

Vendor's building survey report

Twenty Old Bailey, London EC4M 7AN



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Executive summary

Property address	Twenty Old Bailey, London EC4M 7AN
Property type	Office
Property age	Built 1989 and extensively refurbished 2017
Inspection date	30 January 2023

Recommendation

From our perspective as building surveyors we see no reason to advise a prospective purchaser against proceeding with the purchase of this building.

Nevertheless, we direct the prospective purchaser to the content of the remainder of this report, which should be read in full.

Key survey findings

During the course of our survey we noted various issues to which we draw the prospective purchaser's attention in detail within this report. We set out the key points below. For ease, the following colour coded identification flag has been utilised to draw attention to important comments:

-  **C** Critical risk issue requiring Immediate action.
-  **H** High risk issue with investment or health and safety considerations.
-  **M** Medium risk issue which may affect business operations.
-  **L** Low risk issue for information which will require asset management.

- 1) The property identified as 'Twenty Old Bailey, London EC4M 7AN' is a multi-tenanted office located in the City of London. The building comprises three basement levels, ground floor and nine upper floors. Built in 1989, but extensively refurbished in 2017, the property is predominately concrete framed, clad with limestone and glazed curtain walling. The roof areas comprise inverted roofs weathered with a membrane system. Overall the property is considered to be in good condition commensurate with its age and use.
- 2) One roof/balcony leak was reported in the area of the 6th floor, which was in the process of being investigated and rectified at the time of our inspection. Meanwhile, the balconies to the 8th and 9th floors have experienced on-going issues and therefore these areas are being stripped and re-laid with a new guaranteed waterproof system. This is due for completion in July 2023. You should ensure all guarantees and warranties are transferable.



- 3) We were advised of water ingress to the boiler house within basement level -3. From our inspection we noted low level water damage to decorations in various areas of level -3 and -2. This is not affecting business operations. A drained cavity system has been used and water is collecting in the said cavity, which is subsequently not draining correctly and therefore is damaging the internal blockwork finishes as the water builds up. It is unclear where the drainage channels are connected and the condition or otherwise of the pumps and sumps. However, the system will presumably date back to base build and an annual maintenance regime should be put in place. A basement leak tracker should also be maintained. L
- 4) On behalf of the vendor we appointed Tee Technical to undertake a specialist cladding survey. They have advised as follows: -
'The various cladding systems are of good quality and accordingly are presently in a satisfactory condition, other than being locally dirty, with no reported or observed rainwater ingress, façade glazing failure or other significant defect. There are however two panes of internal atrium wall glazing that have recently failed and presently require replacement. Accordingly it is considered that no remedial repairs in excess of normal maintenance are required over the next ten years.'
- 5) The mechanical and electrical (M&E) engineering services generally date from a refurbishment in 2017 and are operational and in fair visual condition. Documentation to support routine and statutory testing was available for review and we anticipate expenditure will be required in the long term for lifecycle plant replacements during the 10-year reporting period covered by this report. L

Non-loadbearing Cladding

Risk	Commentary
Building Insurance	The use of combustible materials in cladding systems is currently of concern to the insurance industry. We note that Knauf Earthwool insulation has been used to the elevations where work has been undertaken behind all stonework. This is advertised as having a Euroclass A1 rating i.e. non-combustible. The cladding to levels 8 and 9 is Eurobond Rockspan Extra. This is Euroclass A2-s1, d0 and provides up to 4 hours fire resistance according to manufacturer's instructions. This is deemed 'limited combustibility'. Insulation used in other areas to these levels is noted as Rockwool RW3, which is Euroclass A1. The specialist cladding report by Tee Technical does note that their 'assessment of the cladding construction did however reveal individual components that may prove to be problematic in respect of fire resistance and as such should be reviewed as part of a fire risk assessment. These uses are (a) combustible PIR rigid board insulation behind the 2017 installed and the original glazed window and curtain wall spandrel panels, (b) similar, but unconfirmed, insulation behind the 2017 installed metal curtain wall panels and (c) Kingspan K15 combustible PIR rigid board insulation to the perimeter of the glass atrium roof. Furthermore, the type and presence of any insulation behind the original window spandrel panels and behind the original stonework is unknown.'

Risk	Commentary
	We would recommend you raise this with your building insurers to establish if they have any concerns or require testing or investigations.
Future Proofing	The <u>current</u> 2019 edition (as amended) of The Building Regulations 2010 notes that the external wall of a building should not provide a medium for fire spread if that is likely to be a risk to health and safety. We would note the building is over 18m in height but with no sleeping accommodation and is not deemed a 'relevant building' by the current Building Regulations i.e. a dwelling. Approved Document B of the Building Regulations currently advocate that for buildings less than 1000mm from the relevant boundary, materials should be Euroclass B or better. However, all insulation should be Euroclass A2 or better i.e. non-combustible. The specialist cladding report by Tee technical indicates that there is potential areas where the insulation used is below this standard. Note the Tee Technical survey was non-intrusive and they are unable to confirm cavity barriers have been correctly installed. However, they are referenced within the as-built information – 'A fire barrier has been installed at every storey height (horizontal along slab edge) and vertically on various columns'. We have been provided with a copy of the Building Regulations Final Certificate for the 2017 works as issued by MLM and dated 31 August 2017. This would cover the cladding systems installed and provide a degree of assurance it complied with the Building Regulations at the time of construction. However, we would note that Building Regulations are not retrospective and therefore any future upgrade works would be dependent on the results of a Fire Risk Assessment. The current Fire Risk Assessment does not provide an opinion on the cladding systems used and we would recommend that this is updated accordingly. This would determine if any further investigations or remedial works are necessary.
Life Safety	The building is a commercial entity with no sleeping accommodation. However, it is over 18m in height, albeit with a sprinkler system and robust fire exit strategy. The Fire Risk Assessment has not considered the claddings in their appraisal but provides rather a generic commentary. We cannot definitively confirm no further remedial works will be required, therefore, if this of concern this will require further review and consideration by a suitably qualified professional as part of the Fire Risk Assessment. This is echoed within the Tee Technical report.

Cost recoverability summary

Risk summary	Recoverable costs (£)			
	Year 1	Years 2-5	Years 6-10	Risk totals
High risk	6,325	0	0	6,325
Medium risk	0	0	164,450	164,450
Low risk	44,275	0	180,895	225,170
Totals (£)				396,000

Risk summary	Non-recoverable costs (£)			
	Year 1	Years 2-5	Years 6-10	Risk totals
High risk	0	0	0	0
Medium risk	0	0	0	0
Low risk	0	0	0	0
Totals (£)				0

Overall total (£)				396,000
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- 1) All of these sums are approximate and exclude VAT.
- 2) A further breakdown of these figures is provided in Appendix A.
- 3) Professional fees are included.
- 4) Repair costs under £5,000 are not included.
- 6) Internal refurbishment costs are not included unless stated otherwise.

Key landlord and tenant considerations

- 1) Each of the tenants occupy on typical internal repairing and insuring terms and pay a service charge towards the repair and maintenance of the common areas.
- 2) For high quality accommodation such as this we are reporting all costs as 100% recoverable on the assumption there will be 100% occupancy for the full 10 year cost reporting period.

Energy performance certificate

Building/area	EPC rating	EPC expiry date
20 Old Bailey, LONDON EC4M 7AN	B27	28 November 2027

Phase 1 environmental assessment

We have been appointed to prepare a Phase 1 Environmental Assessment and can report that the site represents a **low** contamination risk based on current use. Our full report is attached in Appendix D.

Reinstatement cost assessment

We have prepared a Reinstatement Cost Assessment of the property, a copy of which is attached as Appendix C to this report and which should be reviewed for further details of our methodology and assumptions.

Our assessment of the cost of reinstatement in the event of complete destruction is in the sum of £157,000,000.00.

Key solicitor's enquiries and information requests

- 1) The Fire Risk Assessment should be updated to consider the cladding report and if further investigations/works are required.

Other solicitor's enquiries and information requests

- 1) Obtain Land Registry documentation and confirm boundaries.
- 2) Confirm service charge budgets.
- 3) Obtain statement confirming there is no asbestos within the property.
- 4) Obtain warranties, guarantees or contracts for the 8th and 9th floor balcony works.
- 5) Confirm if the actions within Fire Risk Assessment have been completed.
- 6) Confirm if the actions within the accessibility audit have been completed.
- 7) Provide details of any rights of way/easements in relation to the district network operator (DNO) substation located in the basement.

Further investigations recommended prior to purchase

- 1) Carry out a full functional fire alarm cause and effect on the lifts including a standby power test and an audit of the firefighters self-rescue and safety features to ensure the lifts behave as per BS EN 81-72 and BS EN 81-73.
- 2) Carry out a CCTV camera survey of the below ground drainage systems.

Further investigations recommended post purchase

- 1) Undertake a Planned Preventative Maintenance programme. Note we were advised that this is in the process of being set-up.
- 2) Maintain basement leak tracker.

1. Introduction

- 1.1.1. Instructions were received from Mr Jake Walsh of Hines UK Limited on 17 January 2023 to inspect and report on the condition of Twenty Old Bailey, London EC4M 7AN and to provide commentary regarding any landlord and tenant issues that may impact on the recoverability of expenditure.

Date of survey: 30 January 2023

Weather conditions: Dry and partly cloudy. Temperature circa 8°C

Survey undertaken by: Simon Devlin BSc (Hons) MRICS

Umar Kholeefa BSc (Hons)

Mark Hannan

Stephen Lemmon MEng MEIT

Michael Mansfield

Ollie Walcott BEng (Hons) MSc

- 1.1.2. The scope of service was confirmed on 19 December 2022. Refer to Annex 3 for our TDD limitations.

- 1.1.3. In addition to the published limitations our inspection was restricted as follows:

- Our inspection was limited to a brief walk through of various floor plates with a site representative. Of note we were not afforded access to the 7th floor, 6th floor, 5th floor and 1st floor due to security concerns.
- We were provided with access to various plant rooms within the basement levels but some areas such as tenanted storerooms were not accessible.
- The balcony inspection was restricted to part of the 8th floor. The 9th floor was not accessible due to ongoing building works and could only be viewed from the 9th floor restaurant area. The balcony on the 7th floor was also not accessible.
- We were unable to view all the ceiling soffits, voids or below raised floors due to occupation, furniture and finishes.
- Access to riser cupboards was limited to a sample section on different floors.
- We have not undertaken a CCTV survey of the surrounding underground drainage system.
- The Magpie & Stump Public House was not accessible.
- We have not undertaken a CCTV camera survey of the below ground drainage systems.
- We were not able to inspect within the ceiling voids.

We obtained sufficient access to obtain an overall impression of the general condition.

- 1.1.4. Our in-house M&E specialist engineers carried out a visual inspection of the engineering services installations and their findings are presented within this report.
- 1.1.5. We have not been instructed to commission a specialist consultant report on the services
- 1.1.6. We have prepared a Reinstatement Cost Assessment, which is within Appendix C.
- 1.1.7. We have been appointed to prepare a Phase 1 Environmental Audit, which is within Appendix D.
- 1.1.8. On behalf of the vendor we have appointed Tee Technical to undertake a specialist cladding survey. Their full report is included within Appendix E.
- 1.1.9. Whilst this Report is addressed to the vendor, we understand that the property is to be purchased for investment purposes by a third party. We have assumed that no change of use or significant layout alterations are proposed. On this basis we acknowledge that reliance on the content of this Report will be granted in due course to the eventual purchaser of the property and their funder(s). Confirmation of such reliance will be by means of a letter from Hollis Global Limited to the purchaser and their funder(s).
- 1.1.10. In terms of orientation references within this report, the front elevation on Old Bailey is deemed to be facing due east.
- 1.1.11. Document control:

Report prepared by:

Simon Devlin
BSc (Hons) MRICS



Report checked by:

Michael Smyth
BSc (Hons) MRICS



2. Property description



Photo of the front elevation, east facing

- 2.1.1. The property identified as 'Twenty Old Bailey, London EC4M 7AN' is a multi-tenanted office located in the City of London. The building comprises three basement levels, ground floor and nine upper floors. To the northeast is a public house identified as 'The Magpie & Stump'.
- 2.1.2. It is located in the City of London, opposite the historic Old Bailey criminal courts. The building occupies an island site with Old Bailey to the front elevation or east; St Georges Court to the south; Bishops Court to the north; Fleet Place to the west.
- 2.1.3. The main entrance to the building is accessed off Old Bailey where the reception is located, as well as a café and waiting area. This leads to the main communication core and onto further access/egress and a reception (Fleet Place).
- 2.1.4. The upper floors are the office areas fitted out to suit the tenant needs. Of note is a balcony to the 7th, 8th and 9th floors. Plant is located to the roof areas on the 8th and 9th floor. The upper floors are accessed via three stairwells identified as core 1 (central or main), northeast (core 2) and southeast (core 3).
- 2.1.5. The three levels to the basement are identified as 'B-1' (or lower ground floor), 'B-2' and 'B-3'. They include office accommodation at lower ground level, which is connected by light wells to the ground level. The remainder includes further tenant space, used for gymnasiums and storage as well as landlord plant room areas, a loading bay, refuse area and other welfare facilities. A cycle/car park is located on level -2, which is accessed via a shared access road to the south. This includes extensive cycle parking. (Note part of the basement below the lower ground is also described as a mezzanine level).
- 2.1.6. The original building was reportedly built in 1989 but was extensively refurbished in 2017 to a design by Buckley Gray Yeoman. The works included two new floors at levels 8 and 9; a new central lift and stair core; new façade; Cat A fit-out; new mechanical and electrical installations. The certificate of making good defects was issued on 7th November 2018.
- 2.1.7. Original information from 1989 have not been made available and we cannot confirm the foundation design; however the 2017 operation and maintenance manuals references the use of piled foundations.

- 2.1.8. The basement areas comprises insitu concrete retaining walls, with a drained cavity system evident to the perimeter. A ground bearing slab is assumed to the lowest level i.e. B-3.
- 2.1.9. The 2017 O&M manuals reference 'below ground waterproofing' which is understood to relate to where new lift pits were installed disturbing the original building waterproofing. The design standard is 'grade 2' to BS58102:2009 i.e. no water penetration is acceptable but damp areas are tolerable.
- 2.1.10. The original superstructure consists of an insitu reinforced concrete frame made up of columns, beam strips and slabs. The new 8th and 9th levels are steelwork connected back to the exiting concrete structure. The original slab edge has also been extended in areas to suit the new façade and to infill corners level 7 and 8.
- 2.1.11. The overall building stability is achieved by the design utilising 'moment frame' action.
- 2.1.12. The extensive refurbishment included two new upper floors formed of 140mm concrete on a composite metal deck; infill work again made up of a composite deck system; excavation and formation of enlarged lift pits in the sub-basement slab; strengthening some existing columns to facilitate the alterations.
- 2.1.13. With the extensions to the property, and addition of floors 8 and 9, a new roof structure and covering have been provided over both levels. An inverted roof system has been installed weatherproofed with a 'GuaraTEC' monolithic roofing system (a one-part, hot melt, self-healing membrane). The build-up includes 160mm of insulation, abseil fixing points and a ballast layer of either 600 x 600 paving slabs or 20-40mm loose pebbles. The product guarantee is noted as 35 years.
- 2.1.14. This is supplemented with a 'living roof' including drainage boards and wildflower seed mix.
- 2.1.15. The structurally glazed atrium rooflight terminates to the roof over level 9. Solar panels are also prevalent along with extensive plant to both roof levels 8 and 9. Galvanised metal walkways, grillage and handrails are provided throughout.
- 2.1.16. Gullies are evident which collect rainwater and drain internally to a grey water recycling system.
- 2.1.17. Balconies are provided to floors 7, 8 and 9. These were originally weathered as the main roof albeit they have composite decking over. The balconies to the 8th and 9th floors are in the process of being refurbished. An Esterflex SBS membrane is being applied. We assume the insulation and composite decking will be re-laid upon completion.
- 2.1.18. On behalf of the vendor we appointed Tee Technical to undertake a specialist cladding survey. Their full report is appended. In summary the external façade to the east and various locations on all other elevations were replaced as part of the 2017 refurbishment works. This includes a Moleanos Limestone cladding panel fixed to the original structure with stainless steel fixings and 10mm silicone movement joints with 5mm stone mortar joints. This incorporates aluminium powder coated double glazed windows and 100mm Knauf Earthwool insulation. Some windows were refurbished rather than renewed.

- 2.1.19. To the Old Bailey front elevation there is a glazed curtain wall incorporating a Boon Edam automatic Bristol Tourniket revolving doorset in 12mm clear toughened glass. The remaining external exit doorsets are flush aluminium or aluminium powder coated glazed types.
- 2.1.20. On floors 8 and 9 there are smooth composite cladding panels around the plant room, which are Rockspan Extra. Steel doorsets provide access/egress.
- 2.1.21. Full height glazing has been installed with bomb proof glazing to the front elevation, providing additional protection due to its close proximity to the Old Bailey Criminal Courts opposite.
- 2.1.22. The public house to the side elevation has its own painted timber framed shop front,
- 2.1.23. To the south elevation there is an access road leading to the car park and some of the original marble, terrazzo and stone cladding finishes remain in this location. Access into the basement is controlled via an automatic roller shutter door with a personnel entrance to the side.
- 2.1.24. Internally there is a full height atrium emanating from the reception to a rooflight on the 9th floor. There are also ground and B-1 lightwells. Both of these elements have been constructed with frameless single glazed clear glass with back painted spandrel panels, LED lights, trims, brackets, stiffeners, insulation, sealants, gaskets and fire and smoke seals.
- 2.1.25. The main reception has a double storey height lobby area with a plastered painted ceiling finish incorporating inset feature lighting with plastered and painted internal walls. Floor coverings are a polished stone tile with speed gates providing access to the lift lobby and vertical circulation. The lift lobby finishes on the upper floors reflect the reception finishes on the ground floor.
- 2.1.26. The internal office fit-out is to suit the tenants' business needs. This includes internal staircases to link areas where they occupy more than one floor. Typically, the finishes consist of metal and plasterboard suspended ceiling systems; painted plaster walls; carpet finishes on a raised access floor. Various demountable partitioning systems are installed. The central atrium provides natural daylight to the centre of the office areas.
- 2.1.27. Internal doors into the demise were generally full height glazed metal framed doorsets. WC, stair and storage cupboard internal doors generally comprising solid timber doorsets with vision panels where necessary.
- 2.1.28. WC finishes comprise painted plaster feature ceilings with uplighter fittings and painted plaster walls with some back panels. Each WC has ceramic tiled floors with glazed back panels to urinal and splashback areas. The WCs are fitted out with laminated cubicle partitioning, vitreous China sanitaryware, 'Quaronite' wash hand basins, vanity units and mirrors.

- 2.1.29. The central staircase is of steel framed construction with precast concrete treads. The internal finishes being painted plaster ceilings and soffits, painted plastered walls and precast concrete landings, with a trowelled anti-slip finish. The landings and stair treads contain stainless steel edge strips that have been inset into the concrete. The stairs are also provided with painted metal handrails and balustrades. The two emergency escape stair cores to northeast and south-east cores are of precast concrete construction from basement -2 to level 7. Levels 8 and 9 to both cores have been added under the 2017 refurbishment and comprise purpose made metal stairs, with metal plate combined riser/tread. Both emergency stair cores are finished to the same specification as the main stair core, except the floors are non-slip vinyl finish with a proprietary nosing detail.
- 2.1.30. The finishes to the basement areas are generally the exposed structure. Typically underside of the concrete slabs with exposed brick / blockwork or concrete walls and a painted concrete floor. Doorsets are flush timber with vision panels to those on corridors.
- 2.1.31. The car park, motorbike and cycle parking areas have the same exposed finishes but with an epoxy resin flooring. The soffit of the car park is unlined with vermiculite spray or boarded insulation.
- 2.1.32. The external paving and hard surface areas immediately around the building are considered to form part of the public highway and therefore outside the demise of the building. However, this should be confirmed by your solicitor.
- 2.1.33. The engineering services are described within section 4.
- 2.1.34. The building is not listed. The site is not located in a Conservation Area but closely abuts one.
- 2.1.35. We are advised by a Murphy Surveys UK measured survey that the net internal area is 22,835.6m² (245,802 sq. ft.).

3. Property condition

3.1.1. Overall the property is considered to be in good condition commensurate with its age and use.

3.2. Structure, including foundations

3.2.1. It was not practical to open up the foundations for inspection and no information is readily available. We cannot, therefore, comment on their design, type or adequacy. However, whilst the foundations are concealed from view, our visual inspection revealed no evidence of significant cracking, deflection or other distress to the superstructure that would indicate failure of the foundations and therefore no further investigations are warranted in this regard.

3.2.2. The allowable live loadings of the floor structures are unknown; however our visual inspection revealed no evidence of gross overloading or significant defect in the form of deflection or cracking that would indicate a structural problem with the floors.

3.2.3. Overall, our inspection revealed no evidence of significant visual defects indicative of either instability, subsidence, overloading or other form of structural distress with the walls, floors or roof construction. Accordingly no further investigations are warranted into the structural adequacy of the superstructure.

3.3. Roof and rainwater goods

3.3.1. The roofs and rainwater goods are generally in good condition. The main points to note and remedial works required are summarised below:

- At the time of inspection we were advised of one current leak in the area of the 6th floor, which was reportedly associated with the balcony over. We were not afforded access to the 6th and 7th floors and therefore we were unable to inspect for ourselves. Building management confirmed that this was being investigated and a repair would be actioned in due course.
- The balconies to the 8th and 9th floors have experienced on-going issues and therefore these areas are being stripped and re-laid with a new guaranteed waterproof system. This is due for completion in July 2023. You should ensure all guarantees and warranties are transferable.
- The main roof located at 8th floor and 9th floor is an inverted roof with no issues reported. This dates from the 2017 refurbishment therefore, other than routine maintenance, we would not envisage any works over and above routine maintenance (for the duration of our cost reporting period). In this respect vegetation should be regularly removed.
- The green roofs will require regular maintenance in accordance with the manufacturer's instructions. This will include managing green plant encroachment; watering; controlling weeds.
- There is cracking to the fibre cement boards lining the plant rooms at roof level; presumably from impact damage. This is aesthetic only.

3.4. Elevations, including windows and doors

3.4.1. The elevations, including windows and doors, are generally in good condition. The main points to note and remedial works required are summarised below:

- On behalf of the vendor we appointed Tee Technical to undertake a Specialist Cladding Survey. Their report is appended which should be read in full. In summary, they have reported as follows: -
- *'The various cladding systems are of good quality and accordingly are presently in a satisfactory condition, other than being locally dirty, with no reported or observed rainwater ingress, façade glazing failure or other significant defect. There are however two panes of internal atrium wall glazing that have recently failed and presently require replacement. Accordingly it is considered that no remedial repairs in excess of normal maintenance are required over the next ten years.'*
- Soiling is evident to the copings around the 8th floor balconies. Periodic cleaning is recommended as part of a robust planned maintenance regime.
- Soiling is also evident to the soffit of the high level cornice details indicating potential water penetration from above. There is no obvious distress but as part of a robust planned maintenance regime these details should be checked and repaired as necessary.

3.5. Internal areas

3.5.1. The internal areas are generally in good condition. The main points to note and remedial works required are summarised below:

- The tenant areas are maintained to a high standard befitting their status.
- The basement areas are also maintained to a high standard. There is minor wear to the paint finish to doors and the floor slab, which is to be expected.
- We were advised of water ingress to the boiler house within basement level -3. From our inspection we noted low level water damage to decorations in various areas of level -3 and -2. This is not affecting business operations. A drained cavity system has been used and water is collecting in the said cavity, which is subsequently not draining correctly and therefore is damaging the internal blockwork finishes as the water builds up. It is unclear where the drainage channels are connected and the condition or otherwise of the pumps and sumps. However, the system will presumably date back to base build and a maintenance inspection regime should be undertaken annually. A basement leak tracker should also be maintained.

