

Vendor's building survey report

Twenty Old Bailey, London EC4M 7AN



Prepared for: Hines UK Ltd
Prepared by: Simon Devlin BSc (Hons) MRICS
Viki Tsoutsas MEng MSc
Issue date: 03 June 2026
Report stage: Draft
Reference: 133500-100

Hollis, 138 Cheapside, London, EC2V 6BJ
T +44 20 7622 9555 hollisglobal.com

Regulated by RICS

Hollis Global Limited. Registered in England and Wales number 13400429.
Registered office: 138 Cheapside, London, EC2V 6BJ.
VAT number 863 8914 80. Regulated by RICS.

Contents

1.	Introduction	9
2.	Property description	11
3.	Property condition	15
3.2.	Structure, including foundations	15
3.3.	Roof and rainwater goods	15
3.4.	Elevations, including windows and doors	16
3.5.	Internal areas	16
3.6.	External areas and boundaries	17
4.	Engineering services	18
4.2.	Utility connections	18
4.3.	Heating and cooling	19
4.4.	Ventilation	20
4.5.	Controls	20
4.6.	Domestic water	21
4.7.	Above ground drainage	21
4.8.	Gas installations	22
4.9.	Electrical infrastructure and electrical small power	22
4.10.	Energy solutions	23
4.11.	Lighting and emergency lighting	23
4.12.	Fire systems	24
4.13.	Lightning protection systems	25
4.14.	Communication, security and access control	25
4.15.	Vertical transportation	25
4.16.	Maintenance and documentation review	26
5.	Local environment issues	28
5.1.	Potential contaminants on site	28
6.	ESG	29
6.2.	Property management	29
6.3.	Climate Change and Energy Performance Certificate (EPC).	29
6.4.	Health and wellbeing	30
6.5.	Transport	30
6.6.	Land use and environment	31
7.	Health and safety considerations	32
8.	Prejudicial materials	34
9.	Legislation and Third Party Rights	35
9.2.	Fire safety	35
9.3.	Accessibility	38

9.4.	Town planning and building regulations	38
9.5.	Health and safety files	38
9.6.	Contract	39
9.7.	Outstanding documentation	39
9.8.	Third party rights	39
10.	Dilapidations and estate management	40
10.2.	Tenant alterations	40

Appendices

Appendix A Photographic schedule

Appendix B Building survey cost schedules and costing notes

Appendix C Reinstatement cost assessment

Appendix D Phase I environmental audit

Appendix E Specialist cladding report

Annexes

Annex 1 Background to prejudicial materials

Annex 2 Background to statutory issues

Annex 3 Limitations

Executive summary

Property address	Twenty Old Bailey, London EC4M 7AN
Property type	Office
Property age	Built 1989 and extensively refurbished 2017
Inspection date	07 May 2026

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 and terrace areas comprise inverted roofs weathered with a membrane system. Overall the building represents a well-maintained asset reflecting its relatively recent refurbishment with no significant defects noted.
- 2) No roof leaks were reported and we would not envisage any works over and above routine maintenance during our cost reporting period.
- 3) We were advised of localised water ingress affecting limited areas of the lower basement levels, which is currently being effectively managed through on-site measures including bunding. These are back of house areas and the operational use of the building is not impacted.



- 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. Accordingly it is considered that no remedial repairs in excess of normal maintenance are required over the next ten years.'
- 5) The mechanical, electrical and public health (MEP) engineering services are generally in a fair visual condition. The majority of the installations date from the refurbishment in 2017, with some upgrades carried out in recent years. We anticipate some planned capital expenditure will be required in the next ten years.

L

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 (or External Wall System (EWS)) 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. Insulation used in other areas to these levels is noted as Rockwool RW3, which is Euroclass A1. These are non-combustible elements. 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.' We would recommend you raise this with your building insurers to establish if they have any concerns or require further investigations. We have not been advised of any insurance issues.

Risk	Commentary
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 more than 1000mm from the relevant boundary, materials should be from ground level to 18m Euroclass C-s3, d2 or better; above 18m Euroclass class B-s3, d2 or better. In essence, these are both combustible classes albeit they should provide 'medium' or 'limited' contribution to fire respectively. All insulation should be Euroclass A2 or better i.e. non-combustible. As noted above, 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 External Wall 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 notes '<i>potential hazardous cladding observed but suitable compensatory measures in place</i>'. No actions are identified.
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 considers the External Wall Systems may include potentially hazardous elements but notes '<i>suitable compensatory measures (are) in place</i>'. The overall risk level is 'tolerable'.

Cost recoverability summary

The majority of the forecast expenditure relates to lifecycle replacement of building services and normal preventative maintenance. Such costs are typical for an asset of this age and specification and would ordinarily form part of a long-term asset management strategy.

Risk summary	Recoverable costs (£)			
	Year 1	Years 2-5	Years 6-10	Risk totals
High risk	39,215	0	0	39,215
Medium risk	0	0	0	0
Low risk	44,275	1,133,250	767,324	1,944,849
Totals (£)				1,984,000

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 (£)	1,984,000
--------------------------	------------------

- 1) All of these sums are approximate and exclude VAT.
- 2) A further breakdown of these figures is provided in Appendix B.
- 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) At the time of inspection all areas were occupied. Note the part lower ground floor (north) is empty but is still let by Metro Bank Plc.
- 3) 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 £171,200,000.00.

Key solicitor's enquiries and information requests

- 1) None.

Other solicitor's enquiries and information requests

- 1) Obtain Land Registry documentation and confirm boundaries and if any service charge obligation relating to the external areas.
- 2) Confirm all tenants' fit-outs are covered by a licence for alterations.
- 3) Obtain statement confirming there is no asbestos within the property.
- 4) Obtain warranties, guarantees or contracts for the 8th and 9th floor terrace 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.
- 8) Obtain copies of statutory compliance and maintenance records as noted in the engineering services maintenance and document review.

Further investigations recommended prior to purchase

- 1) None.

Further investigations recommended post purchase

- 1) Undertake a Planned Preventative Maintenance programme that includes fabric.
- 2) Maintain basement leak tracker.

1. Introduction

- 1.1.1. Instructions were received from Mr Chester Gash of Hines UK Limited on 26 April 2026 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: 07 May 2026

Weather conditions: Dry and partly cloudy. Temperature circa 14°C

Cloudy and warm

Survey undertaken by: Simon Devlin BSc (Hons) MRICS

Mallaidh McAvoy

Stephen Lemmon MEng MEIT

Viki Tsoutsas MEng MSc

- 1.1.2. The scope of service was confirmed on 20 April 2026. Please refer to Annex 3 for our TDD limitations. We previously inspected the building in January 2023 and have drawn upon that inspection in the production of this report.

- 1.1.3. In addition to the published limitations our inspection was restricted as per the points listed below, although the extent of inspection was sufficient to form an overall view of the condition of the property in the context of an occupied, multi-let building:

- Our inspection was limited to a brief walk through of various floor plates with a site representative.
- We were provided with access to various plant rooms within the basement levels but some areas such as tenanted storerooms were 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.

- 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:

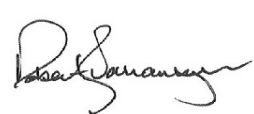
Report prepared by:

Simon Devlin
BSc (Hons) MRICS



Report checked by:

Robert Ballantyne
BSc (Hons) MRICS

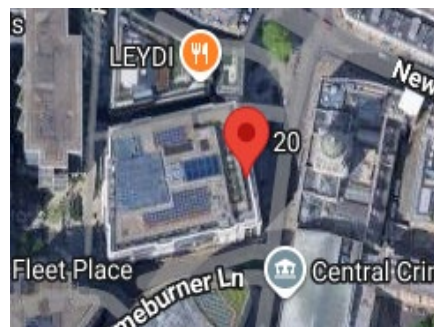


DRAFT

2. Property description



Photo of the front elevation, east facing.



Site plan.

- 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, and within the building footprint, is a public house identified as 'The Magpie & Stump'.
- 2.1.2. The property is located in the City of London, opposite the historic Old Bailey criminal courts. The building occupies an island site with the 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 terrace to the 6th, 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; and new mechanical and electrical installations. The certificate of making good defects was issued on 07 November 2018.
- 2.1.7. Original information from 1989 has not been made available and no evidence was available to indicate 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. Terraces are provided to floors 6, 7, 8 and 9. These were originally weathered as the main roof albeit they have composite decking over. The terraces to the 8th and 9th floors has been refurbished with an Esterflex SBS membrane.
- 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 façades 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 and 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 the northeast and southeast 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, the 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 and 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.

3.1.2. The service budget for 2026 includes some typical allowances for general repairs only.

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 were not available for review; 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, no water leaks were reported or immediately apparent.
- The main roof located at 8th floor and 9th floor is an inverted roof that dates from the 2017 refurbishment, therefore we would not envisage any works over and above routine maintenance. This would include removing vegetation and replacing broken paving slabs.
- The terraces to the 8th and 9th floors experienced historic leaks and were subsequently stripped and re-laid with a new guaranteed waterproof system in July 2023. You should ensure all guarantees and warranties are valid and transferable. It is important vegetation is removed to prevent damage and blockages.
- The green roofs will require maintenance in accordance with the manufacturer's instructions. We understand this is undertaken once a year. This will include managing green plant encroachment; watering; controlling weeds. The Fire Risk Assessment identifies the presence of solar panels and concludes that 'no issues (were) identified'. It is important weeds and dead vegetation are removed as these can be a potential ignition source.
- 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:

- No cladding issues were reported by building management. The cladding was last cleaned in October 2023.
- 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:-
- *'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 previously failed as an anticipated consequence of a nickel sulphide inclusion.*
- *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.'*
- There is minor UV degradation and water run-off to the cladding to the plant room areas at level 8 and 9. This is considered merely aesthetic.
- The timber shopfront to the public house will require periodic redecoration. Minor wear and tear is evident, which will fall upon the tenant to manage.

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. Of particular note, Barings Investment Services Limited have installed an internal staircase linking their floors. You should ensure that licence for alterations are in place for each floor. We would refer the reader to section 10.2.
- The part lower ground floor (north) is empty but is still let by Metro Bank Plc. There lease expires in 2028. We have not included any costs and assume that, should they vacate at this time, the subsequent strip-out will form part of a dilapidations claim.
- 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 considering their use.

- We were advised of water ingress to various areas within basement level -3 that is being managed. In particular, the water tank room, boiler room, LV switch room, life safety switch room, generator room, and chiller room. Minor low level water damage to decorations is also evident to various areas of level -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. Bunds have been added to manage the water that seeps into the plant rooms. 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 deemed to be in fair condition albeit there are damaged panels to the access ramps. We have not been provided with a title plan and the building manager has advised that they do not maintain the external areas.
- 3.6.2. The service budget for 2026 notes that there is an Estate Service Charge for 'the access through the west entrance of the building' totalling £54,000 which is recharged to the tenants.

4. Engineering services

- 4.1.1. The mechanical, electrical and public health (MEP) engineering services are generally in a fair visual condition. The majority of the installations date from the refurbishment in 2017, with some upgrades carried out in recent years. We anticipate that planned capital expenditure will be required over time in line with typical lifecycle replacement of building services installations.
- 4.1.2. No intrusive testing of the mechanical, electrical and public health systems was undertaken as the inspection was purely of a visual nature. We did not review any internal components of the mechanical and electrical systems and we did not inspect the underground drainage systems. We have not undertaken a comprehensive review of the engineering systems in terms of their compliance with statute or regulations. We have not undertaken a design review and we have assumed that the systems (including fire systems) were correctly selected, designed and commissioned at the point of installation.
- 4.1.3. Generally, we have not allowed costs for works below £5,000. The budget costs are based on estimated prices both from our experience, previous tenders of similar types of work, and also pricing books such as SPONS and BCIS. Costs are not included for ongoing maintenance tasks nor any minor replacements of components such as local water heaters, emergency lighting batteries, smoke detectors, small extract fans etc. Works identified below the reporting threshold are assumed to be included in ongoing maintenance budgets.
- 4.1.4. Replacement of plant for life cycle purposes is based on like for like equipment. It may be the case that existing technology may not be the most appropriate strategy at the time of replacement and we have not assessed the energy efficiency of the property in line with any energy legislation. Where considered appropriate for the client's business plan we may have identified alternate replacement technologies. We have not considered the costs of structural or infrastructure works that may be required. 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 terms. Generally, we have assessed that the tenants' installations include comfort cooling and ventilation systems, data installations and security installations.

4.2. Utility connections

- 4.2.1. Where identified, the following table summarises the main supply locations and meter types throughout the property.

Service	Supply location	Meter type
Electricity	High Voltage (HV) transformers	Revenue
Water	Below pavement	Revenue
Gas	Gas meter room at basement level 1	Revenue

4.2.2. The main points to note are summarised below:

- A distribution network operator (DNO) substation with identification number of 42120 is located at basement level 2.
- Where visible the meters are confirmed as MID compliant.

4.3. Heating and cooling

4.3.1. Primary heating to the building is provided via a water-to-water heat pump manufactured by Mitsubishi and located in the basement level 2 chiller room. The heat pump generates low temperature hot water (LTHW) by utilising waste heat from the chilled water (CHW) return circuit. The LTHW is circulated to a buffer vessel and to the fan coil units (FCUs), air handling unit's (AHUs) and radiators via pump sets manufactured by Grundfos.

4.3.2. Located within the offices are four-pipe (heating and cooling) FCUs with LTHW radiators located within the stairwells and basement level 3 offices.

4.3.3. Three modular gas fired boilers manufactured by Hoval located within the basement level 3 boiler room provide supplementary heating to the system when the heat pump system cannot provide the required capacity.

4.3.4. 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 to the FCUs and AHUs 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 or to the heat pump system.

4.3.5. Return water from the cooling process is collected and passes through a series of treatment stages. The treated water is subsequently stored within make-up water holding tanks, from which it is pumped back to the cooling towers for reuse.

4.3.6. Located within comms rooms and high voltage (HV) transformers are computer room AC (CRAC) units served by chilled water system.

4.3.7. Variable refrigerant flow (VRF) systems have been installed at roof level 9 to provide additional heating and cooling to tenant areas. Further direct expansion (DX) systems and DENCO units have been installed to provide local cooling to the tenant comms rooms.

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

- The heat pump is operational and in a fair visual condition, however having a 15 year life expectancy, we have included a cost for replacement in the medium term.
- The boilers, chillers and cooling towers are operational and visually defect free. With a continued maintenance, they should remain serviceable during the term covered by this report. The gas-fired boilers are likely to be replaced with alternative technology and feasibility study should be undertaken.
- The LTHW and CHW ancillary plant is operational and in a fair condition, however due to life expectancy, allowances have been made for lifecycle replacement in accordance with standard asset management practice.

- The FCUs are operational with no issues reported. We have not included costs for replacement as we anticipate they will be replaced as part of CAT A refurbishment at the time of floors will be vacated.
- The CRAC units are generally in a fair condition, having a 15-year nominal expectancy, we have allowed a cost to replace the units serving the transformer rooms in the medium term. Costs have not been included for the units serving the BMS room as the room is no longer used for high heat gain equipment.

4.4. Ventilation

- 4.4.1. Mechanical ventilation is provided to office areas via four supply and extract heat recovery air handling units (AHUs), manufactured by Dalair and located at basement level 2. A further AHU is located at basement level 3 and serves the basement areas. The AHUs comprise heating and cooling coils fed from the LTHW and CHW systems to temper incoming fresh air.
- 4.4.2. Located at roof levels 8 and 9, are two supply and extract heat recovery AHU's installed by the tenant to serve their demise. Fresh air is tempered via direct expansion (DX) systems.
- 4.4.3. Extract ventilation is provided to the male and female toilets via two dedicated Flakt Woods twin extract fans located at roof level. An additional kitchenette extract fan provides extract ventilation to the tea points throughout the building. Dedicated supply and extract fans provide mechanical ventilation to various basement areas. Further kitchen extract fans have been installed on the roof to serve tenant installations.
- 4.4.4. The main points to note and remedial works required are summarised below:
 - The AHUs serving the offices are operational and visually defect free. Having been installed in 2017 and with a continued maintenance, they should remain serviceable during the term covered by this report.
 - The toilet extract fan, tea point extract fan, basement supply and extract fans are operational and in a fair visual condition. Having a 15-year nominal expectancy, we have included costs for replacement in the medium term.

4.5. Controls

- 4.5.1. Motor control panels (MCPs) located within the basement plantrooms and at the roof level plantroom monitor and control the central plant. The panels feature building management system (BMS) controllers manufactured by Trend and Tridium to enable monitoring and control of the MEP services in each area. A BMS head end terminal is located within the basement level 3 maintenance office.
- 4.5.2. The VRF and DX systems operate via their own integrated controls with user adjustable wall mounted or remote controls.

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

- The MCPs 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 operational and visually defect free. We understand that the system has partially been upgraded; whilst we await receipt of the details of the project we have included costs in the medium to long term for upgrades due to potential obsolescence. The costs are likely to reduce on receipt of the information.

4.6. Domestic water

4.6.1. A metered mains cold water supply enters the building at basement level and is distributed to serve non-potable and potable cold water storage tanks (CWSTs) located within the basement level 3 plant area. From the tanks, water flows to dedicated cold water booster sets manufactured by Grundfos, through electromagnetic scale inhibitors before serving point of use outlets located throughout.

4.6.2. Packaged "Cat 5" break tank sets located throughout serve external outlets at roof levels and on the balconies.

4.6.3. A further water-to-water heat pump also utilising waste heat from the CHW circuit generates LTHW to pre heat the domestic hot water (DHW). The LTHW is circulated via a plate heat exchanger (PHX) to pre-heat the water. Additional heating is provided via a gas fired boiler located within the boiler room and utilises two indirect calorifiers. The DHW is circulated to outlets throughout the building by two Grundfos circulation pumps.

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

- 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 sets 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 medium term.
- The DHW generation plant is operational and visually defect free. We have allowed costs for the heat pump, PHX and DHW ancillary plant to replace in the medium term.

4.7. Above ground drainage

4.7.1. 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 sumps before being raised to flow via gravity to the public sewer.

4.7.2. Surface water from the car park flows to gullies which in turn flow to the public sewer via a petrol interceptor.

4.7.3. Rainwater from the roof is collected via roof gullies which discharge into cast iron/uPVC rainwater downpipes and fills 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.

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

- The drainage was operational and as there were no signs or reports of problems it is likely to remain serviceable beyond the period covered by this report.
- The sump pumps are operational however due to typical life expectancy, we have allowed to replace the sump pumps and controls in the medium term.
- The rainwater harvesting system is visually defect free. However, due to life expectancy, we have allowed a cost to replace the booster set in the medium term.

4.8. Gas installations

4.8.1. A natural gas supply enters the building at basement level 1 where is metered within the gas meter room and rises to the basement level 2 to serve the boilers. The supply passes through a safety solenoid valve before serving the boilers.

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

- The natural gas supply, pipework and valves are in a fair visual condition and the pipework correctly identified where visible. No replacement costs are anticipated during the term covered by this report.

4.9. Electrical infrastructure and electrical small power

4.9.1. From the distribution network operator (DNO) substation located at basement level 2, two high voltage (HV) supplies feed two transformers. From the transformers, three phase and neutral (TP&N) low voltage (LV) supplies connect via busbar systems to two switchboards located in LV switch rooms 1 and 2 at basement levels 2 and 3 respectively. The supplies extend via steel wired armoured (SWA) cable to feed the sub-main distribution and point loads located throughout.

4.9.2. Tenant and landlord distribution boards are served via busbar systems located in riser cupboards with tap off boxes providing sub-metered supplies for office lighting and small power loads.

4.9.3. A standby diesel generator rated at 900 kVA and manufactured by FG Wilson provides a resilient supply to essential life safety systems. The generator is located at basement level 3 and is fitted with a day service tank. The generator connects to a generator switchboard located at basement level 3 from where supplies extend via SWA cabling to connect to local automatic transfer switches (ATS).

4.9.4. Small power services generally comprise recessed wall mounted 13A sockets, outlets located in surface trunking and in floor boxes within the office areas while in plant areas surface mounted metal clad outlets are provided.

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

- The electrical infrastructure is operational and in a fair visual condition. With a continued maintenance, they should remain serviceable throughout the term covered by this report.
- The small power services are visually defect free, with a continued maintenance, they should remain serviceable throughout the term covered by this report.

4.10. Energy solutions

4.10.1. 139 photovoltaic (PV) solar panels are located on the roof and provide a green source of energy via an inverter located on the roof.

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

- The PV solar panels are operational and at the time of the inspection were generating 9.89 kW. However, output was noted to be relatively low, noting that weather conditions were cloudy at the time of inspection. It is recommended that the panels are cleaned to improve performance. Subject to continued routine maintenance, the system is expected to remain serviceable throughout the period covered by this report.

4.11. Lighting and emergency lighting

4.11.1. The following table summarises the various luminaire types throughout the property.

Location	Luminaire type	Controls
Offices	LED recessed linear fittings, LED recessed downlights, LED suspended fittings	Switch and PIR
Reception	LED recessed and suspended fittings	Switch
Corridors	LED spotlights	PIR
Plantrooms	LED linear fittings	Switch
Car park	LED linear fittings	PIR
Roof	LED bulkheads	PIR with daylight
External	LED building façade mounted downlights	PIR with daylight

4.11.2. Lighting is controlled via a lighting management system which is configurable to enable the manual and automatic switching of lighting to suit the requirements of the building.

4.11.3. Emergency lighting comprises self-contained luminaires with integral 3-hour battery packs which are integrated into the scheme and supplemented by illuminated exit signs.

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

- The lighting, emergency lighting and lighting management system throughout is in good condition and free of any defects or failures. With continued maintenance they should remain serviceable throughout the next ten years.

4.12. Fire systems

- 4.12.1. An addressable fire detection and alarm system with a series of detectors, sounders and manual call points provides protection throughout. The fire alarm panel manufactured by Protec and is located in the security control office within basement level 3. A repeater panel is located in the basement level 1. Located within the retail unit is a fire alarm panel, which interface with the main fire alarm panel.
- 4.12.2. A sprinkler system provides protection throughout with two sprinkler tanks located within the tank room at basement level 3. Water flows from the tanks to two electric sprinkler pumps, serving the sprinkler heads located throughout via a deluge alarm valve. A jockey pump maintains pressure in the distribution pipework. The system is monitored via panels located in the security control office, basement level 1 and water tank room. Pre-action sprinkler panels located within the sprinkler valve cupboards.
- 4.12.3. A number of very early smoke detection apparatus (VESDA) have been installed throughout the basement to serve a number of basement plantrooms.
- 4.12.4. A smoke ventilation system provides protection with automatic opening vents (AOVs) located at the top of the central and south stairwells. Located at roof level are two smoke extract fans in line serving the atrium and a further smoke extract fan serving the south core. Two extract fans are located within the generator room. Jet fans are installed within the car park to remove exhaust fumes and smoke during fire event.
- 4.12.5. Two dry risers serve the main core areas whereas a dry riser serve the ground floor and basements. The breeching inlets are located externally at ground level.
- 4.12.6. A 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. Additional fire curtains have been installed by the tenant to protect the internal staircases.
- 4.12.7. The main points to note and remedial works required are summarised below:
- At the time of inspection, minor faults/disablements were indicated on the fire alarm panel; these are understood to be subject to routine maintenance procedures. Overall, the fire alarm panels are operational and in a fair visual condition. They were replaced in 2022 and with continued maintenance, they should remain serviceable during the term covered by this report.
 - Localised instances of non-compliant cable support were observed and can be readily addressed through standard maintenance works. These items are considered typical maintenance matters and can be incorporated into ongoing compliance regimes.
 - The sprinkler system is visually defect free. With continued maintenance it should remain serviceable throughout the term covered by this report. Due to typical life expectancy, we have included a cost for replacement of the sprinkler control panels in the medium term.
 - The smoke ventilation system and dry risers are visually defect free. With a continued maintenance, they should remain serviceable during the term covered by this report.
 - The fire curtains and jet fans are visually defect free however, having a nominal life expectancy of 15 years, we have included a cost to refurbish the fire curtain system serving the atrium and replace the jet fans in the medium term.

4.13. Lightning protection systems

4.13.1. A lightning protection system is provided to dissipate the effects of a strike where metalwork at roof level is bonded via conductors which extends down to connect to earth electrodes located in the ground.

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

- The lightning protection system is visually defect free and with regular maintenance no significant capital expenditure is expected during the term of this report.

4.14. Communication, security and access control

4.14.1. Security systems including CCTV and an access control system provide protection throughout landlord common areas. A door entry system is in operation to the reception and loading bay doors. Speed lanes have been installed to control access to the ground floor entrances. The systems are controlled and monitored by the onsite team from the security control room.

4.14.2. A refuge alarm system provides communication between stations located on each level of stairwells and the security control office at basement level 3. The system also monitors accessible toilet alarms provided on each level.

4.14.3. 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.

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

- The security systems are operational and visually defect free and we have included costs for the CCTV system and access control system to be updated in the long term.
- The communication systems were operational and should remain serviceable for the next ten years.

4.15. Vertical transportation

4.15.1. A specialist lift survey was not instructed therefore the comments below are from an MEP engineer's perspective.

Reference	Manufacturer	Persons/KG	Floors served	Installation/modernisation
No.1 passenger lift	Schindler	21 / 1600 kg	-3 - 9	2017
No.2 passenger lift	Schindler	21 / 1600 kg	-3 - 9	2017
No.3 passenger lift	Schindler	21 / 1600 kg	-3 - 9	2017
No.4 passenger lift	Schindler	21 / 1600 kg	-3 - 9	2017
No.5 passenger lift	Schindler	21 / 1600 kg	-3 - 9	2017
No.6 passenger lift	Schindler	21 / 1600 kg	-3 - 9	2017
Firefighters lift	Schindler	8 / 630 kg	-2 - 0	2017
Goods lift	Aurora	22 / 1700 kg	-3 - 9	2016
Access platform	Cibes	5 / 400 kg	0 - 1	2016

4.15.2. The tenant has installed a dumb waiter to serve their commercial kitchen.

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

- The passenger, goods and firefighters lifts and access platform are operational and generally in a fair condition. We have allowed costs for modernisation of the goods lift in the long term and refurbishment of the access platform hoist in the long term.

4.16. Maintenance and documentation review

4.16.1. Below is a schedule that lists the statutory compliance and servicing documentation we would expect to be available as a minimum. Where available documents have been reviewed their date of production has been recorded. Where documentation was not made available for review at the time of inspection, or was outside the scope of this assessment, these items should be obtained and reviewed as part of the purchaser's legal and technical due diligence process.

Document description	Document date	Comment
Health and Safety files.	Reviewed	
Building Logbook.	Not reviewed	Not available
PPM planner.	Not reviewed	Not available
M&E O&M manuals.	Reviewed	
Gas Safe Records and Certificates.	Not reviewed	Not available
Closed water system treatment records (heating and chilled).	Not reviewed	Not available
LTHW & CHW system component servicing records (e.g. PU, pumps etc.)	Not reviewed	Not available
F-Gas register.	Not reviewed	Not available
Chiller/cooling tower servicing records.	Not reviewed	Not available
Air Conditioning Inspection report (ACIR).	Reviewed Valid until: 2.02.2028	No issues noted.
Kitchen extract ductwork cleaning certificates.	Reviewed 10.01.2026	No issues noted.
Fire/smoke damper drop test records.	Not reviewed	Not available
ACOP L8 Legionella and Water Risk Assessment (WRA) Logbook.	Reviewed 18.05.2025	Overall risk: Medium
Legionella sampling results and tank/calorifier disinfection records.	Not reviewed	Not available
Electrical Installation Condition Report (EICR).	Not reviewed	Not available
On site generation maintenance records for solar PV.	Reviewed 18.09.2025	No issues noted.
DNO Agreements for the presence and connection of onsite generation equipment (E.g. G98/G99/Connection agreement).	Not reviewed	Not available
Generator testing certificate and black-start test records.	Not reviewed	Not available

Document description	Document date	Comment
Lightning Protection Certificate.	Not reviewed	Not available
Emergency Lighting Logbook and Certificates.	Not reviewed	Not available
Fire alarm and suppression system test records and certificates.	Not reviewed	Not available
Dry risers test records.	Not reviewed	Not available
Smoke vent/ventilation test records.	Not reviewed	Not available
Lift LOLER Thorough Examination.	Reviewed 21.04.2026	Minor issues noted.

- 4.16.2. We have not checked the validity of signed documents such as Gas Safe certificates and Electrical Installation Condition Reports. We assume these have been undertaken by qualified professionals and the information contained within these documents is accurate. The presence and suitability of protective devices within the electrical services has not been assessed and these are assumed to have been reviewed as part of the production of the EICR. Audits of the emergency lighting and fire alarm installations have not been completed to confirm compliance with the relevant standards.

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.

DRAFT

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. Since 01 April 2018, landlords of non-domestic rented properties have only been permitted to grant a new tenancy, or to extend or renew an existing tenancy, if their property has at least an Energy Performance Certificate (EPC) E rating, unless they have registered a valid exemption.

6.3.3. From 01 April 2023, the requirement for non-domestic landlords to obtain at least an EPC E rating, unless they have registered a valid exemption, applies to all privately rented non-domestic properties (even where there has been no change in tenancy).

6.3.4. If your property is currently empty, and you are not planning to let it, you don't need to take any action to improve its rating until you decide to let it again.

6.3.5. The government is currently considering bringing in a minimum rating of a B by 2030 with a possible interim measure of a C by 2027. This means that buildings with a current E or D rating may require future investment in both services and fabric to ensure they are not 'energy obsolete' post 2018 and looking towards 2027 and 2030. Therefore you should consider a draft EPC now to ensure you are fully appraised of the works required to improve the EPC prior to the MEES taking effect. We can undertake this task as a separate commission.

Exemptions:

6.3.6. The regulations do not apply to non-domestic rented properties that are either:

- Granted for a 'term certain' (the original term or time period granted by a tenancy) not exceeding 6 months (unless the tenancy agreement contains provision for renewing the term or extending it beyond 6 months from its beginning, or, at the time it is granted, the tenant has been in occupation for a continuous period of more than 12 months).
- Granted for a 'term certain' of 99 years or more.

6.3.7. There are various exemptions that apply to the prohibition on letting a property with an energy efficiency rating below E:

- '7-year payback' exemption.
- 'All improvements made' exemption.
- Wall insulation exemption.
- Third-party consent exemption.
- Property devaluation exemption.
- Temporary exemption due to recently becoming a landlord.

6.3.8. It should be noted that the building regulations were updated 15 June 2022 changing the way EPCs are calculated. EPC's issued before 15 June 2022 were calculated using the old methodology and may vary if undertaken post regulation changes. Generally, buildings that use fossil fuels will perform worse and buildings that use all electric energy will perform better. To ensure that the EPC is accurate and risks are known, it would be prudent to update any EPC that was carried out prior to 15 June 2022.

6.3.9. **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 building includes biodiversity in the form of a 'living roof' to the main roof and bee hives to the 9th floor roof.

DRAFT

7. Health and safety considerations

7.1.1. A Health & Safety Risk Assessment has been undertaken by Tetra Consulting Ltd (dated 21/22 April 2026). The risk of harm is deemed as 'trivial'.

7.1.2. 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

7.1.3. No adverse comments.

Low head heights

7.1.4. No adverse comments. There are warning signs around plant on levels 8 and 9 and to the basement levels as part of good practice.

Overloading

7.1.5. No adverse comments.

Instability

7.1.6. No adverse comments.

Demolition hazards

7.1.7. No adverse comments.

Maintenance and other safe access issues

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

Confined spaces

7.1.9. No adverse comments.

Excavations

7.1.10. No adverse comments.

Falls, falling objects and fragile materials

7.1.11. No adverse comments. Handrails and the like are serviced and tagged.

Edge and barrier protection

7.1.12. No adverse comments.

Glazing

7.1.13. No adverse comments.

Fresh air, temperature and weather protection

7.1.14. No adverse comments.

Welfare facilities

7.1.15. No adverse comments.

Vehicular hazards, traffic routes workplace transport hazards

7.1.16. No adverse comments.

Hazardous operations

7.1.17. No adverse comments.

Lighting levels

7.1.18. No adverse comments.

DRAFT

8. Prejudicial materials

8.1.1. In Annex 1 we list those materials which are considered to be potentially prejudicial. Unless stated otherwise, this section contains comments that are based upon visual inspection only as opposed to physical testing.

Material	Location	Recommendation
Alkali Silica Reaction	Not suspected.	No recommendation.
Asbestos	Not suspected.	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.
Brick slips	Not suspected.	No recommendation.
Calcium Chloride Concrete additive or contamination	Not suspected.	No recommendation.
Calcium Silicate Brickwork	Not suspected.	No recommendation.
Composite panels	Not suspected.	No recommendation.
High Alumina Cement (HAC)	Not suspected.	No recommendation.
Hollow clay pot and concrete beam composite floors	Not suspected.	No recommendation.
Lead in paint and plumbing	Not suspected.	No recommendation.
Mosaic tiles	Not suspected.	No recommendation.
Mundic blocks	Not suspected.	No recommendation.
Mundic Concrete	Not suspected.	No recommendation.
Nickel Sulphide Inclusions in Toughened Glass	Not suspected.	No recommendation.
Reinforced Autoclaved Aerated Concrete (RAAC)	Not suspected.	No recommendation.
Woodwool slab as permanent shuttering	Not suspected.	No recommendation.

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 16 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 the application is checked and maintained, particularly the exposed steelwork to the external plant room areas where there is noticeable damage.
- 9.2.7. With regards the External Wall Systems, we would refer the reader to the commentary within the table of the Executive Summary. In essence, 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. From a building surveyor's perspective the building would be deemed a 'lower risk' entity.

- 9.2.8. 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'*.
- 9.2.9. 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'*.
- 9.2.10. The Fire Risk Assessment does not identify any actions in respect of the External Wall System.
- 9.2.11. 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. Note there is a link between fire panels so that building management know when activation is triggered. They also have access to evacuate via the Core 2 fire exit and via loading bay.
- 9.2.12. 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.
- 9.2.13. The soffit to the area surrounding the vehicle entrance ramp/loading bay has a sprayed finish. It is unknown if this is to improve the fire resistance to achieve the aforementioned 120 minutes fire resistance or for other reasons such as to improve thermal performance. We noted this is damaged in areas, typically due to the installation of services. The fire strategy does not specifically reference this area but does state a *'survey must be carried out to determine the inherent fire resistance of the existing floors. If found to be deficient, the fire protection must be upgraded to achieve the required rating; this could be achieved by applying fire rated board to the underside of each soffit'*. We would recommend that this is considered further by the Fire Risk Assessment.
- 9.2.14. Places of higher fire hazard and ancillary accommodation are reportedly enclosed in fire rated construction (e.g. plant, storeroom, refuse room, car park).
- 9.2.15. 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.
- 9.2.16. A sprinkler system is provided throughout.

- 9.2.17. We were advised by building management that a Fire Door audit was undertaken in February 2026 and repairs are being undertaken on a phased basis. The first phase totals circa £37,000 plus VAT and is reportedly nearly complete. Accordingly, we have not included any repair costs. The Fire Risk Assessment acknowledges this fact and raises no additional issues. Regular fire door audits should form part of the planned maintenance regime.
- 9.2.18. We noted ad hoc breaches to fire stopping around services and area of unlabelled fire stopping. The Fire Risk Assessment also identified 'improvements' within four areas. We would recommend that a fire compartmentation audit is undertaken to the complete building to ensure all deficiencies are identified and remediated. All new works should be labelled to support compliance and long-term building management.
- 9.2.19. 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. The Building Regulations Final Certificate for these areas would provide a degree of assurance that the works have been undertaken to a satisfactory standard.

Engineering fire protection

- 9.2.20. Refer to Engineering Services section.

Fire risk assessment

- 9.2.21. We have been provided with a copy of the Fire Risk Assessment dated 21/22 April 2026 as undertaken by Tetra Consultancy Limited. This relates to the landlord controlled areas only. Three medium and low actions were identified. It concludes the overall risk of harm as 'tolerable'.
- 9.2.22. With regards to the External Wall Systems, the Fire Risk Assessment states that there is no '*sleeping risk; a Fire risk appraisal of external walls (FRAEW) under PAS 9980 is therefore not required*'. It does add '*Potential hazardous cladding observed but suitable compensatory measures in place*'. No actions are identified with regards the External Wall Systems.
- 9.2.23. 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

- 9.2.24. Firefighting access is provided via the main central core which is constructed as a firefighting shaft. On the below ground levels, the south-east satellite core is designed as a firefighting 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.
- 9.2.25. 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 21 September 2020. This identifies some 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 terrace works on the 8th and 9th floor.
- 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. There was no on-going works of note at the time of inspection.

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-stations.
 - 3) The details of any local authority equipment such as street lighting fixed to the building.
 - 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.

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. It would be prudent for your solicitors to 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.	Not made available for review. Refer to solicitor.	Not made available for review. Refer to solicitor.
Fifth – ninth floor – fit-out.	Not made available for review. Refer to solicitor.	Not made available for review. 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.

DRAFT

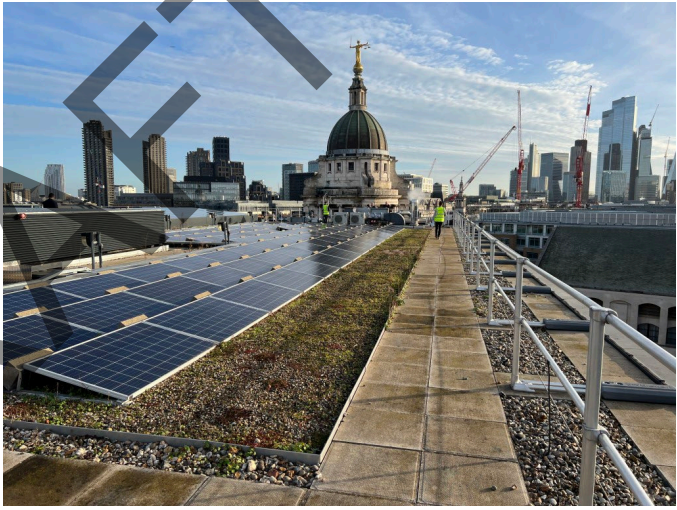
Appendix A

Photographic schedule

DRAFT

Building fabric

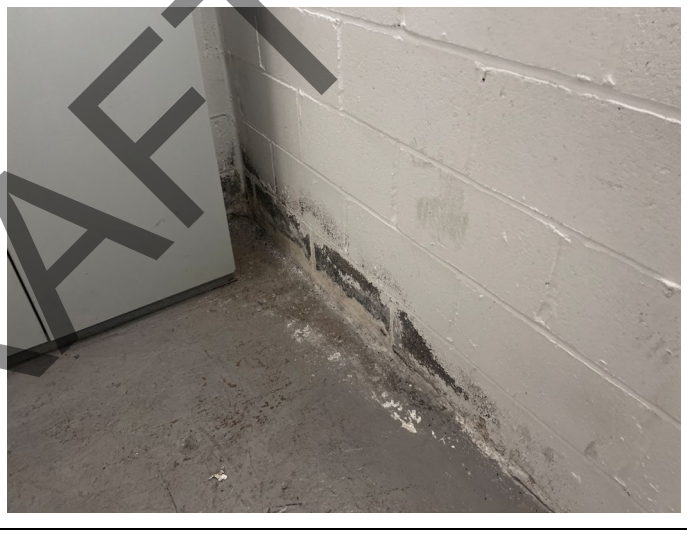
DRAFT

1.	Front elevation on Old Bailey (East).	
2.	Main roof over 9 th floor looking east.	
3.	Vegetation to roof areas should be regularly removed to prevent blockages and damage.	

4.	Cracked paving slab to man roof which can become a trip hazard.	
5.	Cracking to fibre cement boards to plant enclosures, main roof.	
6.	Evidence of deterioration to intumescent coating to plant room areas.	

7.	Evidence of deterioration to intumescent coating to external plant room areas.	
8.	Atrium rooflight.	
9.	Terrace to 9 th floor as viewed from main roof.	

10.	Retrospective, unlabelled fire stopping to roof level plant room.	
11.	Soiling to copings, 8 th floor.	
12.	The part lower ground floor (north) is empty but is still let by Metro Bank Plc.	

13.	Drained cavity system to basement areas, level -2.	
14.	Typical minor damage to decorations of back of house area, level -2.	
15.	Sprayed concrete soffit to loading bay which is damaged in areas. The Fire Risk Assessment should advise if repairs are required (i).	

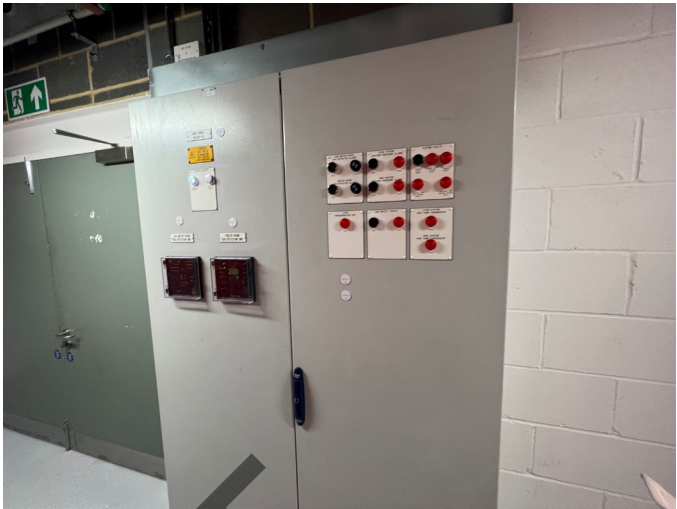
16.	Sprayed concrete soffit to loading bay which is damaged in areas. The Fire Risk Assessment should advise if repairs are required (ii).	
17.	Bunding to level -3 where water is seeping out via drained cavity.	

Engineering services

DRAFT

1.	Water to water heat pumps.	
2.	Gas fired boilers.	
3.	Water cooled chillers.	

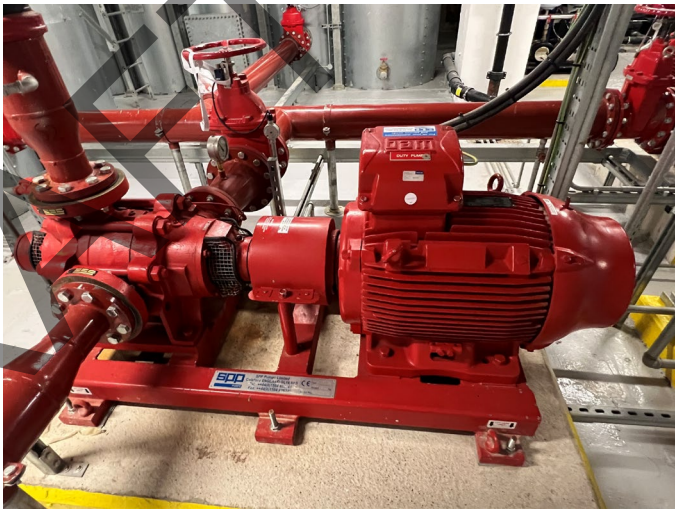
4.	Cooling towers.	
5.	Example of AHU.	
6.	Example of toilet extract fans.	

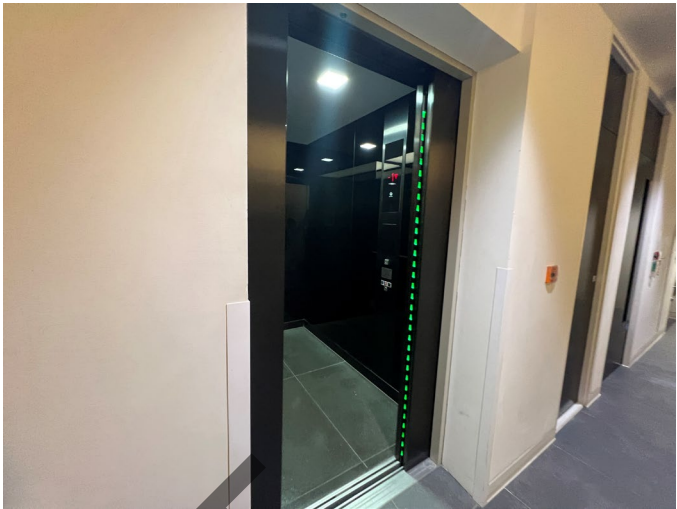
7.	Example of MCP panel.	
8.	Example of BMS controllers.	
9.	CWS tanks.	

10.	Example of booster set.	
11.	DHW calorifiers.	
12.	Rainwater harvesting tanks.	

13.	Example of main switchboard.	
14.	Example of distribution boards.	
15.	Diesel generator.	

16.	PV solar panels.	
17.	Example of office floor lighting.	
18.	Main fire panel and refuge communication panel.	

19.	Sprinkler tanks.	
20.	Example of sprinkler pump.	
21.	Example of atrium smoke extract fan.	

22.	Example of passenger lift.	
-----	----------------------------	--

DRAFT

Appendix B

Building survey cost schedules and costing notes

DRAFT

Summary of costs
Twenty Old Bailey, London EC4M 7AN

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	1,984,064	83,490	1,133,250	767,324	1,984,064	0	0	0	0
Totals (£)		1,984,064	83,490	1,133,250	767,324	1,984,064	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		39,215	39,215	0	0	39,215	0	0	0	0
Medium risk		0	0	0	0	0	0	0	0	0
Low risk		1,944,849	44,275	1,133,250	767,324	1,944,849	0	0	0	0
Totals (£)		1,984,064	1,984,064				0			

Note: All costs include professional fees but exclude VAT

Repairs schedule		Lease summary	
The demise Twenty Old Bailey, London EC4M 7AN		Lease commencement:	Refer to report.
		Lease termination:	Refer to report.
		Break date:	Refer to report.
Area		Repairing liability:	Refer to report.
ft. ² :	245,800	Schedule of condition:	Refer to report.
m. ² :	22,834.82	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 provisional sum for fire compartmentation audit and sum for minor repairs subject to report findings.	Health and safety issue.	28,600.00					
2	Allow provisional sum for repairs to (assumed) intumescent coating to structural steelwork to plant room areas.	Health and safety issue.	5,500.00					
Professional fees @ 15%			5,115.00	0.00	0.00	0.00	0.00	0.00
High risk sub totals			39,215.00	0.00	0.00	0.00	0.00	0.00
High risk totals			39,215.00			0.00		

Medium risk								
No items to report.								
Professional fees @ 15%			0.00	0.00	0.00	0.00	0.00	0.00
Medium risk sub totals			0.00	0.00	0.00	0.00	0.00	0.00
Medium risk totals			0.00			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 water to water heat pumps.	M&E lifecycle replacement.		99,000.00				
6	Replace the LTHW ancillary plant.	M&E lifecycle replacement.		77,880.00				
7	Replace the CHW ancillary plant.	M&E lifecycle replacement.		143,880.00				
8	Replace the CRAC units serving the HV transformer rooms.	M&E lifecycle replacement.		26,400.00				
9	Replace the toilet extract fans.	M&E lifecycle replacement.		30,800.00				
10	Replace the tea point extract fan.	M&E lifecycle replacement.		7,700.00				
11	Replace the basement supply and extract fans.	M&E lifecycle replacement.		23,100.00				
12	Update the BMS system.	M&E lifecycle replacement.		432,850.00	432,850.00			
13	Replace the potable cold water booster set.	M&E lifecycle replacement.		22,000.00				
14	Replace the non-potable cold water booster set.	M&E lifecycle replacement.		19,800.00				
15	Replace the DHW ancillary plant.	M&E lifecycle replacement.		19,800.00				
16	Replace the sump pumps and controls.	M&E lifecycle replacement.		20,625.00				
17	Replace the rainwater harvesting booster set.	M&E lifecycle replacement.		8,800.00				
18	Replace the sprinkler control panel.	M&E lifecycle replacement.		33,000.00				

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
19	Refurbish the fire curtain system serving the atrium.	M&E lifecycle replacement.		6,600.00				
20	Replace the jet fans.	M&E lifecycle replacement.		13,200.00				
21	Update the CCTV system.	M&E lifecycle replacement.			38,500.00			
22	The accessible platform hoist will require to be refurbished at the end of its economic serviceable life.	M&E lifecycle replacement.			44,308.00			
23	The goods lift will require to be modernised at the end of its economic serviceable life.	M&E lifecycle replacement.			151,580.00			
Professional fees @ 15%			5,775.00	147,815.25	100,085.70	0.00	0.00	0.00
Low risk sub totals			44,275.00	1,133,250.25	767,323.70	0.00	0.00	0.00
Low risk totals				1,944,848.95			0.00	
Sub totals for all items			83,490.00	1,133,250.25	767,323.70	0.00	0.00	0.00
Totals for all items				1,984,063.95			0.00	

DRAFT

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.
- EPC improvement costs are not included. Where this is of concern we would recommend you commission a separate feasibility study, which we can assist with as part of a separate commission.

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

DRAFT

Summary

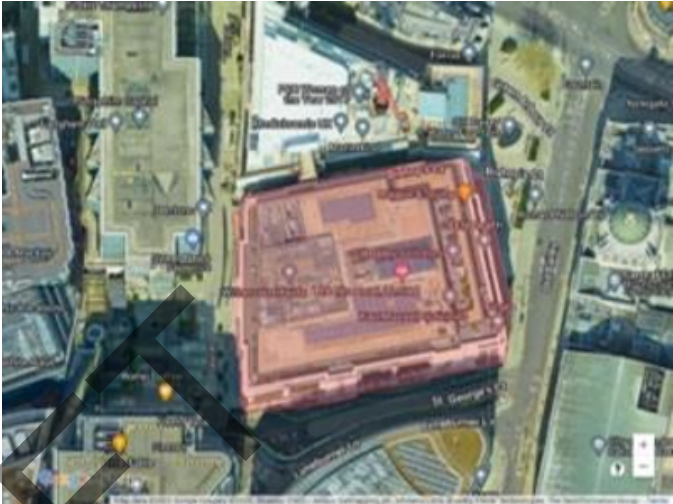
20 Old Bailey, London, EC4M 7AN

£171,200,000

Our estimated cost to demolish and rebuild the asset on a 'day one' basis (excluding VAT).

Last Updated15/05/2026

Original assessment date2Q26



20 Old Bailey	£171,200,000
Totals	£171,200,000

Reinstatement Cost Assessment

Property Breakdown

20 Old Bailey, London, EC4M 7AN

£171,200,000

Our estimated cost to demolish and rebuild the property on a 'day one' basis (excluding VAT).

32,795

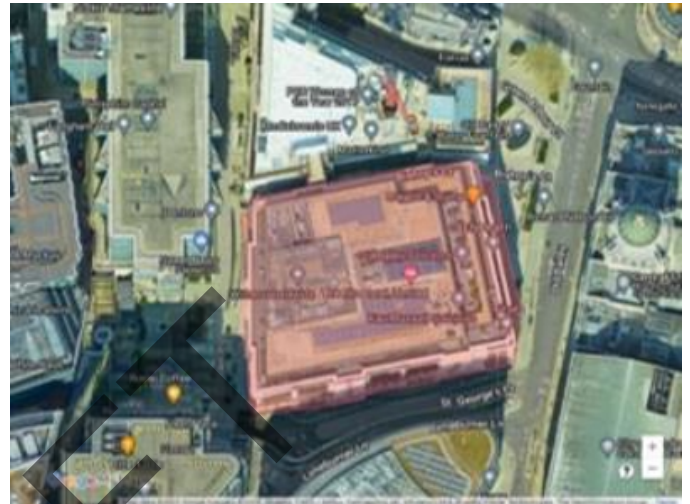
Total area (m2)

48 months

Rebuild Period

Original Assessment Date

2Q26



Type	Gross Internal Area (m2)	Net Rebuild Rate (£/m2)	Net Rebuilding Cost	Demolition Rate (£/m2)	Demolition Cost
Office accommodation	32,795	£4,450	£145,794,500	£295	£9,674,500
Totals	32,795		£145,794,500		£9,674,500

External Areas	External Areas Cost
Estate roads and hardstandings	£261,700
Landscaping	£0
Totals	£261,700

Tenant fit-out	Excluded
----------------	----------

Fees	Fees Cost
Consultant fees	£15,105,900
Neighbourly issues	£150,000
Statutory fees and charges	£258,100
Totals	£15,514,000

Reinstatement Cost Assessment

Property Description

20 Old Bailey, London, EC4M 7AN

Office accommodation

Substructure	Piling		
Frame	Concrete frame	Insitu concrete	
	Steel frame	Column and beam	Insitu concrete
Upper floors	Concrete floor	Insitu concrete	
Roof	Flat	Concrete deck	Inverted
	Other		
	Roof additions	Man-safe systems	
		Rooflights/roof lanterns	
Stairs	Concrete stairs	High quality finishes	
		Standard finishes	
	Steel stairs	Light duty metal	Straight
External walls	Cladding	Steel composite	Flat panel
		Tiles	
	Curtain walling	Stick curtain walling	
	Masonry	Stone	Limestone (portland etc.)
	Other		
Windows and external doors	Doors	Loading door	Roller shutter door
		Pedestrian door	Aluminium
		Revolving door	Manual
		Steel fire door	
	Shop fronts	Timber	Hardwood
	Windows	Aluminium window	Double glazed
Internal walls and partitions	Non-loadbearing	Blockwork	
		Timber/metal stud	
	Other	Glazed atrium walls	
Internal doors	Timber door (softwood)		
Internal wall finishes	Painted brick/blockwork		
	Painted plaster		
Internal floor finishes	Painted/epoxy resin floor slab		
	Raised floors		
	Tiles	Ceramic	

Reinstatement Cost Assessment

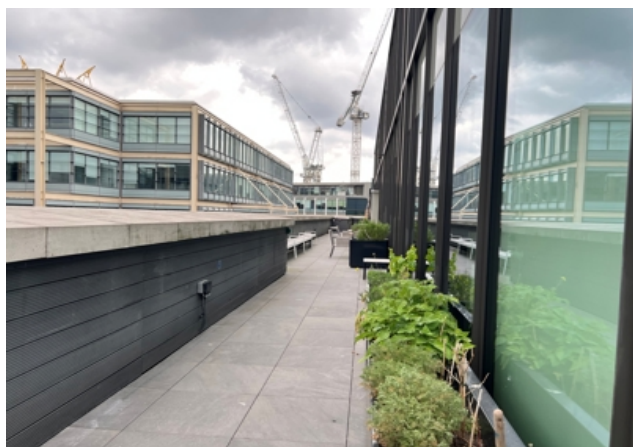
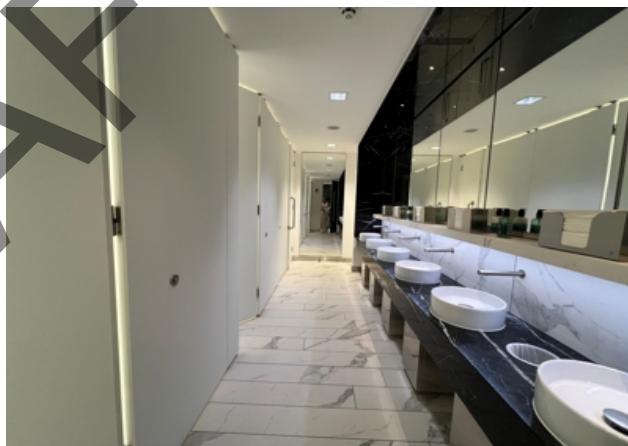
Office accommodation

Internal ceiling finishes	Painted soffit
	Suspended ceiling Metal tiles
Fittings	Locker room
	Other
	Reception desk
	Reception fit-out
Sanitary fittings	Accessible WC
	Shower
	Sink
	Toilet
	Urinal
Disposal installations	UPVC pipework
Water installations	Mains supply
	Rainwater harvesting
Heat source and space heating	Air conditioning
	LTHW - Perimeter radiators and boiler (gas/oil fed)
Ventilation systems	Mechanical ventilation
	Toilet extract
Electrical installations	Generator
	Small power and lighting
	Substation
Fuel installations	Electric
	Gas
	Renewable
Lift	Goods lift
	Passenger lift
Protective installations	Emergency lighting
	Lightning protection
	Sprinkler/fire suppression
Communication installations	Access control
	CCTV system
	Fire alarm
	Phone line/data

Reinstatement Cost Assessment

Photos

20 Old Bailey, London, EC4M 7AN



Assessment Parameters

20 Old Bailey, London, EC4M 7AN

Comments

In completing this assessment, we have made no allowance for tenant fit out such as office furniture, chattels, bespoke lighting, flooring, partitions etc. We expect that this is covered by the tenant's insurance policies.

Methodology

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.

Reinstatement Cost Assessment

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

DRAFT

Phase I Environmental Assessment

20 Old Bailey,
London EC4M 7AN



Prepared for: Hines UK Limited
Prepared by: Ellie Saunders BSc (Hons) MSc
Checked by: Russell Garnett BSc (Hons) MPhil FGS
Date: 20 May 2026
Reference: 133500-102

Hollis, 138 Cheapside, London, EC2V 6BJ
T +44 20 7622 9555 hollisglobal.com

Regulated by RICS

Hollis Global Limited. Registered in England and Wales number 13400429.
Registered office: 138 Cheapside, London, EC2V 6BJ.
VAT number 863 8914 80. Regulated by RICS.

Contents

Page

1.	Introduction	5
1.1.	Background	5
1.2.	Objectives	5
1.3.	Scope of work	5
2.	Site description	6
2.1.	Site setting	6
2.2.	Underground transport infrastructure	6
2.3.	Building surveyor observations	7
3.	Historical information	9
3.1.	Introduction	9
3.2.	The site	9
3.3.	The surrounding area	9
4.	Regulatory information	13
4.1.	Environmental database	13
4.2.	Planning department	13
5.	Environmental setting	14
5.1.	Geology/hydrogeology	14
5.2.	Hydrology	14
5.3.	Flood risk	15
5.4.	Sensitive land uses	15
5.5.	Environmental sensitivity	15
6.	Assessment and conclusions	16
6.1.	Preliminary conceptual site model (CSM)	16
6.2.	Risk assessment for continued use	16

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 Risk 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%.

The yearly chance of flooding between 2040 and 2060 is shown to be Low (between 0.1% and 1% chance each year).

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 inferred to have been taken 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.

The City of London Corporation's Environmental Health department confirmed in 2023 that the site has not been classified as Contaminated Land under Part IIA of the Environmental Protection Act 1990 and it has not been identified for further review under the City's Contaminated Land Strategy. It is considered unlikely that the regulatory attitude has changed since 2023 however Hollis have contacted the Local Authority to confirm this and this report will be updated if any pertinent information is received.

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 attached to the planning consent.

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

DRAFT

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

- 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 07 May 2026. Please refer to our building survey report (ref: 133500-100) 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, refurbished 2017

- 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.

¹ <https://crossrail2.co.uk/discover/safeguarding/safeguarding-property-search/> accessed on 14 May 2026.

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

2.2.3. A site location plan is provided below.



2.3. Building surveyor observations

- 2.3.1. No USTs were observed during the site walkover.
- 2.3.2. One diesel generator was observed within a bund at basement level. A diesel day tank of 1,380 litre capacity was attached to the generator. No hydrocarbon staining was observed within the bund or upon the supporting good quality hardstanding.
- 2.3.3. A drainage plan for the site was not available for review by Hollis during the site inspection. Hollis building surveyors reported that the O&M manuals state that there is a petrol interceptor serving the car park. No further information was provided on-site.
- 2.3.4. Damp and water marks were reportedly observed at basement level. Please refer to Hollis' building survey report for further information on their management (ref. 133500-100).
- 2.3.5. Based on historical mapping information, the property 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.
- 2.3.6. 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.

- 2.3.7. An electricity substation operated by EDF Energy is present at basement level. This is assumed to date from the 1980s.
- 2.3.8. 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.
- 2.3.9. Waste generated on site comprises general waste and recycling. No hazardous waste streams were observed.
- 2.3.10. 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.
- 2.3.11. 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.

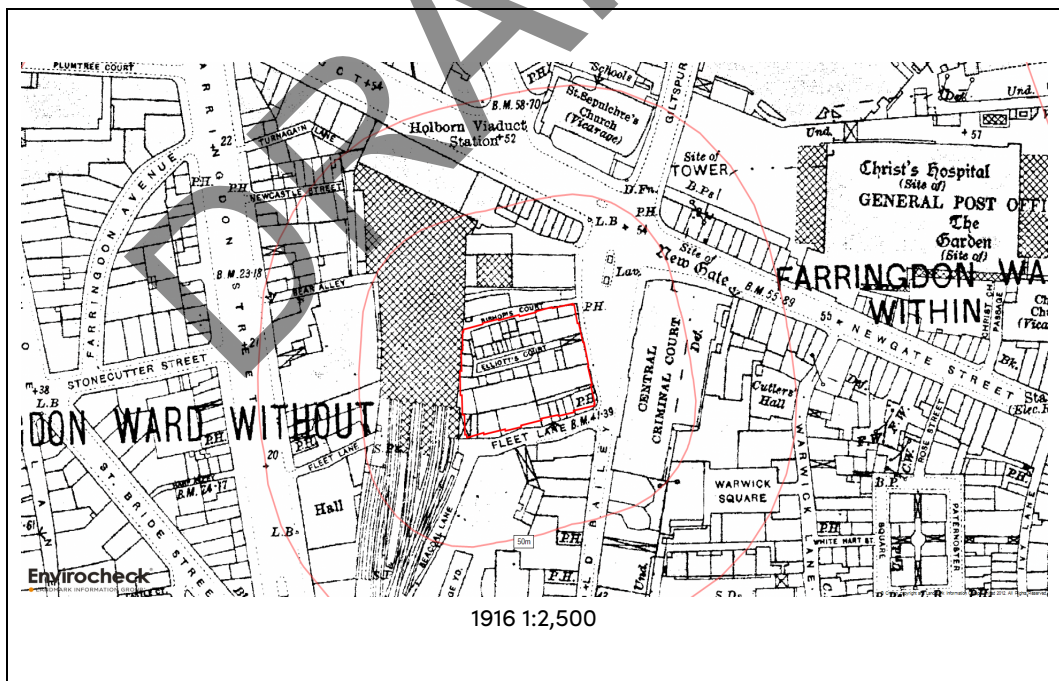
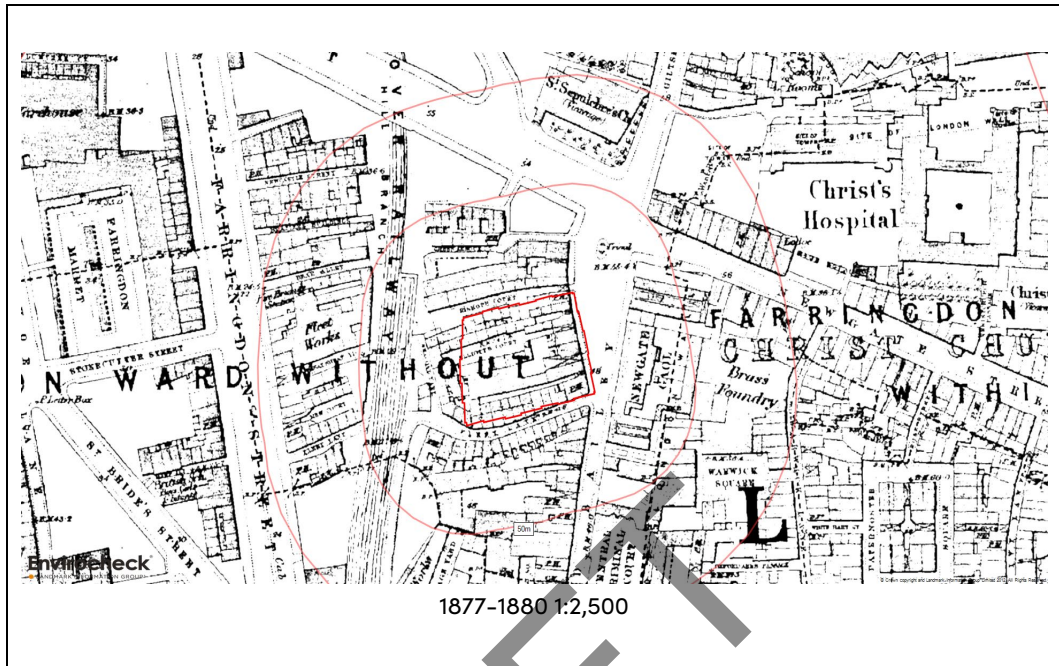
3.2. The site

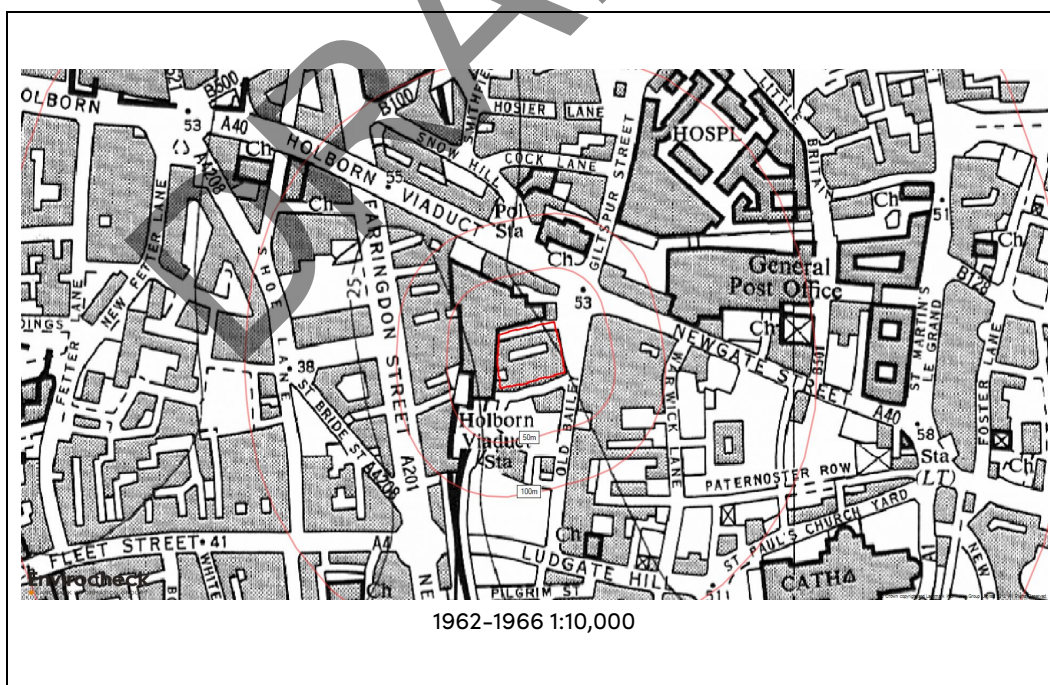
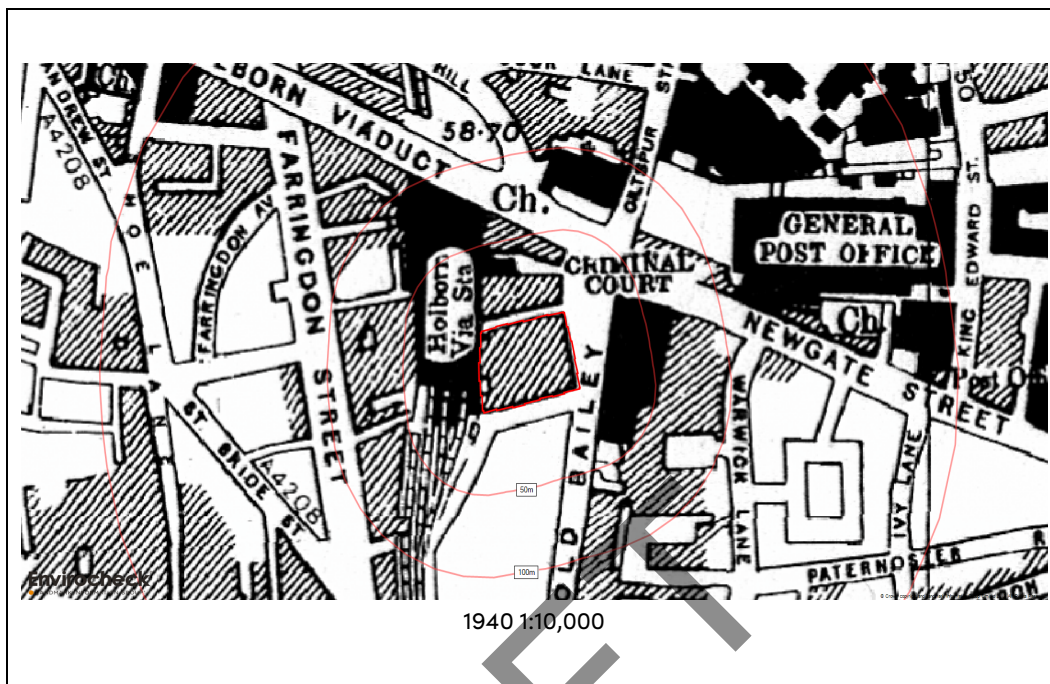
- 3.2.1. From earliest map records the site was developed with several assumed residential and commercial properties with a public house in the southeastern corner pre 1877 until at least 1982. Mapping in 1962 shows on site buildings annotated as offices, a carpet warehouse, a public house and printers 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.

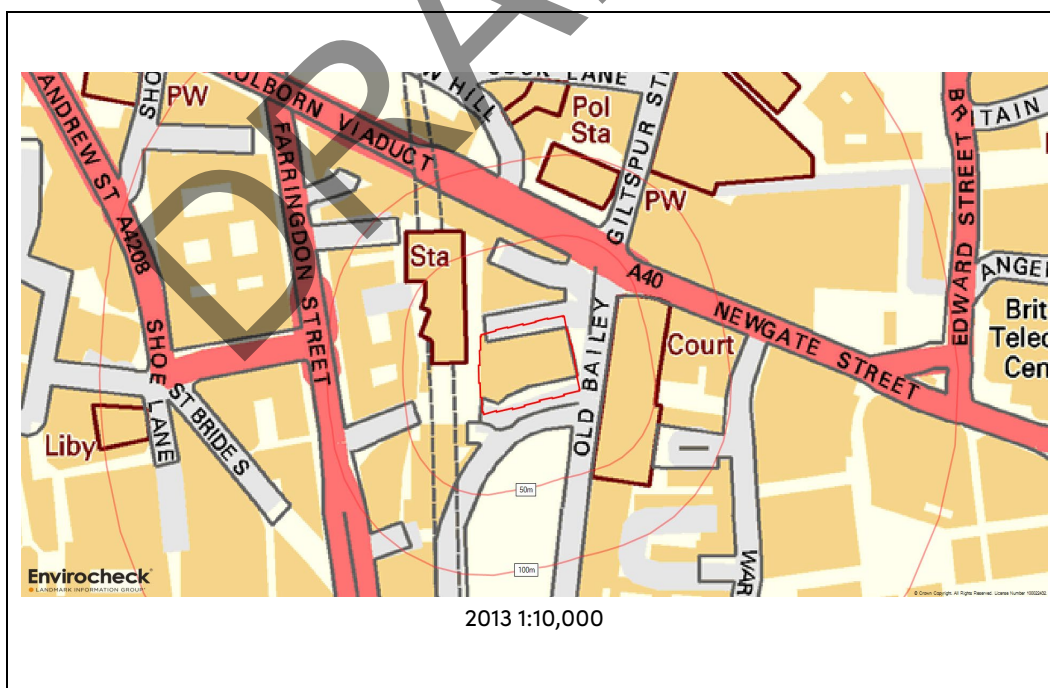
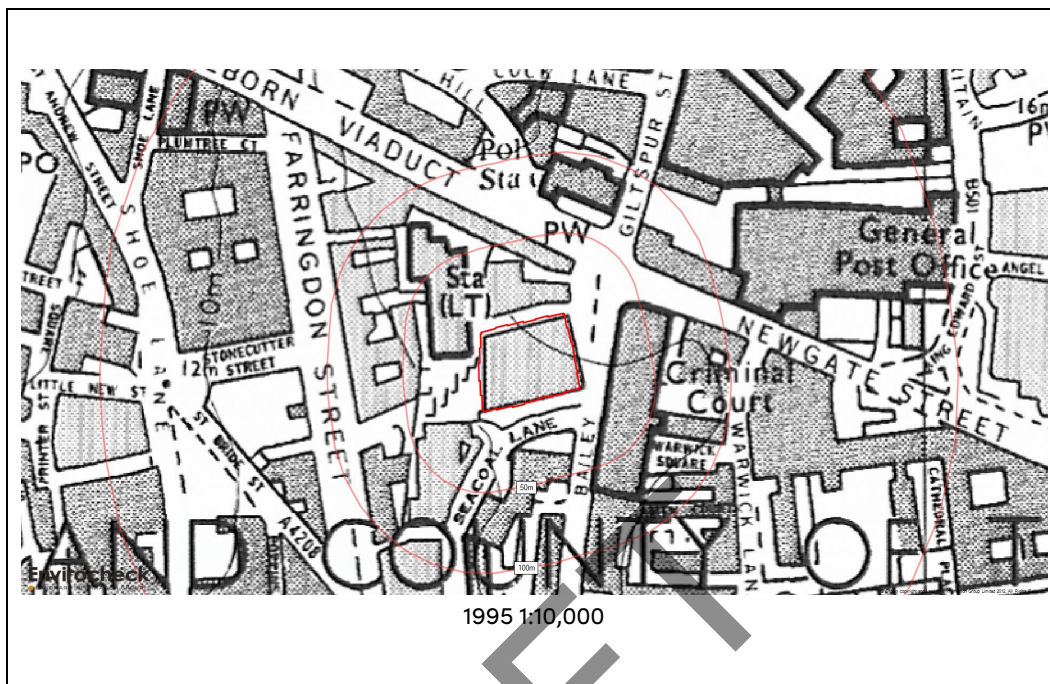
3.3. The surrounding area

- 3.3.1. Historically the site was surrounded by mixed land-uses 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 southwest, a brass foundry 50m east. By 1896 railway lines were adjacent to the west and southwest 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 current mapping shows that this line appears to run 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. 07, 1940, and June 06 1941.

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







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:

- Two discharge consents. The closest is located 117m northeast. The consent is held by City and Guilds of London Institute and is for the trade discharge of cooling water from domestic property.
- Six prosecutions. The closest are three prosecutions under the Producer Responsibility Obligations (Packaging Waste) regs 1997 216m south. A guilty verdict was recorded on 06 March 2006.
- An enforcement and prohibition notice for the minor breach of discharge limit for radioactive waste; under RSA93, served in 1994/95 is located 158m northeast.
- Three records for registered radioactive substances are located from 157m northeast. 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 as part of our enquiries in 2023. The Local Authority Contaminated Land Officer confirmed that the site has not been designated as Contaminated Land and has not been identified as requiring further inspection under Part IIA of the Environmental Protection Act 1990. It is considered unlikely that the regulatory attitude has changed since 2023 however Hollis has contacted the Local Authority to confirm this. Should any additional information be provided, this 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 southeast 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 160m 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 576m southwest 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.

5.3.4. The yearly chance of flooding between 2040 and 2060 is shown to be Low (between 0.1% and 1% chance each year).

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 14 May 2026.

6. Assessment and conclusions

6.1. Preliminary conceptual site model (CSM)

6.1.1. 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.

6.1.2. No potential contaminant linkages have been identified.

6.2. 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, given the subsequent redevelopment, any shallow contamination (if present) is likely to have been removed during excavation for building foundations and basement level. A backup generator with an integral AST is present at basement level. No evidence of spillages or hydrocarbon staining was noted associated with the backup generator. Given the presence of good quality hardstanding at basement level, these are considered unlikely to be a significant potential source of contamination. The presence of building footprint and external good-condition hardstanding across the entire site will limit the potential for direct contact between site users and sub-surface materials (if present) under normal-working conditions.	Low
Statutory designation as contaminated land under Part 2A	The City of London Corporation's Environmental Health department confirmed in 2023 that the site has not been classified as Contaminated Land under Part IIA of the Environmental Protection Act 1990 and it has not been identified for further review under the City's Contaminated Land Strategy. It is considered unlikely that the regulatory attitude has changed since 2023 however Hollis have contacted the Local Authority to confirm this and this report will be updated if any pertinent information is received.	Low

Potential liability	Assessment	Risk ranking
Third party claims	Third party claims are unlikely to arise with the site in its current use and layout. Furthermore, surrounding historical industrial uses makes it unlikely that it would be identified as a single point source for contamination.	Low
Overall contamination risk ranking		LOW

DRAFT

Appendix A

Historical map analysis

DRAFT

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 southeastern corner.	- The site is surrounded by assumed residential and commercial properties. - Railway lines 30m west. - Fleet works 45m west. - Printing works 45m southwest. - Brass foundry 50m east. - Warehouse 185m northwest. - Warehouses from 220m southwest. - Warehouses from 225m southeast. - Printing works 230m west. - Gas works 380m southwest. - Distillery 440m northwest. - Distillery 475m northeast.
1896	No significant changes.	- The surrounding areas predominantly comprise assumed commercial buildings. - Railway lines adjacent to the west and southwest. - Goods depot 10m north. - Railway lines 390m north. - Goods depot 400m northwest. - Smithy 410m north. - Wharves and warehouse from 450m southeast.
1916	No significant changes.	- Holburn Viaduct Station is adjacent to the west with associated railway lines adjacent to the west and southwest. - Printing works 290m south. - The goods depot and railway lines remain from 390m north and the wharves and warehouses remain to the southeast.
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 southwest remain. - The wharves and warehouses remain to the southeast. - 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 northwest.
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.

DRAFT

Appendix B

Envirocheck datasheet

DRAFT

Envirocheck[®] Report:

Datasheet

Order Details:

Order Number:

401679752_1_1

Customer Reference:

133500-102

National Grid Reference:

531740, 181340

Slice:

A

Site Area (Ha):

0.31

Search Buffer (m):

1000

Site Details:

20

Old Bailey

London

EC4M 7AN

Client Details:

Ms R Dove

Hollis Global Limited

18 Blythswood Square

Glasgow

G2 4BG

Report Section	Page Number
Summary	-
Agency & Hydrological	1
Waste	81
Hazardous Substances	84
Geological	85
Industrial Land Use	90
Sensitive Land Use	-
Data Currency	242
Data Suppliers	251
Useful Contacts	252

Introduction

The Environment Act 1995 has made site sensitivity a key issue, as the legislation pays as much attention to the pathways by which contamination could spread, and to the vulnerable targets of contamination, as it does the potential sources of contamination. For this reason, Landmark's Site Sensitivity maps and Datasheet(s) place great emphasis on statutory data provided by the Environment Agency/Natural Resources Wales and the Scottish Environment Protection Agency; it also incorporates data from Natural England (and the Scottish and Welsh equivalents) and Local Authorities; and highlights hydrogeological features required by environmental and geotechnical consultants. It does not include any information concerning past uses of land. The datasheet is produced by querying the Landmark database to a distance defined by the client from a site boundary provided by the client. In this datasheet the National Grid References (NGRs) are rounded to the nearest 10m in accordance with Landmark's agreements with a number of Data Suppliers.

Copyright Notice

© Landmark Information Group Limited 2026. The Copyright on the information and data and its format as contained in this Envirocheck® Report ("Report") is the property of Landmark Information Group Limited ("Landmark") and several other Data Providers, including (but not limited to) Ordnance Survey, British Geological Survey, the Environment Agency/Natural Resources Wales and Natural England, and must not be reproduced in whole or in part by photocopying or any other method. The Report is supplied under Landmark's Terms and Conditions accepted by the Customer. A copy of Landmark's Terms and Conditions can be found with the Index Map for this report. Additional copies of the Report may be obtained from Landmark, subject to Landmark's charges in force from time to time. The Copyright, design rights and any other intellectual rights shall remain the exclusive property of Landmark and/or other Data providers, whose Copyright material has been included in this Report. © Environment Agency & United Kingdom Research and Innovation 2026. © Natural Resources Wales & United Kingdom Research and Innovation 2026.

Natural England Copyright Notice

Site of Special Scientific Interest, National Nature Reserve, Ramsar, Special Protection Area, Special Conservation Area, Marine Nature Reserve data (derived from Ordnance Survey 1:10000 raster) is provided by, and used with the permission of, Natural England who retain the copyright and Intellectual Property Rights for the data.

Scottish Natural Heritage Copyright

Contains SNH information licensed under the Open Government Licence v3.0.

Ove Arup Copyright Notice

The Mining Instability data was obtained on licence from Ove Arup & Partners Limited (for further information, contact mining.review@arup.com). No reproduction or further use of such Data is to be made without the prior written consent of Ove Arup & Partners Limited. The supplied Mining Instability data is derived from publicly available records and other third party sources and neither Ove Arup & Partners nor Landmark warrant the accuracy or completeness of such information or data.

Stantec Copyright Notice

The cavity data presented has been extracted from the PBA (now Stantec UK Ltd) enhanced version of the original DEFRA national cavity databases. Stantec UK Ltd retain the copyright & intellectual property rights in the data. Whilst all reasonable efforts are made to check that the information contained in the cavity databases is accurate we do not warrant that the data is complete or error free. The information is based upon our own researches and those collated from a number of external sources and is continually being augmented and updated by Stantec UK Ltd. In no event shall Stantec UK Ltd or Landmark be liable for any loss or damage including, without limitation, indirect or consequential loss or damage arising from the use of this data.

Radon Potential dataset Copyright Notice

Information supplied from a joint dataset compiled by The British Geological Survey and Public Health England. The probability result is only valid for properties above ground. All basement and cellar areas are considered to be at additional risk from high radon levels. If an underground room such as a cellar or basement makes up part of the living or working accommodation, the property should be tested regardless of Radon Affected Area status.

Natural Resources Wales Copyright Notice

Contains Natural Resources Wales information © Natural Resources Wales and Database Right. All rights Reserved. Contains Ordnance Survey Data. Ordnance Survey Licence number 100019741. Crown Copyright and Database Right. Contains Natural Resources Wales information © Natural Resources Wales and Database Right. All rights Reserved. Some features of this information are based on digital spatial data licensed from the Centre for Ecology & Hydrology © NERC (CEH). Defra, Met Office and DARD Rivers Agency © Crown copyright. © Cranfield University. © James Hutton Institute. Contains OS data © Crown copyright and database right 2026. Land & Property Services © Crown copyright and database right.

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Agency & Hydrological					
BGS Groundwater Flooding Susceptibility	pg 1	Yes	Yes	Yes	n/a
Contaminated Land Register Entries and Notices					
Discharge Consents	pg 2		1	3	30
Prosecutions	pg 10		3	3	5
Enforcement and Prohibition Notices	pg 11		1		
Integrated Pollution Controls	pg 12			8	
Integrated Pollution Prevention And Control	pg 13			9	4
Local Authority Integrated Pollution Prevention And Control					
Local Authority Pollution Prevention and Controls	pg 16				9
Local Authority Pollution Prevention and Control Enforcements					
Nearest Surface Water Feature	pg 17			Yes	
Pollution Incidents to Controlled Waters	pg 17				7
Historical Prosecutions					
Registered Radioactive Substances	pg 18		17	5	28
Substantiated Pollution Incident Register					
Water Abstractions	pg 27		2	15	55 (*137)
Water Industry Act Referrals	pg 79			1	
Groundwater Vulnerability Map	pg 79	Yes	n/a	n/a	n/a
Groundwater Vulnerability - Soluble Rock Risk			n/a	n/a	n/a
Groundwater Vulnerability - Local Information			n/a	n/a	n/a
Bedrock Aquifer Designations	pg 79	Yes	n/a	n/a	n/a
Superficial Aquifer Designations			n/a	n/a	n/a
Source Protection Zones					
Extreme Flooding from Rivers or Sea without Defences				n/a	n/a
Flooding from Rivers or Sea without Defences				n/a	n/a
Areas Benefiting from Flood Defences				n/a	n/a
Flood Water Storage Areas				n/a	n/a
Flood Defences				n/a	n/a
OS NGD Water Network Links	pg 79				5
Water Framework Directive - Catchment	pg 80	Yes			
Water Framework Directive - Groundwater					
Water Framework Directive - Surface Waters	pg 80				Yes

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Waste					
BGS Recorded Landfill Sites					
Historical Landfill Sites	pg 81				1
Integrated Pollution Control Registered Waste Sites					
Licensed Waste Management Facilities (Landfill Boundaries)					
Licensed Waste Management Facilities (Locations)	pg 81			1	3
Local Authority Landfill Coverage		1	n/a	n/a	n/a
Local Authority Recorded Landfill Sites					
Potentially Infilled Land (Non-Water)					
Potentially Infilled Land (Water)	pg 82			1	2
Registered Landfill Sites					
Registered Waste Transfer Sites	pg 82				2
Registered Waste Treatment or Disposal Sites	pg 83				1
Hazardous Substances					
Control of Major Accident Hazards Sites (COMAH)					
Explosive Sites					
Notification of Installations Handling Hazardous Substances (NIHHS)					
Planning Hazardous Substance Consents	pg 84		1		
Planning Hazardous Substance Enforcements					

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Geological					
BGS 1:625,000 Solid Geology	pg 85	Yes	n/a	n/a	n/a
BGS Estimated Soil Chemistry					
BGS Recorded Mineral Sites					
BGS Urban Soil Chemistry	pg 85			Yes	Yes
BGS Urban Soil Chemistry Averages	pg 87	Yes			
CBSCB Compensation District			n/a	n/a	n/a
Coal Mining Affected Areas			n/a	n/a	n/a
Mining Instability			n/a	n/a	n/a
Man-Made Mining Cavities					
Natural Cavities	pg 88				3
Non Coal Mining Areas of Great Britain				n/a	n/a
Potential for Collapsible Ground Stability Hazards	pg 88	Yes	Yes	n/a	n/a
Potential for Compressible Ground Stability Hazards	pg 88		Yes	n/a	n/a
Potential for Ground Dissolution Stability Hazards				n/a	n/a
Potential for Landslide Ground Stability Hazards	pg 88	Yes	Yes	n/a	n/a
Potential for Running Sand Ground Stability Hazards	pg 88	Yes	Yes	n/a	n/a
Potential for Shrinking or Swelling Clay Ground Stability Hazards	pg 89	Yes	Yes	n/a	n/a
Radon Potential - Radon Affected Areas			n/a	n/a	n/a
Radon Potential - Radon Protection Measures			n/a	n/a	n/a
Industrial Land Use					
Contemporary Trade Directory Entries	pg 90	1	79	317	1107
Fuel Station Entries	pg 218				1
Points of Interest - Commercial Services	pg 218	1	5	28	63
Points of Interest - Education and Health	pg 226		5	3	3
Points of Interest - Manufacturing and Production	pg 227		11	19	93
Points of Interest - Public Infrastructure	pg 237		6	7	20
Points of Interest - Recreational and Environmental	pg 240			2	11
Underground Electrical Cables					

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Sensitive Land Use					
Ancient Woodland					
Areas of Adopted Green Belt					
Areas of Unadopted Green Belt					
Areas of Outstanding Natural Beauty					
Environmentally Sensitive Areas					
Forest Parks					
Local Nature Reserves					
Marine Nature Reserves					
National Nature Reserves					
National Parks					
Nitrate Sensitive Areas					
Nitrate Vulnerable Zones					
Ramsar Sites					
Sites of Special Scientific Interest					
Special Areas of Conservation					
Special Protection Areas					
World Heritage Sites					

Appendix C

Conceptual site model

DRAFT

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 backup generator with an integral AST is present at basement level. No evidence of spillages or hydrocarbon staining was noted associated with the back-up generator. 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 of contamination have been identified with the current and historical use of the site that could represent a significant risk to human health via dermal contact. The presence of building footprint across the entire site will limit the potential for direct contact between site users and sub-surface materials (if present) under normal-working conditions.
Human health – vapour inhalation	Low	No potentially significant sources of ground gases or vapour have been identified with the current and historical use of the site that could represent a significant risk to human health via inhalation.
Controlled waters		No potentially significant sources have been identified with the current or historical site use. Furthermore, the presence of hard cover across the entire site will inhibit the infiltration of precipitation and limit the lateral migration of contamination (if present).

Potential sources, pathways and receptors		Description
Buildings/buried services		It is considered unlikely that significant ground contamination could be present at the site that could represent a significant risk to the built environment.

DRAFT

Annex one

Statutory background and risk assessment framework

DRAFT

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

DRAFT

Standard Limitations

Any appointment of Hollis is subject to Standard Limitations as detailed below. Where our Appointment relates to Building Surveys, Dilapidations, Reinstatement Cost Assessments, EPCs, Building Audits, Party Walls, Rights to Light and Measured Surveys additional service specific limitations will apply.

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 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).

Environmental Limitations

Any appointment of Hollis is subject to Standard Limitations, which must be read in conjunction with this document. Listed below are some specific limitations relating to the provision of environmental advice.

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 in respect of applicable country-specific legislation. Nor does it constitute a hazardous materials survey, or an ecological survey.

Where discussions are held with site personnel, we will rely on this information in good faith and can take no liability for false information provided. Access limitations will be detailed in the report, if applicable. 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).

Where available, a proprietary database will be purchased to assist research relevant to the country where the project is located.

In addition, enquiries will be made of local regulatory authorities where possible, 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. Published map records created by national mapping agencies;
2. Title documents;
3. Third party proprietary database records;
4. Geological mapping and associated information provided by national agencies;
5. Aerial photography;
6. Local authority archive information; and
7. Environmental regulatory authority data.

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 the same will be highlighted within our report or separately.

The conclusions presented in reports represents Hollis' best professional judgement based upon the information available and conditions existing at the time of the review. In performing its assignment, Hollis must rely upon publicly available information, information provided to Hollis by the Client and information provided by third parties. Accordingly, the conclusions in this report are valid only to the extent that the information provided to Hollis was accurate and complete.

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.

Appendix E

Specialist cladding report

DRAFT

DRAFT

tee technical
BUILDING FORENSICS

CLADDING SURVEY REPORT

**20 OLD BAILEY
LONDON EC4**



PROPERTY DETAILS

Client Name: Hines c/o Hollis Global

Date: May 2026

Job Reference: 26.1180

Prepared by: Andrew Tee

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



CLADDING SURVEY

CLIENT NAME: Hines c/o Hollis Global

PROPERTY ADDRESS: 20 Old Bailey
London EC4

INSPECTION DATE: 8 May 2026



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. 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 previously failed as an anticipated consequence of a nickel sulphide inclusion.

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.

The above uses should be reviewed as part of the fire risk assessment undertaken by Tetra Consulting Ltd.

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.

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: 12 May 2026

CONTENTS**Page No****EXECUTIVE SUMMARY**

1.0	INTRODUCTION	1
2.0	GENERAL DESCRIPTION OF PROPERTY AND CLADDING	2
3.0	OBSERVATIONS AND FINDINGS	3
4.0	DISCUSSION	10

APPENDICES**APPENDIX A PHOTOGRAPHS**

DRAFT

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 Tee Technical previously inspected this property in January 2023.
- 1.3 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.
- 1.4 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, 8 & 9.
- 1.5 Our inspection was carried out on Friday 8 May 2026 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.
- 1.6 Documentation relating to the construction of the cladding was provided electronically via a data site during our previous inspection in 2023. 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.
- 1.7 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 Wicona 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 however it is locally dirty in places at high level.

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 a satisfactory visual and mechanical condition.

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 between the double 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 nine 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 had failed at Levels 2 & 7 at the time of our previous inspection in 2023 however these have now been replaced. At the time it was considered that the most likely cause of failure was from a nickel sulphide inclusion [NiS] rather than from impact. It is possible therefore that further glass panes may fail in the future as the glazing at an age of nine years is at 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 9 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 9 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 undertaken by Tetra Consulting Ltd dated April 2026.

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 No remedial repair work is required in excess of normal maintenance for the next ten years.
- 4.12 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.
- 4.13 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.



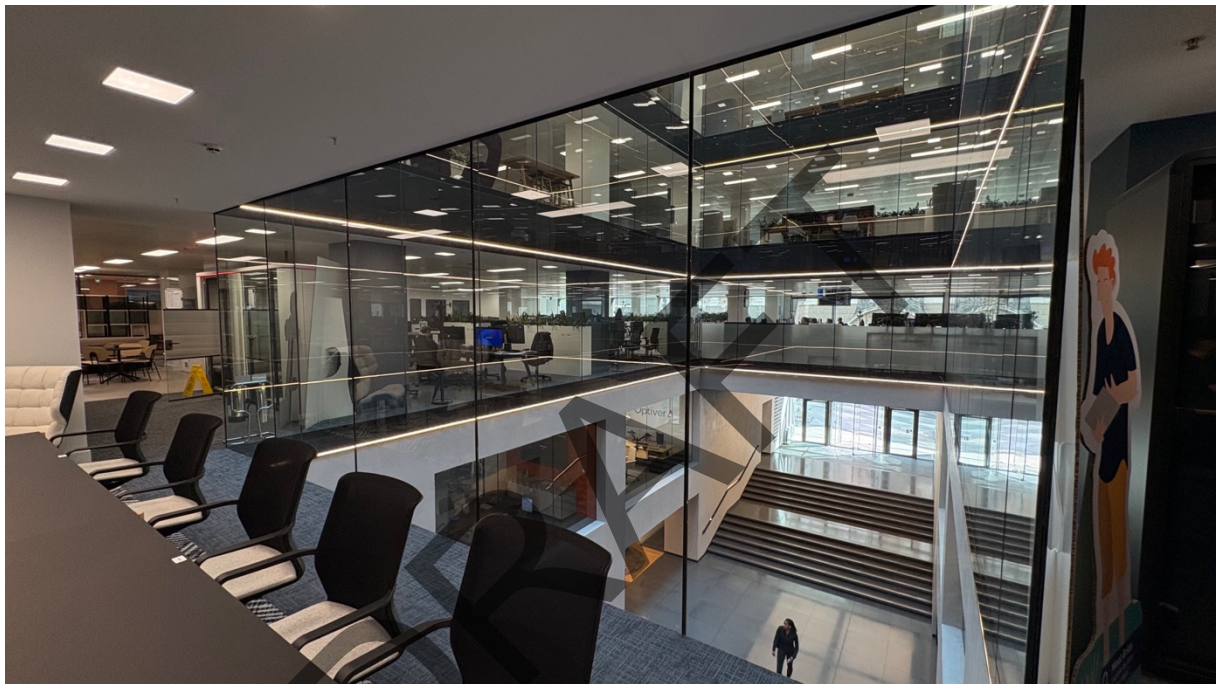
Photograph 18 – Close of the atrium roof silicone seals in a satisfactory condition.



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 at Level 2.

Annex 1

Background to prejudicial materials

DRAFT

England, Wales, Scotland and Northern Ireland

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 panels 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 south west 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.

Reinforced Autoclaved Aerated Concrete (RAAC)

Reinforced Autoclaved Aerated Concrete (RAAC) is a lightweight form of concrete. The Standing Committee on Structural Safety (SCOSS) has noted that: 'Although called "concrete", (RAAC) is very different from traditional concrete and, because of the way in which it was made, much weaker. The useful life of such (panels) has been estimated to be around 30 years' (SCOSS Alert, May 2019). In the 1990s, several bodies recognised structural deficiencies apparent in RAAC panels installed up until the mid-1990s. It was recognised that the in-service performance was poor with cracking, excessive displacements and durability all being raised as concerns.

RAAC was used most commonly in public buildings schools, colleges, hospitals and other building construction from the 1950s until the mid-1990s. It may therefore be found in any school and college building (educational and ancillary) that was either built or modified in this time period. RAAC panels can span between isolated beam supports (steel or concrete) or onto masonry walls (brickwork or blockwork). Typically, panels are hidden behind finishes (suspended ceilings or plasterboard) and therefore may be difficult to identify without minor intrusive works. Ceiling panels may need to be removed to inspect a roof or access may be required into loft voids. RAAC panels are usually (but not always) 450mm to 600mm wide and 2.4m to 3m long, although panels were available up to 6m in length. They typically have a slight chamfer to each edge. The colour varies from white to pale grey.

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/971528/RAAC-Guidance.pdf

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

DRAFT

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 01 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 01 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

Limitations

DRAFT

Limitations

DRAFT

Contents

Standard Limitations	3
Survey Limitations	5
Access Consultancy Limitations	6
Dilapidations Limitations	9
Drone Survey Limitations	12
Environmental Limitations	13
Energy Performance Certificates Limitations	15
Measured Survey Limitations	17
Party Wall Terms - Adjoining Owner	19
Party Wall Terms - Building Owner	21
Planned Maintenance Limitations	24
Pre-Lease Survey Limitations	25
Reinstatement Cost Assessment Limitations	27
Rights of Light and Daylight/Sunlight Advice - Limitations	29
Utilities Limitations	33

Standard Limitations

Any appointment of Hollis is subject to Standard Limitations as detailed below. Where our Appointment relates to Building Surveys, Dilapidations, Reinstatement Cost Assessments, EPCs, Building Audits, Party Walls, Rights to Light and Measured Surveys additional service specific limitations will apply.

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 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.

Access Consultancy Limitations

Listed below are the limitations specifically applying to Access Consultancy services (including Access Audits); they must be read in conjunction with our Standard Limitations.

The Equality Act 2010 (EA)

The EA replaced the Disability Discrimination Act 2005 (DDA), however, many of the provisions of the former legislation are retained.

The EA is not prescriptive legislation and it is therefore impossible for us to provide any kind of certification that you, as duty holders, comply with the EA's requirements. The EA imposes certain duties, including that service providers take

'reasonable steps' and make 'reasonable adjustments' - the interpretation of what constitutes such reasonable steps and adjustments are matters that can only be authoritatively interpreted by Courts of Law.

The situation is further complicated by the fact that the duties imposed will vary according to the financial situation, amongst other economic and practical parameters, of the individual duty holder.

The duties under the EA will be continually evolving as case law develops and, until relevant case law starts to emerge, we will endeavour to interpret the law but cannot be held liable for our judgements where we have based them on current best practice.

Generally

The access consultancy services considers facilities and services provided in relation to client's obligations as a duty holder under the EA specifically with respect to disability discrimination, although observations and recommendations will often improve access for other demographics.

- Duties as a service provider (section 3 of the EA) are anticipatory to needs of disabled people at large, evolving and on-going.
- Although duties as an employer (section 5 of the EA) are reactive, not anticipatory, many potential issues can be addressed as part of a project at little or no additional cost.
- Landlords (section 4 of the EA) have limited duties to make reasonable adjustments when selling or letting premises (usually only limited to the provision of auxiliary aids as opposed to making alterations to the fabric of a building) or not to unreasonably withhold consent for a Tenant's request to make alterations.

Further duties may also be applicable to public sector bodies or educational establishments.

Criterion for Advice

The criterion for advice are: -

- Need to maximise access to and use of the building and facilities for all users.
- Provisions in Building Regulations Approved Document M (latest version): Volumes 1 and 2 (where applicable). † to unreasonably withhold consent for a Tenant's request to make alterations.
- Guidelines in BS 8300: 2018 (or latest version/any subsequent superseding documentation) - Design of an accessible and inclusive built environment - Code of Practice (Part 1, External Environment; Part 2, Buildings).

- Current guidance on the provisions of the Equality Act 2010.
- Current published good practice in design and detailing which meets the needs of disabled people.
- Need to observe reasonable functional and financial practicalities of implementing action to improve access.

Dimensional criterion used is based on the guidance given in BS 8300 (latest edition) and with additional recommendations as given in Designing for Accessibility published by the Centre for Accessible Environments.

Provisions are assessed against 'reasonableness' as defined in the relevant codes of practice issued by the Equality and Human Rights Commission for the various sections of the EA. Our assessment of 'reasonableness' is based upon our view of the most practical and cost-effective solution to an access problem; in many cases there will be a number of different ways to resolve the issues raised.

Advice and recommendations whilst assessing drawings and specifications are made with respect to information provided by the client and their design team. Hollis accepts no liability for deviation from or inaccuracy of the information provided to them to assess.

Hollis' role as a access consultant is a advisory and strategy position only. Overall design liability rests with the client's design team, and Hollis accepts no liability with respect to deviation from advice provided or works undertaken without their knowledge.

Documentation/Access Provided

The content of any reports produced, or advice given will be based on the information and access provided to us. Any recommendations or advice will therefore be based upon evidence seen. We cannot take responsibility for the accuracy of any information provided to us. 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.

Impact of Other Legislation

Previously, the DDA was subservient to other legislation, including law regarding Health and Safety at Work and Means of Escape (in case of fire, etc.). The EA is unclear as to its status in respect of other legislation, so our assessments consider each case contextually in regards how each piece of legislation will affect the other. Reasonable recommendations will be made having considered general safety as the first priority. You must ensure that any alterations or recommendations which may affect Fire Precaution measures, in particular those affecting Means of Escape, are first authorised by a Fire Officer or in consultation with an appropriately qualified Fire Engineer. Recommendations that may affect the building in this way will be highlighted as such in our reports/advice.

Likewise, Planning and other property-based legislation may have an effect on any recommendations made. Where we believe our recommendations will require Planning Permission, Listed Building Consent or Building Regulations approval we will recommend that you approach the relevant authority before commencing any works.

Access Audits

Our report expresses our view of the most practical and cost-effective solution to an access problem; in many cases there will be several different ways to resolve the issues raised.

Review of the Access Audit Action Plan:

Even in situations where there are no substantial changes to the building there may be instances where management or staff procedures will evolve (for instance in the over-zealous polishing of floors creating a slippery surface) to create an access problem where there was none before. We therefore strongly recommend in all cases that the Access Audit Action Plan is regularly reviewed and updated to consider changes such as these as well as in the constant evolution of the law, best practice and the building.

During our audit we will assume that all necessary permanent planning and other permissions, approvals and consents have been obtained for the construction and or current use of the property. In the absence of information to the contrary our recommendations will assume that the use of the building will not change and nor is any major refurbishment or alteration scheme envisaged in the near future. Changes such as these may well affect our recommendations. You must ensure that access issues are fully addressed in the event of any future changes of this nature – the Access Audit Action Plan should be reviewed and will probably need to be modified to reflect the changes in the building.

Budget Costs:

Costing the recommended works highlighted in our Access Audit Action Plan with a high degree of accuracy is both difficult and very time consuming. For this reason, where costs are provided they will be quoted as budget estimates only and given as a very general guide to the broad cost implications of carrying out the access works that we have recommended. They must not be relied on as definitive costs and are not to be thought of as a substitute for obtaining competitive quotations from reputable contractors.

Dilapidations Limitations

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

Generally

Instructions

We will assume unless otherwise requested that we are engaged as an advisor to prepare or comment on a schedule or claim. This is distinct from an instruction to act as an expert witness. However, in discharging the advisory role it is always necessary for us to take account of considerations relating to expert witnesses as set out in the current Practice Statement and Guidance Note for Surveyors Acting as Expert Witnesses by the Royal Institution of Chartered Surveyors, a copy of which can be provided on request. This states that the primary function, and duty, of an expert witness is to assist the court on matters within his expertise.

Ongoing Advice

Our dilapidations advice aims to provide you with an informed opinion as to the likely level of liability/claim. Changes in case law, statute and the passage of time may affect the accuracy of our advice; it is therefore important that our advice is reviewed at regular intervals and, in particular, prior to the expiry of the lease.

Documentation Provided

Our assessments can only be as accurate as the information provided to us; it is therefore important that the most complete set of documentation possible is provided in order for the best advice to be given. We cannot take any responsibility for distorted findings resulting from deficient, incorrect or incomplete information.

Estimated Settlement

When an estimate of settlement is provided at any time prior to concluding the claim, this is for guidance only and should never be taken as a definitive evaluation of the likely damages which may fall due.

Final Settlement

Settlements can be limited by s18(1) of the Landlord & Tenant Act 1927 and common law principles to the diminution in the value of the Landlord's reversion, regardless of the cost of works and other heads of claim. We will advise you if we consider that a formal valuation (commonly known as a Section 18 valuation) is necessary.

A claim based on the cost of the works may also be capped or even extinguished if it can be shown that the premises are to be altered or demolished after the end of the lease. Landlords should advise us if this is the case. Again, we will advise you if we consider that a Section 18 valuation is necessary.

Where no formal release is provided by a Landlord we reserve the right to charge on a time expended basis.

Liaison with Solicitors

In some cases it may be necessary to liaise with a solicitor on matters of strict legal interpretation. Clients should note that, in the event of litigation, communications with surveyors and other experts, including solicitors, may not be privileged.

Heads of Claim

Loss of Rent, Rates, Service Charge, etc.

For the purposes of the calculation of a loss of rent (and, where applicable, service charge) claim we will provide an assessment of the period that it is likely to take to procure and complete works identified in the Schedule of Dilapidations. However, the applicability of such a claim will depend on market conditions prevailing at the end of the term. Unless specifically agreed we will not include finance charges, loss of rates and other similar items in our assessments/claims.

Fees

We will include legal fees only for the service of Schedules of Dilapidations in our assessments and claims. