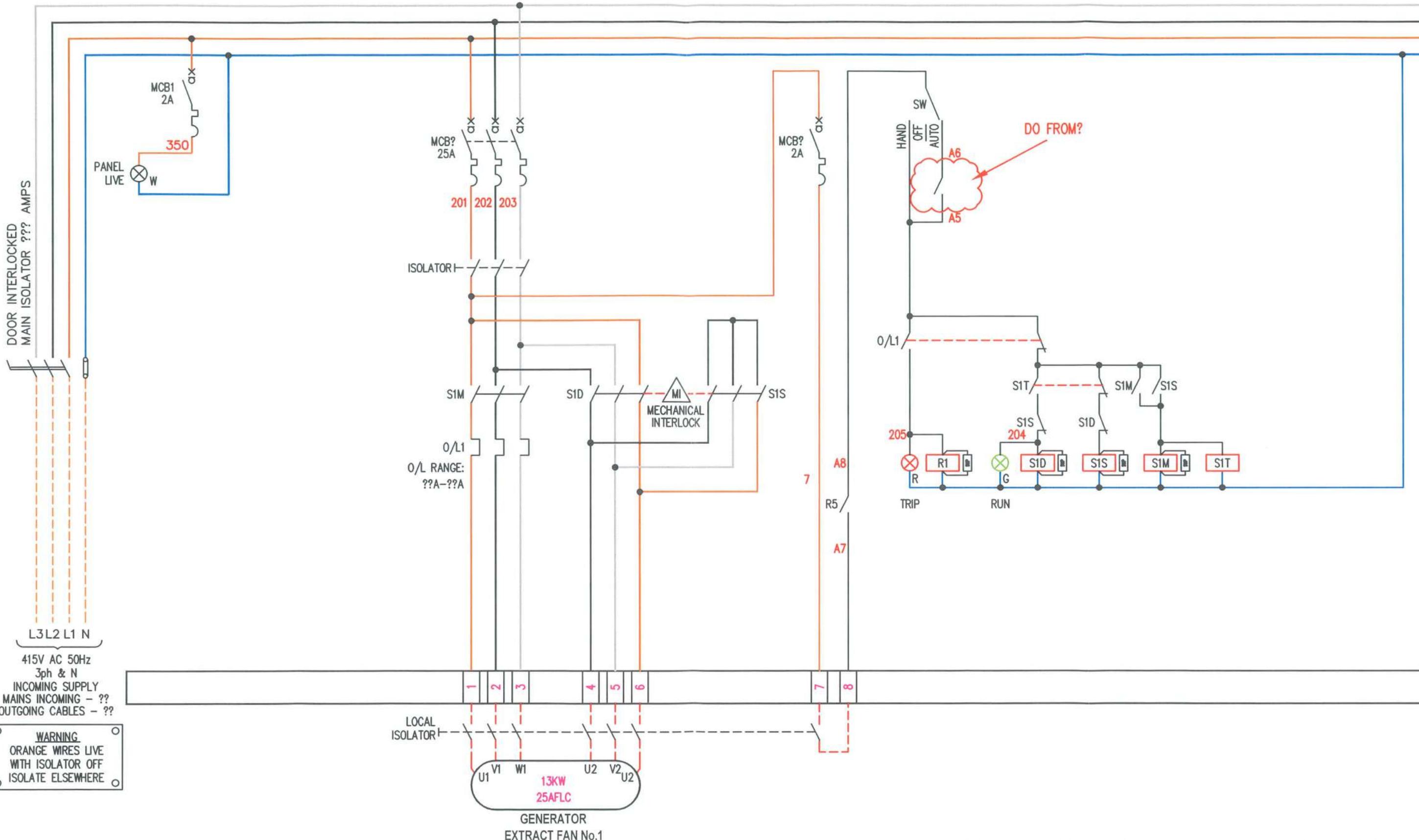
SHEET : 16

REVISION : 0

PROJECT No. : 6085

0 1 2 3 4 5 6 7 8 9

L3
L2
L1
N

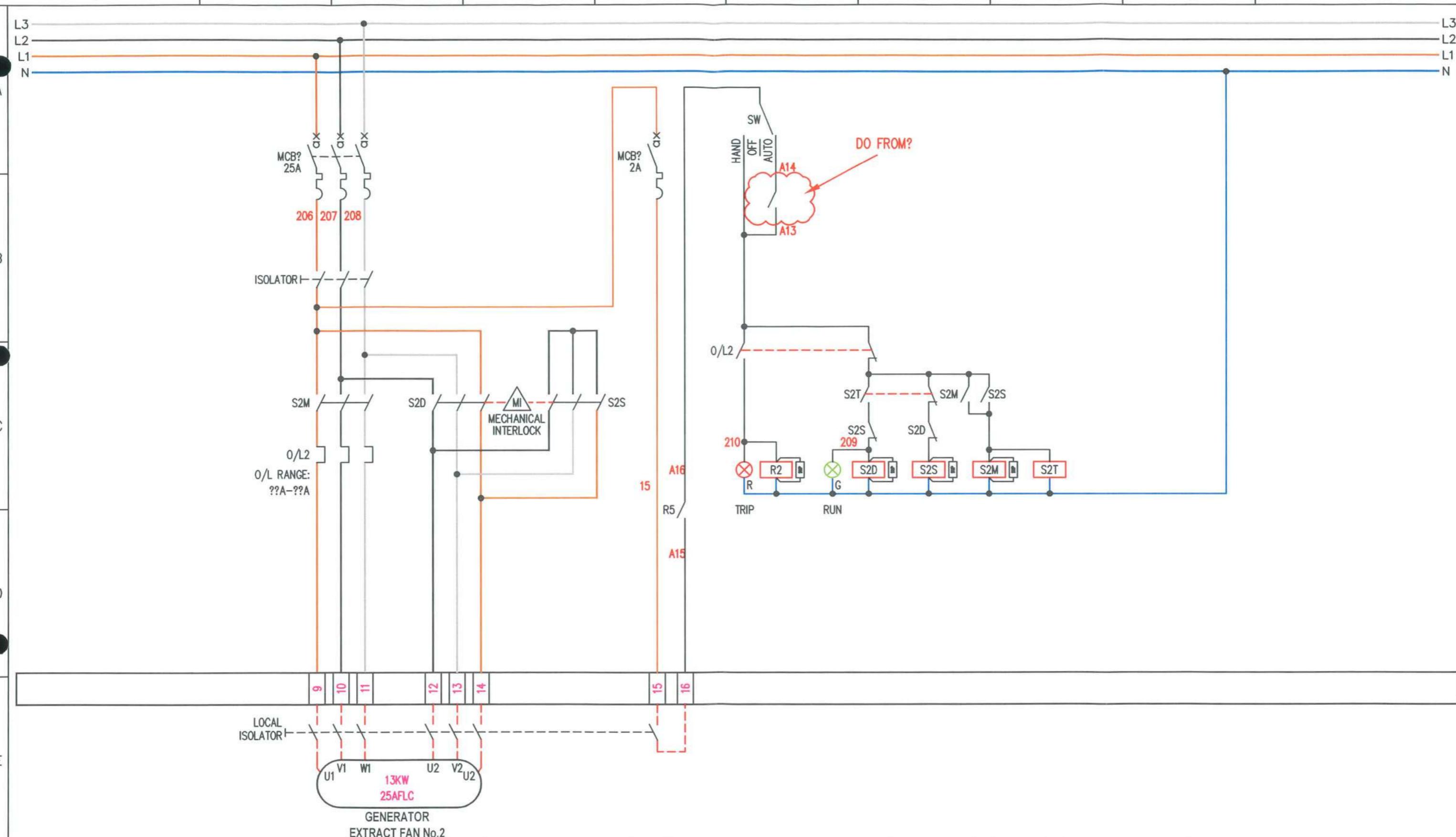


● PROVISIONAL
○ FOR APPROVAL
○ ISSUED FOR
CONSTRUCTION

○ AS BUILT
○ AS FITTED

REVISION No	DESCRIPTION OF REVISION	DRAWN BY	CHECKED BY	REVISION No	DESCRIPTION OF REVISION	STATUS	DRAWN BY	CHECKED BY	DRG No.6082-10 PROJECT No.6085	SHT.	REV 0
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0	PROVISIONAL	RFD 09/04/21		4							
1				5							
2				6							
3				7							
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									PANEL TITLE	EXISTING GENERATOR CONTROL PANEL	
									CLIENT		

0 1 2 3 4 5 6 7 8 9



● PROVISIONAL
○ AS BUILT
○ FOR APPROVAL
○ AS FITTED
○ ISSUED FOR
CONSTRUCTION



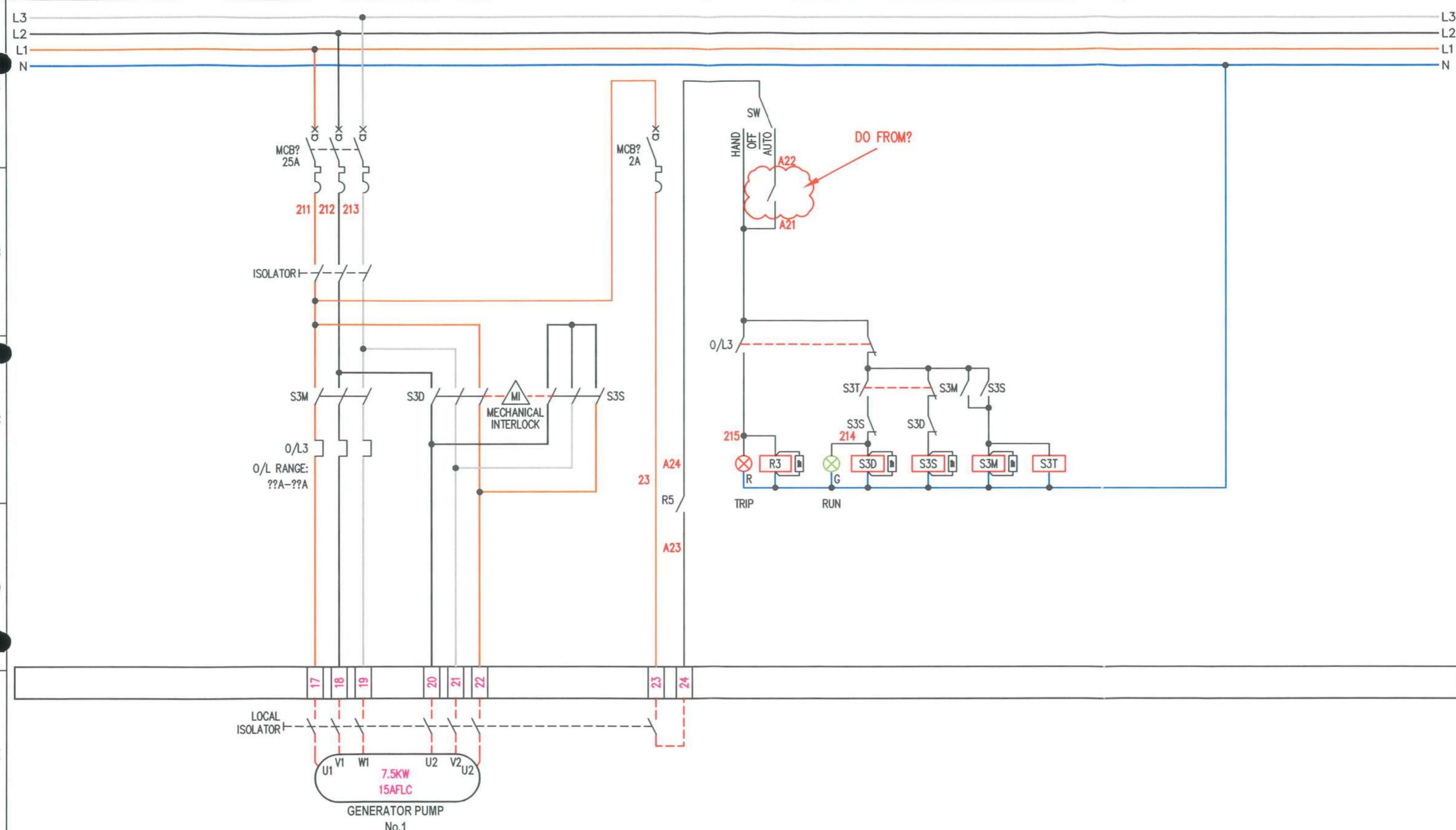
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2				6
3				7

DESCRIPTION OF REVISION	STATUS	DRAWN BY DATE	CHECKED BY DATE

DRG No.6082-10 SHT. 3 of 16 REV 0
PROJECT No.6085
TITLE EXCHEQUER COURT
PANEL TITLE EXISTING GENERATOR CONTROL PANEL
CLIENT

©

0 1 2 3 4 5 6 7 8 9

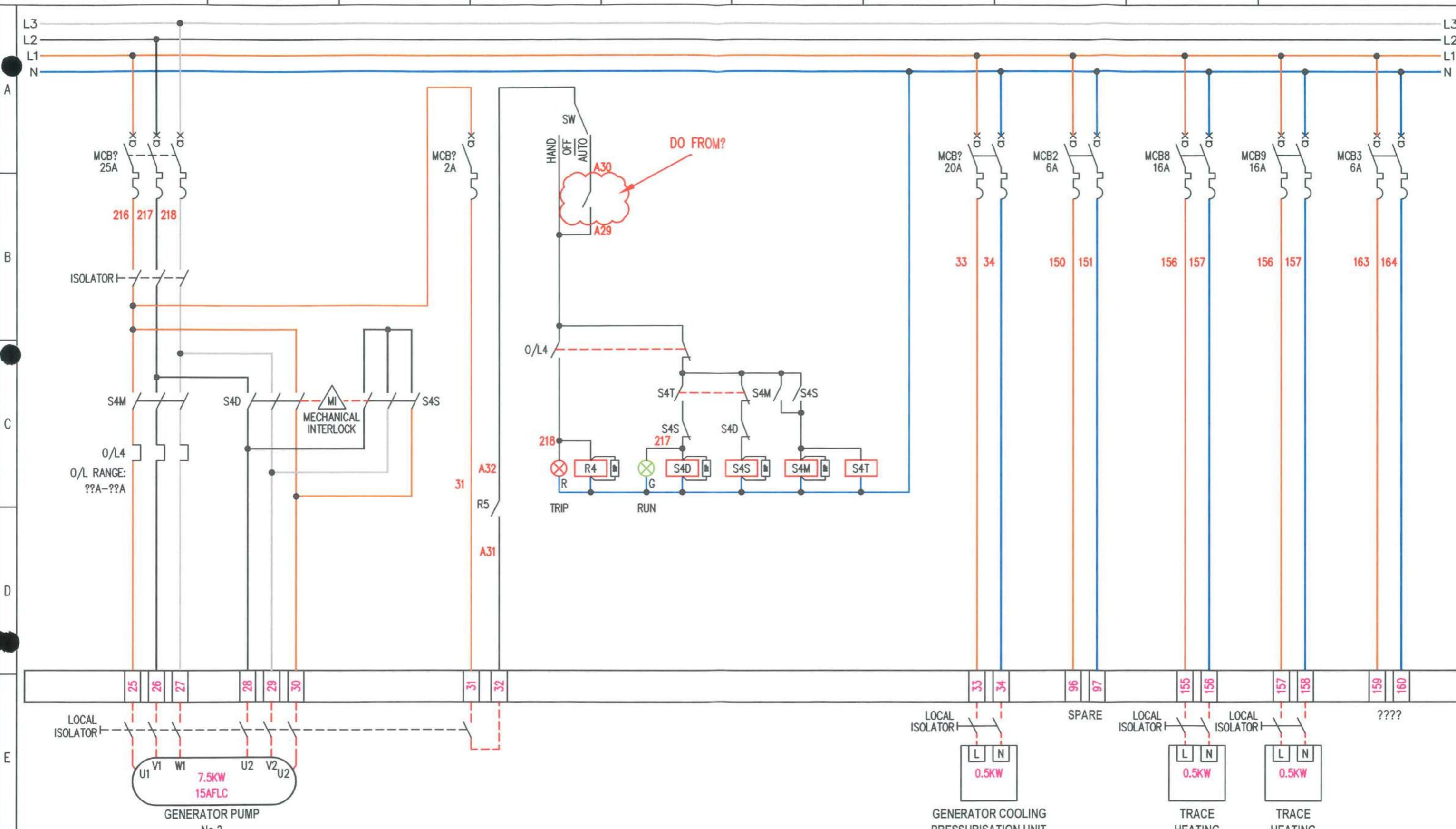


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○ AS BUILT
○ FOR APPROVAL
○ AS FITTED
○ ISSUED FOR
CONSTRUCTION

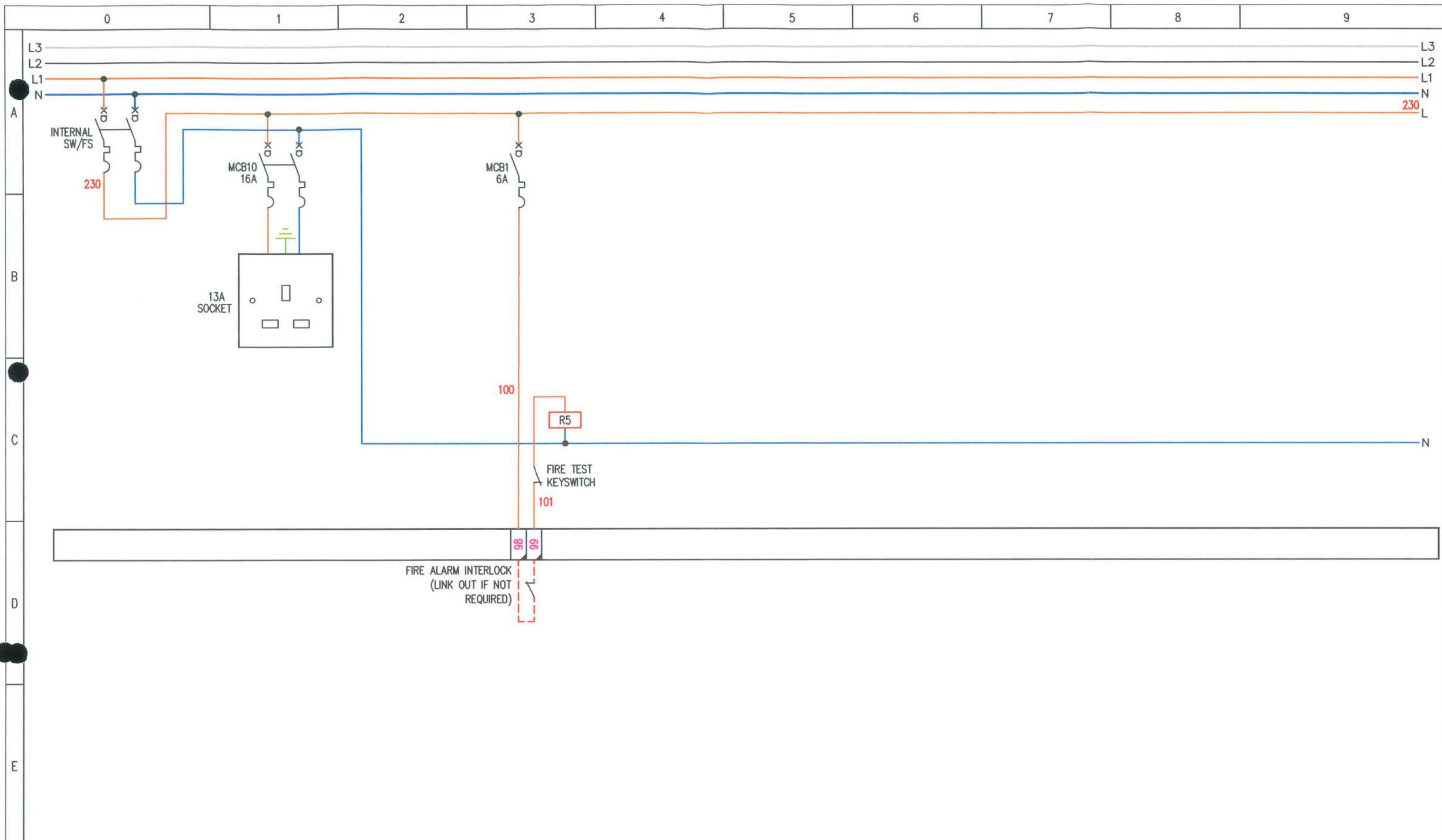


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1				5							
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									PANEL TITLE EXISTING GENERATOR CONTROL PANEL		
									CLIENT		

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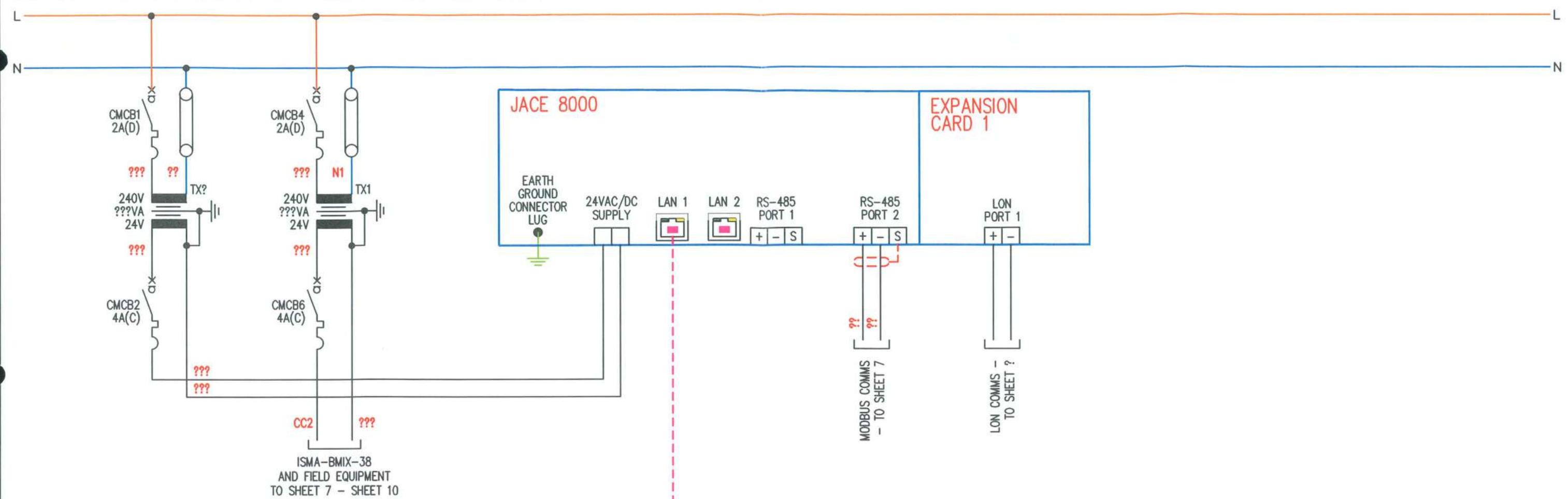


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FOR APPROVAL	AS FITTED			RFD									(C)
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								PANEL TITLE EXISTING GENERATOR CONTROL PANEL					
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PROVISIONAL FOR APPROVAL ISSUED FOR CONSTRUCTION		AS BUILT AS FITTED	REVISION No	DESCRIPTION OF REVISION	DRAWN BY DATE	CHECKED BY DATE	REVISION No	DESCRIPTION OF REVISION	STATUS	DRAWN BY DATE	CHECKED BY DATE	DRG No.6082-10 PROJECT No.6085	SHT. 6 of 16	REV 0 C
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ETHERNET CONNECTION

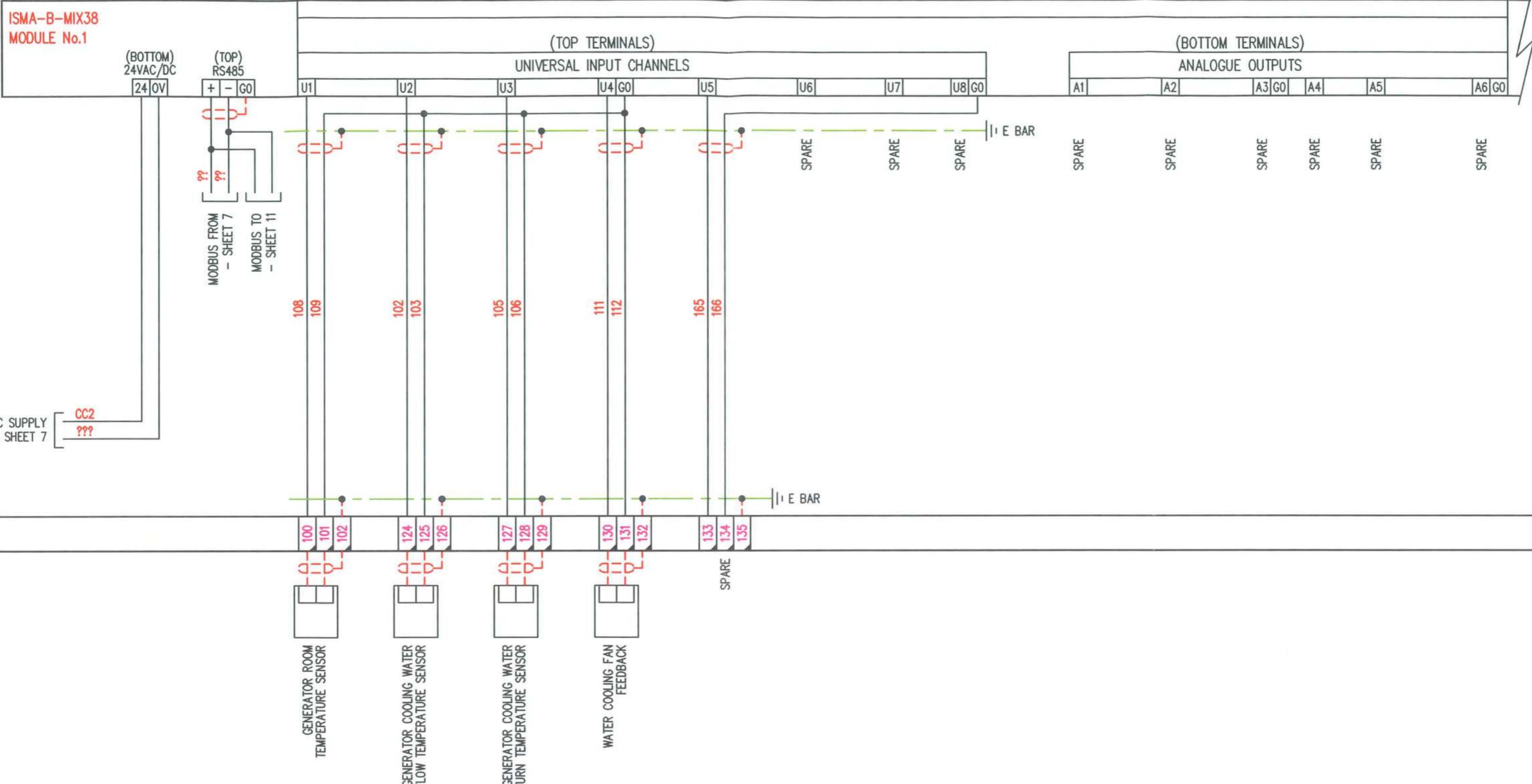
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○ FOR APPROVAL ○ AS FITTED
○ ISSUED FOR CONSTRUCTION



REVISION No	DESCRIPTION OF REVISION	DRAWN BY DATE	CHECKED BY DATE	REVISION No	DESCRIPTION OF REVISION	STATUS	DRAWN BY DATE	CHECKED BY DATE	DRG No. 6082-10 SHT. 7 of 16 PROJECT No. 6085
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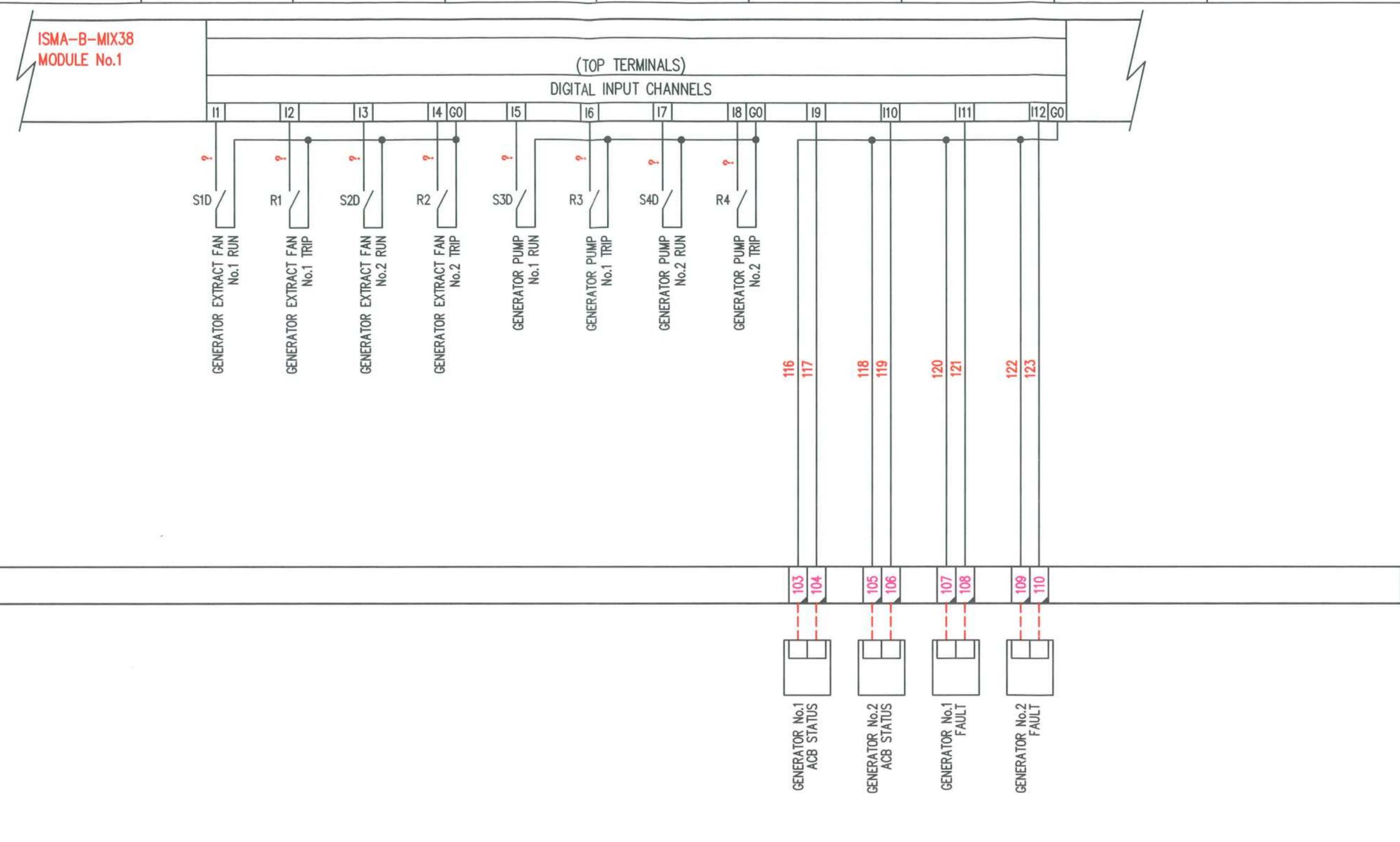
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REVISION No	DESCRIPTION OF REVISION	DRAWN BY DATE	CHECKED BY DATE	REVISION No	DESCRIPTION OF REVISION	STATUS	DRAWN BY DATE	CHECKED BY DATE	DRG No.6082-10 PROJECT No.6085	SHT. 8 of 16	REV 0 ©
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									TITLE	EXCHEQUER COURT	
									PANEL TITLE	EXISTING GENERATOR CONTROL PANEL	
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ISMA-B-MIX38
MODULE No.1

(BOTTOM TERMINALS)

DIGITAL OUTPUT CHANNELS

01	02	C1	03	04	C2	05	06	C3	07	08	C4	09	010	C5	011	012	C6
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401		403		405		138		129		131							
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CAN'T FIND THE
CONTACTS FOR THESE??

24VAC SUPPLY
FROM SHEET 7

CC2
???

OR1	OR2	OR3	OR4	OR7	OR8
GENERATOR EXTRACT FAN No.1	GENERATOR EXTRACT FAN No.2	OIL VALVE No.1	OIL VALVE No.2	GENERATOR PUMP No.1	GENERATOR PUMP No.2



PROVISIONAL AS BUILT
 FOR APPROVAL AS FITTED
 ISSUED FOR
CONSTRUCTION

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DRG No.6082-10
PROJECT No.6085

SHT. 10 of 16

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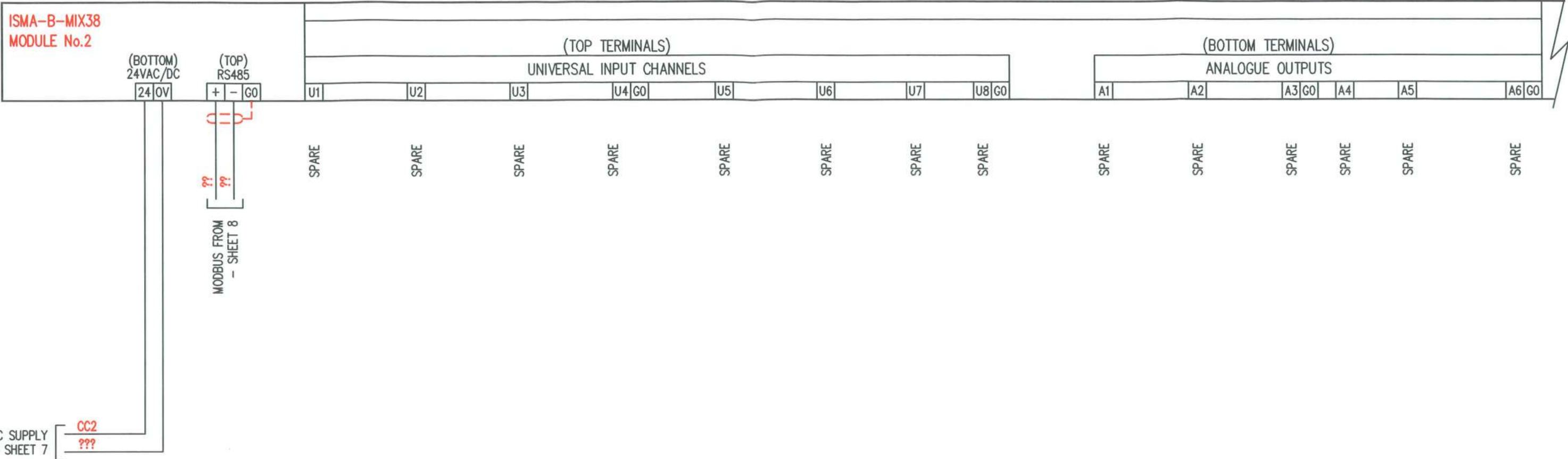
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TITLE EXCHEQUER COURT

PANEL TITLE EXISTING GENERATOR CONTROL PANEL

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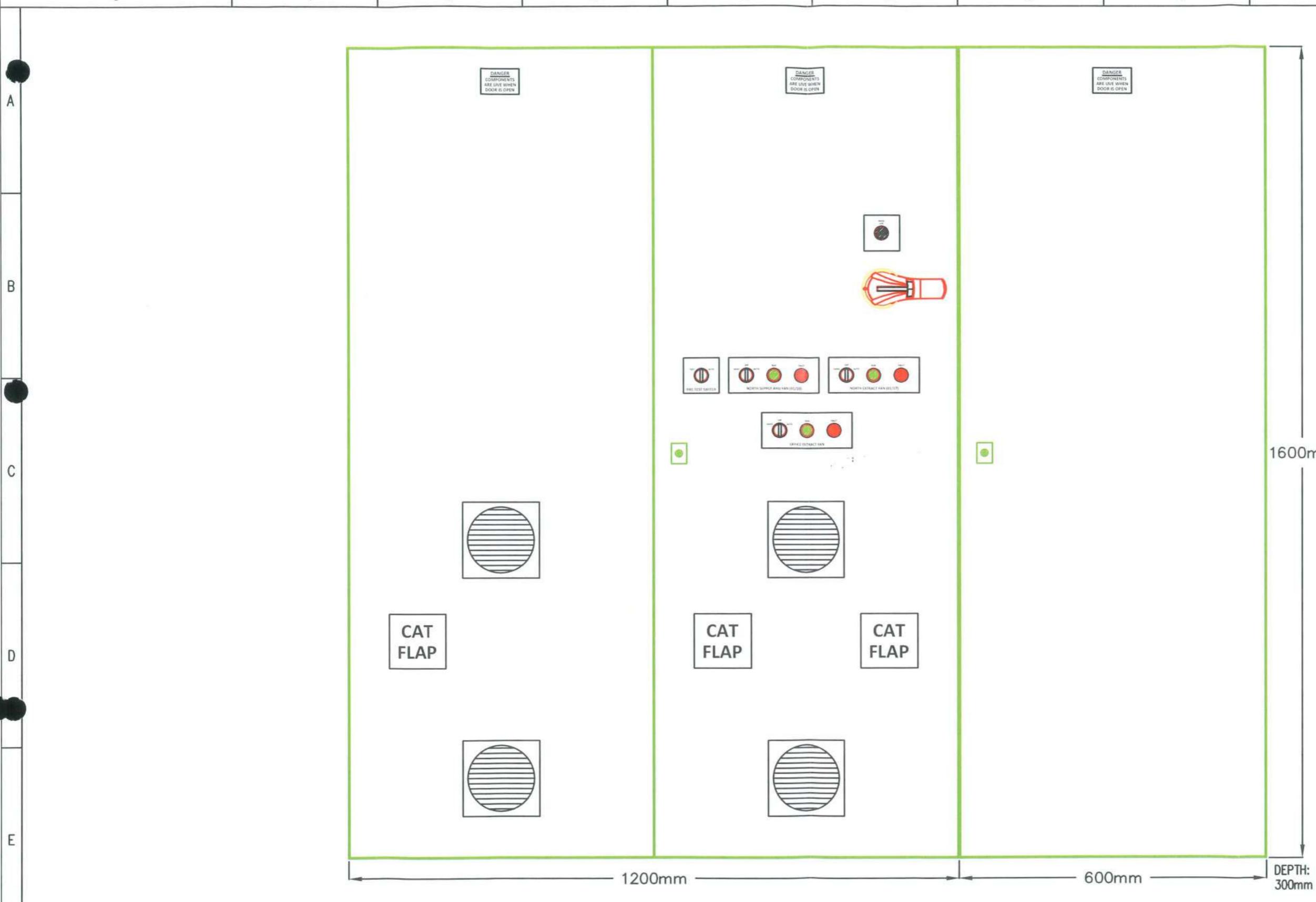
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DRG No.6082-10 SHT. 11 of 16 REV 0
PROJECT No.6085
TITLE EXCHEQUER COURT
PANEL TITLE EXISTING GENERATOR CONTROL PANEL
CLIENT

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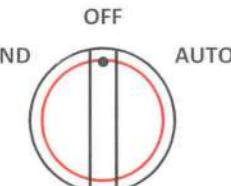


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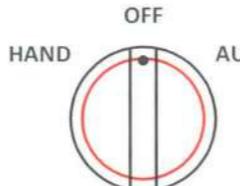
DANGER
**COMPONENTS
ARE LIVE WHEN
DOOR IS OPEN**

DANGER
COMPONENTS
ARE LIVE WHEN
DOOR IS OPEN

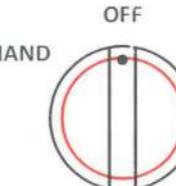
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ARE LIVE WHEN
DOOR IS OPEN



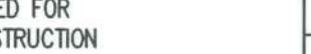
NORTH SUPPLY AHU FAN (01/10)



NORTH EXTRACT FAN (01/17)



OFFICE EXTRACT FAN

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 ISSUED FOR
 CONSTRUCTION

REVISION No	DESCRIPTION OF REVISION	DRAWN BY DATE		CHECKED BY DATE		REVISION No	DESCRIPTION OF REVISION	STATUS	DRAWN BY DATE		CHECKED BY DATE		DRG No.6082-10 PROJECT No.6085	SHT. 14 of 16	REV 0 ©
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Project : EXCHEQUER COURT

Title : BASEMENT EXTRACT NO.1 FAN
CONTROL PANEL AP3

Client :

ENGINEER : RFD

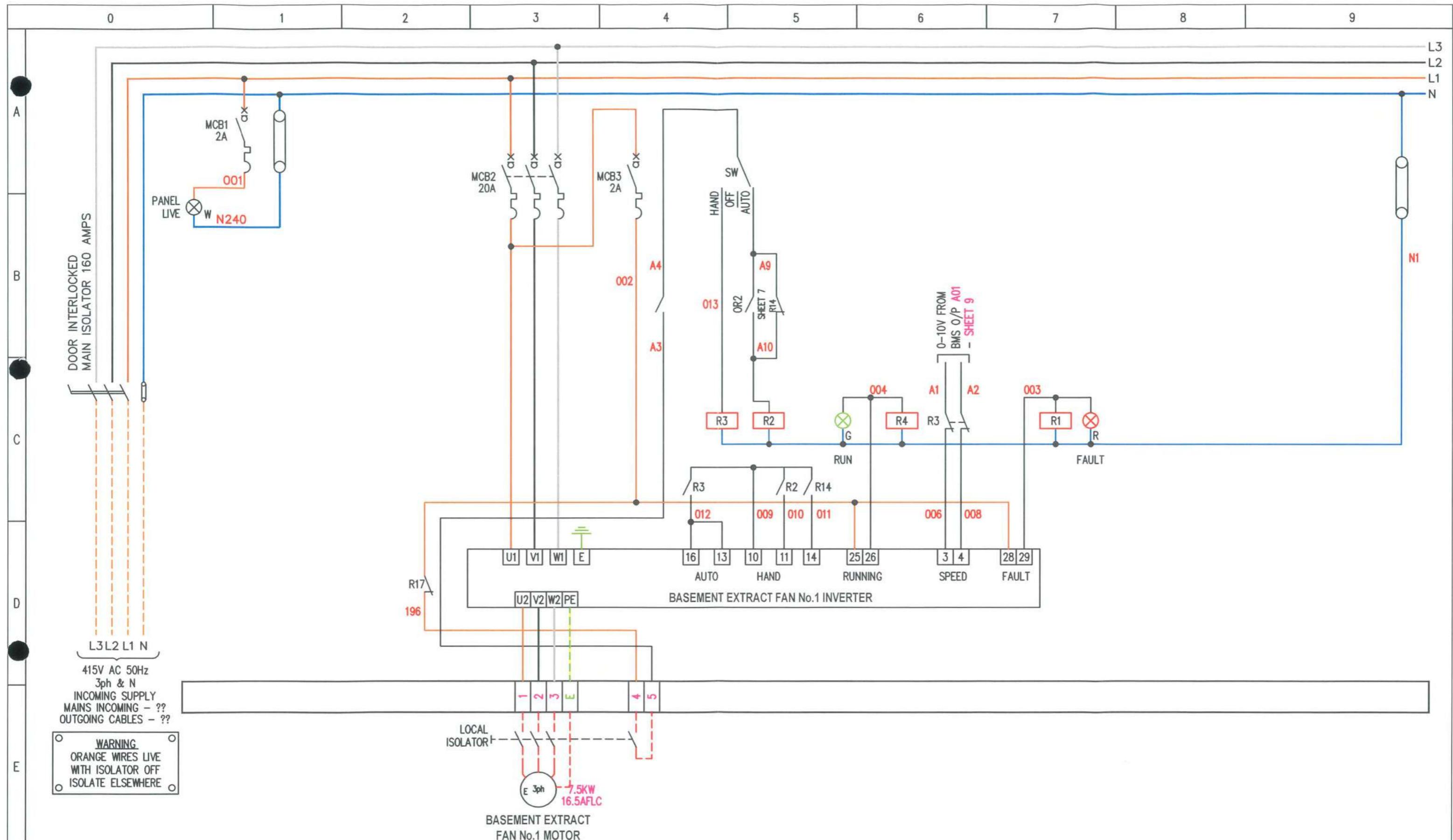
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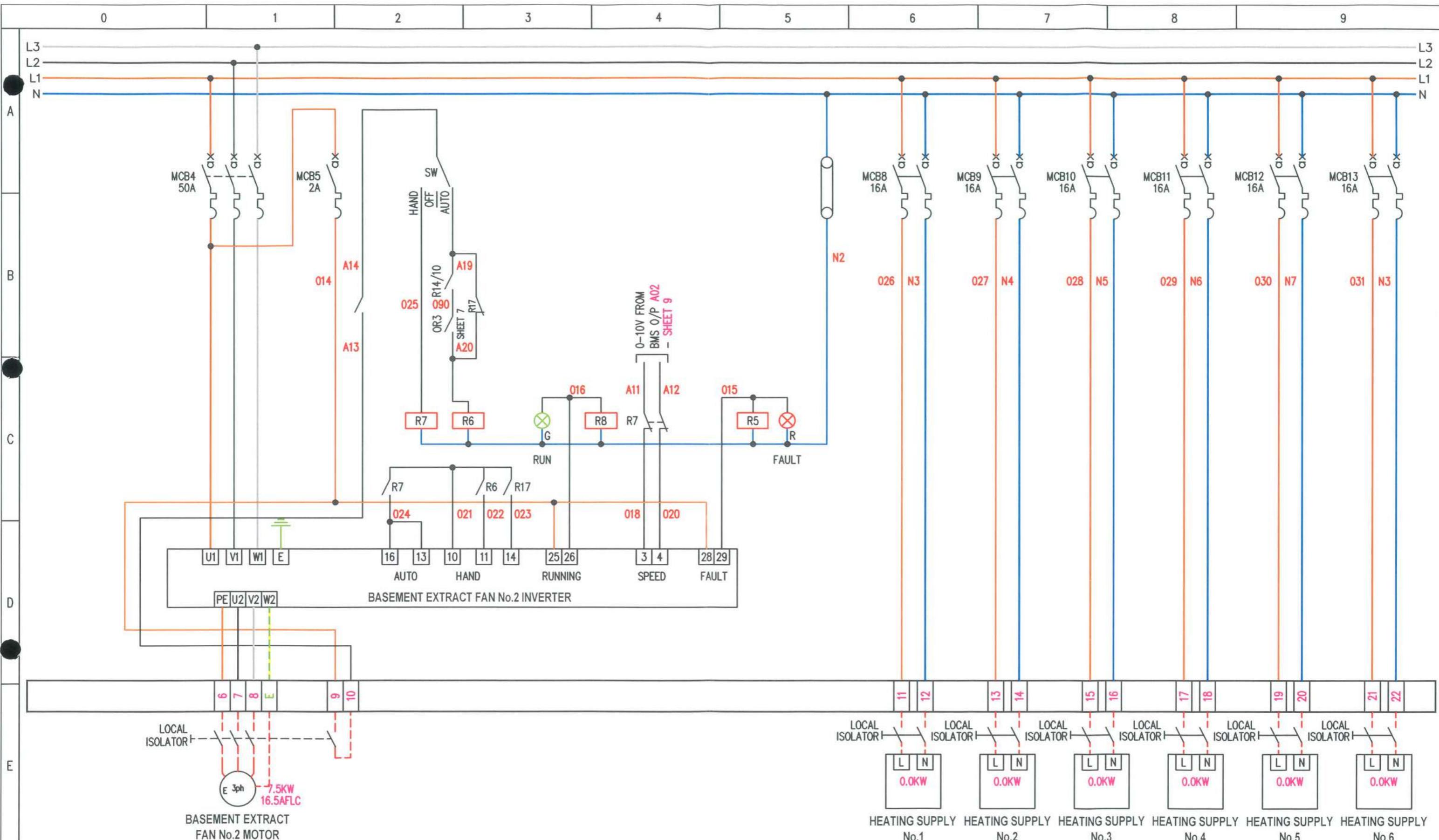
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SHEET : 19

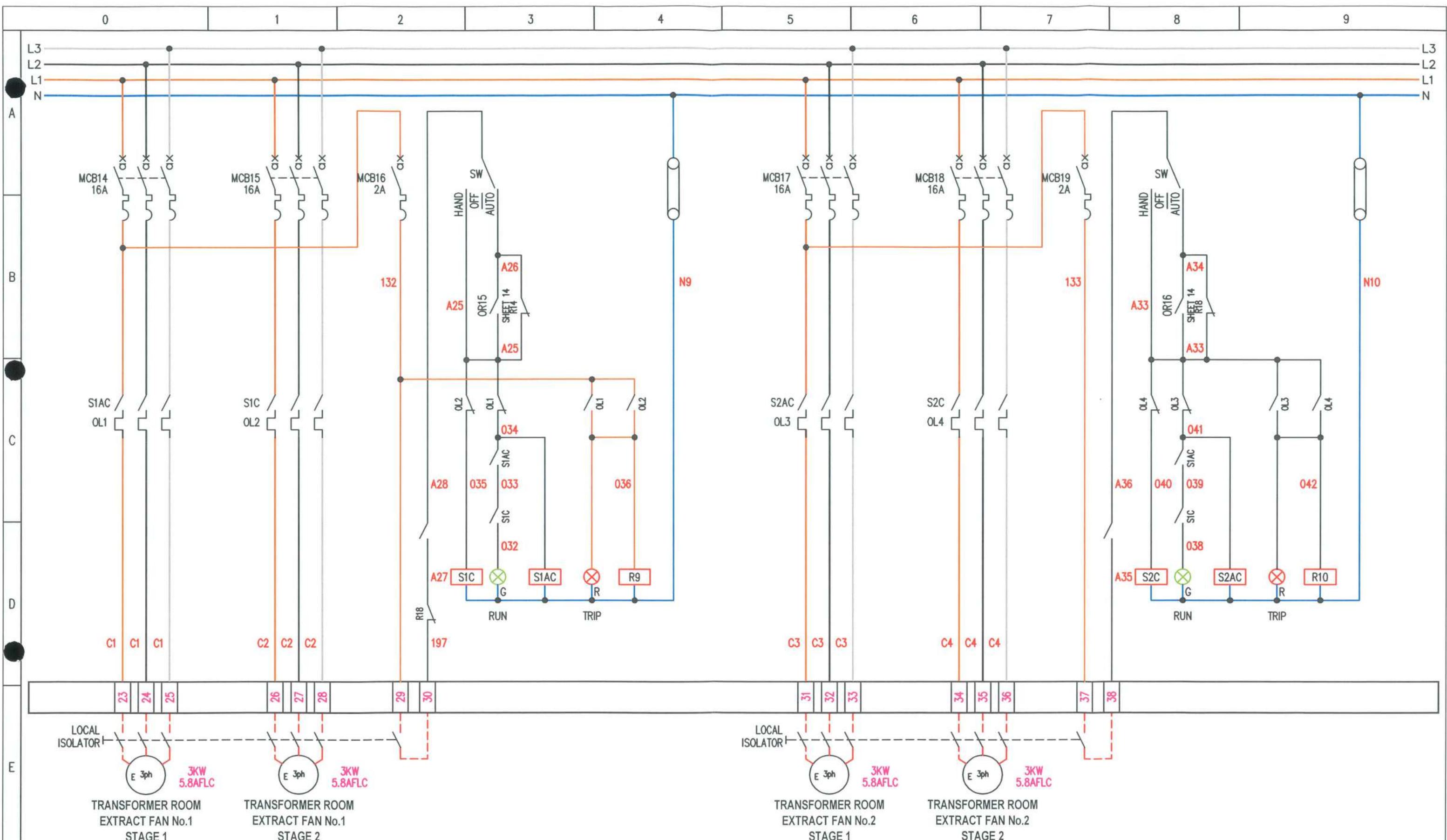
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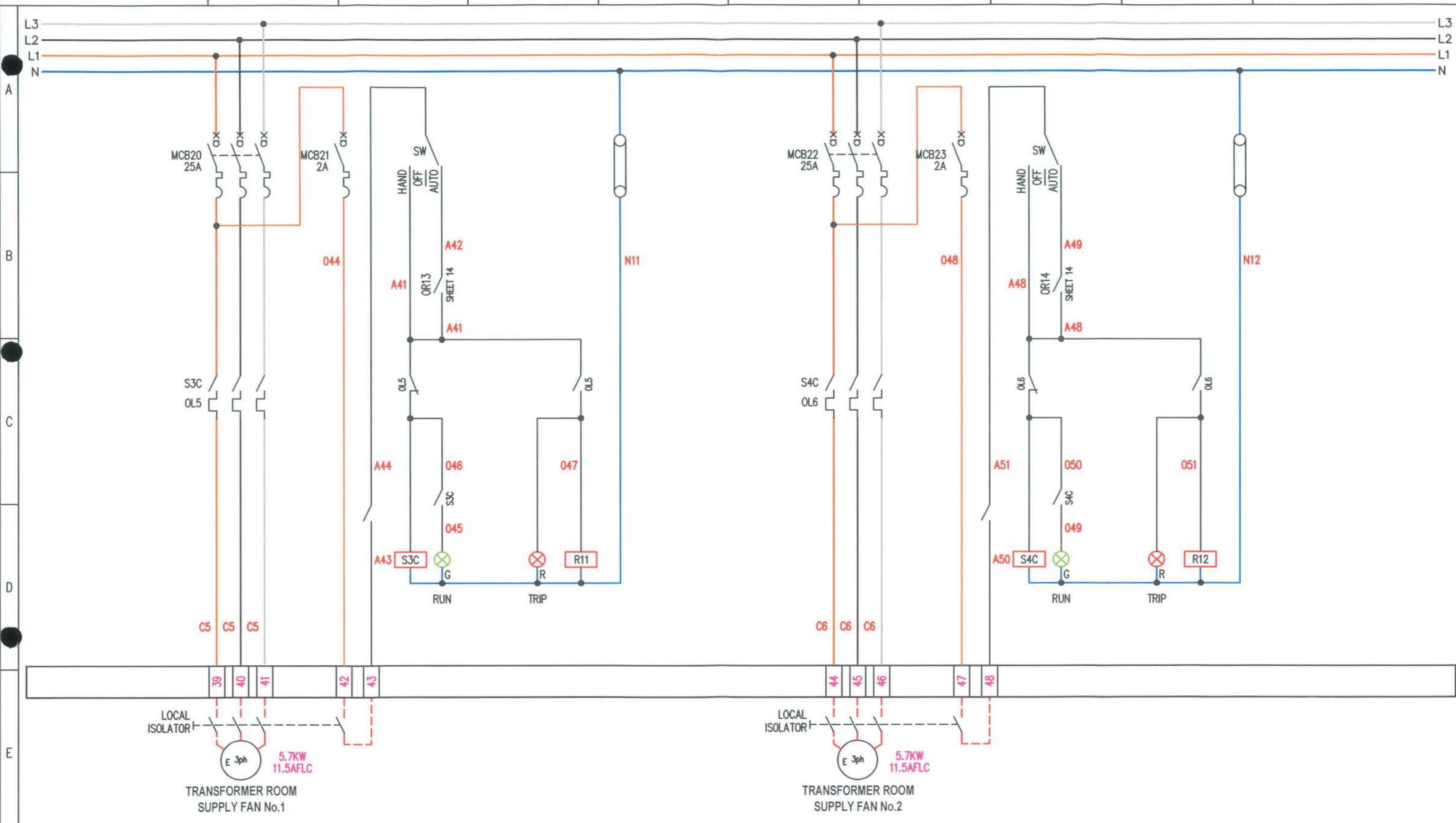


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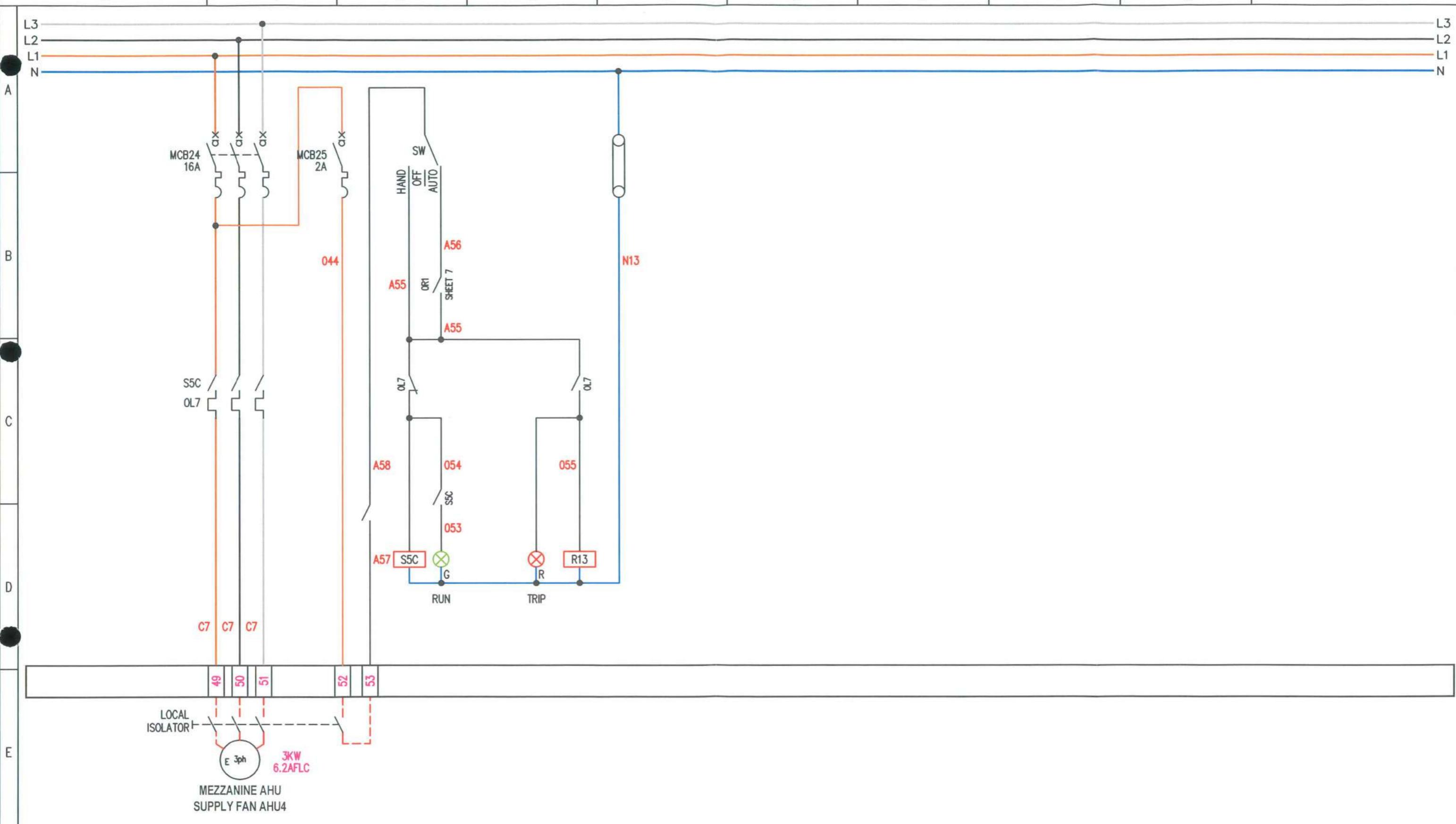


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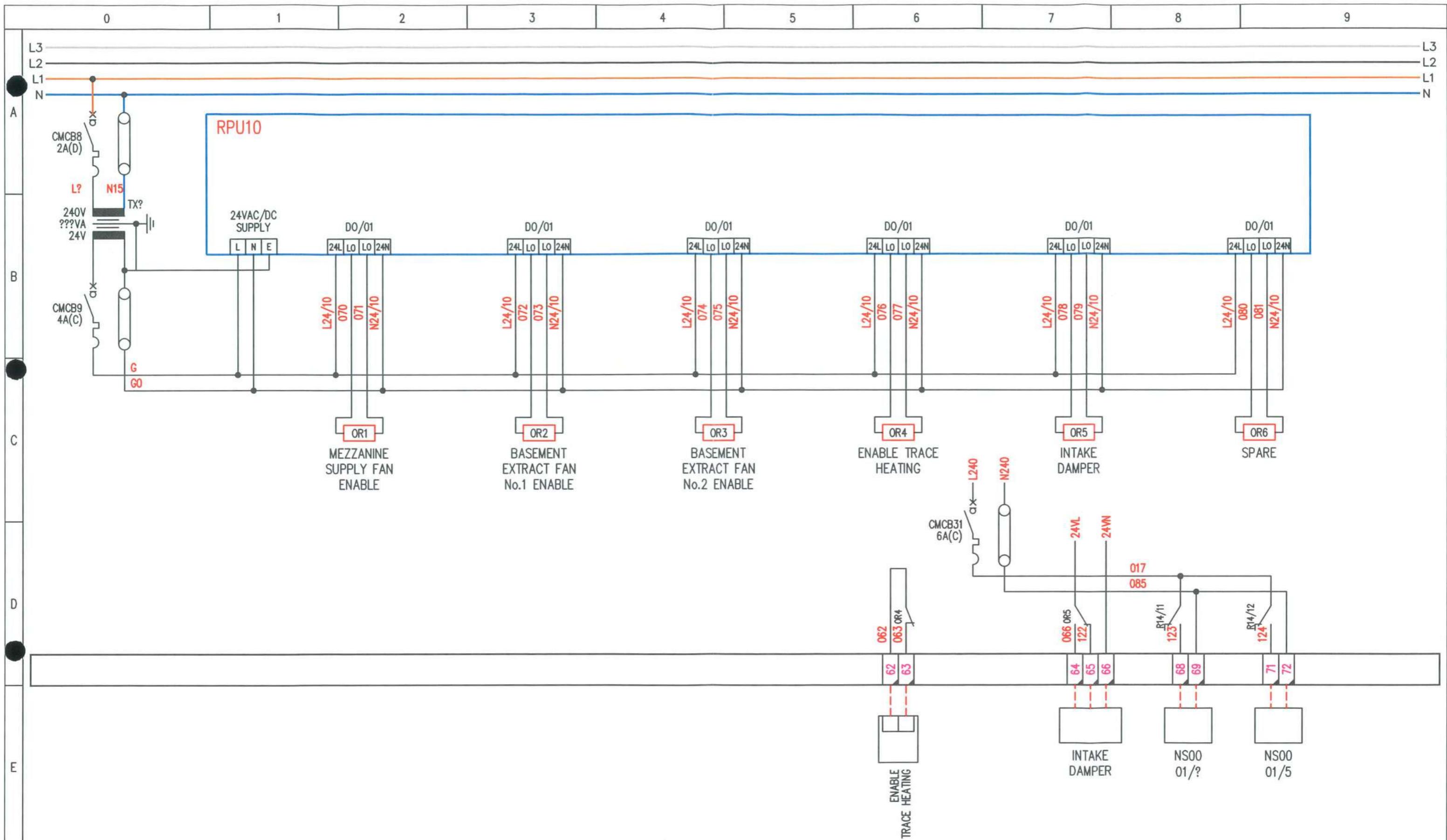
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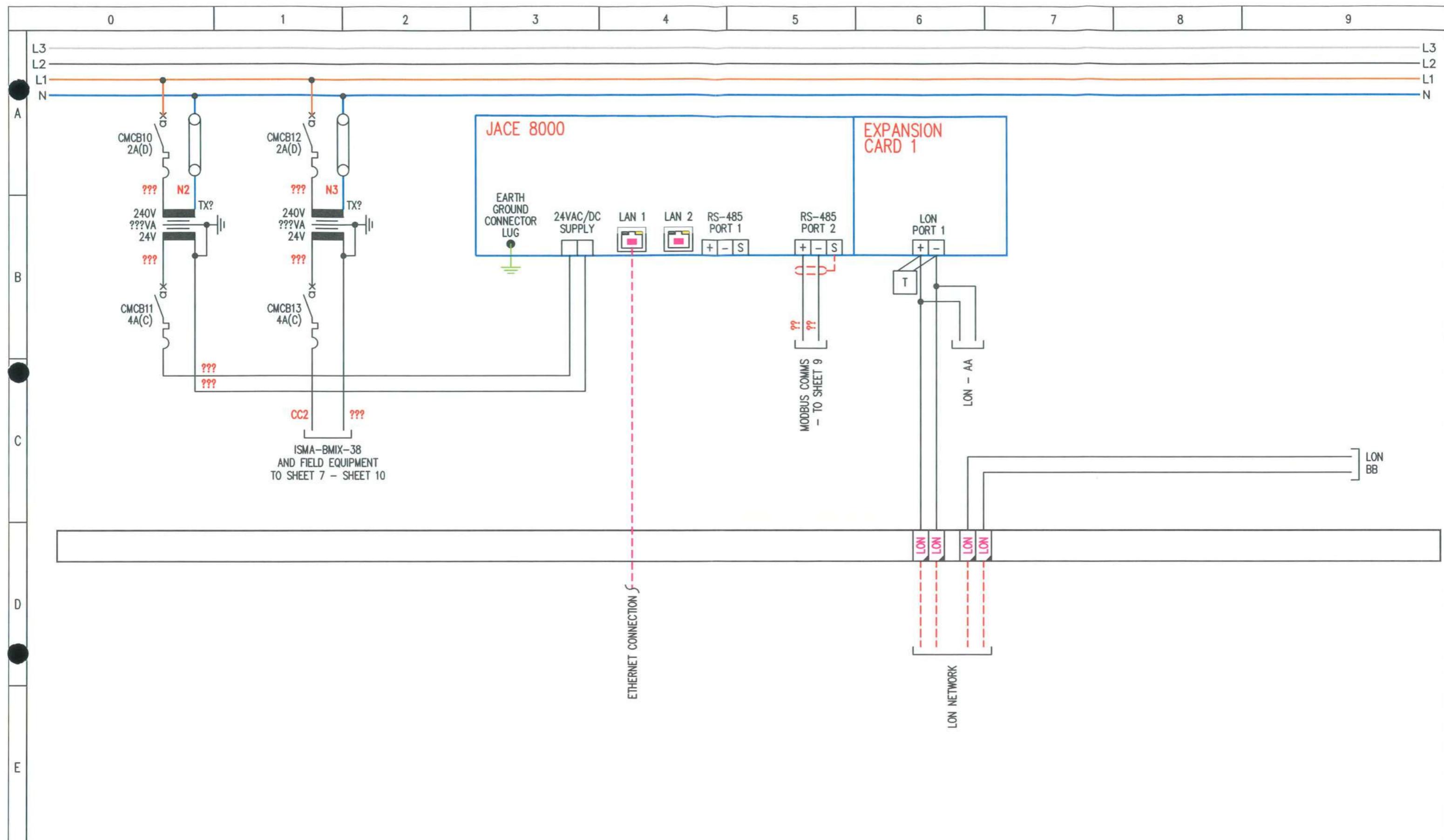
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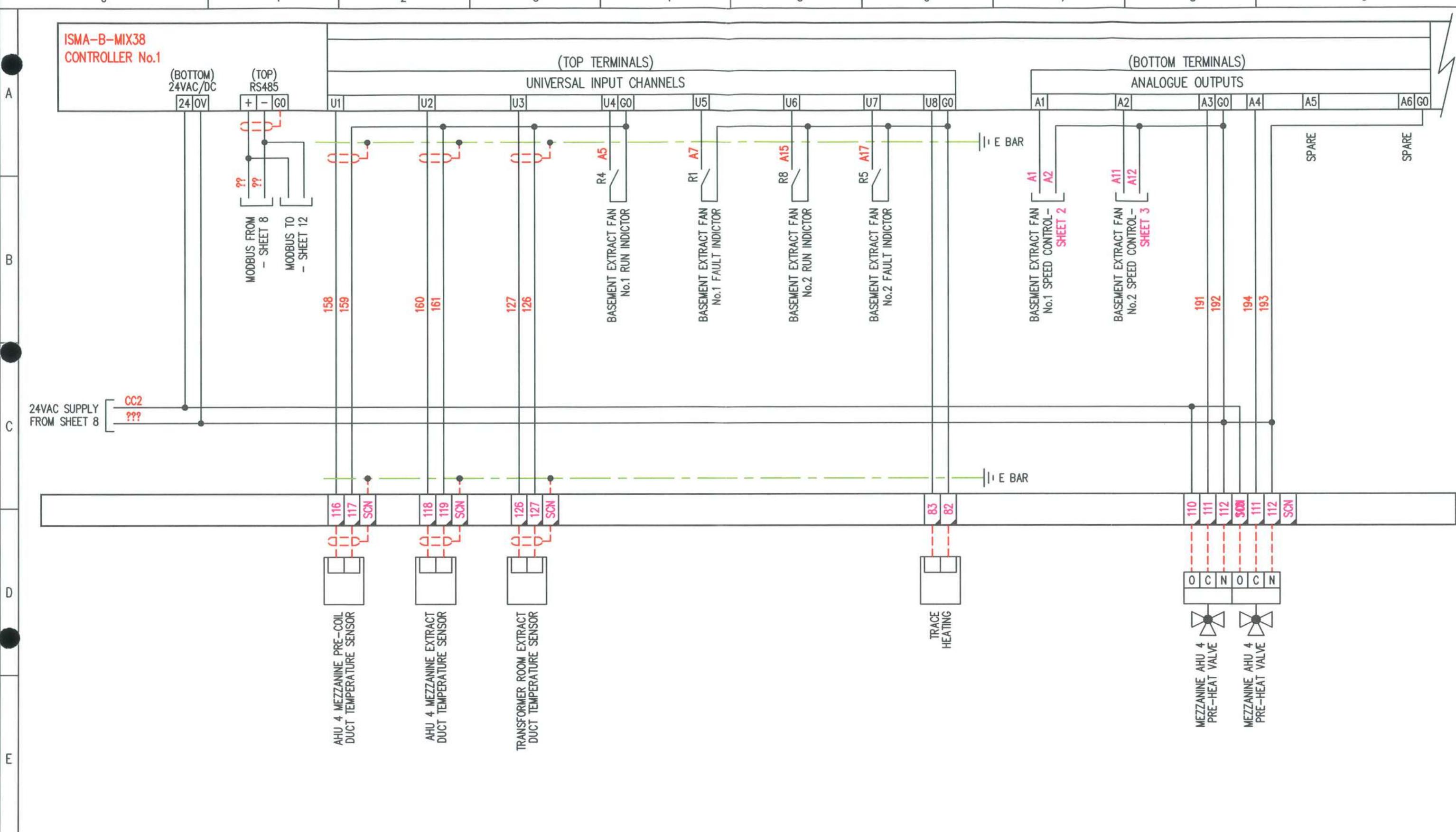


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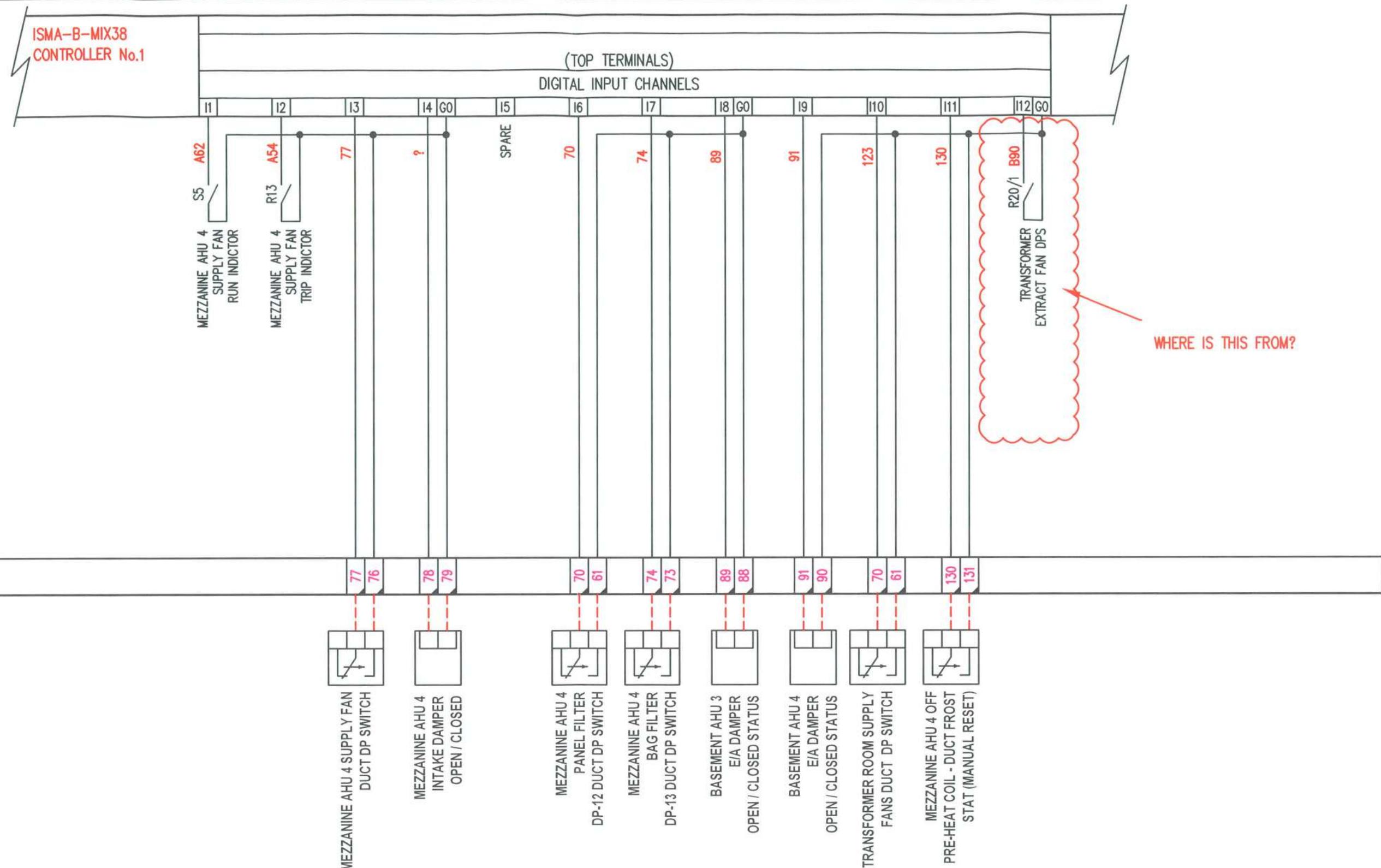


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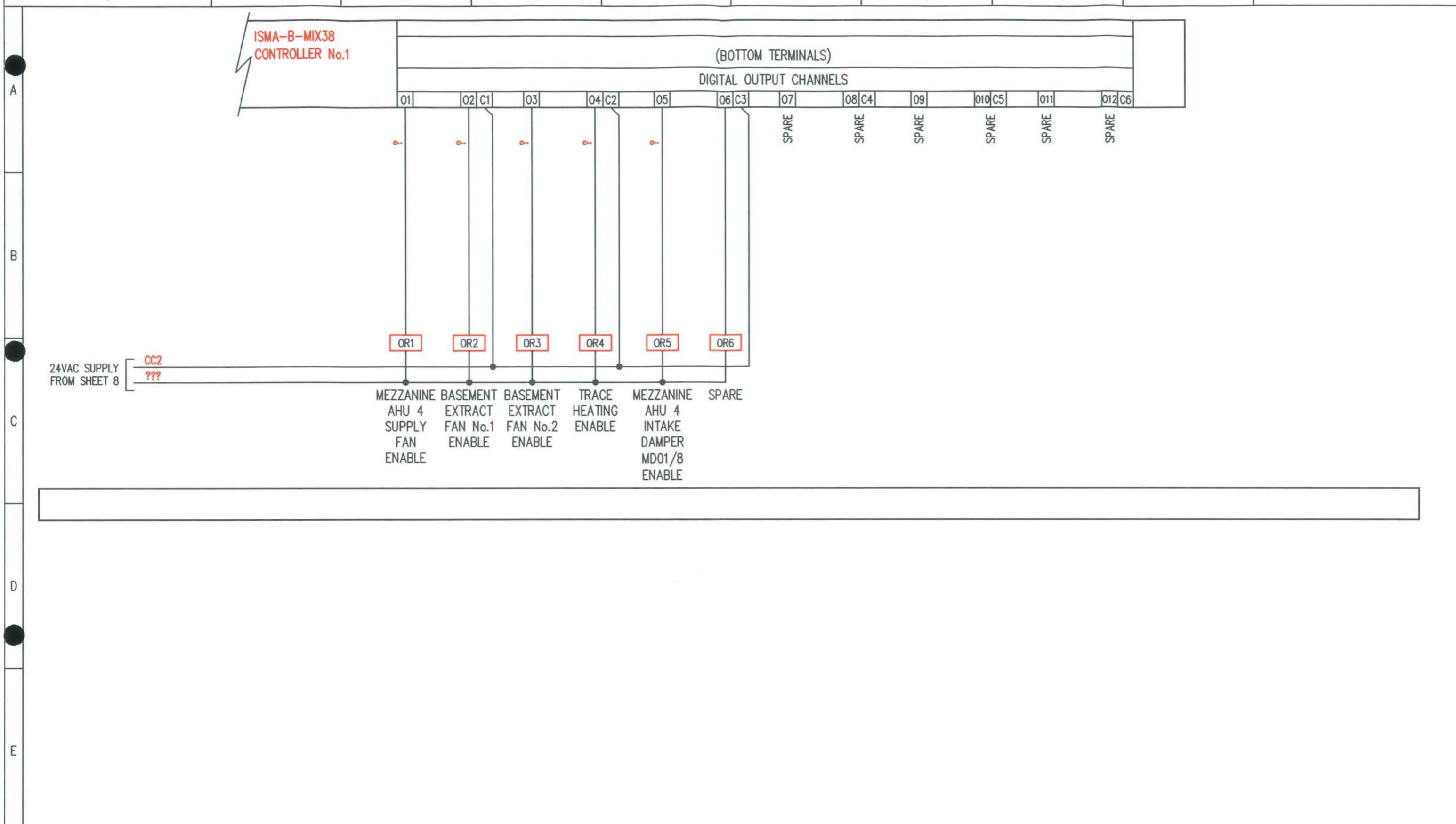
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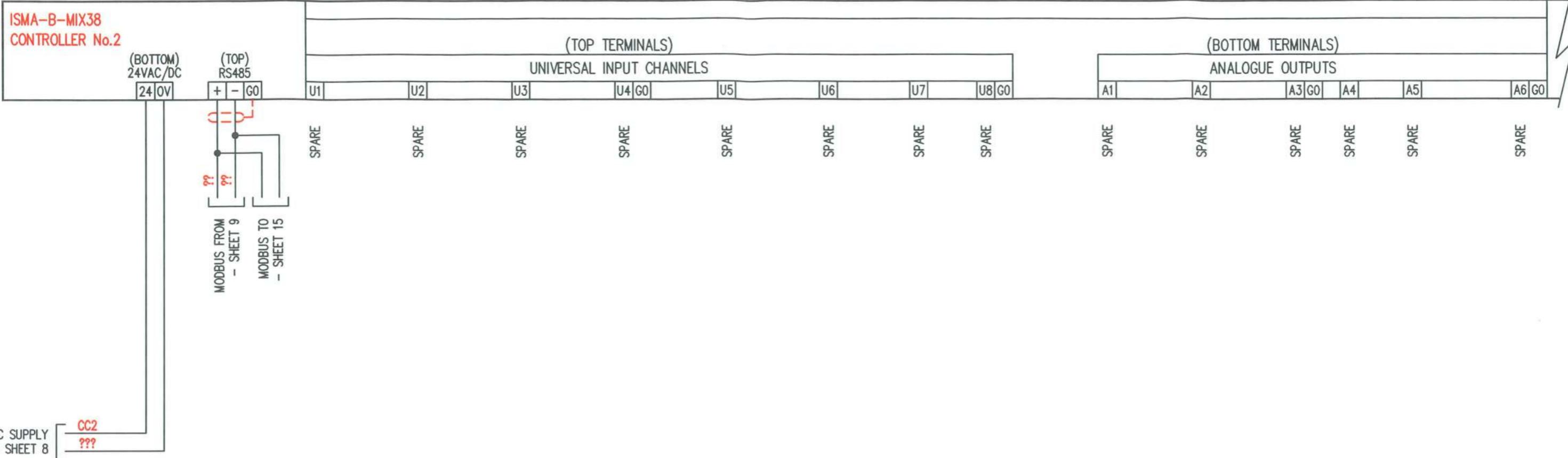
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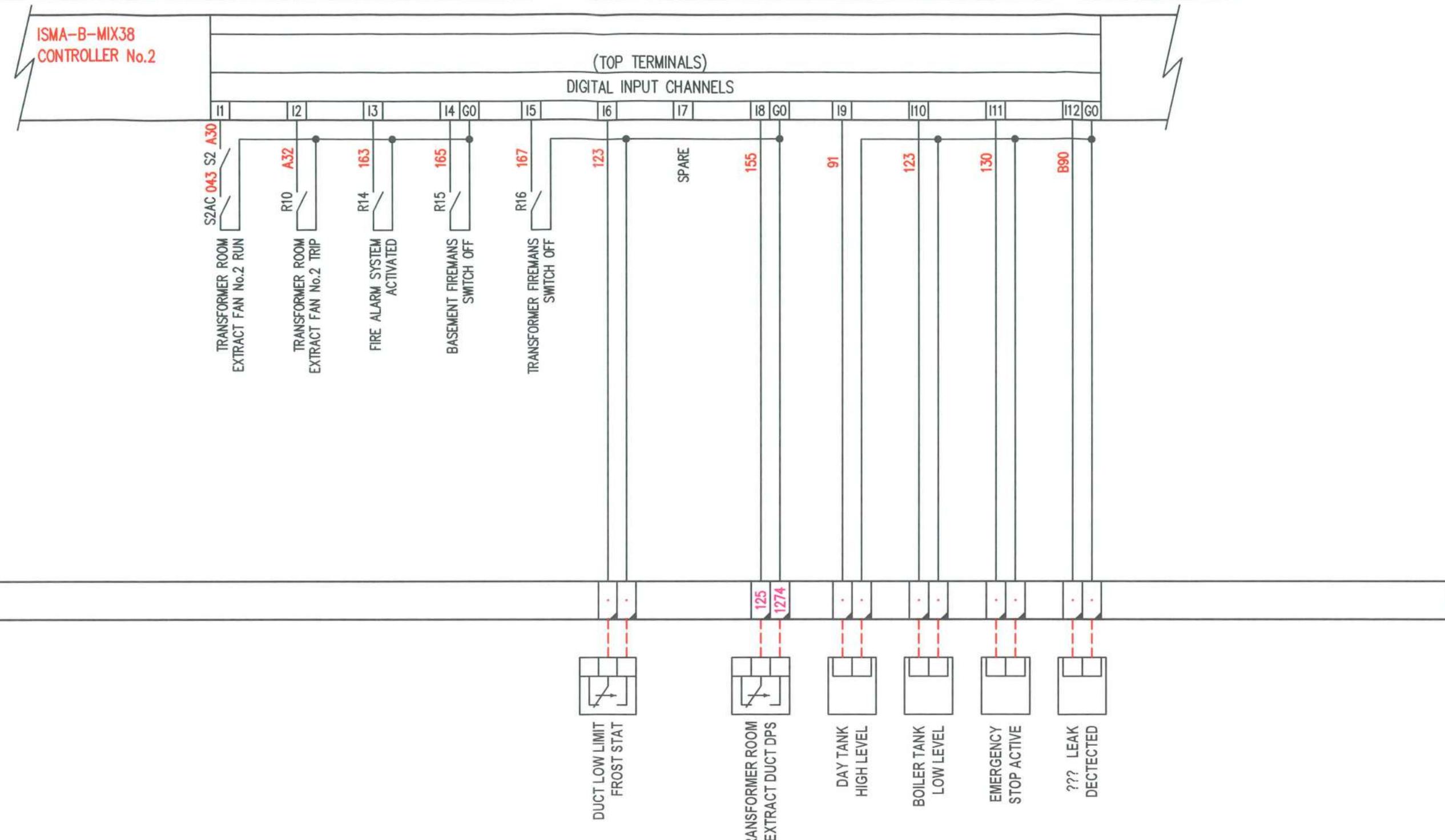
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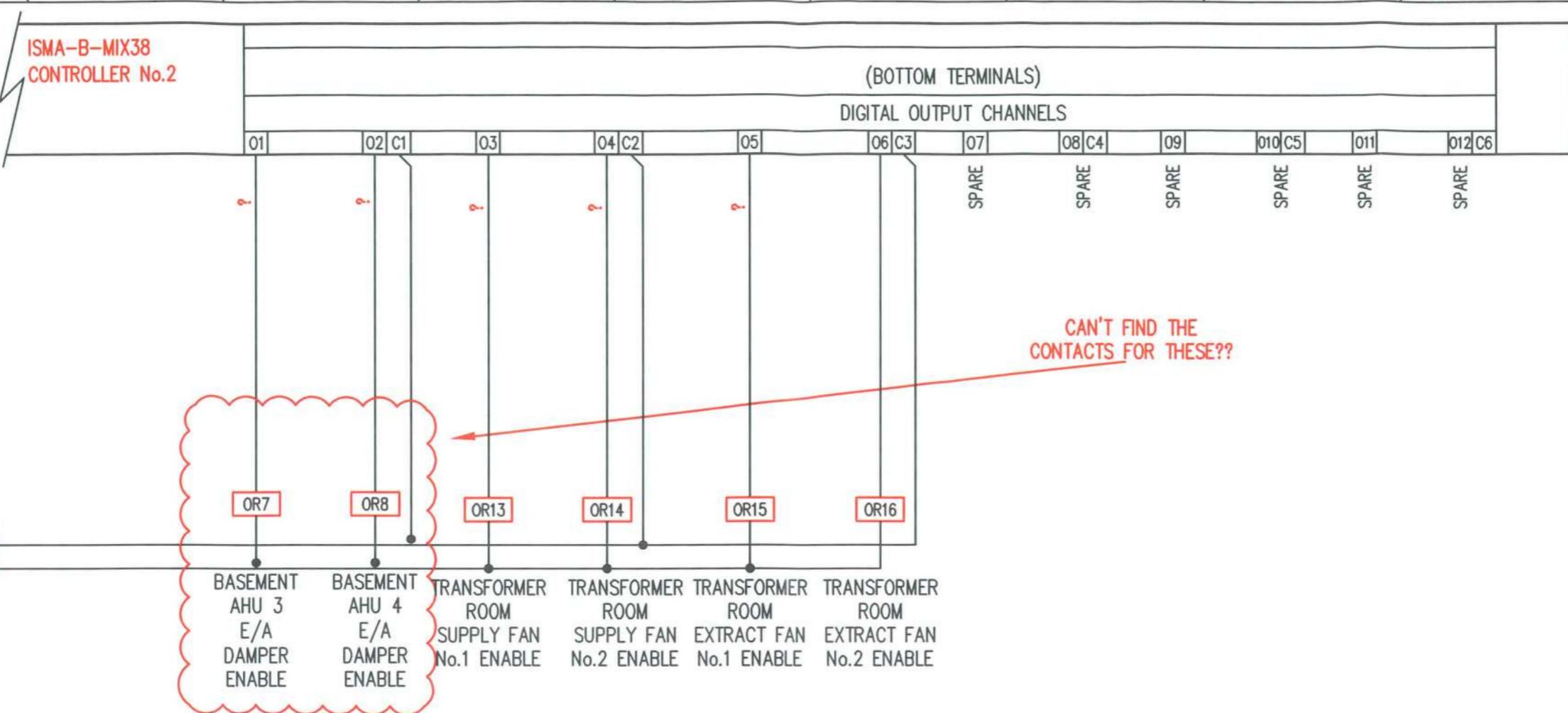
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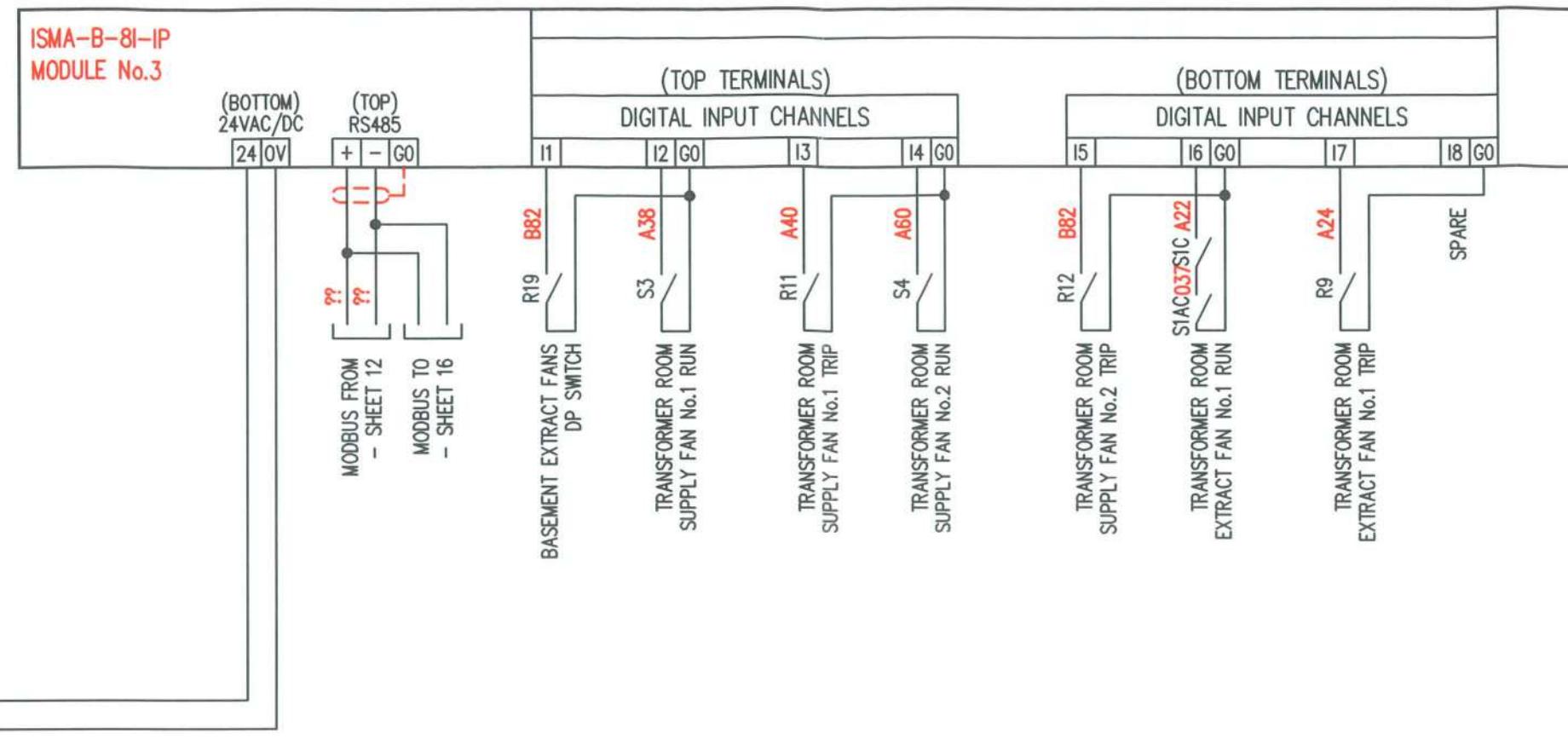
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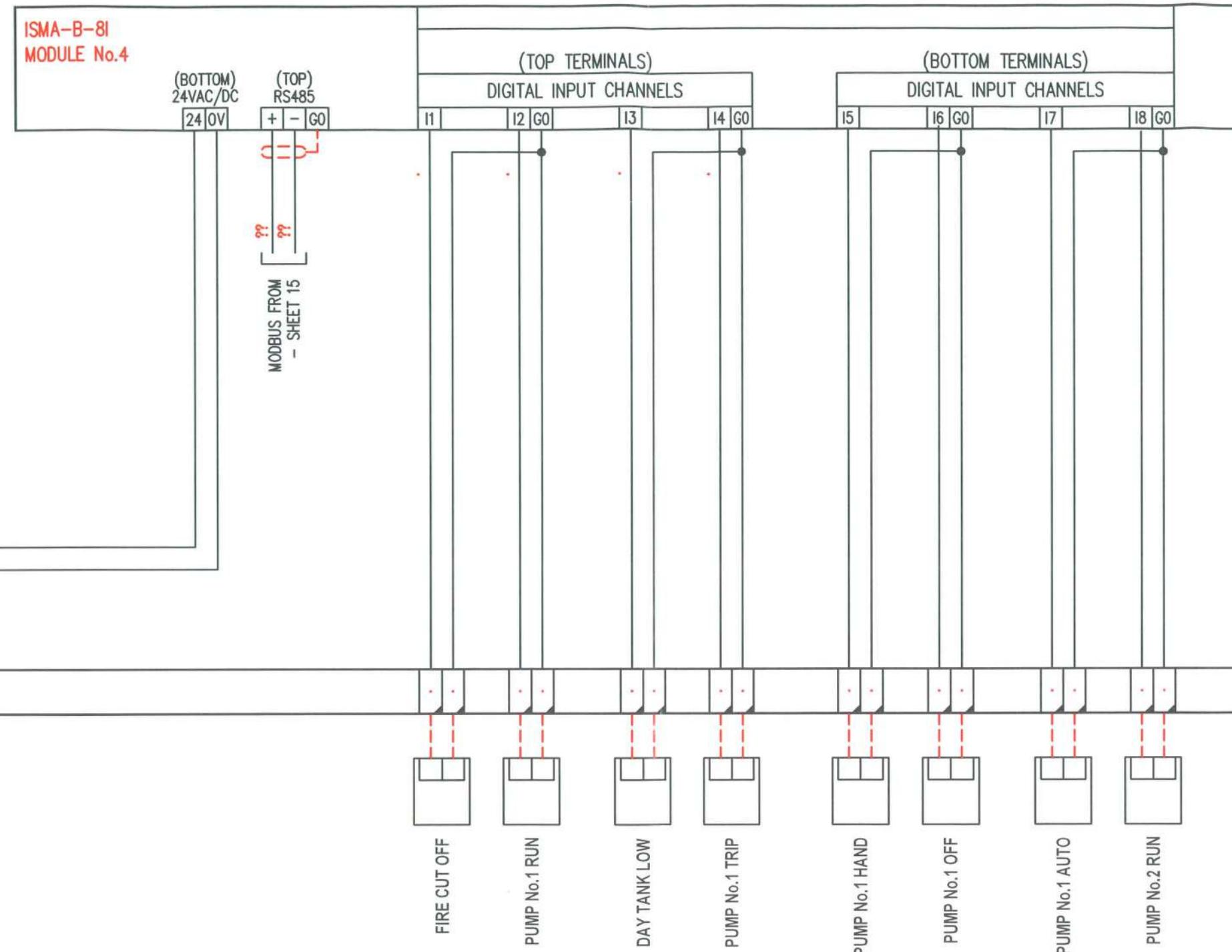
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									PANEL TITLE	BASEMENT EXTRACT NO.1 FAN CONTROL PANEL AP3	
									CLIENT		

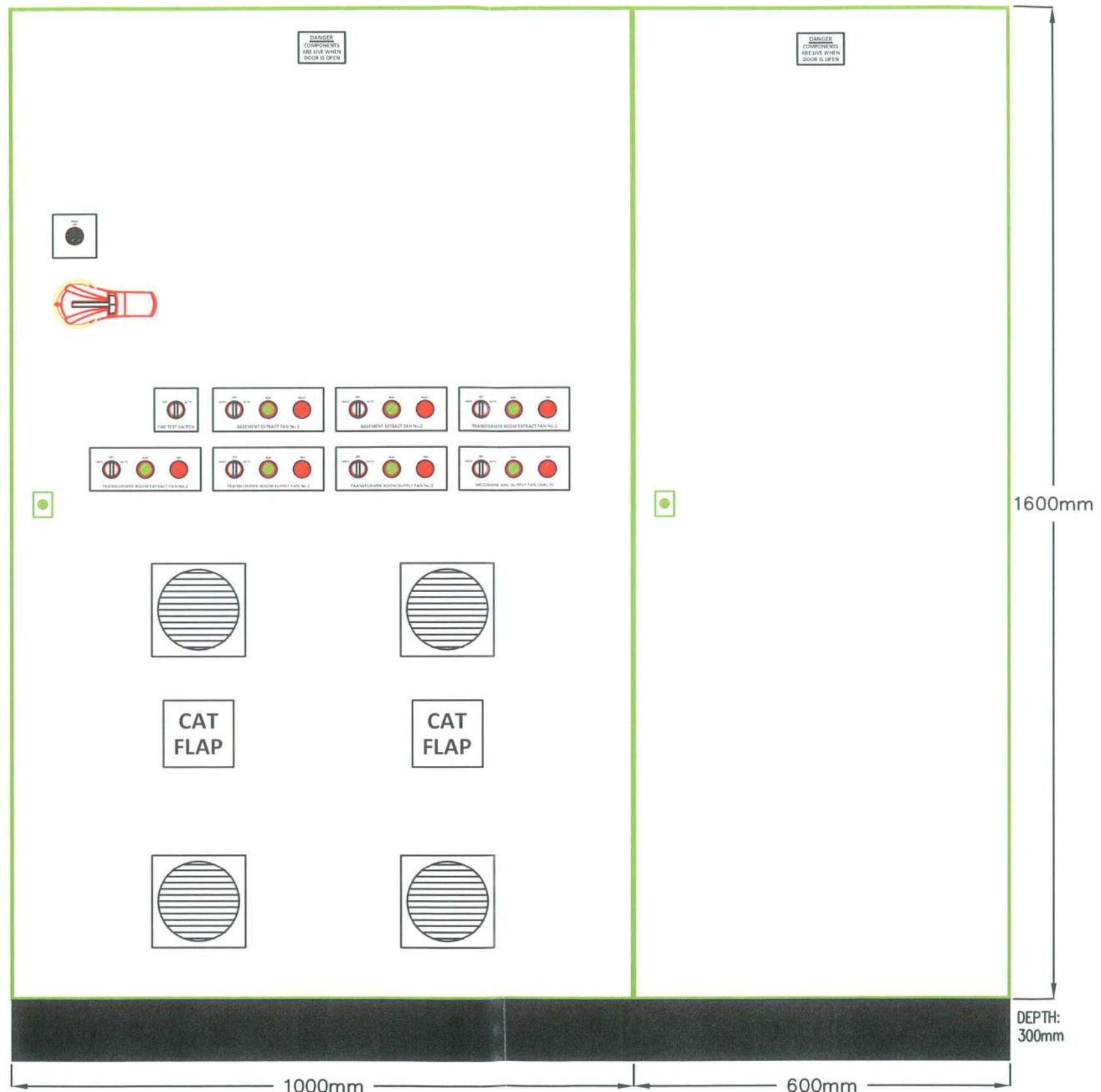
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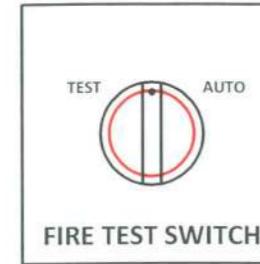
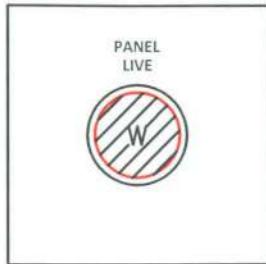
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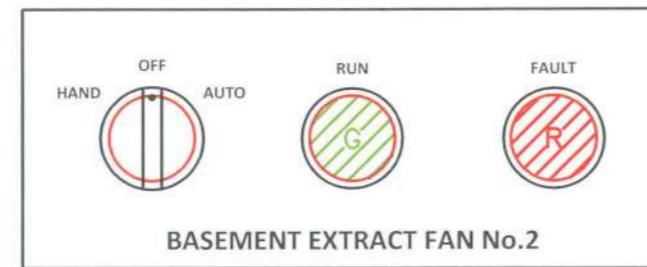
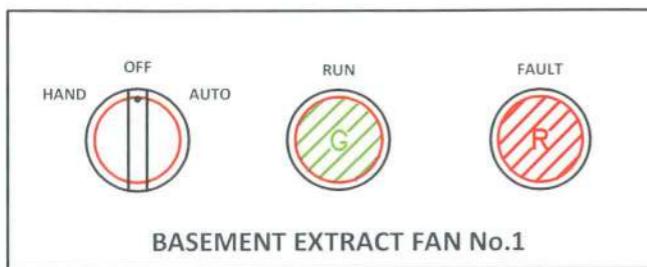


DANGER
COMPONENTS
ARE LIVE WHEN
DOOR IS OPEN

DANGER
COMPONENTS
ARE LIVE WHEN
DOOR IS OPEN

DANGER
COMPONENTS
ARE LIVE WHEN
DOOR IS OPEN

B



BASEMENT EXTRACT FAN No.

OFF
HAND AUTO

RUN

TRIP

G

R

TRANSFORMER ROOM EXTRACT FAN No.1

OFF

AUTO

HAND

RUN

TRIP

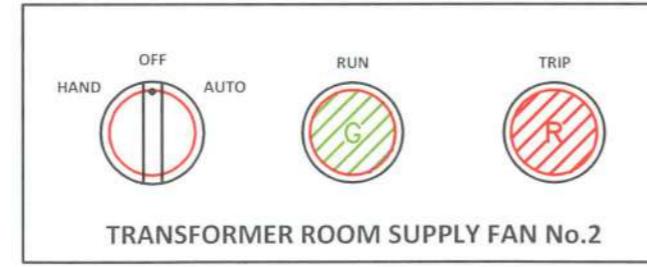
G

R

TRANSFORMER ROOM EXTRACT FAN No.2

TRANSFORMER ROOM EXTRACT FAN No.2

6



TRANSFORMER ROOM SUPPLY FAN No.1

The control panel for the Mezzanine AHU Supply Fan (AHU 4) features three circular buttons arranged horizontally. The first button, labeled 'OFF', has two positions: 'HAND' on the left and 'AUTO' on the right. The second button, labeled 'RUN', has a green diagonal striped pattern. The third button, labeled 'TRIP', has a red diagonal striped pattern.

E

● PROVISIONAL ○ AS BUILT
● FOR APPROVAL ○ AS FITTED
○ ISSUED FOR
CONSTRUCTION

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Project : EXCHEQUER COURT

Title : BASEMENT EXTRACT NO.1 FAN
CONTROL PANEL AP3

Client :

ENGINEER : RFD

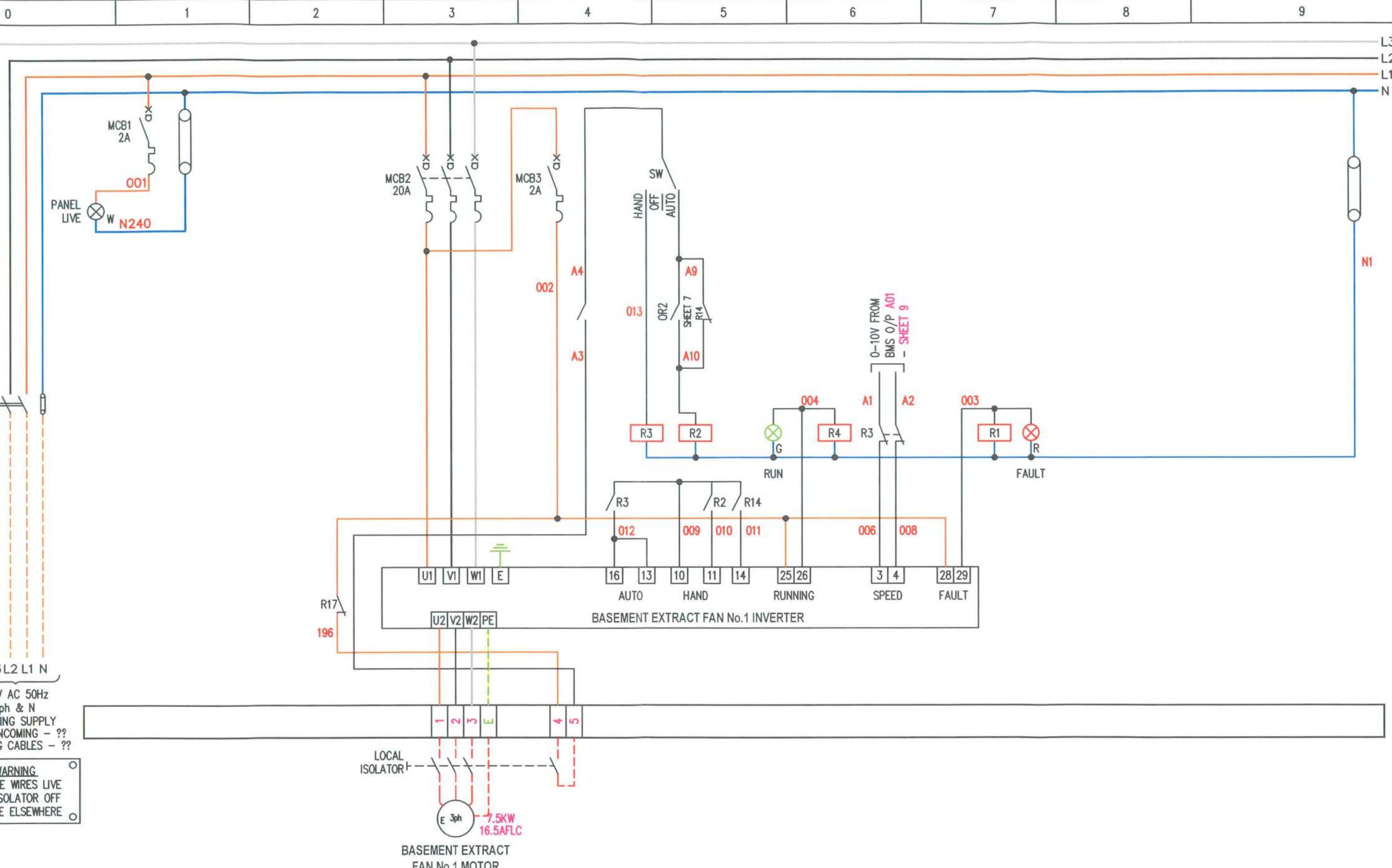
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DRAWING No : 6082-11

SHEET : 19

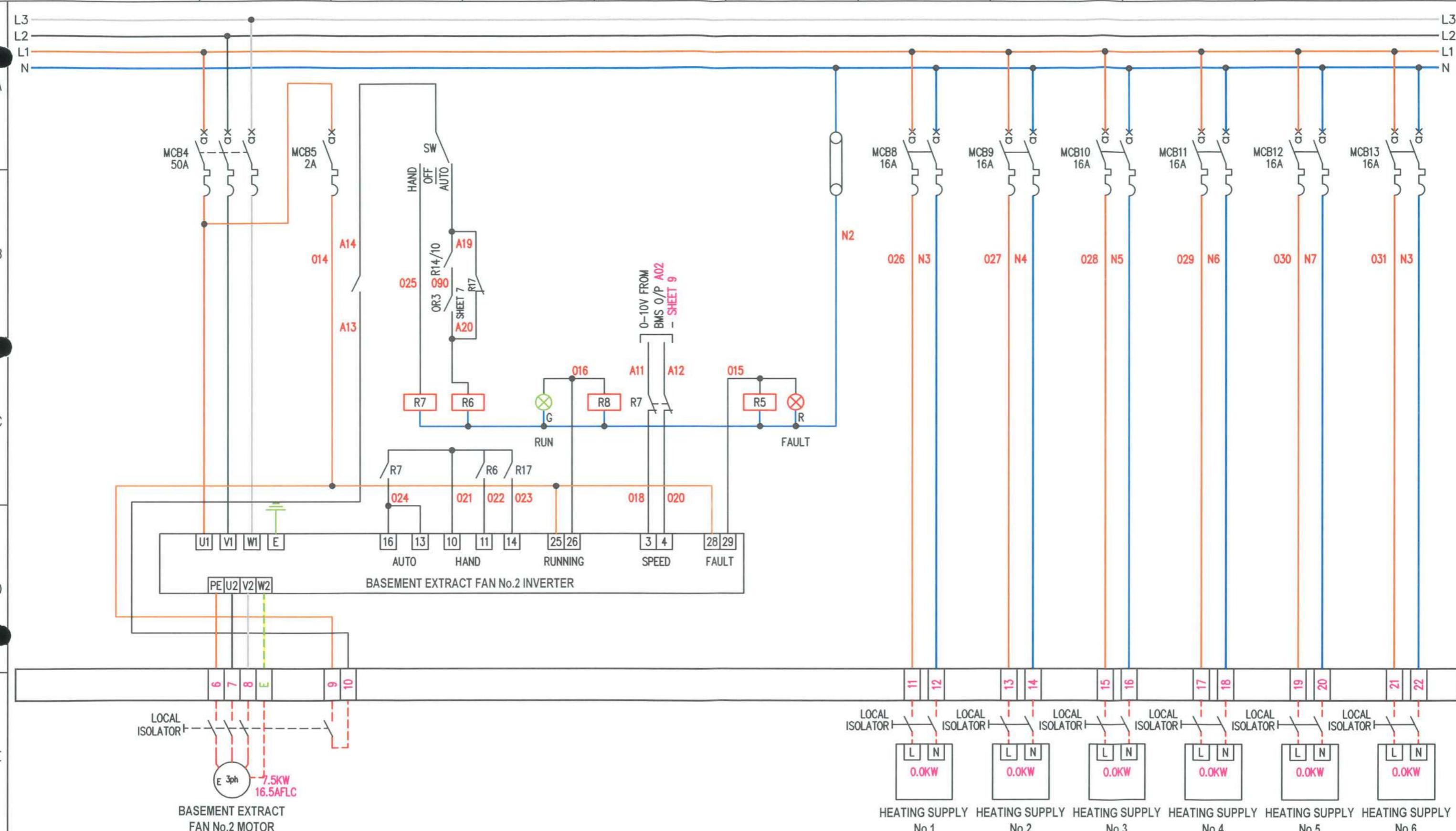
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PROJECT No. : 6083



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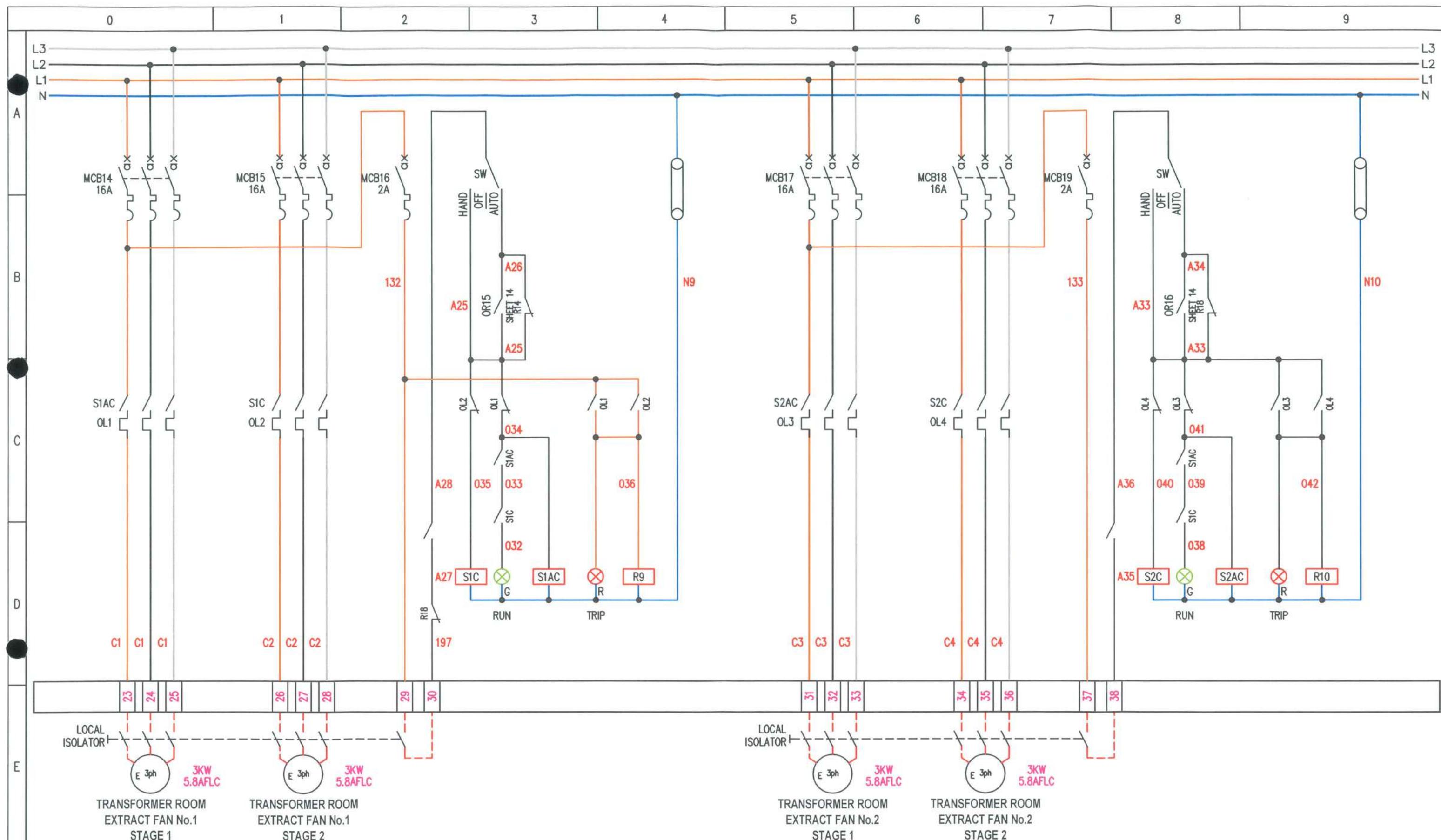
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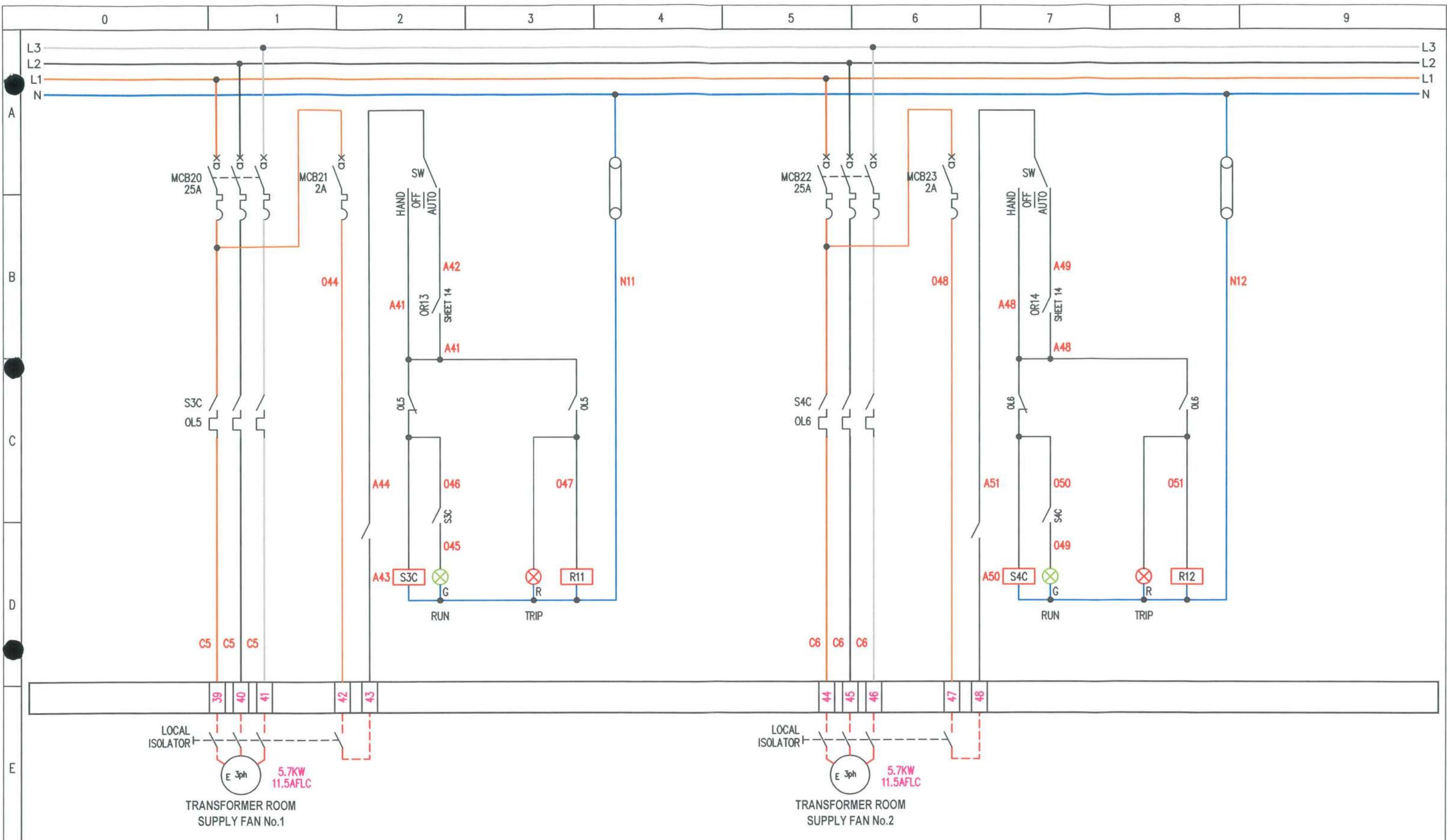
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○ AS BUILT
○ AS FITTED
○ ISSUED FOR CONSTRUCTION



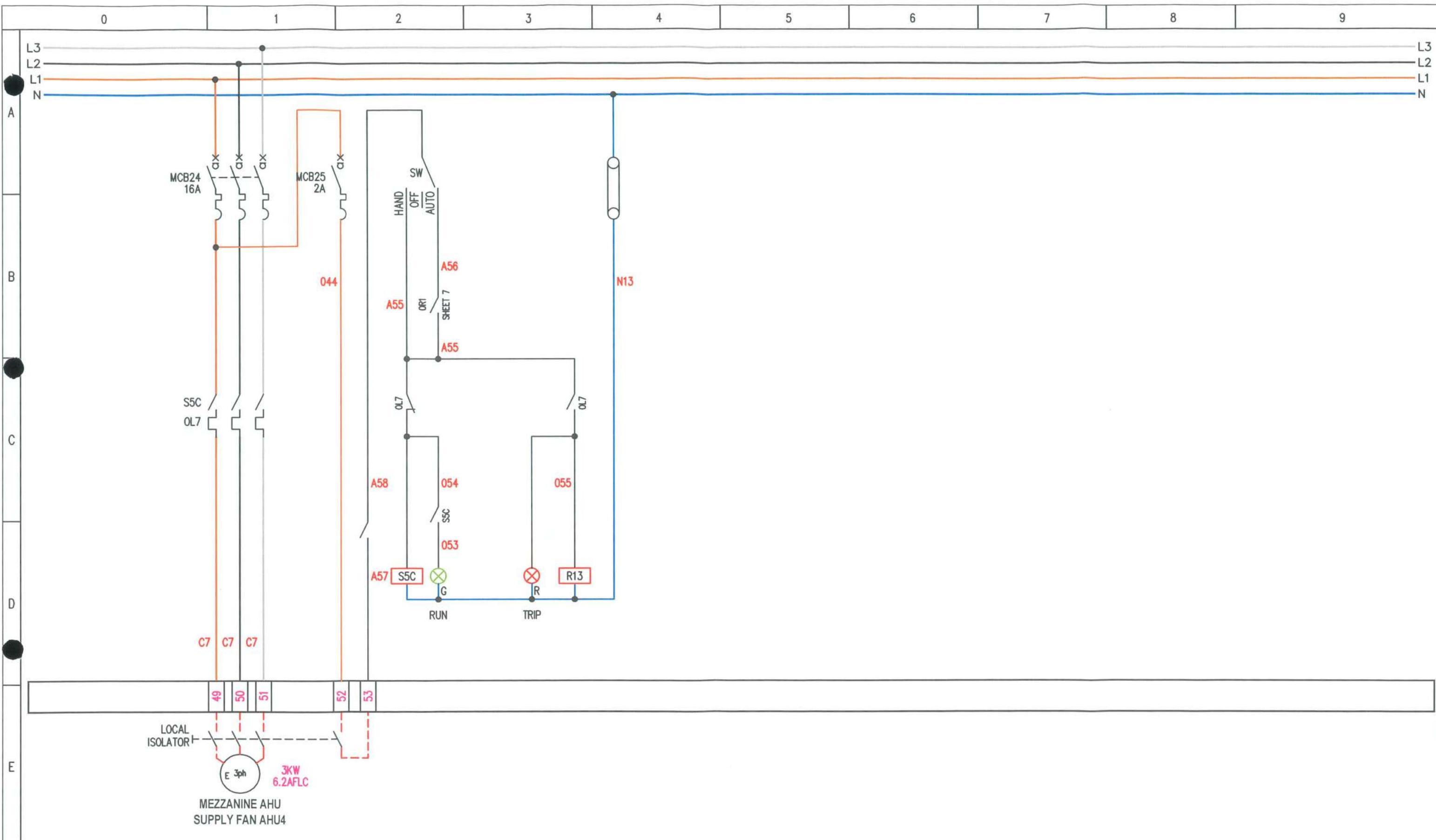
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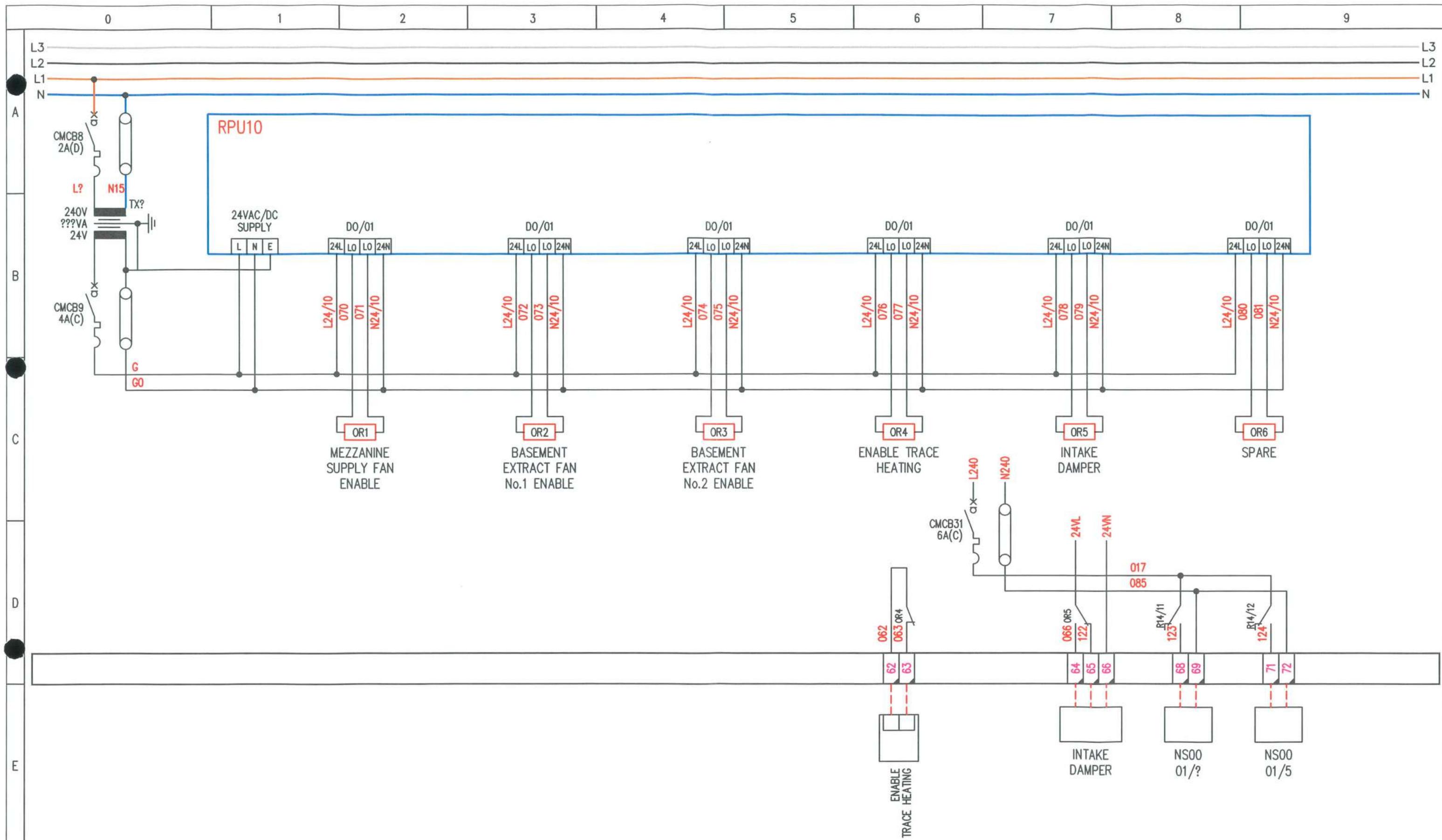
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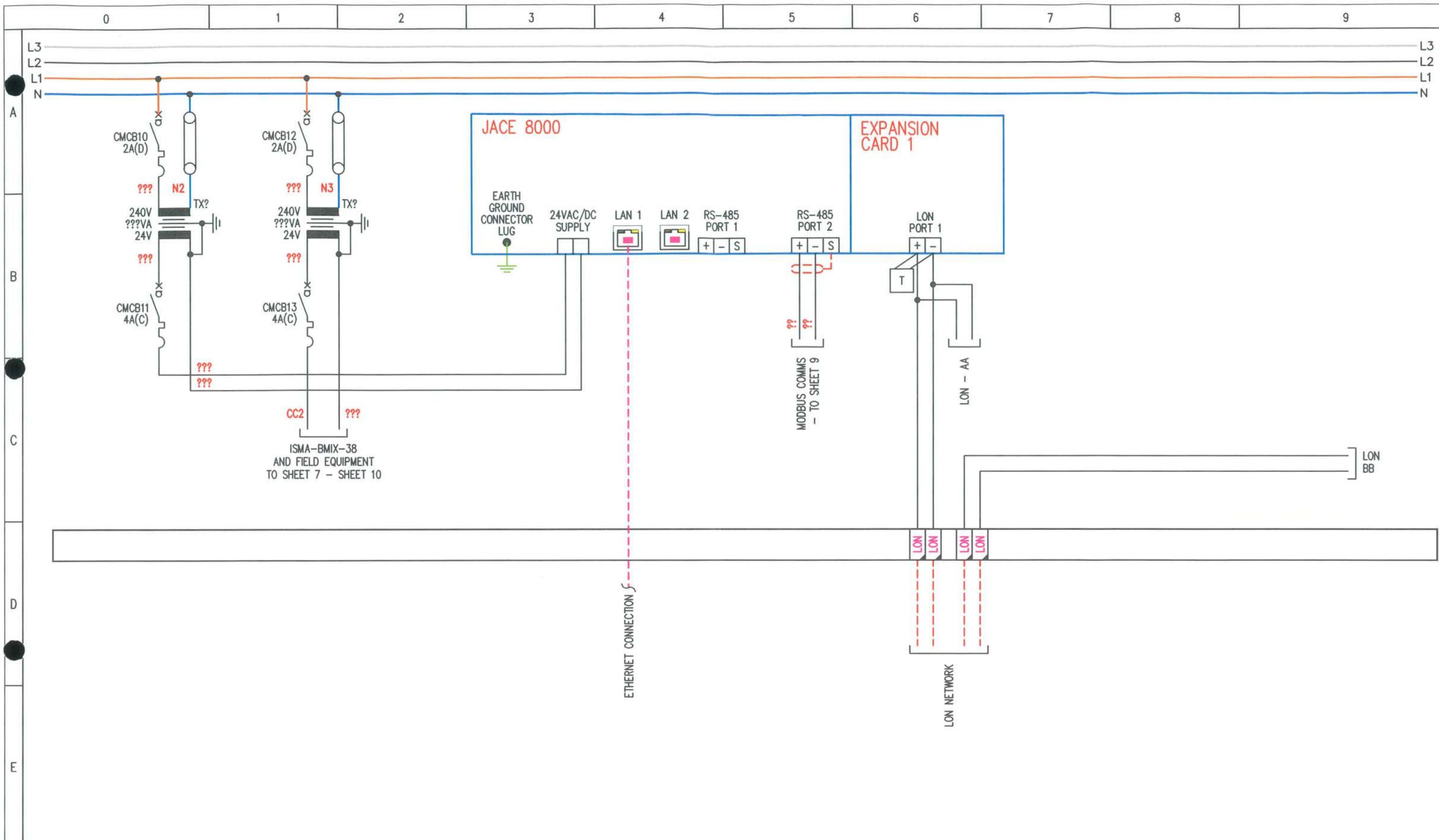
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FOR APPROVAL	ISSUED FOR CONSTRUCTION	AS Fitted	CONSTRUCTION		PROVISIONAL						ISSUED FOR APPROVAL AFTER COMMENTS								
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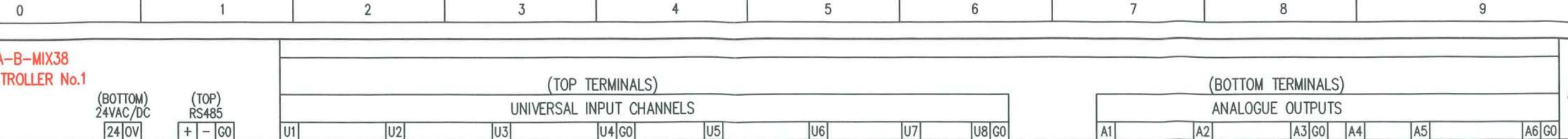
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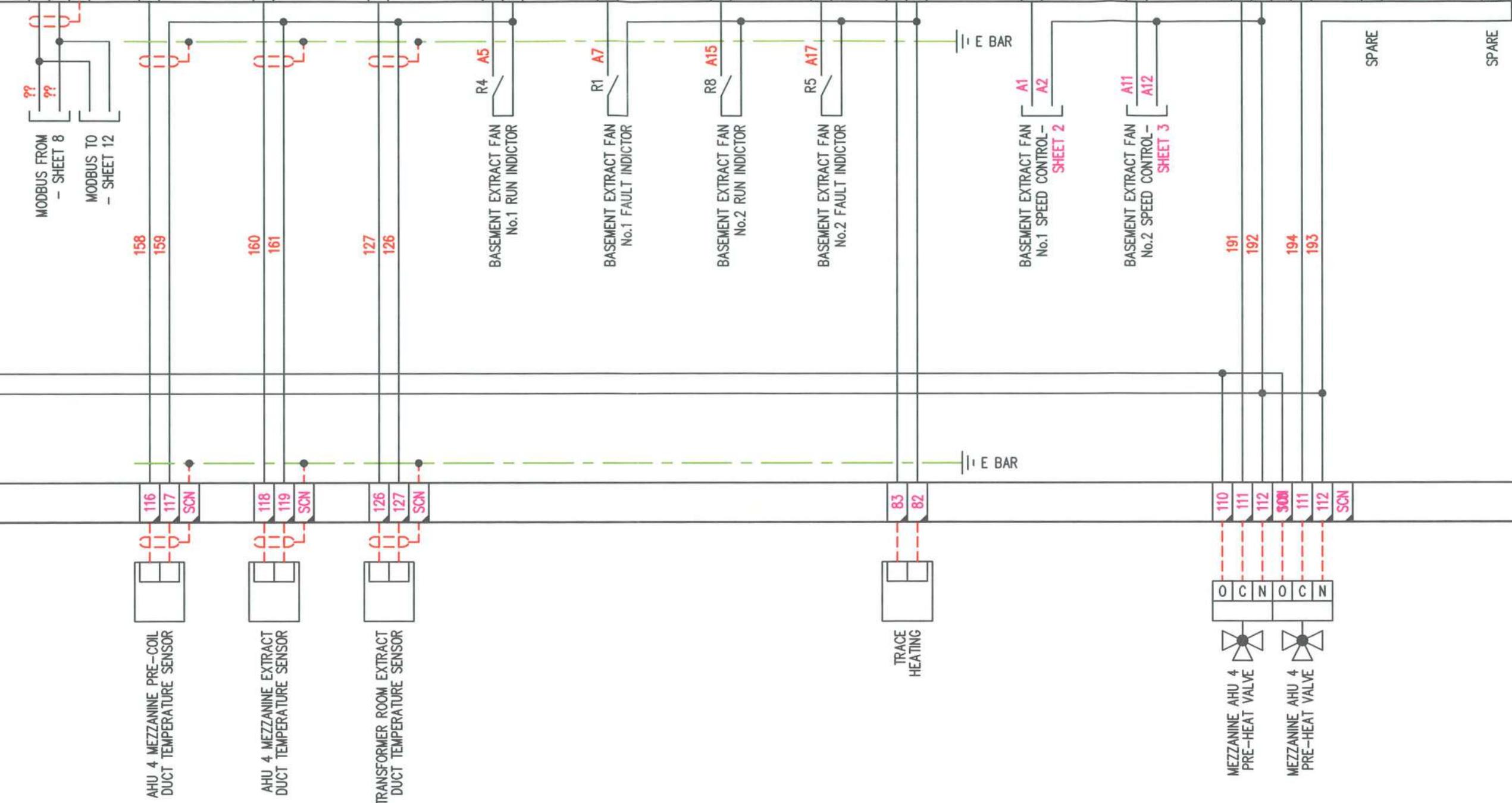
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A



B

C

D

E

● PROVISIONAL
● FOR APPROVAL
○ AS BUILT
○ AS FITTED
ISSUED FOR CONSTRUCTION



REVISION No	DESCRIPTION OF REVISION	DRAWN BY DATE	CHECKED BY DATE	REVISION No	DESCRIPTION OF REVISION	STATUS	DRAWN BY DATE	CHECKED BY DATE	DRG No.6082-11 PROJECT No.6083	SHT. 9 of 19	REV 1 ©
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									PANEL TITLE	BASEMENT EXTRACT NO.1 FAN CONTROL PANEL AP3	
									CLIENT		