3.6. External areas and boundaries

3.6.1. The external areas and boundaries are generally in good condition. There is limited external areas associated with the property and no works over and above general maintenance was evident.

4. Engineering services

- 4.1.1. The mechanical and electrical (M&E) engineering services generally date from the building's refurbishment in 2017 and were operational and in fair visual condition during our inspection. We anticipate expenditure will be required in the long term for lifecycle replacement for a small number of items including the lift during the 10 year reporting period.
- 4.1.2. No intrusive testing of the M&E systems was undertaken as the inspection was purely of a visual nature. We did not review any internal components of the M&E systems and we did not inspect the underground drainage systems. We have not undertaken a design review and we have assumed that the systems were correctly designed and commissioned at the point of installation unless otherwise stated. We have not undertaken a comprehensive review of the engineering systems in terms of their compliance with statute or regulations.
- 4.1.3. The budget costs are based on estimated prices both from our experience, previous tenders of similar types of work, and pricing books such as SPONS and BCIS, and manufacturer's data. We have not included any costs for ongoing maintenance tasks nor any minor replacements of components such as local water heaters, smoke detectors, small extract fans, etc, as we would expect such items to already be accounted for in maintenance budgets.
- 4.1.4. Replacement of plant for lifecycle purposes is based on like for like equipment. Of course, it may be the case that current technology may not be the most appropriate strategy at the time of replacement, and we have not considered improving the energy efficiency or changing the environmental strategy of the property. We recommend undertaking a feasibility study to determine the most appropriate methodology 12 months prior to any major replacement works.
- 4.1.5. We have not included any costs for the tenant installations, as we assume that they are responsible for their maintenance, upkeep, and removal as part of their lease obligations

4.2. Heating and cooling

- 4.2.1. Primary heating is provided via a water to water heat pump manufactured by Mitsubishi which utilises waste heat from the chilled water (CHW) return circuit to generate low temperature hot water (LTHW). The LTHW is circulated via insulated pipework to a buffer vessel and to the fan coil unit's (FCUs), air handling unit's (AHUs) and radiators via pump sets manufactured by Grundfos. Additional heating to supplement the heat pump is produced by three gas fired boilers manufactured by Hoval. Waste products from the combustion discharged into a combined flue which extends up to roof level where it vents to atmosphere. The heating plant is located within the basement level 3 plant area.
- 4.2.2. A further heat pump also utilising waste heat from the CHW circuit generates LTHW for the pre heating of domestic hot water (DHW) via a plate heat exchanger (PHX). Additional heat to supplement the heat pump is produced by a further gas fired boiler which generates LTHW and utilises two indirect calorifiers.

- 4.2.3. Cooling is provided by four water cooled chillers manufactured by Climaveneta located within the basement level 3 plant area. The chillers are charged with R134a and generate CHW which is circulated via insulated pipework to the FCU's and AHU's via pump sets manufactured by Grundfos. Waste heat is removed from the chillers via a condenser water circuit and heat rejection is via two cooling towers located at roof level.
- 4.2.4. Additionally, various tenant installed split direct expansion (DX) systems and dry air coolers have been installed at roof level to provide cooling to comms rooms within their respective demises.
- 4.2.5. The main points to note and remedial works required are summarised below:
- In discussion with site based staff they advised the heat pumps to have proved problematic and we recommend the heat pumps are re-commissioned.
 - Gas safety testing of the boilers was carried out on 21.06.2022 which identified a number of defects with boiler two which we understand from the site based staff have since been rectified.
 - The boilers are in fair visual condition and with continued regular maintenance should continue to provide reliable service throughout the timeframe of this report.
 - The chillers were serviced on 02.11.2022 where a number of defects were found with chiller two and four. Again in discussion with site staff the chillers were repaired and returned to service.
 - The chillers are in fair visual condition and should continue to provide reliable service throughout the timeframe of this report with continued regular maintenance.
 - The LTHW, CHW and condenser water circulation pumps are in fair visual condition and we anticipate will remain serviceable throughout the next ten years.
 - The chillers utilise a refrigerant that is a hydrofluorocarbon (HFC), manufacturers are restricted in quantities they can produce and place on the market and it is inevitable that availability will decrease, and prices will rise. Legislation is in place to phase out refrigerants with a high global warming potential (GWP). Refrigerant R134a is currently subject to a phase down which will reduce the quantity of refrigerant available to the market. The refrigerant will not be phased out, however due to the phase down it is anticipated that maintenance costs and downtime for repairs may increase, and replacements should use more modern refrigerant technologies available at the time.
 - The F-Gas register was available for review and appeared up to date and was deemed satisfactory.

4.3. Domestic water and closed water systems

- 4.3.1. A metered mains cold water supply enters the building at basement level and is distributed to serve a sectional glass reinforced plastic (GRP) cold-water storage tank located within the basement level 3 plant area. From the tank, water is distributed via a 3-pump cold water booster set (CWBS) manufactured by Grundfos to serve the domestic water outlets located throughout the building.
- 4.3.2. A PHX served via a heat pump provides pre heating of the DHW and is supplemented via two indirect calorifiers located within the level 3 basement area which are served by LTHW generated from a gas fired boiler. The DHW is circulated to outlets throughout the building by two Grundfos circulation pumps via insulated copper pipework.
- 4.3.3. Make up water for the cooling towers is derived from the CWBS which feeds a non-potable booster set which in turn feeds a water softener and reverse osmosis unit. The treated water is stored in a further GRP tank from where water flows via a further booster set and rises to fill the cooling towers at roof level. An automatic dosing system maintains water quality in the condenser water circuit with a chemical injection point located in the feed water pipework.
- 4.3.4. The main points to note and remedial works required are summarised below:
- Records to support routine water hygiene testing carried out on 22.11.2022 carried out at various locations was available for review and all returned a satisfactory result.
 - Water testing of the condenser water circuit was carried out on 25.10.2022 (cooling tower 1) and on 22.11.2022 (cooling tower 2) with satisfactory results returned.
 - Closed water chemical analysis was carried out on 22.11.22 and all systems were deemed within acceptable limits with no changes required to dosing regimes.
 - The mains water supply, storage tanks and distribution pipework are in fair visual condition and with good regular maintenance should continue to provide reliable service throughout the timeframe of this report.
 - The cold water booster set and non-potable booster set are in fair visual condition, however, will exceed their serviceable and economic life expectancy within the timeframe of this report. We have included an allowance to replace the cold-water and non-potable booster pump sets in the long term.
 - The indirect hot water calorifiers and circulating pumps are in fair visual condition and should continue to provide reliable service throughout the timeframe of this report.
 - We were unable to review the latest water risk assessment which are available upon request from the vendor.

4.4. Ventilation

- 4.4.1. Mechanical ventilation is provided to office areas via five supply and extract heat recovery AHU's, four of which are located at basement level 2 and the fifth at basement level 3. The AHU's comprise of heating and cooling coils fed from the LTHW and CHW systems to temper incoming fresh air. The AHU's are manufactured by Dalair.
- 4.4.2. Mechanical ventilation is provided to the male and female WC's by two Flakt Woods twin extract fans located at roof level. An additional kitchenette extract fan provides extract ventilation to the kitchenettes throughout the building. Car park ventilation is achieved using the extracted air from office areas via the discharge air from the basement AHU's. The the vitiated air discharges into the AHU room then passes through a grille in the wall into the car park which maintains air flow through the area and discharges to atmosphere via the entrance. Jet fans assist with air flow to stagnant areas of the car park.
- 4.4.3. Smoke ventilation to the central and south cores is via automatic opening vents (AOVs) located at roof level and the use of builders ducts formed at the time of construction. Smoke ventilation is maintained to the basement car park via the office AHU's discharged air which are provided with a resilient generator supply. Mechanical smoke ventilation is provided to core 3 and the atrium by smoke extract fans located at roof level.
- 4.4.4. Dedicated supply and extract fans provide mechanical ventilation to the basement level 3 boiler room.
- 4.4.5. The main points to note and remedial works required are summarised below:
 - The AHUs are in fair visual condition and should continue to provide reliable service throughout the timeframe of this report with good regular maintenance.
 - The toilet extract fans and kitchenette fan at roof level and boiler room supply and extract fans are in fair visual condition, however, will also exceed their serviceable and economic life expectancy within the timeframe of this report. We have included an allowance to replace the fans in the long term.
 - The smoke ventilation was serviced on 26.06.22 and determined all items were performing to specification with no defects noted. Due to economic life expectancy we have allowed costs to refurbish the smoke extract fans in the long term.

4.5. Controls

- 4.5.1. The M&E services within the basement levels and roof are controlled via mechanical control panels (MCPs) located in close proximity to the relevant plant. The panels feature building management system (BMS) controllers manufactured by Trend and Tridium to enable monitoring and control of the M&E services in each area. A BMS head end terminal is located within the basement level 3 maintenance office.
- 4.5.2. The main points to note and remedial works required are summarised below:
- The MCP's are in fair visual condition and should continue to provide reliable service throughout the timeframe of this report with good regular maintenance.
 - The BMS system is currently being upgraded from a Trend 963 system to IQ Vision and the replacement system is likely to remain supported throughout the time frame covered by this report.

4.6. Drainage

- 4.6.1. Wastewater flows to a series of vertical stacks which connect to the below ground drainage system before connecting to the public sewer. Wastewater from the basement levels flows to a sump before being raised to flow via gravity to the public sewer. Surface water from the car park flows to gullies which in turn flow to the public sewer via a petrol interceptor.
- 4.6.2. Rainwater from the roof is collected via roof gullies which discharge into cast iron/uPVC rainwater downpipes to serve the basement level 3 rainwater harvesting tank. In times of low rain fall the rainwater tank is maintained from a non-potable supply and during high rainfall the tank overflows into the combined surface and foul sewer. The rainwater is treated and serves the grey water demand of the building.
- 4.6.3. The main points to note and remedial works required are summarised below:
- The waste and rainwater drainage and harvesting system are in fair visual condition and should continue to provide reliable service throughout the timeframe of this report.
 - We have not commissioned a CCTV survey of the underground drainage system and no drainage inspection covers were lifted as part of our inspection.

4.7. Gas supply

- 4.7.1. A natural gas supply enters the building and is metered within the basement level 1 incoming services room. The supply passes through a solenoid valve before serving the boilers within basement level 2.
- 4.7.2. The main points to note and remedial works required are summarised below:
- Gas tightness testing was carried out on 05.07.2022 with no actions outstanding.
 - The gas meters, distribution pipework and valves are in fair visual condition and should continue to provide reliable service throughout the timeframe of this report with good regular maintenance.

4.8. Electrical infrastructure and electrical small power

- 4.8.1. From the distribution network operator (DNO) substation located at basement level, two high voltage (HV) supplies feed two transformers which provide two low voltage (LV) three phase and neutral (TP&N) supplies. From the transformers the LV supplies connects to two switchboards located in LV switch room 1 and switch 2. The supplies extend via steel wired armoured (SWA) cable to feed the sub-main distribution and point loads located throughout. The switchboards also serve rising busbars which are installed with tap offs on each floor to supply the landlords and tenant distribution boards (DBs).
- 4.8.2. A 900 kVA standby diesel generator manufactured by FG Wilson provides a resilient supply to support essential life safety systems. The generator is located at basement level 3 and is fitted with a day service tank fed from the bulk storage tank.
- 4.8.3. A solar photovoltaic (PV) system is installed to generate renewable electricity. The system components comprise 123 No. roof level solar panels, a Solis inverter, and a dedicated metered DB.
- 4.8.4. Recessed outlets to common and core areas are provided for cleaning and general utility use while small power to office areas is via floor boxes.
- 4.8.5. The main points to note and remedial works required are summarised below:
 - An electrical installation condition report (EICR) dated 30.08.22 was available for review where the installation was deemed satisfactory.
 - The main electrical infrastructure was maintained via a shutdown on 23.09.2022 with no actions outstanding. The main and sub-main distribution, along with the small power installations are in fair visual condition and should continue to provide reliable service throughout the timeframe of this report with good regular maintenance.
 - The PV system is operational and in fair visual condition and should continue to provide reliable service throughout the timeframe of this report. We understand from site based staff to improve the green credentials of the building the number of PV panels is in the process of being expanded to a new total of 150 panels.
 - The generator was free of alarms and was visually defect free. We were able to review the latest generator service certificate dated 15.08.22 with no items outstanding. The generator should continue to provide reliable service with continued maintenance throughout the timeframe of this report.

4.9. Lighting and emergency lighting

- 4.9.1. Lighting to common areas is comprised of a mixture of recessed and surface mounted luminaires. Office areas have a mixture of recessed linear fittings recessed down lighters and suspended LED luminaires. Many office areas are supplemented with decorative luminaires, which vary in style from floor to floor. Back of house lighting and plant areas is provided by ceiling and wall mounted LED fittings.
- 4.9.2. Externally, lighting is comprised of building façade mounted downlighters, recessed downlighters and bulkhead style fittings.
- 4.9.3. Emergency lighting is integrated into the lighting scheme and supplemented via illuminated exit signs.
- 4.9.4. Lighting control is via a lighting management system utilising PIR sensors and in plant areas local manual switches are provided. Emergency lighting is tested via the lighting management systems which provides automated reports.
- 4.9.5. The main points to note and remedial works required are summarised below:
- The lighting installations is in fair visual condition with no failures noted and should continue to provide reliable service throughout the timeframe of this report.
 - Emergency lighting is tested monthly and the last discharge test identified many battery failures which the maintenance team are currently working through a replacement programme.

4.10. Security and access control

- 4.10.1. There are a number of CCTV cameras installed covering the main entrance and common areas. The recording equipment associated with the CCTV is located in a plant room at basement level 1.
- 4.10.2. Access control is via a system utilising proximity readers which interface with electric door locks and the reception speed lanes.
- 4.10.3. A security intruder alarm system is provided comprising of PIRs, door and window contactors and sounders.
- 4.10.4. The main points to note and remedial works required are summarised below:
- All security systems were in fair visual condition during our inspection and should continue to provide reliable service throughout the timeframe of this report with good regular maintenance.

4.11. Engineering fire protection

- 4.11.1. A fire detection and alarm system is installed with a series of detectors, sounders and manual call points to provide protection throughout the building. The original fire alarm panel was replaced in 2022 with a replacement panel manufactured by Protec and is located in the security control office within basement level 3.
- 4.11.2. A sprinkler system has been installed to serve the building, including a sprinkler tank and two electric fire pumps located at basement level 3 and a jockey pump to maintain pressure within the system.
- 4.11.3. The building is equipped with a dry riser to the south core with outlets located at all levels.
- 4.11.4. An automated fire curtain system protects the atrium in the event of fire where curtains located strategically are controlled via a panel which interfaces with the fire alarm system.
- 4.11.5. A refuge communication system is provided with access points located at each level of the fire escape stairs which communicate with the control panel located in the security control office located at basement level 3.
- 4.11.6. The main points to note and remedial works required are summarised below:
- The fire alarm panel was clear of any faults or isolations at the time of our survey and the systems was serviced on 02.10.2022 and is in fair visual condition and with continued maintenance should continue to provide reliable service throughout the timeframe of this report.
 - The sprinkler system was serviced on 22.08.2022 with no items identified for repair. The sprinkler tank, associated pumps, valves and controls were in fair visual condition during our inspection and should continue to provide reliable service throughout the timeframe of this report.
 - The fire curtains were serviced on 09.07.2022 with no actions outstanding.
 - The dry riser was serviced on 20.08.2022 with no actions reported as outstanding.
 - The refuge communication system was in fair visual condition during our inspection and should continue to provide reliable service throughout the timeframe of this report.

4.12. Lightning conductor systems

- 4.12.1. A structural lightning protection system is installed to dissipate the effect of a strike, with metalwork at roof level bonded via tapes which extend down internally to connect to earth electrodes in the ground.
- 4.12.2. The main points to note and remedial works required are summarised below:
- The lightning protection system was serviced on 10.01.2022 with a compliance certificate completed. The system is visually in fair condition and no defects were observed and should continue to provide reliable service throughout the timeframe of this report.

4.13. Aerial installations, digital connectivity, and wired source

4.13.1. Incoming telecoms and fibre network cables serve the property in which the structured cabling is routed to the patch panels within comms rooms. Wi-fi hubs provide connectivity throughout the building.

4.13.2. The main points to note and remedial works required are summarised below:

- The aerial installations and landlord structured cabling systems were in fair visual condition during our inspection and should continue to provide reliable service throughout the timeframe of this report.

4.14. Vertical transportation

The vertical transportation assets at the property consist of:

- A six car group of passenger/goods lifts, including a firefighting lift.
- A single firefighting lift within core three.
- A single passenger / goods (goods) lift.
- An accessible platform hoist.

4.14.1. The six car group of passenger goods lifts.

The top drive gearless traction machineroomless lifts are rated at 1600kg / 21 persons and travel at 1.6m/s. The units are accessed through 1100mm wide two panel centre opening doors with lifts A & B serving 13 floors (-3, -2, -1, G, 1-9), lifts C & D serving 10 floors (G, 1-9) while lifts E & F serve 7 floors (G, 1-6). The lifts benefit from destination control signalisation (DCS). Lift B is designated as a firefighters lift.

The lifts were manufactured and installed by Schindler in 2017 from their machineroomless range. The units are C.E marked indicating that they complied with the manufacturers notified body and regulations current at the time of being placed on the market and into service. The anticipated lifecycle of this type of lift is around 20 – 25 years, as such we do not envisage any major capital expenditure as long as a comprehensive service and repair agreement is maintained.

4.14.2. Core Three firefighters lift.

The top drive gearless traction machineroomless lift is rated at 630kg / 8 persons and travels at 1.0m/s. The unit is accessed through 800mm wide two panel centre opening doors and serves 3 floors (G, -1, -2).

The lift was manufactured and installed by Schindler circa 2016 / 2017 from their machineroomless range. The unit is C.E marked indicating that it complied with the manufacturers notified body and regulations current at the time of being placed on the market and into service. The anticipated lifecycle of this type of lift is around 20 – 25 years, as such we do not envisage any major capital expenditure as long as a comprehensive service and repair agreement is maintained.

We recommend that a firefighting lift test be undertaken as part of a full cause and effect test including a black start/ power failure scenario to check the back-up power supply. The maintainer should also check the presence and operation of the firefighters self-rescue and safety features.

4.14.3. The passenger/ goods (goods) lift.

The top drive gearless traction "rucksack" machineroomless lift is rated at 1700kg / 22 persons and travels at 1.0m/s. The unit is accessed through 1300mm wide two panel centre opening doors serving levels 13 floors (-3, -2, -1, G, 1-9) and benefits from an adjacent entrance of 900mm wide two panel side opening doors serving 4 floors (1-4).

The unit was installed by Aurora Lifts in 2017. The unit is C.E marked indicating that it complied with the manufacturers notified body and regulations current at the time of being placed on the market and into service. The anticipated lifecycle of this type of lift is around 15 years, as such the lift will require to be modernised in the long term.

4.14.4. The accessibility platform hoist.

The screw and nut drive platform hoist is rated at 400kg / 5 persons and travels at 0.15m/s. The unit is accessed through 900mm wide single automated swing doors with a half-height door on the upper level.

The unit was manufactured by Cibes Lift AB and installed on behalf of Schindler circa 2017. The unit is C.E marked under the machinery directive. The anticipated lifecycle of this type of lift is around 15 years, as such the unit will require to be refurbished in the long term.

4.14.5. The emergency alarm autodiallers will require to be upgraded in the future as the analogue phone lines are switched off, being replaced with digital lines. This is an operational issue and we have not allowed costs.

4.14.6. This report does not seek to establish minor deficiencies, defects, repairs, and adjustments that are normally performed under fully comprehensive maintenance and repair contracts.

4.14.7. The current Thorough Examination reports carried out by Allianz in November 2022 were provided for review, we recommend copies of the reports are forwarded to the maintenance provider to address and close any issues highlighted within the reports.

4.14.8. Six car group of passenger / goods lift details.

Lift Details	
Property:	20 Old Bailey Passenger / goods lifts
Date: 30/01/2023	London
Engineer: M Mansfield	EC4M 7AN
Manufacturer	Schindler
Serial number	20041981/ 82/ 83/ 84/ 85/ 86
Date of manufacture and any modernisation	2017
Rating KG/ Persons	1600kg / 21 persons
CE Marked	Y
Floors Served	Lifts A & B 13 – C & D 10 – E & F 7
Width of doors	1100mm
Contract Speed	1.6m/s
Centre or Side opening	CO
Number of door panels	2
More than one car door	N
Full height non-contact door detector	Y
Height of landing pushes and indicator	1100mm
Pushes tactile type and diameter	DCS
Pushes illuminate on confirmation	DCS
Pushes audible confirm call	DCS
Pushes visual contrast	DCS
Height of lowest / highest car push	DCS
Voice synthesiser fitted	Y
Alarm push yellow coloured	Y
Floor 0 green colour and raised	DCS
Hands free autodialling alarm with illuminated yellow/ green pictogram	Y
Telephone handset	N
Induction loop logo	N
Handrail, height, diameter and how many sides	Side wall 900mm
Ceiling and lighting	Painted metal panel and diffused lighting panel
Wall finishes	Paint backed glass
Floor finishes.	Ceramic tiles
Levelling accuracy at every floor (10mm)	OK
Full Collective	DCS
Number of lifts in group (simplex, duplex, triplex etc.)	Six car

Lift Details	
Property:	20 Old Bailey Passenger / goods lifts
Date: 30/01/2023	London
Engineer: M Mansfield	EC4M 7AN
Indicator at every floor or just entry floor	DCS identifiers
Mirror for reversing wheelchair	Y
Car Operating Panel Position vs Door	DCS
Door operator type.	Schindler
Thorough Examination Reports	Reviewed – dated November 2022
Notes:	
Lift B car operating panel push access door has broken hinges	
Machineroomless lift	
Check log card for service and repair visits	Monthly by Schindler
Insulating mat available	Stored in goods intervention panel room
Emergency Lowering instructions in place	Y
Electric Shock notice in place	Y
Control panel secure	Y
Obvious fire alarm connection	Y
Landing barrier on site?	Y
Door release key available?	N
Rope condition	Belts
Machine type	Schindler gearless
Controller type	Schindler 5500
Shaft	
Lighting quality	Good
Door operator type	Schindler
Pit refuge sign	N
Car top refuge sign	N
Stop switches	Panel, car top, and pit
Ladder	Retractable ladder in pit
Car top handrail	3 sides
Car top Controls	Compliant
Cleanliness	Light dust deposits

4.14.9. The lifts are in a fair condition commensurate for their age.

4.14.10. Defects noted are as follows:

- Lift B car operating panel push access door has broken hinges.
- Several shaft lights are not illuminating.
- Car tops and pits are begrimed in light dust deposits.

The above noted issues should be sent to the maintenance provider to rectify and close out under the service and repair agreement, no costs have been allowed.

4.14.11. Passenger / goods (goods) lift details.

Lift Details	
Property:	20 Old Bailey Goods lift
Date: 30/01/2023	London
Engineer: M Mansfield	EC4M 7AN
Manufacturer	Aurora Lifts
Serial number	CP70581
Date of manufacture and any modernisation	2016
Rating KG/ Persons	1700kg / 22 persons
CE Marked	Y
Floors Served	13 floors (-3, -2, -1, G, 1-9)
Width of doors	1200mm adjacent entry 900mm
Contract Speed	1.0m/s
Centre or Side opening	CO main entrance / SO adjacent entrance
Number of door panels	2
More than one car door	Adjacent entry
Full height non-contact door detector	Y
Height of landing pushes and indicator	1200mm / 2300mm
Pushes tactile type and diameter	Y
Pushes illuminate on confirmation	Y
Pushes audible confirm call	Y
Pushes visual contrast	Y
Height of lowest / highest car push	900mm / 1200mm
Voice synthesiser fitted	Y
Alarm push yellow coloured	Y
Floor 0 green colour and raised	Y
Hands free autodialling alarm with illuminated yellow/ green pictogram	Y
Telephone handset	N
Induction loop logo	N

Lift Details	
Property:	20 Old Bailey Goods lift
Date: 30/01/2023	London
Engineer: M Mansfield	EC4M 7AN
Handrail, height, diameter and how many sides	900mm rear wall
Ceiling and lighting	Painted metal panel
Wall finishes	Stainless steel and paint backed glass
Floor finishes.	Ceramic tiles
Levelling accuracy at every floor (10mm)	OK
Full Collective	Y
Number of lifts in group (simplex, duplex, triplex etc.)	Simplex
Indicator at every floor or just entry floor	Y
Car Operating Panel Position vs Door	Rear wall and RH wall
Door operator type.	Wittur Hydraplus
Thorough Examination Reports	Reviewed – dated November 2022
Notes:	
One of the car operating panels is inoperative	
One car handrail is missing	
Machineroomless lift	
Check log card for service and repair visits	Monthly by Schindler
Insulating mat available	Y
Emergency Lowering instructions in place	Y
Electric Shock notice in place	Y
Control panel secure	Y
Obvious fire alarm connection	Y
Landing barrier on site?	Y
Door release key available?	N
Rope condition	Serviceable
Machine type	Xinda gearless
Controller type	GLE
Shaft	
Lighting quality	Good
Door operator type	Wittur HydraPlus

Lift Details	
Property:	20 Old Bailey Goods lift
Date: 30/01/2023	London
Engineer: M Mansfield	EC4M 7AN
Pit refuge sign	N
Car top refuge sign	N
Stop switches	Car top and pit
Ladder	Retractable ladder in pit
Car top handrail	3 sides
Car top Controls	Not to current standards
Cleanliness	Car top and pit begrimed in dirt, debris, and redundant materials

4.14.12. The lift is in a fair condition commensurate for its age.

4.14.13. Defects noted are as follows:

- One of the car operating panels is inoperative.
- One car handrail is missing.
- Car top and pit are begrimed in dirt and debris.

The above noted issues should be sent to the maintenance provider to rectify and close out under the service and repair agreement, no costs have been allowed.

4.14.14. In addition to the defects, the lift lacks the following modern accessibility features:

Accessibility is not to BS EN 81-70, this would require lowering the height of the landing pushes, no costs have been allowed.

4.14.15. Core 3 Firefighters lift details.

Lift Details	
Property:	20 Old Bailey Firefighters lift
Date: 30/01/2023	London
Engineer: M Mansfield	EC4M 7AN
Manufacturer	Schindler
Serial number	20041978
Date of manufacture and any modernisation	2017
Rating KG/ Persons	630kg / 8 persons
CE Marked	Y
Floors Served	3 floors (-2, -1, G)
Width of doors	800mm
Contract Speed	1.0m/s
Centre or Side opening	CO

Lift Details	
Property:	20 Old Bailey Firefighters lift
Date: 30/01/2023	London
Engineer: M Mansfield	EC4M 7AN
Number of door panels	2
More than one car door	N
Full height non-contact door detector	Y
Height of landing pushes and indicator	1000mm / 2400mm
Pushes tactile type and diameter	Y
Pushes illuminate on confirmation	Y
Pushes audible confirm call	Y
Pushes visual contrast	Y
Height of lowest / highest car push	900mm / 1120mm
Voice synthesiser fitted	Y
Alarm push yellow coloured	Y
Floor 0 green colour and raised	Y
Hands free autodialling alarm with illuminated yellow/ green pictogram	Y
Induction loop logo	N
Handrail, height, diameter and how many sides	900mm 1 side
Ceiling and lighting	Stainless steel with LED downlighters
Wall finishes	Stainless steel
Floor finishes.	Vinyl
Levelling accuracy at every floor (10mm)	OK
Full Collective	Y
Number of lifts in group (simplex, duplex, triplex etc.)	Simplex
Indicator at every floor or just entry floor	Y
Mirror for reversing wheelchair	Y
Car Operating Panel Position vs Door	RHS
Door operator type.	Schindler
Thorough Examination Reports	Reviewed – Dated November 2022
Notes:	
Car handrail is loose	
Machineroomless lift	
Check log card for service and repair visits	Monthly by Schindler
Insulating mat available	Y
Emergency Lowering instructions in place	Y
Electric Shock notice in place	Y

Lift Details	
Property:	20 Old Bailey Firefighters lift
Date: 30/01/2023	London
Engineer: M Mansfield	EC4M 7AN
Control panel secure	Y
Obvious fire alarm connection	Y
Landing barrier on site?	Y
Door release key available?	N
Rope condition	Belts
Machine type	Schindler gearless
Controller type	Schindler 5500
Shaft	
Lighting quality	Good
Door operator type	Schindler
Pit refuge sign	N
Car top refuge sign	N
Stop switches	Car top, intervention panel, pit
Ladder	Retractable ladder in pit
Car top handrail	3 sides
Car top Controls	Compliant
Cleanliness	Light dust deposits

4.14.16. The lift is in a fair condition commensurate for its age.

4.14.17. Defects noted are as follows:

- Car handrail is loose.

The above noted issues should be sent to the maintenance provider to rectify and close out under the service and repair agreement, no costs have been allowed.

4.14.18. In addition to the defects, the lifts lack the following modern accessibility features:

- Accessibility is not to BS EN 81-70, due to the narrow width of the lift doors at 800mm. Modern standards dictate 900mm wide doors for a type 2 car provides accessibility for persons using a manual wheelchair as described in EN 12183:2014 or an electrically powered wheelchair of class A or B as described in EN 12184:2014.

The lift doors of 800mm are however within the specified size in Part M building regulations.

4.14.19. Platform accessibility hoist details.

Hoist Details	
Property:	20 Old Bailey Platform accessibility hoist
Date: 30/01/2023	London
Engineer: M Mansfield	EC4M 7AN
Manufacturer	Cibes
Serial number	430391
Date of manufacture and any modernisation	2016
Rating KG/ Persons	400kg / 5 persons
CE Marked	Y
Floors Served	2 floors (0, 1)
Width of doors	900mm
Contract Speed	0.15m/s
Centre or Side opening	Swing
Number of door panels	1
More than one car door	Through car configuration
Height of landing pushes and indicator	890mm
Pushes tactile type and diameter	N
Pushes illuminate on confirmation	Y
Pushes audible confirm call	N
Pushes visual contrast	Y
Height of lowest / highest car push	850mm horizontal
Alarm push yellow coloured	Y
Floor 0 green colour and raised	Y
Hands free autodialling alarm with illuminated yellow/ green pictogram	Y
Telephone handset	N
Induction loop logo	N
Handrail, height, diameter and how many sides	850mm mast side wall
Ceiling and lighting	Open shaft top
Wall finishes	Painted metal panels
Floor finishes.	Vinyl
Levelling accuracy at every floor (10mm)	OK
Down Collective	Landings – Constant pressure car pushes
Number of hoists in group (simplex, duplex, triplex etc.)	Simplex
Indicator at every floor or just entry floor	Glass vision panels in landing doors
Thorough Examination Reports	November 2022

Hoist Details	
Property:	20 Old Bailey Platform accessibility hoist
Date: 30/01/2023	London
Engineer: M Mansfield	EC4M 7AN
Notes:	
Reception level automatic landing door mechanism not secure.	

4.14.20. The hoist is in a fair condition commensurate for its age.

4.14.21. Defects noted are as follows:

- Reception level automatic landing door mechanism not secure.

The above noted issues should be sent to the maintenance provider to rectify and close out under the service and repair agreement, no costs have been allowed.

4.15. Maintenance

4.15.1. Maintenance of the building M&E services is carried out by Jones FM with three in-house engineers who utilise specialist sub-contractors as required. Jones FM operate a planned preventive maintenance (PPM) planner to coordinate routine maintenance tasks and operate a help desk to coordinate response to reactive tasks. The landlord's statutory and maintenance documentation was noted to be well organised and kept up to date. The general standard of maintenance appears to be satisfactory with plant rooms appearing tidy and clear of stored items.

5. Local environment issues

5.1. Potential contaminants on site

- 5.1.1. We have been appointed to prepare a Phase 1 Environmental Audit. We have reported that the site represents a low risk based on current use with respect to contamination. Our report is attached in Appendix D.

6. ESG

6.1.1. We have not been instructed to carry out a detailed ESG Report. Therefore, the comments in this section are neither detailed nor exhaustive and set out only a broad overview of the principal ESG issues relating to the built environment.

6.2. Property management

6.2.1. A BREEAM final certificate of 'excellent' was issued on 06 March 2018.

6.2.2. The property operates a robust waste management regime with recycling evident.

6.2.3. You may want your Solicitor to confirm if any tenant engagement, Memorandum of Understanding, or Green Lease provisions are in place. Where they are not, this may be something you want to consider post-purchase.

6.3. Climate Change and Energy Performance Certificate (EPC).

6.3.1. The energy performance certificate (EPC) is a mandatory requirement in UK for transactional purposes.

6.3.2. The Minimum Energy Efficiency Standards (MEES) in England and Wales prohibited the letting of property with an EPC rating of F and G from 01 April 2018. From 2023, this extends to all existing leases. As such, the EPC rating is a critical factor in assessing the risk for commercial assets.

6.3.3. **EPC Rating:** An EPC report as found on the national data base was reviewed by Hollis.

Building/ area	EPC rating	EPC expiry date
20 Old Bailey, LONDON EC4M 7AN	B27	28 November 2027

6.4. Health and wellbeing

6.4.1. There has been a significant shift towards benchmarking buildings to evidence a healthy environment for building users. Benefits include improved staff productivity and user experience and, as a result, buildings certified with health and wellbeing attributes are considered more attractive to prospective tenants.

6.4.2. There are a range of third-party certifications available to support and measure health and wellbeing in buildings. These include the WELL Building Certificate and Fitwel.

6.4.3. We are not aware of any health and wellbeing certification associated with the property.

6.4.4. The building is mechanically ventilated.

6.4.5. The tenanted areas have extensive welfare facilities.

6.4.6. Limited car parking is available, however extensive parking for cycles is available along with modern shower facilities.

6.5. Transport

- 6.5.1. The property is located within the City of London and is well served by extensive public transport.
- 6.5.2. The property has a walkscore.com of 99 indicating that daily errands do not require a car.

6.6. Land use and environment

- 6.6.1. The main roof incorporates a 'living roof'.

7. Health and safety considerations

7.1.1. The following should not be deemed a compliance check or audit. We do however bring to your attention matters of concern which require action.

Slips, trips and fall hazards

7.1.2. There are uneven decking boards to the 8th floor balcony. We assume this will be rectified as part of the refurbishment works to the 8th and 9th floor balconies.

Low head heights

7.1.3. No adverse comments.

Overloading

7.1.4. No adverse comments.

Instability

7.1.5. No adverse comments.

Demolition hazards

7.1.6. No adverse comments.

Maintenance and other safe access issues

7.1.7. There is no Building Maintenance Unit serving the facades and the windows are cleaned by abseiling.

Confined spaces

7.1.8. No adverse comments.

Excavations

7.1.9. No adverse comments.

Falls, falling objects and fragile materials

7.1.10. No adverse comments.

Edge and barrier protection

7.1.11. No adverse comments.

Glazing

7.1.12. No adverse comments.

Fresh air, temperature and weather protection

7.1.13. No adverse comments.

Welfare facilities

7.1.14. No adverse comments.

Vehicular hazards, traffic routes workplace transport hazards

7.1.15. No adverse comments.

Hazardous operations

7.1.16. No adverse comments.

Lighting levels

7.1.17. No adverse comments.

8. Prejudicial materials

- 8.1.1. In Annex 1 we list those materials which are considered to be potentially prejudicial. We make comment below only if we consider that a prejudicial material has either been positively identified or is suspected of being present within the property.

Asbestos

- 8.1.2. Although built in 1989 we understand that all asbestos was removed in 2017 as per of the extensive refurbishment. Confirmation of this should be obtained from the Vendor.

9. Legislation and Third Party Rights

9.1.1. Annex 2 provides a summary of the statutory findings considered. We comment below only if we consider that an issue should be brought to your attention.

9.2. Fire safety

Means of escape

9.2.1. We have been provided with a copy of the Fire Strategy dated 16th August 2016 as produced by Arup. This was produced prior to the 2017 refurbishment to meet the functional requirements of the Building Regulations 2010 (as applicable at the time of construction).

9.2.2. Effective means of escape has been typically viewed to be a function of having appropriate automatic detection and warning of the fire; limiting the travel time to escape; and providing protected escape routes discharging occupants from a final exit to associated external areas at ground level. According to the facilities team, the estate operates a two stage (double knock) fire alarm warning system which gives staff a warning to investigate before a phased strategy is instigated. This being two floors at a time.

9.2.3. Three staircases are provided for escape from the upper levels, with each containing a disabled refuge on each level; however, the primary escape route for mobility impaired occupants is via the firefighting lift. The staircases are accessed through protected lobbies, including connections to the public House.

9.2.4. The floors are designed to achieve a 3-way tenancy split, if so required.

9.2.5. Automatic detection and alarm supplemented with emergency lighting and signage is provided throughout.

Compartmentation and protection of structure

9.2.6. The structure is predominantly of concrete construction that will have an inherent fire resistance. Structural steel members are treated with an intumescent paint. It is important where exposed the paintwork is checked and maintained.

9.2.7. We would note the building is over 18m in height but with no sleeping accommodation and is not deemed a 'relevant building' by the current Building Regulations i.e. a dwelling.

9.2.8. Approved Document B of the Building Regulations currently advocate that for buildings less than 1000mm from the relevant boundary, materials should be Euroclass B or better. Any insulation product or filler material used in the construction should be Euroclass A2-s3, d2 or better.

- 9.2.9. The Fire Strategy applies an earlier standard but states the 'external envelope of the building should not provide a medium for fire spread up the façade. All surfaces up to 18m above ground must have an external surface that achieves an Index (I) of not more than 20 if tested to BS 476-6 (or Class C-s3, d2 European Class). All surfaces above 18m above ground level should achieve a Class 0 finish when tested in accordance with BS 476: Part 6'. Furthermore, the 'building is over 18m high and so any insulation products, filler materials, etc used in the external wall construction should be made from materials of limited combustibility in accordance with Section 36.6 of BS 9999'.
- 9.2.10. The same document also states elements 'of the existing west façade on ground, first and second floors have been replaced with a new fully glazed façade located within 1200mm of the site boundary. This is closer than the existing façade and so will require fire rating to limit the risk of external fire spread (90 minutes integrity and 15 minutes insulation). This fire rating is understood to be provided by fire curtains linked to the fire alarm system and operate automatically on activation of a local detector'.
- 9.2.11. The specialist cladding report by Tee Technical notes:
- 9.2.12. Our assessment of the cladding construction revealed no uses of aluminium composite material [ACM's] or high pressure laminate [HPL] material. Our assessment of the cladding construction did however reveal individual components that may prove to be problematic in respect of fire resistance and as such should be reviewed as part of a fire risk assessment. These uses are (a) combustible PIR rigid board insulation behind the 2017 installed and the original glazed window and curtain wall spandrel panels, (b) similar, but unconfirmed, insulation behind the 2017 installed metal curtain wall panels and (c) Kingspan K15 combustible PIR rigid board insulation to the perimeter of the glass atrium roof. Furthermore, the type and presence of any insulation behind the original window spandrel panels and behind the original stonework is unknown. In addition, the fire stop detail at floor slab level is also unknown.
- 9.2.13. The use of PIR insulation is below the current standard required i.e. Euroclass A2, or non-combustible. However, the Building Regulations are not retrospective.
- 9.2.14. The Fire Risk Assessment does not comment on the cladding systems used. We would recommend that the Fire Risk Assessment is updated with this information to ascertain if any remedial works or further investigations are required.
- 9.2.15. We would refer the reader to the table within the executive summary, which provides further consideration on the use of non-loadbearing cladding systems.
- 9.2.16. From a Building Surveyor's perspective there are still matters you should closely consider:
- The insurance industry is taking a particularly conservative stance with regards the use of combustible insulation. You should satisfy yourself that insurance can be obtained and discuss with your building insurers if they require any further investigations.
 - It is unknown how legislation may change in the future and if commercial entities such as this will become subject to stricter requirements.

- 9.2.17. The public house, identified as The Magpie & Stump Public House, was not upgraded as part of the 2017 refurbishment. It is understood that this is fire separated from the office block and existing means of escape were maintained. It does not form part of the fire strategy.
- 9.2.18. To enable the egress strategy, compartment floors are provided throughout. A time-equivalence structural fire engineering assessment was carried out to demonstrate that 90 minutes structural fire protection is sufficient on the above ground levels to survive a burnout in the office accommodation. The floors on ground and below are designed to achieve 120 minutes.
- 9.2.19. Places of higher fire hazard and ancillary accommodation are reportedly enclosed in fire rated construction (e.g. plant, storeroom, refuse room, car park) .
- 9.2.20. There is a central atrium which runs from ground level to roof; in order to maintain the compartmentation strategy, the atrium is enclosed at every level with full height laminated glazing. This is supplemented with a smoke control system at the head of the atrium.
- 9.2.21. A sprinkler system is provided throughout.
- 9.2.22. Fire doors and fire stopping was noted to be in good order. This will require regular management to ensure breaches and damage are promptly actioned. We noted minor damage to fire stopping and fire seals from our restricted survey. This is echoed in the Fire Risk Assessment.
- 9.2.23. Concealed cavities such as to floor and ceiling voids could not be checked for cavity barriers. These would typically be required at 20m centres. Where installed they should be regularly checked, particularly where tenant alterations have been undertaken, which often damage their integrity.

Engineering fire protection

- 9.2.24. Refer to Engineering Services section.

Fire risk assessment

- 9.2.25. We have been provided with a copy of the Fire Risk Assessment dated 28 March 2022 as undertaken by Force Fire Consultancy Limited. This relates to the landlord controlled areas only. There are a number of actions which should be implemented. These relate to fire stopping and fire doors. It concludes the consequence of fire occurring as 'slightly harmful' and the overall assessment as 'low'.
- 9.2.26. The Fire Risk Assessment does not provide specific advice on the external claddings, rather a generic commentary. We would recommend that they are provided with a copy of the cladding report in order to close out this matter to avoid any ambiguity.
- 9.2.27. We have not been provided with the Fire Risk Assessment for the tenanted areas (or Public House) and as part of asset management you should obtain these to ensure that they correlate with the overall fire strategy.

Access for fire services vehicles and personnel

- 9.2.28. Firefighting access is provided via the new main central core which is constructed as a fire fighting shaft. On the below ground levels, the south-east satellite core is designed as a fire fighting shaft. Post fire smoke clearance is provided via a mix of natural and mechanical means utilising the existing breakout panels in the pavement and a new mechanical extract system for most basement areas.
- 9.2.29. Access is readily available to the perimeter. Dry risers and smoke ventilation is provided to the building.

9.3. Accessibility

- 9.3.1. We have not undertaken an access audit, however the following comments present a broad view on accessibility:
- 9.3.2. The overall accessibility, from our perspective, is considered to be 'reasonable'. There is vertical transportation throughout and accessible welfare facilities. No issues were reported.
- 9.3.3. An accessibility audit has been undertaken by William Martin Compliance dated 21st September 2020. This identifies some medium to low actions. We cannot confirm that they have been completed.

9.4. Town planning and building regulations

- 9.4.1. We have undertaken a cursory review of the City of London planning portal. An application was approved in November 2022 for the installation of additional PV panels on the roof.
- 9.4.2. We assume your solicitors will have made enquiries with the Local Authority through their property searches in respect of Town Planning and Building Regulations.
- 9.4.3. The data room includes the planning consent for the 2017 works. The conditions tracker is signed off as complete.
- 9.4.4. We have not had sight of the building regulations completion notices in respect of the following works:
- Tenant fit-outs to all floors.
- 9.4.5. To the extent that the necessary building regulations approvals have not been obtained, provided that more than 12 months' have passed since the works were completed, the local authority will not be able to pursue enforcement action. However, the local authority can still apply for an injunction, but injunctions are not widely used to enforce building regulations because of the cost involved and instead are only being used in practice where the situation is urgent, and the cost justified by the risk of serious danger to health and safety.

9.5. **Health and safety files**

- 9.5.1. Hard copies of the Health and Safety Files for the 2017 works are available on site. Copies are also available online via the Zutec platform.
- 9.5.2. Under the CDM Regulations the "client" is under an obligation "to ensure that after the construction phase the information in the health and safety file – (a) is kept available for inspection by any person who may need it to comply with the relevant statutory provisions; and (b) is revised as often as may be appropriate to incorporate any relevant new information" (Regulation 17(3)). The Health and Safety Files should then be made available to any new owner. Failure to comply with the CDM Regulations is serious and incurs criminal liability.

9.6. **Contract**

Guarantees and warranties

- 9.6.1. Guarantees and warranties are available for the 2017 refurbishment works. A warranty tracker is included with the Zutec platform. Product guarantees are included within the operation and maintenance manuals.
- 9.6.2. You should obtain all relevant documentation relating to the balcony works on the 8th and 9th floor that are currently on site.
- 9.6.3. Your solicitor should review the guarantees and warranties and advise on their suitability for transfer.

Previous technical reports to be assigned

- 9.6.4. There are no previous technical reports which can be assigned.

Details of ongoing works

- 9.6.5. At the time of inspection the 8th and 9th floor balconies were being refurbished with a new waterproof membrane system.

9.7. **Outstanding documentation**

- 9.7.1. We would refer the reader to the solicitor's enquiries list included within the executive summary.

9.8. Third party rights

9.8.1. You should refer to your Solicitor's Report on Title. Clarification should be sought from your solicitor in respect of the following Third Party Rights matters that potentially affect the site:

- 1) The details of any easements/rights of way such as reciprocal fire escape routes e.g. with public house.
- 2) The details of any deeds/wayleaves in respect of the electrical sub-station to the basement level -2.
- 3) The details of any local authority equipment such as street lighting.
- 4) The details of any notices served in connection with the Electronic Communications Code. The Electronic Communications Code 2017 enables communications providers easier access to install and maintain their equipment on private and public property and land. At present, we are not aware of any providers exercising their rights under the Code to install equipment on the subject property. However, the Vendor should be asked to confirm if they have been served any notices in connection with this Code. Where a notice is served, we can, of course, advise you further on how best to manage this process, including monitoring any works.
- 5) The details of any deeds/wayleaves in respect of electrical DNO sub-station located in the basement.

10. Dilapidations and estate management

- 10.1.1. The risk-categorised Cost Schedules and Qualifications within Appendix B detail items requiring remedial action. These schedules set out if items, in our view and given the documentation reviewed, are tenant recoverable or not.
- 10.1.2. We have reviewed sample leases. In summary the office tenants occupy on typical internal repairing and insuring terms and pay a service charge towards the repair and maintenance of the common areas. The public house is sold off on a long leasehold.
- 10.1.3. For cost reporting purposes please note the following:
- 10.1.4. For high quality accommodation such as this we have assumed 100% occupancy and therefore 100% recoverability throughout our cost reporting period i.e. 10 years. We assume no break dates will be invoked and leases will be renewed at lease end.
- 10.1.5. Costs under £5,000 are not included.
- 10.1.6. Internal refurbishment costs are not included.
- 10.1.7. We have not considered the effect of any service charge caps or schedule of conditions and their effect on recoverability, although this may be a risk you wish to consider.
- 10.1.8. We recommend that your solicitors undertake a comprehensive review of the lease documentation to establish if there are any exceptions to this, or indeed if there are any significant other limitations to tenant repairing or reinstatement liabilities.

10.2. Tenant alterations

- 10.2.1. A review of the tenant alterations was not the primary aim of our inspection. However, the following table lists the assumed tenant alterations and outlines any associated licences provided (and the reinstatement provisions contained therein):

Location and description	Licensed /Unlicensed	Reinstatement provision
Part ground floor (north), third floor, and – fit-out.	Licensed – dated 22 October 2019.	Full reinstatement under the terms of the lease.
Part ground floor (south), first floor, and sub0basement storage area – fit-out.	Licensed – dated 29 October 2021.	Reinstatement under the terms of the license.
Second floor, first floor, part ground floor, part lower ground floor and basement storage area – fit-out.	Licensed – dated 15 October 2019.	Full reinstatement under the terms of the lease.
First floor, part ground floor (south), and sub-basement storage area – fit-out.	Licensed – 28 October 2021.	Reinstatement under the terms of the license.
Fourth floor – fit-out.	Unknown – not provided. Refer to solicitor.	Unknown – not provided. Refer to solicitor.
Fifth – ninth floor – fit-out.	Unknown – not provided. Refer to solicitor.	Unknown – not provided. Refer to solicitor.

NB. This list might not be exhaustive/accurate as we have limited knowledge of the premises at the commencement of the tenants' leases.

- 10.2.2. In the event of tenant insolvency we envisage the above alterations would be the landlord's liability.
- 10.2.3. Where we list above the presence of alterations for which we have been unable to determine whether a licence for alterations is in existence your solicitor should make further enquiries to the vendor and, where possible, licences should be put in place to protect your future ability to require the tenant to reinstate the premises (assuming that those alterations were not carried out pre-lease). This is important since a landlord may lose the opportunity to require their tenant to reinstate alterations at the end of the lease (potential financial implications) where unlicensed alterations carried out in breach of the tenants' contractual obligations were carried out more than 12 years ago.

Appendix A

Photographic schedule

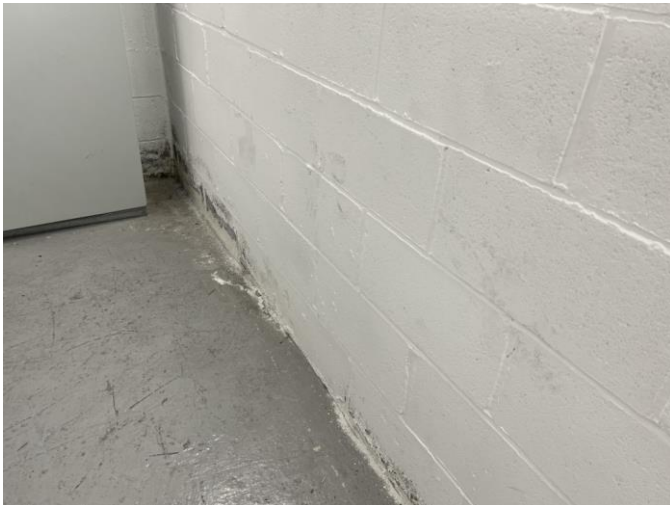
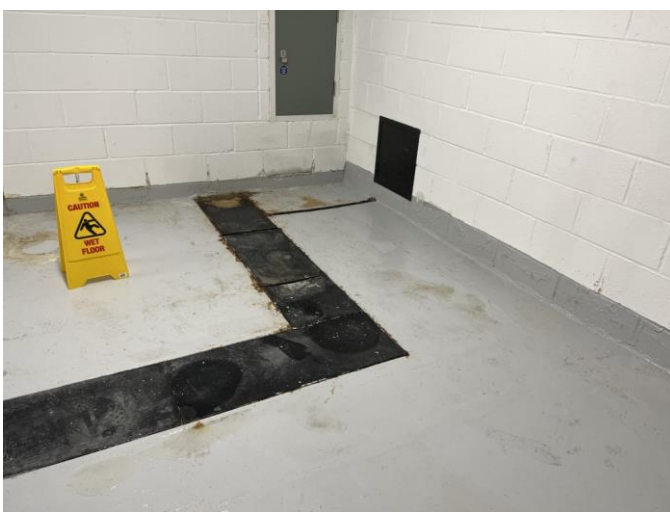
Building fabric



1.	Main roof over 9 th floor looking east	
2.	Vegetation to main roof	
3.	Cracking to fibre cement boards to plant enclosures, main roof	

4.	On-going works to 9 th floor balcony	
5.	Atrium rooflight	
6.	Missing fire seal to fire door, 8 th floor	

7.	Soiling to copings, 8 th floor	
8.	Uneven decking board, 8 th floor balcony	
9.	Steel with intumescent coating evident within riser	

10.	Minor low level damp level -2	
11.	Minor low level damp, boiler room level -3	

Engineering services



1.	Heat pumps.	
2.	Gas fired boilers.	
3.	LTHW pumps.	

4.	Water cooled chillers.	
5.	CHW pumps.	
6.	DHW calorifiers.	

7.	CWS tank and cooling tower break tank.	
8.	CW booster set.	
9.	Example of AHU.	

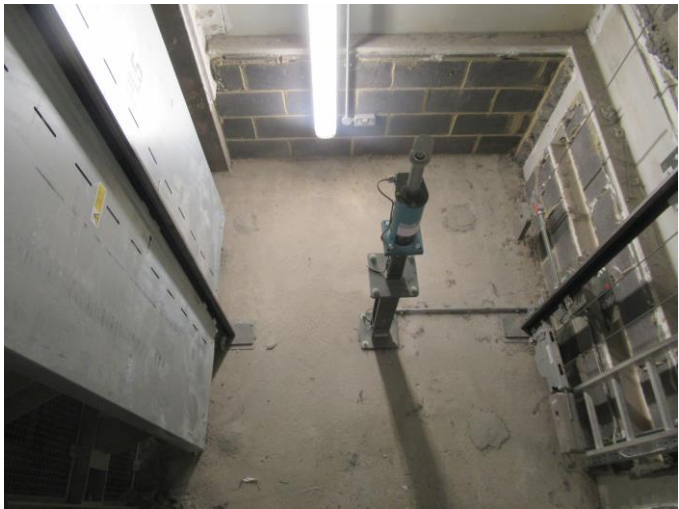
10.	Toilet extract fans.	
11.	Atrium extract fans.	
12.	BMS controllers (roof MCP).	

13.	MCP (basement).	
14.	BMS head end and CCTV monitors.	
15.	Example of main switchboard.	

16.	Diesel generator.	
17.	PV panels.	
18.	Example of office floor lighting.	

19.	Main fire panel and refuge communication panel.	 A photograph showing a control room with multiple fire alarm panels and communication equipment mounted on a wall. There are several screens, buttons, and a telephone. A small table in front of the panels holds some papers and a pen.
20.	Sprinkler tank.	 A photograph of a large, cylindrical, stainless steel sprinkler tank. The tank is situated in a room with other industrial equipment. A red fire hose is connected to the tank's side.
21.	Example of sprinkler pump.	 A photograph of a red fire pump unit. The pump is mounted on a metal frame and has a large red motor. It is connected to a network of red pipes and valves.

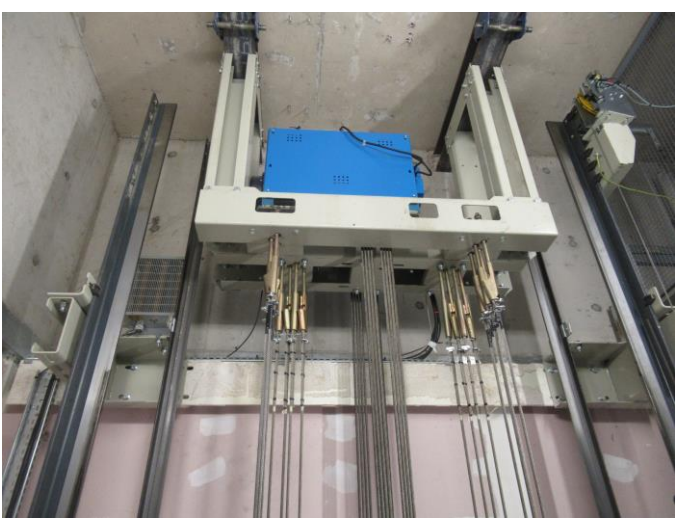
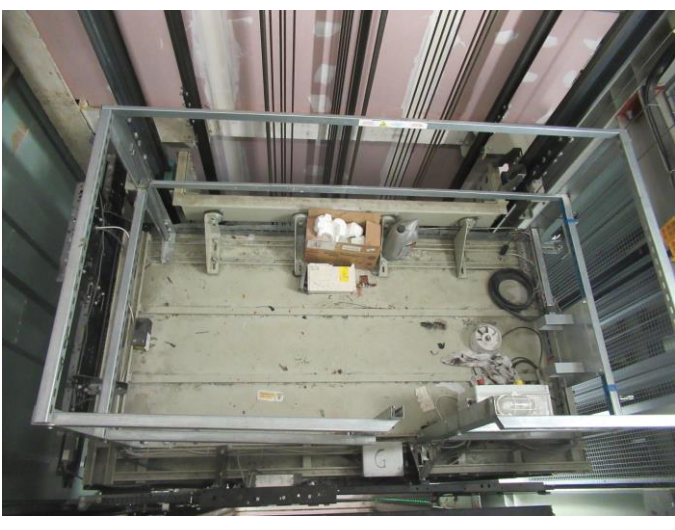
22.	Six car group of passenger / goods lifts ground floor landing lobby.	
1.	Six car group of passenger / goods lifts typical car interior.	
2.	Six car group of passenger / goods lifts typical intervention panel adjacent to the top floor entrance.	

3.	Six car group of passenger / goods lifts typical car top view.	 A photograph showing the top of a lift platform. The platform is a large, flat, rectangular metal surface with a yellow control panel on the left side. It is surrounded by a metal frame and safety railings. The background shows the interior of a building with concrete walls and a ceiling.
4.	Six car group of passenger / goods lifts typical pit view.	 A photograph showing the interior of a lift pit. The view is looking down into the pit, where a lift platform is visible at the bottom. The walls are made of concrete blocks, and there is a bright light source at the top of the pit.
5.	Six car group of passenger / goods lifts typical under car view.	 A photograph showing the underside of a lift platform. The view is looking up at the platform, which is supported by a complex metal structure. The platform is a large, flat, rectangular metal surface. The background shows the interior of a building with concrete walls and a ceiling.

6.	Core 3 firefighters lift ground floor entrance with the firefighters switch to the right-hand side.	
7.	Core 3 firefighters lift car interior.	
8.	Core 3 firefighters lift intervention panel.	

9.	Core 3 firefighters lift car top view.	
10.	Core 3 firefighters lift gearless hoisting machine.	
11.	Core 3 firefighters lift pit view.	

12.	Passenger / goods (goods) lift typical landing entrance.	
13.	Passenger / goods (goods) lift car interior.	
14.	Passenger / goods (goods) lift controller.	

15.	Passenger / goods (goods) lift shaft top view of structural steel work, suspension ropes, and gearless hoisting machine.	
16.	Passenger / goods (goods) lift typical car door operator.	
17.	Passenger / goods (goods) lift car top view.	

18.	Passenger / goods (goods) lift pit view.	
19.	Accessibility platform hoist reception level landing entrance.	
20.	Accessibility platform.	

Appendix B

Building survey cost schedules and costing notes

Summary of costs
Twenty Old Bailey, London EC4M

Repairs schedule summary		Overall costs (£)	Recoverable costs (£)				Non-recoverable costs (£)			
Item	Description		Year 1	Years 2-5	Years 6-10	Totals	Year 1	Years 2-5	Years 6-10	Totals
1	The demise	395,945	50,600	0	345,345	395,945	0	0	0	0
Totals (£)		395,945	50,600	0	345,345	395,945	0	0	0	0

Risk summary		Overall costs (£)	Recoverable costs (£)				Non-recoverable costs (£)			
			Year 1	Years 2-5	Years 6-10	Risk totals	Year 1	Years 2-5	Years 6-10	Risk totals
High risk		6,325	6,325	0	0	6,325	0	0	0	0
Medium risk		164,450	0	0	164,450	164,450	0	0	0	0
Low risk		225,170	44,275	0	180,895	225,170	0	0	0	0
Totals (£)		395,945	395,945				0			

Note: All costs include professional fees but exclude VAT

Repairs schedule			Lease summary		
The demise			Lease commencement: Refer to report		
Twenty Old Bailey, London EC4M			Lease termination: Refer to report		
Area			Break date: Refer to report		
ft ² : 245,800			Repairing liability: Refer to report		
m ² : 22,835.60			Schedule of condition: Refer to report		
			License for alterations: Refer to report		

Item	Description	Impact on investment	Recoverable costs (£)			Non-recoverable costs (£)		
			Year 1	Years 2-5	Years 6-10	Year 1	Years 2-5	Years 6-10
High risk								
	Statutory compliance							
1	Allow sum for repairs to fire stopping and fire doors.	Health and safety issue.	5,500.00					
Professional fees @ 15%			825.00	0.00	0.00	0.00	0.00	0.00
High risk sub totals			6,325.00	0.00	0.00	0.00	0.00	0.00
High risk totals			6,325.00			0.00		
Medium risk								
	Engineering services							
2	The goods lift will require to be modernised at the end of its economic serviceable life.	M&E lifecycle replacement.			143,000.00			
Professional fees @ 15%			0.00	0.00	21,450.00	0.00	0.00	0.00
Medium risk sub totals			0.00	0.00	164,450.00	0.00	0.00	0.00
Medium risk totals			164,450.00			0.00		
Low risk								
	Elevations (including windows and doors)							
3	Replace broken glazing to atrium as advised by facilities.	Maintenance/programmable repairs.	27,500.00					
	Internal areas							
4	Allow PS for further investigation and to service drained cavity to basement.	Maintenance/programmable repairs.	11,000.00					
	Engineering services							
5	Replace the cold water booster pump set.	M&E lifecycle replacement.			17,600.00			
6	Replace non potable booster sets	M&E lifecycle replacement.			17,600.00			
7	Replace the kitchenette extract fan.	M&E lifecycle replacement.			9,900.00			
8	Replace the toilet extract fans.	M&E lifecycle replacement.			28,600.00			
9	Refurbish smoke extract fans.	M&E lifecycle replacement.			26,400.00			
10	Replace the boiler room supply fan.	M&E lifecycle replacement.			7,700.00			
11	Replace the boiler room extract fan.	M&E lifecycle replacement.			7,700.00			
12	The accessible platform hoist will require to be refurbished at the end of its economic serviceable life.	M&E lifecycle replacement.			41,800.00			
Professional fees @ 15%			5,775.00	0.00	23,595.00	0.00	0.00	0.00
Low risk sub totals			44,275.00	0.00	180,895.00	0.00	0.00	0.00
Low risk totals			225,170.00			0.00		
Sub totals for all items			50,600.00	0.00	345,345.00	0.00	0.00	0.00
Totals for all items			395,945.00			0.00		

Costing qualifications

- Our apportionment of costs as either “recoverable” or “non-recoverable” relates to the current condition of the element in question and our understanding of tenants’ obligations. Importantly, we have not made any judgement as to the possible non-recoverability of costs due to the proximity of expenditure to the end of tenants’ lease terms.
- The figures include allowances for preliminaries, main contractor’s overhead costs and profit.
- These items are over and above cyclical decoration and maintenance and the tables do not represent a Planned Maintenance Programme. We have not included decoration costs unless the work is obviously overdue and causing detriment to the property.
- The figures have been calculated using current industry-average data. The work has not been tendered.
- The figures have been derived from a purely visual inspection and not detailed measurement and must, therefore, be viewed as estimates.
- The figures are exclusive of VAT, financing charges and statutory fees.
- The figures assume that all works within the defined time periods are undertaken individually rather than in a single contract, except for works in a single period which all require scaffolding, in which cases the scaffolding cost is only included once.
- The figures do not make any allowance for consequential works relating to improvements under Part L2B of the Building Regulations.
- The costed repair schedules do not allow for the removal of any tenant’s/former tenant’s alterations, unless stated otherwise.

Risk-categorisation

These risk-categorised tables set out a brief overview of the nature and severity of the issues, together with the suggested remedial work required and associated cost implications.

The risk levels – including examples of typical problems found under each classification and an indication of the potential impact on your investment - are categorised as follows:

High	High risk issue with investment or health and safety considerations;
Medium	Medium risk issue which may affect business operations;
Low	Low risk issue for information which will require asset management.

Terminology

Where the following expressions are used, they generally mean:

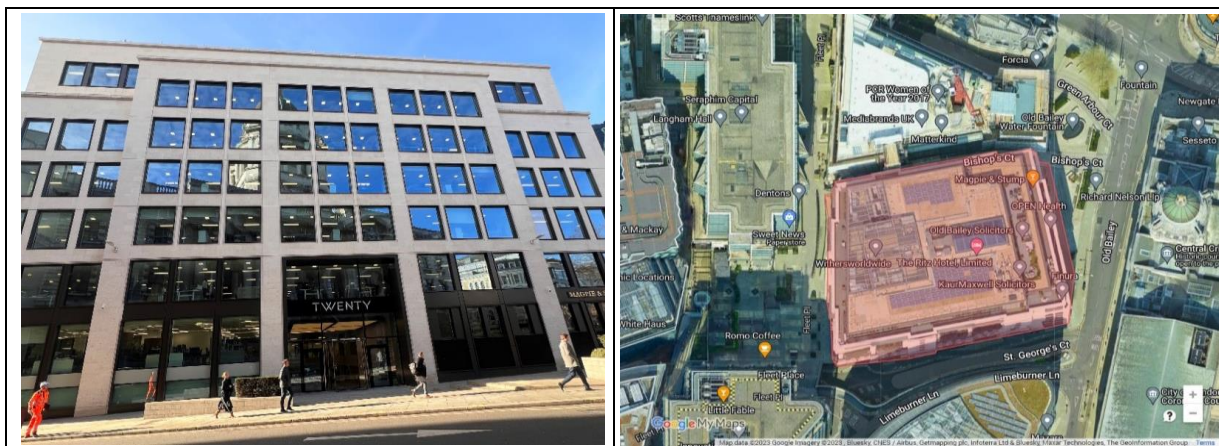
- Short term - next 12 months
- Medium term - between 2-5 years
- Long term - between 6-10 years

Appendix C

Reinstatement cost assessment

Reinstatement cost assessment

20 Old Bailey, London EC4M 7AN



Reinstatement cost assessment

Date of reinstatement cost assessment:

1Q23

Our estimate of the cost to demolish and rebuild the premises on a 'day one' basis is:

£157,000,000

This figure assumes reconstruction to the same size and shape, using similar materials and standards as the existing property and includes costs for professional fees. It is assumed that the Reinstatement cost assessment is required on a day one basis. Therefore, no allowance for inflation or tender price fluctuations over the policy year or during the redesign and rebuilding period has been made. No allowance for VAT has been included in the assessment.

Specific limitations and assumptions

Our assessment excludes any tenant fit-out, which we have assumed will be covered by their respective business insurance policies. We do, however recommend you check this is the case.

Rebuild period

Our assessment of the rebuild period for the property is:

48 months

Summary

Net rebuilding cost	£134,264,534
Demolition cost	£8,067,570
External areas	£184,500
Fees	£14,445,121

Total reinstatement cost

£156,961,725

Property location and general description

20 Old Bailey is formed over three basement levels, ground and nine upper floors, comprising a cast in-situ concrete frame and steel frame to the upper two floors. Externally the elevations comprise stone cladding, with areas of marble tiling. Curtain walling predominantly forms the top two floors. Double glazed aluminium window casements are provided to the elevations, as well as metal fire escape doors, glazed entrance doors, and a manual revolving door to the front elevation. The roof covering comprises an inverted system with stone ballast to the perimeter, and pressed metal cappings. The roof also houses an extensive amount of M&E plant. Vehicle access can be made via the side of the building into the underground car park. The external areas are formed of a stone paving to the front, with a paved area to the rear and metal railings with a metal pedestrian gate.

Internally the communal areas consist of painted ceilings, walls, and tiled flooring. A total of six passenger lifts serve the building, with the two main lifts providing access from B3 to the ninth floor. The office floors have been fitted out to suit tenants' requirements, with the landlords finishes comprising a mixture of painted plaster and metal suspended ceilings, painted plaster walls, and raised access floors. Showers, plant rooms, a cycle store and further office areas are located on the basement levels.

The mechanical and electrical services include gas fired boilers which provide heating and hot water; chillers which provide air-conditioning; and mechanical ventilation provided throughout. Small power and lighting is provided throughout each office floor.

Type 1

Description

Office.

Floor areas

Floor level	Gross internal area (m2)
B1	2,610
B2	2,500
B3	2,350
G	2,560
1	2,680
2	2,820
3	2,750
4	2,750
5	2,750
6	2,730
7	2,670
8	1,935
9	1,690

GIA total 32,795

Net rebuilding cost

BCIS all in tender price index for date of reinstatement cost assessment	368
Rate (£/m2)	£3,170
Location factor	1.23
Revised rate for location of property	£3,899
Net rebuilding cost	£127,870,985

Adjustments

Adjustment	Reason	Uplift (%)	
One	Proximity to London Underground, and underground national railway lines.	3.0%	£3,836,130
Two	General access issues.	2.0%	£2,557,420

Adjustments total £6,393,549

Adjusted net rebuilding cost £134,264,534

Demolition cost

Rate for demolition (£/m2)	£200
Revised rate for location of property	£246

Demolition cost £8,067,570

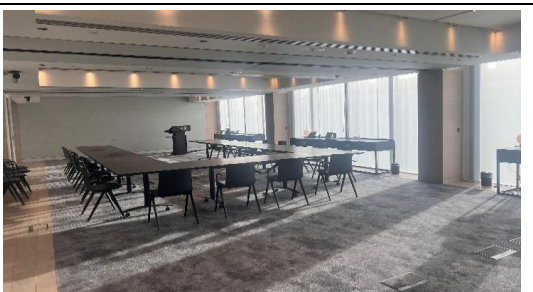
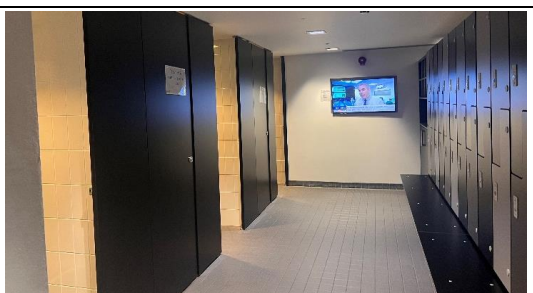
External areas

Description	Qty	Unit	Rate	Cost
General allowance for hardstanding, stone paving and landscaping.	1	m2	150000	£150,000
Sub-total cost for external areas				£150,000
Location factor				1.23
Total cost for external areas				£184,500

Fees

Consultant fees	@	9.7%	£13,877,484
Planning fees			£44,290
Building control fees	@	0.3%	£403,347
Party wall/neighbourly issues			£120,000
Fees			£14,445,121

Photographic schedule

1	Typical elevation finishes.	
2	Typical roof finishes.	
3	Reception fit-out.	
4	Typical office fit-out.	
5	Basement shower area finishes.	

Reinstatement cost assessment notes

VAT	VAT has been excluded from our Reinstatement Cost Assessment. VAT is applicable for the reconstruction of commercial properties and all associated professional fees, etc. VAT is not applicable to the reconstruction of individual dwellings (or qualifying buildings such as charitable institutions etc.), however, VAT is applicable for professional fees, construction management, site set up costs, site investigation and landscaping. Output VAT is often recoverable by the insured either through their VAT status and/or that of the building in question. Some insurance policies include free cover for any non-recoverable VAT. We therefore exclude VAT from our Reinstatement Cost Assessments. It is important that you seek further advice from your insurance broker with regard to the VAT element, to ensure that any non-recoverable VAT will be covered by the insurance policy.
Tender levels	Our Reinstatement figure has been based on the assumption that tenders received from contractors will reflect an average view of building costs prevailing at the time in the relevant area. No allowance has been made to take into account unforeseeable economic factors, reduced or accelerated contract periods or abnormally high levels of new work which may lead to inflated tender submissions compared with those which would currently be expected. Please be aware that, in these circumstances, tender applications may exceed the declared value. Our Reinstatement Cost Assessment reflects the current condition of the construction industry. We recommend that you consult with your insurance broker in respect of current trends and remind you again that no allowance is made for inflation over the period of the policy.
Alterations	Unless otherwise stated in the notes provided to the Reinstatement Cost Assessment section of this report (below property overview), our Reinstatement Cost Assessment is based on the design, construction and layout of the building at the time of inspection, regardless of whether a tenant has altered the premises to create that layout. Any alterations carried out after the inspection for this Reinstatement Cost Assessment may give rise to a need to revise the estimated reinstatement cost.
Fees - professional, statutory and legal	Consultant's fees are calculated in accordance with a BCIS Publication. Planning fees are calculated in accordance with the Town & Country Planning (Fees for Application and Deemed Applications) Regulations 1989 as amended. The Building (Local Authority Charges) Regulations 1998 enables local authorities to fix and publish their own individual charges in respect of Building Control fees. The allowance made in our reinstatement cost assessment is an approximation of typical fees and may not reflect the exact charge of the relevant local authority. Fees incurred in obtaining statutory approvals assume that applications are successful at first attempt. Legal fees are not included. Professional fees incurred in preparing any claim are not included.
Rebuild period	The rebuild period is an estimate of both the pre-construction and construction duration in weeks. The construction duration is taken from the BCIS Construction Duration Calculator which provides an estimate of the duration from start on site to construction completion in weeks. Published data is not available for the pre-construction duration. The time to design and prepare a project may not always be the key factors in determining how long a project takes to get on site, and the time taken for the client commit to invest will vary between projects. An allowance is therefore only made in this respect.

Exclusions

Construction legislation changes	It is possible due to the passage of time and changes in legislation that the Public Authority may insist that new construction work complies with any revised or additional statutory regulations or standards. It is not possible to predict whether this will be necessary nor the effect on construction costs and you should note that no allowance for any such increased cost has been made.
Re-siting	No allowance has been made for any requirement to re-site completely the buildings.
Funding rebuilding	No allowance has been made for costs which would be incurred should there be any borrowing of finance to cover payments to contractors or others during the rebuilding work. It would therefore be advisable for you to consult with your insurance company with the object of confirming that they meet Architect's/Surveyor's interim valuation certificates in respect of the contractor's work and professional services during the period of rebuilding.
Loss of revenue/rent etc.	No allowance has been made in our calculation for loss of business and rent resulting from either the whole or part of the property becoming uninhabitable as a result of fire, other perils or terrorism. Similarly, no allowance has been made for relocation costs or the costs of temporary accommodation.
Ground conditions and specialist foundations	Specialist foundations, such as piling and pile caps and any extra foundations, up filling etc. required to meet the building design on poor ground conditions are excluded. (Other types of foundations, including strip foundations, walling forming the sub-structure and all foundations for columns are included.) Costs incurred in undertaking any remediation schemes to deal with contamination of the ground are excluded.
Access to adjacent properties	No allowance has been made in our calculations for any costs associated with gaining access onto neighbouring land.
Deleterious materials	Unless otherwise stated it is assumed that the building is free of deleterious materials such as asbestos, the presence of which can significantly increase the cost of demolition.
Contents and fixtures	All contents are excluded. Fixtures and fittings specific to the tenant's use, which would or could be removed on vacation of the premises are not included. However, we may include tenant's fixtures in our calculation where it is our view that such items would normally be covered by a buildings rather than a contents policy. An example of this would include tenants' partitioning and other improvements such as localised air conditioning. All loose floor coverings are excluded although floor coverings stuck down onto the floor surface are included.
External works	All external works have been included within the site boundaries, which have either previously been confirmed by reference to Land Registry Title Plans and Registers or are clearly identifiable on site.

Appendix D

Phase 1 environmental audit

Phase I Environmental Assessment

20 Old Bailey,
London,
EC4M 7AN



Prepared for: Hines UK Limited
Prepared by: Russell Garnett BSc (Hons) MPhil FGS
Ellie Saunders BSc (Hons) MSc
Date: 03 February 2023
Reference: 119279-102/RG/ES

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Appendices

Appendix A Historical map analysis

Appendix B Envirocheck datasheet

Appendix C Conceptual site model

Annexes

Annex one Statutory background and risk assessment framework

Annex two Limitations to report

Recommendations and summary

Contamination risk ranking

Hollis considers the site a **Low** risk with respect to potential contaminated land liability issues. The current site use does not represent a potential source of contamination, and the site is considered suitable for ongoing use..

These opinions must be read in conjunction with the remainder of this Report.

Flood Risk Ranking

According to the EA, the site is located within Flood Zone 1 (low probability).

The EA Long Term Flood Maps show that the site is not located in an area likely to experience surface water flooding. The map states that flooding from surface water is difficult to predict as rainfall location and volume are difficult to forecast. In addition, local features can greatly affect the chance and severity of flooding. There is a very low risk of flooding from river waters or the sea. This means that each year this area has a chance of flooding of less than 0.1%.

Recommendations

No further assessment is considered necessary for the continued use of the site as an office building with respect to the environmental liabilities covered in this report.

Executive summary

The site comprises an office building arranged over three basement levels, ground and nine upper floor levels. Access is from Old Bailey to the east and Fleet Place to the west.

The site was developed with a number of assumed residential and commercial properties with a public house in the south eastern corner pre 1877 until at least 1982. Mapping in 1962 shows on site buildings annotated as offices, a carpet warehouse, a public house and printers and in 1969 as offices, a carpet warehouse, a public house, a photo studio and criminal court buildings. The current site layout was in evidence by 1991. This was marked as a court in 2003.

Historically the site was surrounded by a mix of assumed residential and commercial properties pre 1877 until 1896 when the area was predominantly commercial. The 1877 mapping sheet showed a number of industrial uses including railway lines 30m west, works 45m west, printing works 45m south west, a brass foundry 50m east. By 1896 railway lines were adjacent to the west and south west and a goods depot was 10m north and by 1916 Holborn Viaduct Station had been developed to the west. The railway lines were no longer marked by 1991 and it assumed that this line now runs underground.

Overall, the site is considered to be located in an area of low environmental sensitivity due to the underlying unproductive strata, the River Thames 500m south and the absence of sensitive receptors within 250m of the site.

An enquiry has been submitted to City of London Corporation's Environmental Health department. A response was still outstanding at the time of reporting. Should the Council respond with any material information, the report will be updated.

A planning application for the refurbishment, extension (4,723 sq.m) and partial re-cladding of existing office (Class B1) building reference 14/01138/FULL was approved with conditions on 18 May 2015. No contaminated land conditions were placed on the planning consent.

A conceptual site model was developed and no potentially significant contaminant linkages were identified. Therefore, overall, the site is considered to be low risk from a ground contamination perspective and considered suitable for use.

1. Introduction

1.1. Background

- 1.1.1. This Phase I Environmental Assessment was commissioned in connection with the Client's proposed sale of the site. It is understood that the site is intended to remain in its current use.

1.2. Objectives

- 1.2.1. The objectives of the assessment are to evaluate the potential for soil or groundwater contamination, both at and in the vicinity of the site, and its likely implications, and identify other environmental liabilities that need further consideration.

1.3. Scope of work

- 1.3.1. The scope of work included the following:

Site inspection	✗
Map history	✓
Environmental database review	✓
Review of Previous Reports	✗
Geological and hydrogeological review	✓
Review of Planning Portal	✓
Enquiry to Petroleum Licensing Authority	✗
Enquiry to Environmental Health Officer	✓
Coal Authority Report	✗

- 1.3.2. No sampling or analysis of soils, waters or other materials was undertaken as part of the review.

- 1.3.3. The assessment area is based on a site boundary plan provided by the client.

- 1.3.4. The scope of the assessment did not include a dedicated environmental inspection. Information on the current condition of the site was obtained during the building survey carried out by Hollis on 30 January 2023. Please refer to our building survey report (ref: 119279-101) for further details and limitations, including access restrictions during the building survey inspection.

2. Site description

2.1. Site setting



Photo of the front elevation.

Address:	20 Old Bailey, London, EC4M 7AN
NGR:	531740, 181340
Area:	0.31 ha
Site use:	Office accommodation
Date of construction:	1989

2.1.1. The site comprises an office building arranged over three basement levels, ground and nine upper floor levels. Access is from Old Bailey to the east and Fleet Place to the west.

2.1.2. The majority of the site comprises building footprint. External areas are located around the boundaries of the site and comprise paved hardstanding.

2.1.3. The site is surrounded in all directions by commercial office buildings in all directions.

2.1.4. The LinesearchbeforeUdig database lists pipelines distributing crude oil and refined hydrocarbon products owned and/or operated by a number of UK pipeline operators. According to the database, there are no records of underground oil or refined hydrocarbon products pipelines on the site or within 250m .

2.2. Underground transport infrastructure

2.2.1. According to the Crossrail Safeguarding website¹, there are no records of a Crossrail line beneath the subject site or within 250m

2.2.2. According to the TFL Property Asset Register Public Web Map², the London Underground Central Line is 40m north of the site.

2.2.3. A site location plan is provided below.

¹ <https://www.crossrail.co.uk/route/safeguarding/>

² <https://tfl.maps.arcgis.com/apps/webappviewer/index.html?id=5129c766255941d3be16a6828faa8f18>



2.3. Storage of chemicals and hazardous substances

Underground storage tanks (USTs)

2.3.1. No USTs were observed during the site walkover.

Aboveground storage tanks (ASTs)

2.3.2. One diesel generator was observed within a bund at basement level. A diesel day tank was attached to the generator. No hydrocarbon staining was observed within the bund or upon the supporting good quality hardstanding. Site management reported that a larger diesel tank which feeds the generator is located at basement level however no access was available at the time of the inspection and therefore the presence of this AST and its condition could not be confirmed.

2.4. Water, wastewater and drainage

2.4.1. A drainage plan for the site was not available for review by Hollis during the site inspection.

2.4.2. Damp and water marks were observed at basement level. Site management reported that this was caused by flooding from street level into the basement. However, Hollis surveyors noted that the brickwork was a cavity system, with a drainage channel behind the blockwork skin. It is assumed that this channel leads to a sump pump and that excess water is causing the damp and water marks.

2.5. Deleterious materials

Asbestos containing materials (ACMs)

- 2.5.1. Based on historical mapping information, the unit was constructed in the 1980s. The use of ACMs in building materials was not completely banned in the UK until 24 November 1999 under the Asbestos (Prohibitions) (Amendment) Regulations 1999 (although limited exclusions still applied). Therefore, there is potential for ACMs to be present in the building.
- 2.5.2. Under the Control of Asbestos Regulations 2012, the “duty holder” for a building is required to assess where asbestos is or may be present and to develop and implement an ACM management plan, with review and updating as appropriate. The “duty holder” is the party who has, by virtue of contract or tenancy, an obligation for the repair and maintenance of the building. It should be noted that the observations made by Hollis Global Limited do not constitute an asbestos survey in accordance with HSG264 (Asbestos – The Survey Guide, HSE 2012), as this is outside the scope of this assessment.

Polychlorinated biphenyls (PCBs)

- 2.5.3. An electricity substation operated by EDF Energy is present at basement level.
- 2.5.4. Under the Environmental Protection (Disposal of Polychlorinated Biphenyls & Other Dangerous Substances) (England & Wales) Regulations 2000 (as amended, the use of PCBs is banned. Transformers containing less than 50 parts per million (ppm) PCBs can continue to be used until the end of their useful life; however, if they contain more than 50 ppm PCBs, they must be registered with the EA and the registration renewed annually. Transformers with between 50 ppm (0.005%) and 500 ppm (0.05%) by weight of PCBs, or a total volume of more than 0.05dm³ of PCBs can be used until 31 December 2025, after which time they must be decontaminated or disposed of. Responsibility for compliance, maintenance and ground contamination associated with the sub-station should be the responsibility of the sub-station operator. This should be confirmed by your solicitor.



Photo of the substation.

2.6. Waste storage and disposal

- 2.6.1. Waste generated on site comprises general waste and recycling. No hazardous waste streams were observed.

2.7. Nuisance issues

- 2.7.1. No nuisance issues were identified during the site inspection or from review of available information. According to site personnel, there is no known history of complaints, enforcements or other regulatory actions related to environmental conditions associated with the site. No fire or spill events were reported.

2.8. Invasive species

- 2.8.1. Hollis has not undertaken an ecological survey of the site, as this is beyond the scope of the assessment. However, no suspected invasive species listed under Schedule 9 to the Wildlife and Countryside Act 1981, such as Japanese Knotweed or Giant Hogweed, were identified at the site or in the immediate vicinity of the site

3. Historical information

3.1. Introduction

- 3.1.1. Hollis has undertaken a review of historical maps and aerial photography (where available) to determine the historical development of the site and nearby surrounds. A summary is provided below together with extracts from key historical maps. A detailed description of the history of the site and surrounding area is provided in Appendix A.

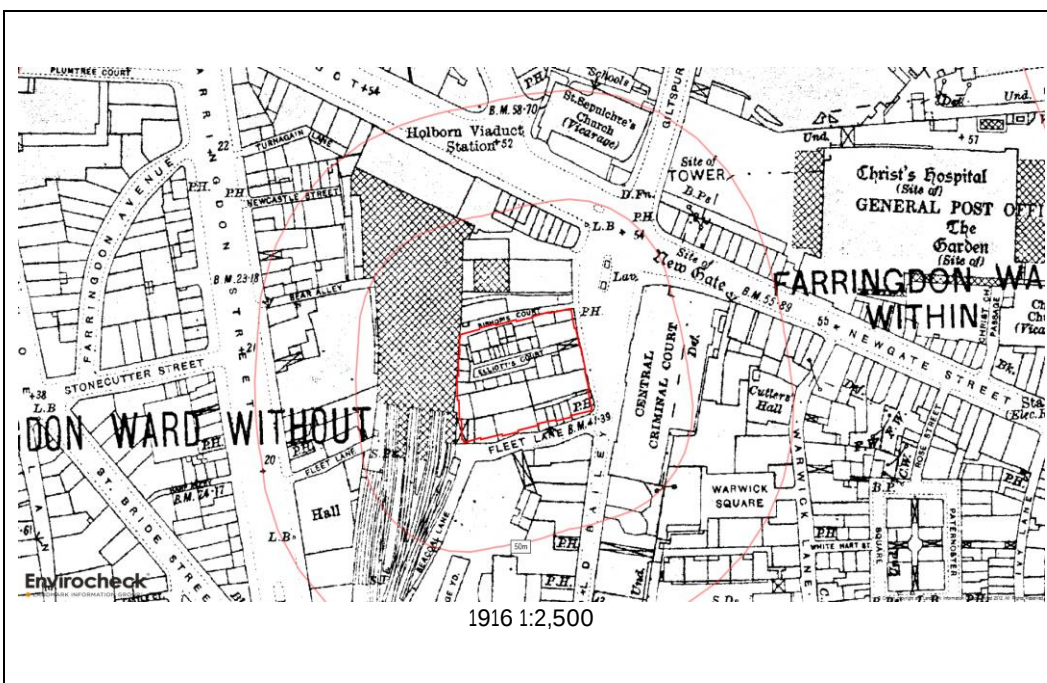
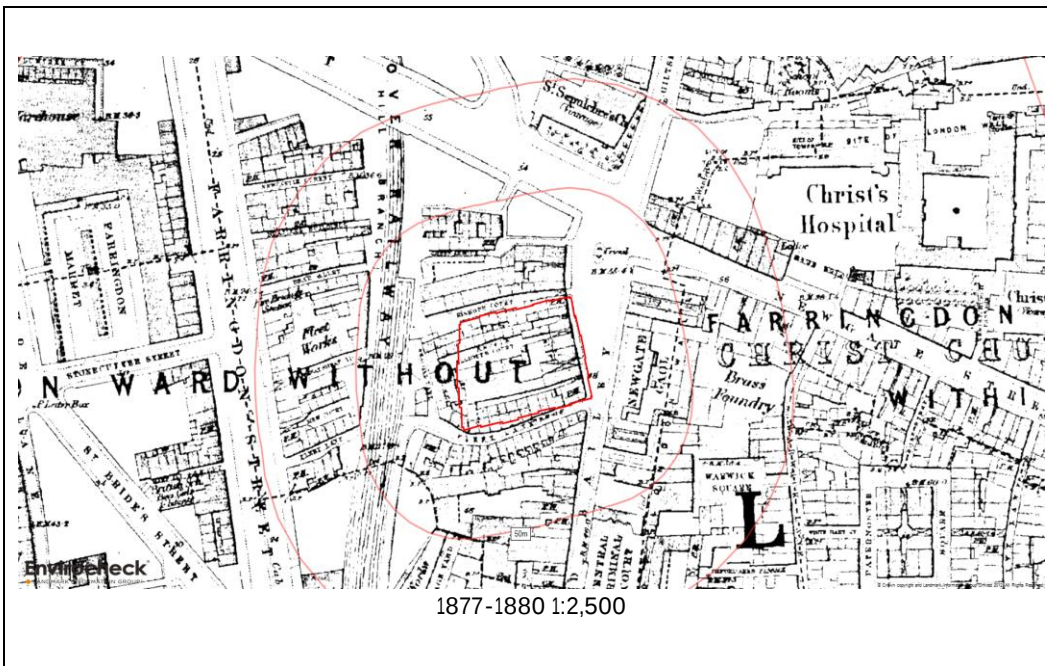
3.2. The site

- 3.2.1. From earliest map records the site was developed with several assumed residential and commercial properties with a public house in the south eastern corner pre 1877 until at least 1982. Mapping in 1962 shows on site buildings annotated as offices, a carpet warehouse, a public house and printers and in 1969 as offices, a carpet warehouse, a public house, a photo studio and criminal court buildings. The current site layout was in evidence by 1991. This was marked as a court in 2003.

3.3. The surrounding area

- 3.3.1. Historically the site was surrounded by a mix of assumed residential and commercial properties pre 1877 until 1896 when surrounding land uses had become predominantly commercial. The 1877 mapping sheet showed a number of industrial uses including railway lines 30m west, works 45m west, printing works 45m south west, a brass foundry 50m east. By 1896 railway lines were adjacent to the west and south west and a goods depot was 10m north and by 1916 Holborn Viaduct Station had been developed to the west. The railway lines were no longer marked by 1991 and it assumed that this line now runs underground.
- 3.3.2. The City of London was significantly bombed between 1940 and 1941³, and as such, the potential exists for unexploded ordnance (UXO) to be present in the nearby vicinity of the site. A high explosive bomb was recorded to have fallen along Old Bailey between Oct. 7, 1940, and June 6 1941.

³ <http://www.bombsight.org/explore/greater-london> accessed on 19 January 2023.

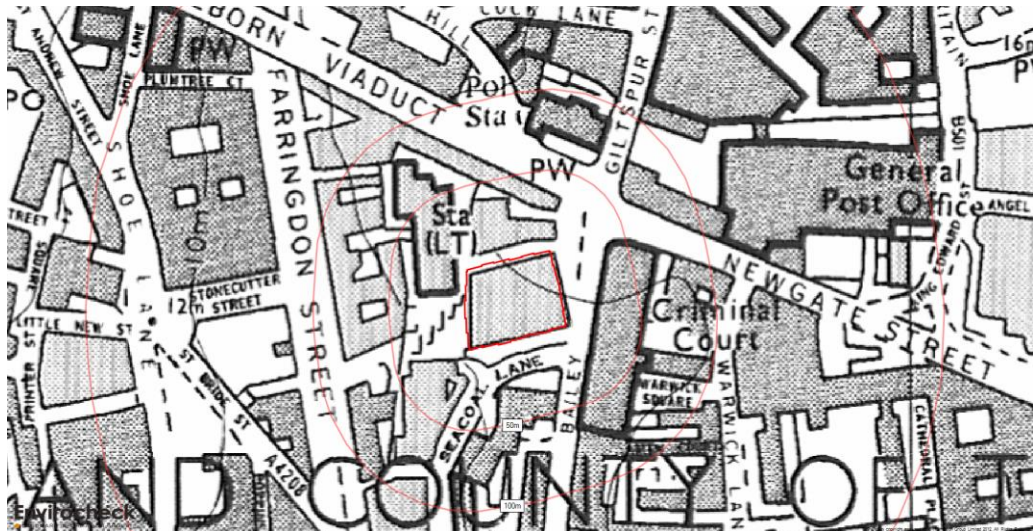




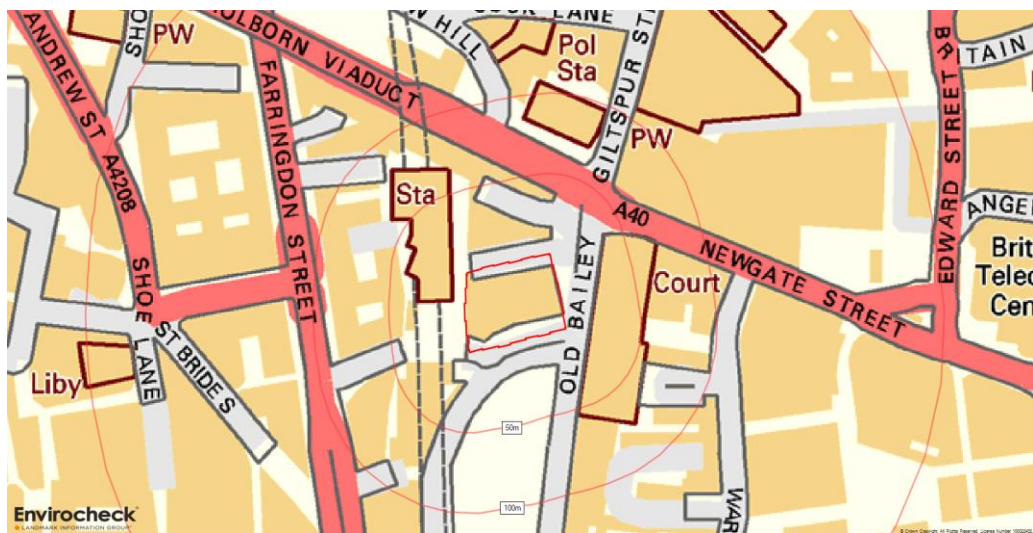
1940 1:10,000



1962-1966 1:10,000



1995 1:10,000



2013 1:10,000

4. Regulatory information

4.1. Environmental database

4.1.1. We have procured an Envirocheck™ report for the site from Landmark Information Group. The following features of interest were noted within a 250 m radius of the site:

- A discharge consent to groundwater is located 118m north east. The consent is held by City and Guilds of London Institute and is for the trade discharge of cooling water from domestic property.
- An enforcement and prohibition notice for the minor breach of discharge limit for radioactive waste; under RSA93, served in 1994/95 is located 158m north east.
- Three records for registered radioactive substances are located from 157m north east. These are all registered to Barts And The London NHS Trust.

4.1.2. The datasheet summary is provided in Appendix B.

4.2. Planning department

4.2.1. A search was conducted of City of London Corporation's online planning portal. The following application was viewed:

4.2.2. Refurbishment, extension (4,723 sq.m) and partial re-cladding of existing office (Class B1) building, 20 Old Bailey London EC4M 7AN, reference 14/01138/FULL, approved with conditions 18 May 2015. No contaminated land conditions were placed on the planning consent.

4.2.3. An enquiry was submitted to City of London Corporation's Environmental Health department. A response was not provided within the timescales of this report. Should the Council respond with any material information, the report will be updated.

5. Environmental setting

5.1. Geology/hydrogeology

Geology

- 5.1.1. According to the British Geological Survey (BGS) online digital map viewer and 1:50,000 mapping of the area (Sheet 256), no superficial geology is present beneath the site. The solid geology comprises London Clay Formation (clay, silt and sand).
- 5.1.2. A borehole 17m south east of the site was progressed in 1963. This recorded Made Ground to a maximum depth of 21 feet 6 inches below ground level (bgl) overlying brown sandy to 28 feet 6 inches bgl gravel, and clay to the base of the excavation.
- 5.1.3. According to the Coal Authority, the site is not located in a Coal Mining Affected Area.
- 5.1.4. According to information provided within the Landmark Envirocheck report, the site is not located in a Radon Affected Area.

Hydrogeology

- 5.1.5. The London Clay underlying the site is classified by the Environment Agency as Unproductive Strata.
- 5.1.6. According to EA information provided in the Landmark Envirocheck™ database, there are 14 licensed groundwater abstractions within a 500m radius of the site. The closest two are held by City and Guilds of London Institute 161m north and used for a heat pump. The closest abstraction point to the site licensed for potable supply is 326m east for commercial/industrial/public services: drinking; cooking; sanitary; washing; (small garden).
- 5.1.7. The site is not situated within an EA designated groundwater Source Protection Zone (SPZ).

5.2. Hydrology

- 5.2.1. The nearest surface water course is the River Thames 500m south. The EA currently classifies the Thames middle water body as of moderate ecological status and failed chemical status under the WFD classification scheme.
- 5.2.2. Reference has been made to the Lost Rivers of London⁴ and the subject site appears to be located 80m east of the Fleet.
- 5.2.3. According to EA information provided in the Landmark Envirocheck™ database, there are no licensed surface water abstractions within a 500m radius of the site. The closest abstraction point to the site is 575m south west for construction (dewatering).

⁴ Lost Rivers of London, Barton, 1962 second edition

5.3. **Flood risk**

5.3.1. According to the EA⁵, the site is located in:

- Flood Zone 1 (low probability). This zone comprises land assessed as having a less than 1 in 1000 annual probability of river or sea flooding (<0.1% in any year).

5.3.2. According to the EA Long Term Flood Risk Map⁶ the site is not located in an area likely to experience surface water flooding. The map states that flooding from surface water is difficult to predict as rainfall location and volume are difficult to forecast. In addition, local features can greatly affect the chance and severity of flooding. There is a very low risk of flooding from river waters or the sea. This means that each year this area has a chance of flooding of less than 0.1%.

5.3.3. According to the BGS Groundwater Flooding Susceptibility Map, the site is within an area with limited potential for groundwater flooding to occur. The BGS map provides an indication of where groundwater flooding could occur based on geological and hydrogeological information. However, the map does not define the risk (i.e. likelihood) for such flooding to occur.

5.4. **Sensitive land uses**

5.4.1. No sensitive land uses have been identified within a 250m radius of the site.

5.5. **Environmental sensitivity**

5.5.1. Overall, the site is considered to be located in an area of low environmental sensitivity due to the following:

- Absence of sensitive land uses in the surrounding area.
- The underlying unproductive strata.
- The River Thames 500m south.
- The absence of sensitive receptors within 250m of the site.

⁵ <https://flood-map-for-planning.service.gov.uk/>

⁶ <https://flood-warning-information.service.gov.uk/long-term-flood-risk/postcode> accessed on 19 January 2023.

7. Assessment and conclusions

7.1. Preliminary conceptual site model (CSM)

7.1.1. A preliminary CSM is presented in Appendix C. The model is based on the 'source-pathway-receptor' contaminant linkage concept set out in the Environmental Protection Act 1990 and accompanying statutory guidance. For a site to be designated under Part 2A of the EPA 1990 as contaminated land, there must be at least one plausible contaminant linkage and a significant risk to the receptor must exist as a result. Further information on the risk assessment framework used in this report is provided in Annex 1.

7.1.2. No potential contaminant linkages have been identified.

7.2. Risk assessment for continued use

Potential liability	Assessment	Risk ranking
Potential for contamination	No potentially significant sources have been identified with the current or historical site use. Given the historical presence of residential and commercial properties the potential for localised contamination within Made Ground cannot be fully discounted however, as the site has undergone redevelopment to form its current configuration it is likely that Made Ground would have been removed during the excavation of the site for the basement levels and foundations. A diesel AST and backup generator are present at basement level. No evidence of spillages or hydrocarbon staining was noted associated with the backup generator. It was not possible to view the AST however it is considered unlikely to be a significant source of contamination. Predominantly hard site cover comprising building footprints and hardstanding and the underlying unproductive strata will impede the infiltration of precipitation and limit the potential for migration of mobile contaminants (if present) to off-site receptors.	Low
Statutory designation as contaminated land under Part 2A	Given the current commercial site use, and that no significant contaminant linkages have been identified, it is unlikely that the site would be designated as contaminated land under Part 2A. The Local Authority response is currently outstanding, and the report will be updated with any relevant information, once received.	Low
Third party claims	Third party claims are unlikely to arise with the site in its current use and layout. Furthermore, surrounding historic industrial uses makes it unlikely that it would be identified as a single point source for contamination.	Low
Overall contamination risk ranking		LOW

Appendix A

Historical map analysis

Map edition	The site	The surrounds (to within 500m)
1877-1880	The site is developed with assumed residential and commercial properties. A public house is marked in the south eastern corner.	- The site is surrounded by assumed residential and commercial properties. - Railway lines 30m west. - Fleet works 45m west. - Printing works 45m south west. - Brass foundry 50m east. - Warehouse 185m north west. - Warehouses from 220m south west. - Warehouses from 225m south east. - Printing works 230m west. - Gas works 380m south west. - Distillery 440m north west. - Distillery 475m north east.
1896	No significant changes.	- The surrounding areas predominantly comprise assumed commercial buildings. - Railway lines adjacent to the west and south west. - Goods depot 10m north. - Railway lines 390m north. - Goods depot 400m north west. - Smithy 410m north. - Wharves and warehouse from 450m south east.
1916	No significant changes.	- Holburn Viaduct Station is adjacent to the west with associated railway lines adjacent to the west and south west. - Printing works 290m south. - The goods depot and railway lines remain from 390m north and the wharves and warehouses remain to the south east.
1938	No significant changes.	No significant changes.
1953-1954	No significant changes.	- No significant changes. - Printing works remain to 230m west.
1951-1972	The site remains in the same layout with several assumed commercial buildings and a public house.	- The station and railway lines adjacent to the west and south west remain. - The wharves and warehouses remain to the south east. - Works 230m west.
1960-1989	No significant changes.	No significant changes.
1962	The buildings on site are annotated as offices, a carpet warehouse, a public house and a printers.	
1969	The buildings on site are annotated as offices, a carpet warehouse, a public house, a photo studio and criminal court buildings.	

Map edition	The site	The surrounds (to within 500m)
1974-1976	No significant changes.	No significant changes.
1982-1989	No significant changes.	No significant changes.
1991	A single building is present on the site. This forms the current day site outline.	- No significant changes. - The railway lines adjacent to the site are no longer marked and it is assumed that these now run underground.
1991-1995	No significant changes.	- No significant changes. - City Thameslink station is adjacent to the west and north west.
2003	No significant changes. The building is marked as a court.	No significant changes.
2013	No significant changes.	No significant changes.
2023	No significant changes.	No significant changes.

Appendix B

Envirocheck datasheet

Appendix C

Conceptual site model



Potential sources, pathways and receptors		Description
Potential Sources	On-Site	No potentially significant sources have been identified with the current or historic site use. A diesel AST and backup generator are present at basement level. No evidence of spillages or hydrocarbon staining was noted associated with the back up generator. It was not possible to view the AST however given the presence of good quality flooring at basement level the likelihood of significant contamination resulting from this is reduced. The potential for localised contamination within Made Ground from previous site buildings cannot be fully discounted. However, as the site has undergone redevelopment to form its current configuration it is likely near-surface materials were excavated and removed as part of construction works and excavation to form basement levels.
	Off-Site	Surrounding sites have included railway lines, works, printing works, a brass foundry and a goods depot. The underlying unproductive strata is likely to inhibit the migration of contaminated groundwater on site from an off site source.
Potential Pathways	Geology	The site is underlain by London Clay.
	Hydrogeology	London Clay is classified as unproductive strata.
	Hydrology	The nearest surface water course is the River Thames 500m south. Given the distance, it is not likely that groundwater beneath the site is in hydraulic continuity with the river.
Potential Receptors	Human Health	Site users and visitors
	Controlled Waters	The River Thames.
	Buildings/buried services	Buildings and buried services
Potential contaminant linkage	Risk	Assessment
Human health – dermal contact	Low	No potentially significant sources have been identified with the current or historic site use. A diesel AST and back up generator are present at basement level. No evidence of spillages or hydrocarbon staining was noted associated with the back up generator. It was not possible to view the AST however given the presence of good quality flooring at basement level the likelihood of significant contamination resulting from this is reduced. The potential for localised contamination within Made Ground from previous site buildings cannot be fully discounted. However the presence of building footprint and external hardstanding across the majority of the site would act as a barrier between site users and contamination contained within shallow soils and groundwater (if present).

Human health – ingestion	Low	No potentially significant sources have been identified with the current or historic site use. A diesel AST and back up generator are present at basement level. No evidence of spillages or hydrocarbon staining was noted associated with the back up generator. It was not possible to view the AST however given the presence of good quality flooring at basement level the likelihood of significant contamination resulting from this is reduced. The potential for localised contamination within Made Ground from previous site buildings cannot be fully discounted. However the presence of building footprint and external hardstanding across the majority of the site would act as a barrier between site users and contamination contained within shallow soils and groundwater (if present).
Human health – vapour inhalation	Low	No potentially significant sources have been identified with the current or historic site use.
Controlled waters		No potentially significant sources have been identified with the current or historic site use. Furthermore, the presence of the building footprint and external hardstanding across the site and underlying unproductive strata will inhibit the infiltration of precipitation and migration of contaminants (if present) within groundwater.
Buildings/buried services		No potentially significant sources have been identified with the current or historic site use. It is considered likely that any contamination contained within Made Ground and shallow soils beneath the site will have been removed during the redevelopment of the site and excavation for basement levels and foundations. It is therefore considered unlikely that buildings and buried services will be impacted by contamination.

Annex one

Statutory background and risk assessment framework

Environmental Protection Act 1990

The regime for contaminated land was set out in Part 2A (ss.78A-78YC) of the Environmental Protection Act 1990 (EPA), as inserted by S.57 of The Environment Act 1995 and came into effect in England on 1st April 2000 as The Contaminated Land (England) Regulations 2000 (SI 2000/227). These regulations were subsequently revoked with the provision of The Contaminated Land (England) Regulations 2006 (SI 2006/1380) (as amended), which came into force in August 2006, and consolidated the previous regulations and amendments. Revised statutory guidance ("the Guidance") for local authorities on how to implement the regime, including the decision-making process on whether land is contaminated land in the legal sense, has been published by Defra and entered into force in April 2012.

Under Part 2A of the EPA Section 78A(2), "contaminated land" is defined as "land which appears... to be in such a condition, by reason of substances in, on or under the land, that:

- a) significant harm is being caused or there is a significant possibility of such harm being caused; or
- b) significant pollution of controlled waters is being caused, or there is a significant possibility of such pollution being caused".

"Significant harm" is defined in the Guidance on risk-based criteria and must be the result of one or more relevant 'contaminant linkages' relating to the land. The presence of a contaminant linkage relies on the Source-Pathway-Receptor concept, where all three factors must be present and potentially or actually linked for a potential risk to exist. Under the Guidance, a 'significant contaminant linkage' is one which gives rise to a level of risk sufficient to justify a piece of land being determined as contaminated land.

The pollution of controlled waters is defined in Section 78A(9) of the Act as "the entry into controlled waters of any poisonous, noxious or polluting matter or any solid waste matter". The Guidance stresses that the Part 2A regime is designed to identify and deal with 'significant pollution' and not lesser levels of pollution. The local authority should be satisfied that a substance is continuing to enter controlled waters or is likely to enter controlled waters.

Risk assessment framework

The presence of contamination on a site is generally only of concern where an actual or potentially unacceptable risk exists, i.e. the risk is 'significant'. In order for the risk to be significant, it must be actually causing harm or have the potential to cause harm as defined by statute.

The potential for harm to occur from contamination requires a 'contaminant linkage' to exist, which has three components:

- The presence of hazardous substances in, on, under or over the land (a Source);
- The presence of a sensitive receptor which may be harmed (a Receptor); and
- A plausible link between the Source and Receptor that allows migration of the contamination (a Pathway).

Contamination must therefore be defined in terms of contaminant linkages (Source-Pathway-Receptor) and risk of harm, and the presence of hazardous substances is not necessarily problematic in and of itself. The characteristics of the receptors and pathways will vary from site to site. The

potential for harm will also vary depending on both the current and intended future use of the site and the nature of the surrounding area.

This assessment uses a risk-based methodology to qualitatively assess identified contaminant linkages, in line with UK guidance produced by the Department of Environment, Food & Rural Affairs (DEFRA), the Scottish Government and Welsh Assembly, as well as the British Standards Institute (BS10175: Investigation of Potentially Contaminated Sites: Code of Practice) and Environment Agency Land Contamination Risk Management (LCRM) guidance.

Definitions of the risk rankings used in this report are as follows:

Low Risk - no issues were identified, or it is highly unlikely that the potential issue identified will arise as a liability/cost for the owner of the site in the context of the current or proposed use.

Low/Medium Risk – previous issues were discovered but have been addressed and/or are not considered to be significant for the property in its current use. An inspection by the Local Authority under Part 2A is highly unlikely to require further investigation or remediation in the context of the current or proposed use.

Medium Risk – it is possible that the issue could arise as a liability/cost for the owner of the site. Further work may be required to clarify the risk in the context of the current or proposed use.

High Risk – it is likely that the issue will arise as a liability/cost for the site owner in the context of the current or proposed use.

Consideration is also given in this report to other environmental liabilities; however, they are discussed on an issue-by-issue basis and do not form part of the risk rankings, which are specific to contamination risk. The Report should therefore be read in its entirety. The Phase I Environmental Review does not include any cost information relating to environmental liabilities; however recommendations for further investigations are made where necessary, the output from which will allow cost estimates to be made.

Annex two

Limitations to report

Appendix E

Specialist cladding report



tee technical
BUILDING FORENSICS



CLADDING SURVEY REPORT

**20 OLD BAILEY
LONDON EC4**



PROPERTY DETAILS

Client Name: Hollis Global

Date: February 2023

Job Reference: 23.1012

Prepared by: Andrew Tee

Prepared at: Tee Technical
51 Weston Park
Thames Ditton
Surrey KT7 0HW



CLADDING SURVEY

CLIENT NAME:	Hollis Global
PROPERTY ADDRESS:	20 Old Bailey London EC4
INSPECTION DATE:	30 January 2023



PROPERTY DESCRIPTION

The property provides office accommodation arranged over the basement, ground and nine upper floors. The cladding is largely original however certain elements of cladding were replaced in 2017.

DESCRIPTION OF CLADDING

The cladding consists of a combination of Portland stonework, with ancillary uses of granite, surrounding various combinations of aluminium framed double glazed fenestration to include large bays of stick system curtain walling and individual casement windows.

OVERALL SUMMARY

The various cladding systems are of good quality and accordingly are presently in a satisfactory condition, other than being locally dirty, with no reported or observed rainwater ingress, façade glazing failure or other significant defect. There are however two panes of internal atrium wall glazing that have recently failed and presently require replacement. Accordingly it is considered that no remedial repairs in excess of normal maintenance are required over the next ten years.

PRINCIPAL SURVEY FINDINGS & REPAIRS REQUIRED

Our inspection was limited given the lack of close access externally at high level and the very restricted internal access. Accordingly it is possible that defects may exist at high level that are distant from view.

The various cladding systems provide a good standard of weather-tight resistance utilising the best practice principles of system drainage. Accordingly no rainwater ingress has been either reported or observed.

The various uses of façade glazing are in a satisfactory condition with no reported or observed cracked glazing or misted double glazed units as a consequent of edge seal failure.

Whilst there are no widespread uses of toughened glass within the external facades, it has been used to form the internal atrium walls where two panes of wall glazing have recently failed as an anticipated consequence of a nickel sulphide inclusion and presently are awaiting replacement.

The various uses of stonework and the ancillary uses of red and black granite visually appear in a satisfactory condition, other than being locally slightly dirty and with some localised damp staining, with no stone slippage or misalignment indicative of fixing failure. We caution however that given the general lack of access to the façade at high level it is possible the cracks and/or displacement of the stonework may exist distant from view.

DURABILITY

There are no durability concerns given that the remaining service life of the glazing and gasket components is considered to be in excess of ten years.

FIRE RESISTANCE

Our assessment of the cladding construction revealed no uses of aluminium composite material [ACM's] or high pressure laminate [HPL] material.

Our assessment of the cladding construction did however reveal individual components that may prove to be problematic in respect of fire resistance and as such should be reviewed as part of a fire risk assessment. These uses are (a) combustible PIR rigid board insulation behind the 2017 installed and the original glazed window and curtain wall spandrel panels, (b) similar, but unconfirmed, insulation behind the 2017 installed metal curtain wall panels and (c) Kingspan K15 combustible PIR rigid board insulation to the perimeter of the glass atrium roof.

Furthermore, the type and presence of any insulation behind the original window spandrel panels and behind the original stonework is unknown. In addition, the fire stop detail at floor slab level is also unknown.

HEALTH AND SAFETY

No health and safety issues have been identified.

RECOMMENDATIONS FOR REMEDIAL WORK

There are a small number of areas of dark staining to the stonework that may be a consequence of dampness. Accordingly a budget sum should be included within any planned maintenance schedule in the event that repairs are required.

There are two shattered glazed panels within the internal atrium that require replacement at a cost understood to be in the region of £25,000 + VAT.

No other remedial repair work is required in excess of normal maintenance for the next ten years.

Normal maintenance work is considered to include the repair of (a) any localised rainwater ingress and (b) replacement of any misted or shattered double glazed units should either occur in the future.

It is recommended as desirable that a specialist chemical restorative clean be undertaken to all metal finishes and the stonework for the sole purpose of improving the visual appearance.

Surveyor: Andrew Tee

First issued: 8 February 2023

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3.0	OBSERVATIONS AND FINDINGS	3
4.0	DISCUSSION	10

APPENDICES**APPENDIX A PHOTOGRAPHS**

1.0 INTRODUCTION

- 1.1 We refer to your instructions requesting us to inspect and prepare a report on the cladding installation at 20 Old Bailey, London EC4 in connection with your intended freehold disposal.
- 1.2 The purpose of the inspection is to establish the construction of the external cladding and to undertake, where possible, a visual inspection to determine the present condition. The report provides recommendations for any necessary remedial repairs.
- 1.3 Given the absence of a BMU, or use of a MEWP, we could not closely inspect the façade at high level. Accordingly, it is possible that defects may exist at high level that are distant from view however the extent of inspection was sufficient to gauge the overall condition of the various cladding elements. In addition, internal access was restricted to a small number of sample locations at Level 2, 4, 8 & 9.
- 1.4 Our inspection was carried out on Monday 30 January 2023 and the comments contained herein relate to our findings at that time. The weather at the time of our inspection was fine, dry with clear skies and at a temperature of 6°C.
- 1.5 Documentation relating to the construction of the cladding was provided electronically via a data site. The information included a general description of the various cladding elements however the information is not comprehensive as detailed drawings, specifications and calculations were not available.
- 1.6 Appendix A includes a series of photographs which we trust will assist in identifying the property and some of the matters discussed hereafter.

2.0 GENERAL DESCRIPTION OF PROPERTY AND CLADDING

Description of Property

- 2.1 The property provides office accommodation arranged over the basement, ground and nine upper floors. There are a series of set-back terraces at Level 8 and part Level 4.
- 2.2 The principal front elevation faces due east over Old Bailey, the rear to the west over Fleet Place and the side north and south elevations closely face immediately neighbouring buildings.
- 2.3 The property was originally constructed in 1989 however the façade to all the east and part south/north elevations was replaced during a comprehensive refurbishment in 2017.

Description of Cladding

- 2.4 All elevations are clad full height with a combination of Portland stonework, with ancillary uses of granite, surrounding various combinations of aluminium framed double glazed fenestration to include large bays of stick system curtain walling and individual casement windows.
- 2.5 The various cladding systems that date back to the original base build in 1989 include the stone façade, windows and infill areas of curtain walling on the south, west and north elevations. The various cladding systems that were installed during the 2017 refurbishment include the stone façade and windows on the east elevation, the curtain walling to all elevations at Levels 8 & 9, infill areas of curtain walling on the east and part south/north/west elevations, the plantroom enclosure at roof level and the glazed atrium walls and roof.
- 2.6 The 2017 refurbishment was undertaken by ISG using Glass Solutions Saint-Gobain for all windows and curtain walling and Putney & Wood for the stonework.

3.0 OBSERVATIONS AND FINDINGS

Cladding Systems

3.1 The various cladding systems are as follows:

- Stonework
- Curtain walling
- Windows

General Observations

3.2 Access internally to inspect for signs of rainwater ingress and glazing failure was restricted to only a small number of typical sample locations however we were informed by the building manager that there are (a) no reported incidents of internal rainwater ingress through the façade and (b) no glazing failure to the façade.

Stonework

- 3.3 The stonework on the west and most of the south and north elevations is original whilst the stonework on the front east and part south/north elevations elevation was installed in 2017.
- 3.4 Details of the 2017 installed stonework are contained within the O & M Manuals and consists of Moleanos limestone laid in the traditional ashlar manner being of uniform shape and size. The stonework is supported on stainless steel brackets to the slab edge with an internal backing wall of Metsec light steel framing with a Versapanel cement-particle [CP] backing board and non-combustible Knauf Earthwool mineral fibre insulation.
- 3.5 There are no details of the original stonework in the O & M Manuals however by inspection the stonework is Portland limestone also laid in the traditional ashlar manner. The construction behind the stonework is unknown.
- 3.6 A close inspection of the stonework was not possible as there is no means of high level access to the stone façade. As viewed from ground level however our inspection revealed no sign of any significant stone misalignment, displacement or lack of verticality associated with major defect however it is possible that cracking may exist at high level that is distant from view.
- 3.7 Several areas of stonework are however dirty and in particular there is a localised build-up of algae and possibly some damp staining on certain ledges above window lintels.

Curtain Walling

General

- 3.8 The curtain walling installed in 2017 includes all elevations at Level 8 & 9, certain infill areas on the east elevation at ground level and Level 1 and over the rear west elevation entrance. This curtain wall was accessible at Level 8 and there is information available within the O & M Manuals.
- 3.9 The original curtain wall includes infill bay areas on the north, west and south elevations. This curtain was inaccessible both internally and externally. Limited information available within the O & M Manuals indicates that the glazing and gaskets were however replaced during the 2017 refurbishment.

2017 Installed Curtain Walling

- 3.10 The curtain walling was installed in 2017 to all elevations at Level 8 & 9, certain infill areas on the east elevation at ground level and Level 1 and over the rear west elevation entrance.
- 3.11 The curtain wall is the Wictec 50 system manufactured by Wicon and consists of a site assembled stick form gridwork of aluminium box section mullions and transoms which support and retain a uniform arrangement of double glazed vision and spandrel units using the dry glazed pressure plate and cap method.
- 3.12 The vision and spandrel glass is externally dry glazed with extruded rubber gaskets retained by screw fixed aluminium pressure plates behind outer decorative mullion and transom snap-on cover caps. Internal rubber gaskets between the glass face and the transom/mullion framework are intended to be airtight thus preventing negative internal air pressure drawing in any excess rainwater within the accommodation.
- 3.13 Certain intermediate transoms utilise the structurally glazed [SG] method, often referred to as toggle glazing, where the glass is mechanically restrained under slight compression via a series of toggles that are screw fixed into the mullion and transom gridwork and then engage within manufactured slots in the edge of each double glazed unit. Upon installation, the toggles are then concealed from view behind a wet seal of silicone tooled flush with the face of the glass.
- 3.14 The system relies on the principle of mullion drainage with pressure equalisation to prevent internal rainwater ingress. The outer gaskets are not intended to be wholly watertight as any excess rainwater that penetrates the outer gaskets and silicone seals can migrate laterally along the transoms to the mullions where it can then harmlessly drain to the outside.

Original Curtain Walling

- 3.15 The original curtain wall is inaccessible for inspection however by inspection it is a site assembled stick form gridwork of aluminium box section mullions and transoms which support and retain a uniform arrangement of double glazed vision and spandrel units using the dry glazed pressure plate and cap method.

Water Penetration

- 3.16 Both systems generally provides a high level of protection against rainwater ingress but stick systems of this type are workmanship sensitive and it is therefore essential that the system components were originally installed in a satisfactory standard. Despite the potential for workmanship induced defects we were informed by the building manager that there are no reported incidents of internal rainwater ingress.

Sealants and Gaskets

- 3.17 Waterproof gaskets to both systems are provided firstly between the pressure plate and the outer glass and secondly between the inner glass face and the transom/mullion rebates.
- 3.18 The outer gaskets are of synthetic rubber composition and are designed to prevent most of the rainwater penetrating the system and accordingly they do not necessarily have to be wholly water-tight. The outer gaskets where inspected at Level 8 were found to be in a satisfactory visual condition.
- 3.19 The inner gaskets are also of synthetic rubber composition between the inner face of the glass and the mullion/transom rebate. This gasket is designed to be wholly air and water-tight which is essential for the pressure equalisation to work in a satisfactory manner. The inspection revealed that the inner gaskets where inspected at Level 8 appeared to be in a satisfactory condition.
- 3.20 The externally silicone sealed structurally glazed transom joints at Level 8 and 9 were found to be in a satisfactory condition.

Glazing

- 3.21 The vision panels to the 2017 installed curtain wall at Levels 8 & 9 are double glazed units comprising an outer 10.8mm thick pane of acoustic laminated glass with a solar control coating on surface #2 and an inner pane of 8.8mm thick acoustic laminated glass. This specification is considered to be safety glass compliant.

- 3.22 The vision panels to the original curtain wall were manufactured by Dual Seal Ltd. They are double glazed units comprising an outer 8mm thick pane of 'Planidur' heat strengthened glass with a solar control coating on surface #2 and an inner pane of 10.8mm thick clear acoustic laminated glass.
- 3.23 The spandrel panels to the 2017 installed curtain wall at Levels 8 & 9 are single glazed units comprising an 8mm thick pane of SGG 'Emalit' heat soak tested toughened glass. The panels are insulated to the rear with 50mm Celotex RS5000 (combustible) rigid board insulation. Unfortunately there are no drawings in the O & M Manuals that show the fire break detail at the floor slab edge. The spandrel panels to the original curtain wall are similar other than the glass is 6mm thick.
- 3.24 The O & M Manuals refer to the glass having been subject to a thermal and structural analysis, which is standard good practice, however these documents are not available within the O & M Manuals for review.
- 3.25 Our inspection revealed that the glazing appeared to be in a satisfactory condition.
- 3.26 There are a series of brown powder coated aluminium faced composite panels to the 2017 installed curtain wall between the glazing that are very likely to be insulated with Celotex RS5000 (combustible) rigid board insulation in a similar manner to the glazed spandrels.

Metal Finishes

- 3.27 The external brown powder coated metal finish to the mullion and transom cover caps is generally in a satisfactory stable condition.

Doors

- 3.28 At Level 9 on the east elevation, the bi-fold doors leading onto the external terrace are manufactured by Schuco and appear to be in satisfactory condition and understood to operate correctly.

Windows

- 3.29 The windows on the west, south and north elevations are mostly original whilst those on the front east and part south/north elevations were replaced in 2017. Certain original double glazed units were also replaced in 2017. Both types of window were generally inaccessible for inspection externally although we were permitted to inspect a small number of the original windows internally.

Original Windows

- 3.30 The windows consist of aluminium framed double glazed units of inwards opening casement configuration arranged in one unit wide frames between the surrounding stonework. The window were manufactured by Schuco and are a standard commercial system of high quality.
- 3.31 The windows are weather-sealed utilising the principle of dry glazed gaskets and system drainage to prevent rainwater ingress. Specifically, there are two principal forms of dry glazed gasket namely (a) a 'glazing' gasket of synthetic rubber/butyl tape between the double/single glazing and the surrounding frame and (b) a 'frame' gasket of synthetic rubber consisting of an outer 'weather-bar' gasket and an inner 'weather-strip' gasket to the full perimeter of each opening casement. The glazing and frame gaskets are both intended to be mostly water-tight however should any rainwater bypass the gaskets then it should harmlessly drain out through slots in the base to the outside.

2017 Installed Windows

- 3.32 The windows consist of aluminium framed double glazed units of fixed light configuration arranged in one unit wide frames between the surrounding stonework. The windows are the Wicline 65 system manufactured by Wicona and are a standard commercial quality system.
- 3.33 The windows are weather-sealed utilising the principle of dry glazed gaskets and system drainage to prevent rainwater ingress.

Gaskets

- 3.34 The 'glazing' gaskets between the glass and the frame consist of an outer and inner synthetic rubber dry glazed gasket designed to be mostly water-tight and accordingly do not necessarily have to be wholly water-tight.
- 3.35 The outer glazing gaskets to the original windows were replaced in 2017 and therefore found to be in a satisfactory visual condition with no sign of significant shortening in length or age hardening.
- 3.36 The 'frame' gaskets to the original windows consist of an outer weather-bar gasket intended to be the principal water-tight gasket and an inner weather-strip gasket primarily intended to be an air seal to prevent internal draughts. Should any rainwater penetrate past the outer weather-bar gasket then it should harmlessly drain out externally via a pair of slots in the external face of the aluminium frame. These gaskets are original and were found to be in a satisfactory visual condition.
- 3.37 The outer glazing gaskets to the 2017 installed windows were inaccessible for inspection however given that they are only six years old it is anticipated that they are in a satisfactory visual condition.

Glazing

- 3.38 The vision panels to the 2017 installed windows and the original windows were manufactured by Dual Seal Ltd. They are double glazed units comprising an outer 8mm thick pane of 'Planidur' heat strengthened glass with a solar control coating on surface #2 and an inner pane of 10.8mm thick clear acoustic laminated glass.
- 3.39 There are two types of opaque spandrel panels namely (a) single glazed units and (b) double glazed units. The single glazed units comprise a 6mm thick pane of SGG 'Emalit' heat soak tested toughened glass with a 'nut brown' coating on surface #2 whilst the double glazed units are as the vision units but also with a 'nut brown' coating on surface #2. Both types of spandrel panel are insulated to the rear with 50mm Celotex RS5000 (combustible) rigid board insulation contained within a 0.7mm thick galvanised steel backing tray. 'Heat Soaking Testing' at the time of processing significantly reduces, but does not eliminate, the risk of failure from a nickel sulphide inclusion however there are no O & M records or glass stamp markings to confirm that the glass was actually heat soak tested.
- 3.40 Our inspection revealed that the glazing appeared to be in a satisfactory condition and that no historic failures have been reported.

Mechanical Function

- 3.41 The mechanical function of the original windows could only be assessed in two locations where access was permissible. The windows are ordinarily locked shut via a budget lock multi-point mechanism which is only opened for cleaning and maintenance. In these locations the mechanical function was satisfactory.

Plantroom Cladding at Levels 8 & 9

- 3.42 The cladding forming the plantroom enclosure at Levels 8 & 9 is described in the O & M Manuals as the proprietary 'Rockspan Extra' external wall panel system which are vertically orientated composite panels of width circa 1000mm and consisting of an inner and outer skin of 0.7mm thick coated steel with an inner core of non-combustible mineral fibre insulation. There is no external access to inspect these panels however as best we could observe within the plantroom enclosure they appeared to be in a satisfactory condition.
- 3.43 The louvre blade open enclosure to the external plant at roof level is in a satisfactory condition.

Atrium

Atrium Roof

- 3.44 The glazed roof over the atrium consists of a steel frame of rafters and purlins supporting a dry gasket glazed steel glazing profile system retaining double glazed vision units using the structurally glazed [SG] toggle method and flush wet silicone sealed panel joints. The system is drained in accordance with best practice and accordingly the roof is reported by building management to be water-tight.
- 3.45 The double glazed units consist of an outer pane of 10mm thick heat soak tested toughened glass with a solar control coating on surface #2 and an inner pane of 17.5mm thick clear laminated glass comprising two plies of heat strengthened glass. The outer pane of toughened glass is not confirmed as being heat soak tested, despite a note as such on the drawings, as there is no HST stamp mark on the glass itself. Our inspection revealed that the glazing and the perimeter silicone seals appeared to be in a satisfactory condition.

Atrium Walls

- 3.46 The internal atrium walls consist of a single pane 17.52mm thick laminated glass comprising an inner (office facing) ply of toughened glass and an atrium facing ply of heat strengthened glass. The toughened glass ply is not confirmed as being heat soak tested, despite a note as such on the drawings, as there is no HST stamp mark on the glass itself.
- 3.47 Two glass panels are recently failed at Levels 2 & 7 where the office facing ply of toughened glass has shattered. Presently they have been made safe with an adhesive film pending imminent replacement. Given that the centre of failure is inboard from the edge of the glass the most likely cause of failure is from a nickel sulphide inclusion [NiS] rather than from impact. It is possible however that further glass panes may fail in the future as the glazing at an age of six years is close to the peak age of failure for NiS.

4.0 DISCUSSION

Durability

- 4.1 The long term durability of a cladding system is a function of the individual performance of components such as the gridwork, double glazed units, gaskets and the external metal finishes.
- 4.2 The long term durability of the curtain wall and window aluminium framework is inherently long lasting and is not a cause for concern.
- 4.3 The external rubber glazing gaskets to the curtain wall and windows are an important component part of the systems and are designed to prevent rainwater ingress within the system although a very small quantity of residual ingress is permissible within drained systems. The gaskets to the original windows were replaced in 2017 and therefore all gaskets, including the new windows and curtain walling, are no more than 6 years old. Accordingly there are no durability issues as the remaining service life is not less than a further 20 years.
- 4.4 The long term durability of the double glazed units is affected by the integrity of the perimeter edge seals which will deteriorate in contact with excess moisture that may have entered the system. All glazing to the curtain wall and windows are no more than 6 years old. Accordingly there are no durability issues as the remaining service life is not less than a further 20 years, possibly more.

Fire Resistance

- 4.5 Our assessment of the cladding construction revealed no uses of aluminium composite material [ACM's] or high pressure laminate [HPL] material.
- 4.6 Our assessment of the cladding construction as shown in the O & M Manuals revealed that the insulation behind the opaque glazed spandrel panels and the brown insulated metal panels within the 2017 installed windows and curtain walling is Celotex RS5000 which is of combustible PIR composition. The opaque glazed spandrel panels within the original windows are also anticipated to be insulated however the type and composition of any such insulation is unknown. Photographs 9, 12 and 16 in Appendix A show typical examples. Details of the fire break detail where the spandrel panels cover the floor slab edge is also unknown.
- 4.7 Our assessment of the cladding construction as shown in the O & M Manuals revealed that the insulation behind the 2017 installed stonework, primarily on the east elevation, is non-combustible mineral fibre however this has not been confirmed by inspection. Furthermore, the original stonework predominantly on all other elevations is also anticipated to be insulated however the type and composition of any such insulation is unknown. Details of the fire break detail where the stonework covers the floor slab edge is also unknown.

- 4.8 At roof level the perimeter of the glass atrium roof consists of solid aluminium metal panels insulated to the rear with Kingspan K15 combustible PIR rigid board insulation.
- 4.9 The above uses of combustible materials and the presence of insulation of unknown composition may prove to be problematic in respect of fire resistance and as such should be reviewed as part of a fire risk assessment.

Remedial Action

- 4.10 The original and 2017 installed stonework generally appears to be in a satisfactory condition however there are a small number of areas of dark staining that may be a consequence of dampness. Accordingly a budget sum should be included within any planned maintenance schedule in the event that repairs are required.
- 4.11 There are two shattered glazed panels within the internal atrium that require replacement at a cost understood to be in the region of £25,000 + VAT.
- 4.12 No other remedial repair work is required in excess of normal maintenance for the next ten years.
- 4.13 Normal maintenance work is considered to include the repair of (a) any localised rainwater ingress and (b) replacement of any misted or shattered double glazed units should either occur in the future.
- 4.14 It is recommended as desirable that a specialist chemical restorative clean be undertaken to all metal finishes and the stonework for the sole purpose of improving the visual appearance.

APPENDIX A

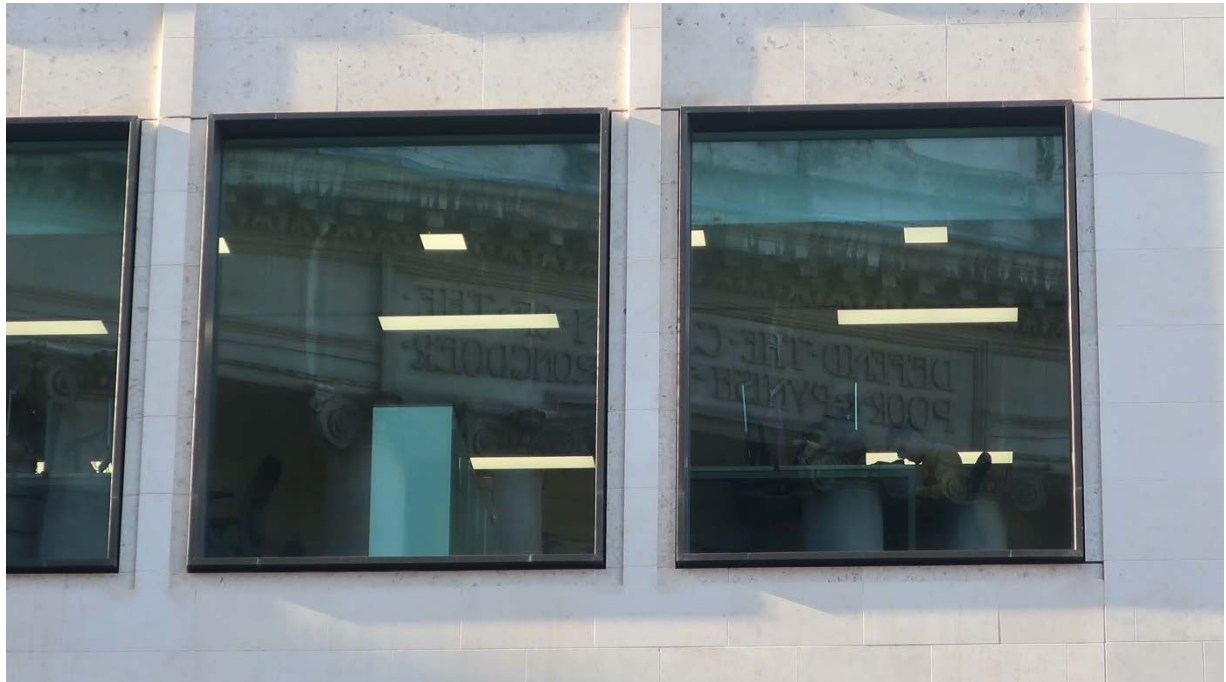
PHOTOGRAPHS



Photograph 1 – General view of the front east elevation constructed in 2017.



Photograph 2 – Front elevation showing the 2017 installed infill curtain walling.



Photograph 3 – Front elevation showing the 2017 installed windows and Moleanos stonework.



Photograph 4 – Close view of the 2017 installed Moleanos stonework in a satisfactory condition.



Photograph 5 – North elevation.
(2017 stonework on the left and original stonework on the right)



Photograph 6 – North elevation showing original infill area of curtain walling.



Photograph 7 – General view of the south elevation.



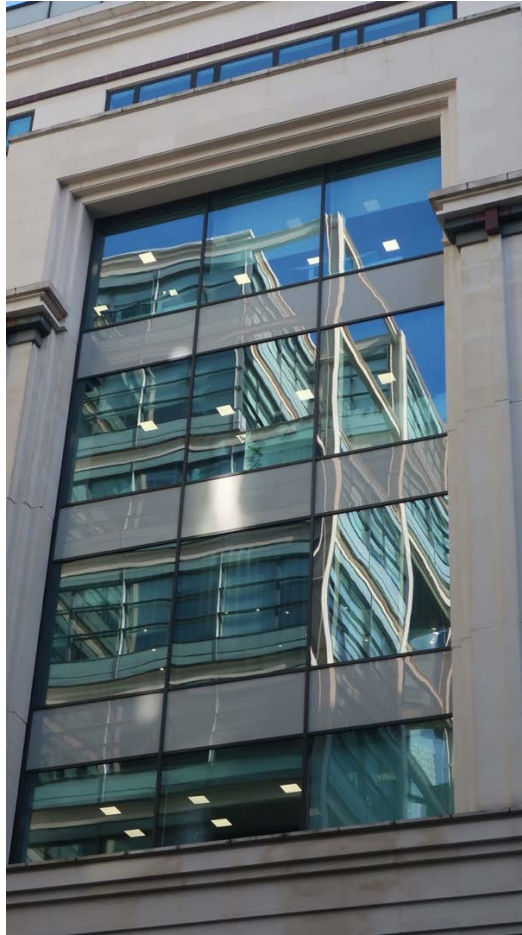
Photograph 8 – Part view of the south elevation showing the original stonework and windows.



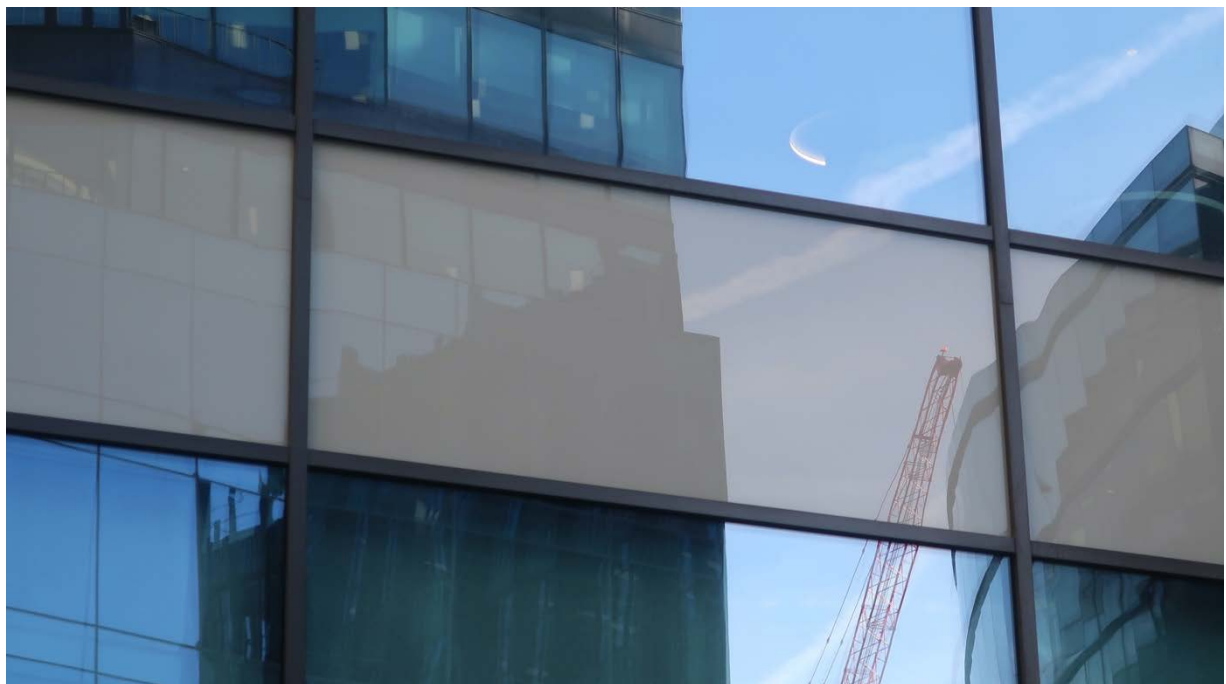
Photograph 9 – Original curtain walling spandrel panel at floor level.



Photograph 10 – General view of the rear west elevation which is mostly original other than new stonework, windows and curtain walling at high level.



Photograph 11 – West elevation 2017 curtain wall over entrance.



Photograph 12 – Glazed spandrel panel within the curtain wall as above.



Photograph 13 – Rear west elevation showing the original stonework and windows.



Photograph 14 – Localised damp and algae staining to the original stonework.



Photograph 15 – 2017 installed curtain wall at Level 8 & 9.



Photograph 16 – Close view of the 2017 installed curtain wall at Level 8 & 9.



Photograph 17 – General view of the glazed atrium roof.



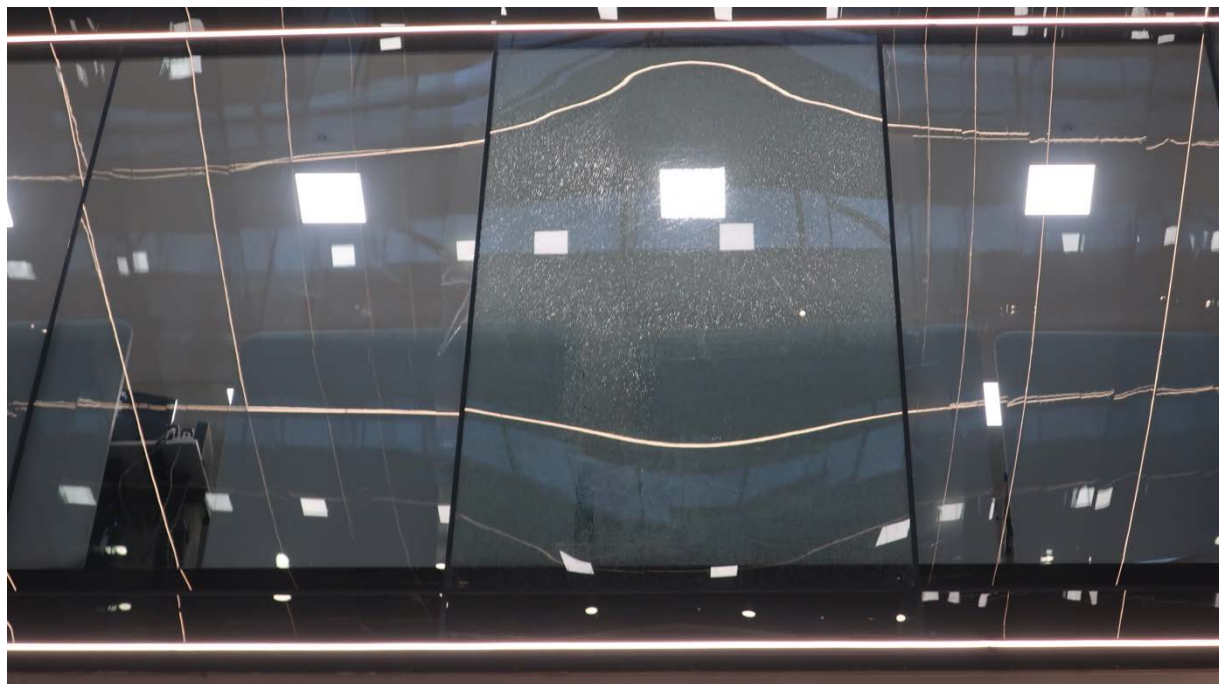
Photograph 18 – Close of the atrium roof silicone seals in a satisfactory condition.



Photograph 19 - General view of the louvre blade open plant enclosure at roof level.



Photograph 20 – The Rockspan composite panels to the plant enclosure are general inaccessible to view.



Photograph 21 – Internal atrium wall showing shattered panel at Level 2.



Photograph 22 - Internal atrium wall showing shattered panel at Level 7.

Annex 1

Background to prejudicial materials

Alkali silica reaction

This concrete defect, sometimes referred to colloquially as concrete cancer, affects a small proportion of concrete as a consequence of a chemical reaction between water and certain aggregates.

Asbestos

Guidance on asbestos can be found at www.hse.gov.uk/asbestos

Brick slips

Brick slips are thin faces of brickwork used to conceal structural members in order to give a visually uniform appearance. They are typically bonded to the structural substrate and can suffer from loss of adhesion or from lateral forces caused by thermal movement.

Calcium silicate brickwork

Whilst calcium silicate bricks (sometimes known as sand lime bricks) are inherently a stable material, they should be constructed with a suitable allowance for their future thermal movement. However, occasionally they are constructed in a similar way to clay brickwork, which can lead to cracking of larger brickwork bays.

Calcium chloride additives to concrete

Used to accelerate initial setting of the concrete.

Composite panels

Composite panels are typically either used externally as roof or elevation cladding or internally, typically by the food industry, to create highly insulated working or storage environments. Composite panels are formed from an internal core, bonded to outer faces. That bond creates the structural integrity.

A number of fire events in which composite panes were considered a contributing factor had led the UK insurance industry to review their position in relation to composite panels. The specification, design of installation and other contributing factors are relevant in assessing the associated risk.

A variety of core materials have been used to create composite panels, which can have a varying impact on fire risk. In broad terms, expanded polystyrene and expanded polyurethane (PUR) are considered to represent a risk. However, some (but not all) polyisocyanurate (PIR) cored panels are certified by the Loss Prevention Council (LPC) as being suitably fire resistant for either internal or external applications.

The only way to be certain of the specification of a composite panel is to review the specification or by testing of the core material.

It is also possible that early composite panels incorporate CFC or HCFC gasses, used as blowing agents to introduce the insulant.

High alumina cement (HAC)

HAC based concrete is almost exclusively found in pre-cast concrete elements. There is potential for a reduction in strength over time as a consequence of a process known as conversion. This can be more significant where the concrete element is exposed to moisture.

Hollow clay pot and concrete beam composite floors

This form of construction allowed for lighter weight structures and is inherently stable if well constructed. However, it is possible that the concrete beams (which were cast on site between the hollow clay pots which created a formwork) can suffer from poor compaction and voiding.

These problems, whilst unlikely to have structural significance, can expose steel reinforcement bars to low concrete cover levels which itself can reduce the fire integrity of the structure.

Often it is difficult to identify such lack of concrete cover, particularly if the clay pots were spaced using clay tiles, which remain in-situ and conceal the underside of the poured concrete.

Lead

Typically used for pipework and paintwork. It should be noted, however, that the use of lead roofing and waterproofing details is not considered prejudicial.

Loose mineral fibres

Loose mineral fibres can represent a health risk when the fibres measure below a certain threshold width, because of the effect on the lungs.

Mosaic tiles

Mosaic tiles are used as a decorative finish but can be affected by a loss of adhesion or thermal movement within the building.

Mundic blocks

Mundic blocks were used principally in the southwest of England and can lead to deterioration of concrete over time, if used as aggregates in concrete.

Nickel sulphide inclusions

Nickel sulphide inclusions are impurities in toughened glass that can, over time and when exposed to increased environmental temperatures, cause spontaneous cracking of the glazing panels.

In order to reduce the risk of such cracking, toughened glass is usually heat-soaked, to recreate that environmental risk.

Polychlorinated biphenyl (PCBs)

PCBs were historically used (amongst other applications) as coolants in electrical equipment. It is highly toxic and classified as a persistent organic pollutant.

R22

A HCFC refrigerant gas currently being phased out of use. From 1 January 2015 it will no longer be legal to "use" R22 in the maintenance and repair of air conditioning equipment. This means that certain repairs will not be possible and effectively mean the equipment has to be converted to use another gas or replaced. A landlord or tenant with a repairing obligation may be liable for system replacement if such a failure occurs.

Sea dredged aggregate

Such aggregates were occasionally used and increased the risk of salts affecting steel elements within concrete.

Thin stone panels

There are circumstances where stone panels (and particularly marble) are thin enough to allow thermal movement significant enough to cause curling of the stone.

Woodwool slabs used as permanent formwork

When used as permanent formwork for concrete structures, woodwool slabs do represent a potential risk. It is possible for: excessive and concealed voiding to be present in the concrete and for reinforcement to be exposed as a consequence; cement fines to leach into the woodwool before the concrete sets (reducing strength), compromising the inherent fire integrity of the structure.

Annex 2

Background to statutory issues

England and Wales

Approved Document L2B

In contrast to the remainder of the Building Regulations, Approved Document L2B adopts a different approach in order to encourage thermal and energy efficiency of existing building stock as well as of new construction.

Non-domestic buildings with a useable area of over 1,000m² which are materially altered, extended, provided with new “fixed building services” or where there is an increase to the installed capacity of any fixed building services will fall within the new requirements.

Part L2B may require consequential works to be completed, which are expected to relate to retrospective improvements in the thermal or energy performance of existing elements or systems. For example, replacement of single glazed windows with more efficient double glazed units or improvements to heating controls could be required in order to obtain Building Regulations Approval.

Building Act 1984

Because the building is not new, it is unlikely that it will comply with current Building Regulations. Whilst the Building Regulations are generally not retrospective (but see below) any material alterations carried out to the building will need to comply with the Regulations current at the time of the alterations.

Construction (Design and Management) Regulations 2015 (CDM)

Under the terms of the CDM Regulations certain construction operations attract the requirement for the preparation of a Health and Safety File. Amongst other things this document records details of the works completed in order to assist safe and appropriate repair in the future. The Client (as defined by the CDM Regulations) is required to retain the Health and Safety File and to allow appropriate access to it.

Control of Asbestos Regulations 2012

Under the terms of these Regulations a Dutyholder is required to manage asbestos in non-domestic premises. Typically, this encompasses a positive obligation to assess the likelihood of asbestos containing materials (ACMs) being present at the premises. This can be achieved either by reference to bone fide statements confirming that ACMs were not incorporated into the construction of the building, or by commissioning an asbestos survey. The results of that survey would then be interpreted, acted upon and recorded in an Asbestos Management Plan.

Energy Efficiency (Private Rented Sector) (England and Wales) Regulations 2015

These regulations – also known as the Minimum Energy Efficiency Standards (MEES) – set out (subject to a number of exceptions) that:

- From 1 April 2018 it will be unlawful to grant a new lease for a privately rented building with an EPC rating of less than an ‘E’.
- From 1 April 2023 this will be extended to all privately rented property, including properties rented under existing leases.

Landlords failing to comply with this legislation are open to prosecution by the local authority, who will enforce the provisions under Trading Standards.

Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007 (as amended)

Vendors are required to prepare and make available an Energy Performance Certificate (EPC) for the property prior to the sale.

EU Regulations concerning the use of Ozone-depleting substances

Under EU Regulation (EC) No. 1005/2009 the maintenance and servicing of air-conditioning systems containing an HCFC gas that involves breaking into the refrigerant circuits is now prohibited. R22 is the most commonly used HCFC gas. Refurbishment (involving replacing the R22 with another refrigerant) could be considered although one of the most common R22 refrigerant replacements - R422D – is (amongst a number of other gases) itself now subject to the EU F-Gas Regulations 2014. These regulations introduce controls on the use of refrigerants with a 'Global Warming Potential' (GWP) of over 2500 the equivalent amount of CO₂. These controls will culminate in 2030 in a ban on the use of reclaimed refrigerant in existing systems which will mean that systems containing such gases will no longer be capable of being fully and properly maintained. This is of particular concern as there are now increased leak detection requirements for refrigerants with a high GWP.

Composite cladding panels installed prior to 2004 may incorporate CFC or HCFC gasses. Consequently, these panels might be subject to regulatory control if removed or during any demolition phase.

Equality Act 2010

Under the terms of the Equality Act 2010, employers or service providers are required to take reasonable steps to avoid discrimination. Typically this encompasses the preparation of an Access Audit specific to the requirements and nature of the service provider and/or employer, and the implementation of the recommendations.

Health and Safety Legislation

A variety of statutory instruments and supporting legislation govern the health and safety of people in the context of the built environment.

Planning (Listed Buildings and Conservation Areas) Act 1990

Legislation covering the recognition, protection and management of Listed Buildings and buildings in Conservation Areas.

Regulatory Reform (Fire Safety) Order 2005

Under the terms of the Regulatory Reform (Fire Safety) Order 2005 a Responsible Person is required to assess the fire risk and to take reasonable precautions. Typically this encompasses the preparation of a Fire Risk Assessment and the implementation of the recommendations contained therein.

Rights of Light Act 1959

This Act sets out the procedure for registering a 'Light Obstruction Notice' (LON). LONs serve to prevent a building acquiring a right to light where the necessary time period for acquisition by prescription (i.e. 20 years) has not yet accrued.

Annex 3

TDD limitations

Technical Due Diligence Limitations

Any appointment of Hollis is subject to Technical Due Diligence Limitations as detailed below. Where our Appointment relates to Building Surveys, Measured Surveys, Reinstatement Cost Assessments, Drone Surveys and Phase 1 Environmental Reports additional service specific limitations will apply as detailed below. The limitations detailed in this documents should be read in conjunction with our Terms and Conditions of Appointment.

Standard Limitations

Inspection Limitations

Weather Conditions

Our inspection may be impeded by the prevailing weather conditions.

Concealed and Hidden Elements and Areas

In all buildings there are inaccessible, concealed or unexposed elements. In occupied properties, access to some areas that would normally be inspected may be restricted or denied.

Where safe and practicable to do so, an inspection of voids above suspended ceilings, beneath raised floors and other similar areas will be carried out from a small number of sample points. However, very often, inspections are severely limited by factors including lack of light, obstructions, void depths and the occupancy of the building.

We will not lift all manhole covers, only, where safe and possible, a representative sample, and, where necessary, we will recommend a CCTV examination.

We will not lift fitted floor coverings, floorboards or move appliances or heavy furniture. Where inspections are restricted as described above our findings can only be based on the evidence available to us, therefore, we will not be able to comment conclusively upon the true condition, construction and detailing of hidden, unexposed or inaccessible elements.

Where a specialist inspection of the engineering services has specifically been instructed, access panels may be removed or opened but only where it is safe to do so and where no disruption to the operation of the building will be caused.

Vertical Access Restrictions

We will use a surveyor's ladder where practical and safe to do so although our comments will be predominantly based upon findings from a pavement or floor-level inspection or other available safe vantage points. We will arrange for the hire of mechanical access equipment where we are advised prior to our inspection that it is required to inspect high level elements.

Destructive Tests and Opening up Works

We will not carry out any destructive tests, expose any part of a property, or carry out any opening up works which will require specialist tools or which may damage existing fixtures and finishes.

Specialist Consultants & Contractors Limitations

Where specialist consultants or contractors are engaged on your behalf, we will not be responsible for their performance. We may make reference to their findings in our report, but this should not be thought of as a substitute for reading their report in its entirety, nor can we take responsibility for their conclusions.

Budget Cost Limitations

Costs will be:

- Given at current prices, no adjustments will be made for inflation;
- Quoted as budget estimates only and are not to be thought of as a substitute for obtaining competitive quotations from reputable contractors;
- Exclusive of VAT, professional fees, acquisition costs and statutory fees
- Based only on the design information available at the time for the purpose of preparing the cost estimate

We will not:

- Investigate whether the costs for carrying out all the works immediately will be greater than carrying them out individually, as and when required;
- Include the cost of investigative works to establish the cause effects, unless specifically highlighted;
- Allow for any loss and/or damage to works as a direct result of a bomb blast or other act of terrorism, malicious damage, fire, flood, Force Majeure event or other Act of God;
- Include the costs incurred in out of hours working of security staff;
- Include costs relating to epidemics, pandemics and the like including measures required to operate safely in accordance with industry guidelines.
- Allow for increased prices or programme delays as a result of the withdrawal of the UK from the European Union (Brexit).

Survey Limitations

Listed below are the limitations specifically applying to surveys; they must be read in conjunction with our Standard Limitations.

Building Services

Where a specialist building services survey has not been instructed, the information that we will provide will be of a general and basic level only; we do not undertake to assess the efficiency of any installation nor its compliance with regulations. We will, however, advise you where we consider a need for specialist advice exists.

Where a specialist building services survey has been instructed this may be undertaken either using an in-house specialist engineering surveyor or a specialist sub-consultant. The inspection will be visual in nature with no testing or dismantling of plant and equipment. The appraisal will not include any design checks or any assessment of energy performance or efficiency.

Contamination

We will comment on any obvious contamination issues, but we will not undertake any tests or investigation of current or previous uses of the site or adjoining land. We will advise you where we consider a need for specialist advice exists.

Rights of Way/Support/Light

Where necessary we will comment upon any apparent rights of way, support or light which might be visible or suspected. Our comments on such rights and easements will be very much in outline only and are not subject to any detailed investigations.

Disabled Access

We will provide basic comment upon the general accessibility of the building within our report, but such comments will be of a cursory nature only, limited to pronounced problems with key access provisions. Our comments should in no way be considered a substitute for a full Access Audit.

Deleterious Materials

We will not test for the presence of deleterious materials but will advise you where we consider such tests to be necessary. Where we make comment on the presence (or suspected presence) and effect of deleterious materials, our advice will be confined to the following:

Admixtures and aggregates in concrete; Asbestos; Brick Slips; Calcium Silicate Brickwork; High Alumina Cement; Lead; Urea Formaldehyde Foam; Woodwool cement slabs (as permanent shuttering).

Note: Many factors including location, use, design and quantity determine whether a material is deleterious or not and, therefore, the inclusion of a material in the above list does not, of itself, imply that it is deleterious.

Further, our report does not constitute an asbestos register or management plan under any duty to manage asbestos within the scope of our survey.

Measured Survey Limitations

Listed below are the limitations specifically applying to Measured Surveys; they must be read in conjunction with our Standard Limitations.

Generally

The Services means any Land, Building, Setting Out or any other survey that we provide.

The Plans means the drawings, disks, reports or any media that we supply.

Area Referencing surveys will be completed in accordance with the RICS Code of Measuring Practice unless stated in the area report.

Measured Surveys will conform to the RICS specification for Measured Surveys of Land, Buildings and Utilities 3rd Edition (December 2014)

Information or data that you or others issue to us is assumed to have been verified before issue. We will not carry out any checks on the data unless specifically required to do so. Any delays caused or rectification required by erroneous data will be charged for at day rates currently applicable.

Fees

We will initially determine the level of complexity of the building from the information you provide. Should it be determined during the site inspection that the complexity of the building makes the standard measurement inappropriate, this will be drawn to your attention and a revised proposal will be submitted.

Should the building be significantly larger (greater than 10%) than the figure used to provide the quotation then additional fees may be applied.

The prices quoted are for surveying the detail that exists at the time of the survey team's observations. Any development subsequent to this date will be added, if requested, and the cost of the extra work involved will be charged at a rate to be agreed.

The proposal is based upon information, plans, maps and reports supplied to us by you about site conditions, site size and topography. Should these prove to be incorrect, any delays thus caused may be subject to an additional claim for payment.

Access

We have assumed the site to be reasonably accessible and not excessively overgrown or have any other significant hindrances to line of sight. No allowance has been made for site clearance, the provision of lighting, scaffold and so forth.

Our quotation assumes free and unhindered access to all areas and a standard 8 hour working day. Others shall obtain all necessary permissions for access to the site for the purpose of the survey at no cost to us.

Our rates assume that the fieldwork for the survey can be carried out continuously and without interruption. If we cannot access the area required through no fault of our own, our standard rates for lost time will apply.

Documentation Provided

Unless specified otherwise, all data, information, reports and plans will be issued in our standard format. If you require that your own layouts are used, examples of these should be provided before the start of the survey.

We will at our own expense rectify any errors in the survey that are shown to be in excess of the tolerances stated in the specification. We shall not, however, be held responsible for any consequential loss, damage or delay arising from any work undertaken with it.

We retain the Copyright of all maps, plans, method statements, reports and data produced under this contract unless otherwise stated.

No liability for accuracy shall extend beyond the specified scale of geographical mapping, digitised data or any other accuracy specified for the Services.

Reinstatement Cost Assessment Limitations

Listed below are the limitations specifically applying to Reinstatement Cost Assessments; they must be read in conjunction with our Standard Limitations.

Market Valuations

A Reinstatement Cost Assessment is an estimate of the cost of rebuilding the premises; it is not a market valuation and should not be thought of as such.

Documentation Provided

We cannot take responsibility for the accuracy of any information provided to us for the purpose of carrying out the assessments. Similarly we cannot take responsibility where information to be provided is missing or its provision is delayed and that information conflicts with our assessment. Where such documents become available, we recommend that copies are forwarded to us immediately in order that any advice provided can be refined.

Third Party Data

Our processes include the use of third party data through products such as:

1. Building Cost Information Service (BCIS); and
2. Promap (Landmark Information Group).

Whilst we will review this information for accuracy insofar as required for our assessments, we do not accept any liability for inaccuracies in third party information or loss or damage arising from same.

Building Services – Specialist Equipment

The Reinstatement Cost Assessment will include an allowance for the services in the building. Where specialist equipment and/or where complex services systems are involved, we may be unable to accurately estimate the replacement cost and may therefore require specialist input; this would require a separate instruction and additional fee.

Contamination

The presence of ground contamination can significantly affect the rebuilding cost of premises. We will not carry out any investigation into site history unless instructed to do so. Where the potential for contamination is suspected following an inspection we may recommend further investigation in order to budget accurately for rebuilding costs.

Acceptance of Insurance

The provision of a Reinstatement Cost Assessment does not indicate or confirm that insurance cover will be provided for that building.

Ground Conditions

We will not investigate whether specialist foundations, land fill or other specialist ground works were required or used in the construction of a building, nor whether they would be required in any rebuilding. The requirement for these or similar works would increase the rebuilding cost.

VAT

Unless requested otherwise our assessments will exclude VAT. We will not carry out any investigations into the VAT status of the property or the trading position of the insured and it is important that you seek further advice from your insurance broker with regard to the VAT element to ensure that any non-recoverable VAT will be covered by the insurance policy.

Rebuilding Period

The Reinstatement Cost Assessment will include advice on the likely period required to rebuild the property. The rebuilding period will not make any allowance for unforeseeable delays, such as those caused by planning issues, archaeology, site contamination, or market conditions.

Deleterious Materials

We will not test for the presence of deleterious materials. The presence of these materials can significantly increase the cost of demolition. Where the presence of deleterious materials is suspected we may recommend further investigation. For the purpose of this statement, the following materials are considered deleterious;

Admixtures and aggregates in concrete; Asbestos; Brick Slips; Calcium Silicate Brickwork; High Alumina Cement; Lead; Urea Formaldehyde Foam; Woodwool cement slabs (as permanent shuttering).

Note: Many factors including location, use, design and quantity determine whether a material is deleterious or not and, therefore, the inclusion of a material in the above list does not, of itself, imply that it is deleterious.

Further, our report does not constitute an Asbestos Register under the duty to management asbestos within the Control of Asbestos Regulations 2006.

Drone Survey Limitations

Listed below are the limitations specifically applying to utilities work; they must be read in conjunction with our Standard as well as our Standard Limitations.

Standard Limitations

Remote pilot will decide if it is safe to carry out the flight, after arriving at site, and conducting the onsite risk assessment. (This is 30m clearance from people and buildings not under our control for take-off, and 50m during the flight).

Hollis will commence delivery of the services on the date specified in the agreed scope of works.

Any variation requests by the Customer after the scope of works have been agreed may incur additional charges at a rate to be agreed before delivery of any additional works.

The Customer will ensure Hollis personnel are granted access and permission to operate on the specified site on the agreed date(s). Any delays or cancellations caused by an inability to access the specified site may incur additional charges.

Hollis normal hours of operation are Monday to Friday 09:00 to 17:30, excluding weekends and bank holidays

For deployments involving the use of drones Hollis will, based on the prevailing weather forecast, confirm a go/no-go decision with the Customer 24 hours prior to the agreed service delivery date(s). Hollis will not be responsible for any delays caused by unexpected adverse weather on the service delivery date(s) and are not responsible for any resultant costs incurred by the Customer.

Hollis reserve the right to charge for any delays or cancellations caused by the Customer which are outside the control of Hollis.

Hollis will use all reasonable endeavours to comply with the Customer's Health and Safety policies and any other reasonable security requirements for the specified site.

Customer will be provided with a copy of all the photographs if desired. Hollis owns the copyright of the photographs and will keep the photographs for further reference, analysis and modelling purposes.

Environmental Limitations

Listed below are the limitations specifically applying to Phase 1 Environmental Assessments and advice, they must be read in conjunction with our Standard Limitations .

Site Inspection

The purpose of the site inspection is to confirm that no potentially significant sources of ground contamination exist at or in the vicinity of the site and also to identify other potential liabilities (e.g. potential for asbestos). The inspection does not constitute an asbestos survey as required to satisfy the duty to manage asbestos under The Control of Asbestos Regulations 2012, or a hazardous materials survey, or an ecological survey.

There will be no sampling of soil, water or other environmental media.

Due Diligence

Research

Desk-based research will be undertaken to determine:

- 1) Historical development of the site and surrounding area.
- 2) Existence of environmental permits, records and incidents at the site and in the surrounding area.
- 3) Environmental sensitivity of the site (geology, hydrogeology and hydrology).

A proprietary database will be purchased to assist research (Landmark Information Group Envirocheck or a product of an equivalent standard) and enquiries will be made of local regulatory authorities, unless prohibited by confidentiality requirements. From time to time, additional information may be required to assist research, e.g. aerial photographs, and may be purchased and charged as disbursements.

Third Party Advice and Products

Our reports include the use of third party advice and products such as:

- 1) OS data;
- 2) Title documents;
- 3) Third party proprietary database records;
- 4) British Geological Survey mapping;
- 5) Aerial photography;
- 6) Local authority archive information;
- 7) Environmental regulatory authority data.

On occasion, we will recommend the instruction of a Flood Risk Appraisal, which will be carried out by a third party consultant. Whilst we will procure this advice on your behalf, it will be subject to the Consultant's own terms and conditions. Specifically, the limitation of liability on flood advice is one million pounds in the annual aggregate for a duration of six years from the date of completion of the Services.

Whilst we will review this information for accuracy insofar as required for our assessments, we do not accept any liability for inaccuracies in third party information or loss or damage arising from the same.

Reporting and Advice

Reports and advice will normally be based on a number of assumptions and with reliance on third party information. Where assumptions have been made, these will usually be stated, and recommendations will be given if further work is required. Where specialist legal, planning, valuation or technical advice is required, recommendations for same will be highlighted within our report or separately.

We can give no warranty or representation that all relevant matters will be discovered in the course of our work, although we will endeavour to provide a comprehensive appraisal of any significant environmental issues associated with the site.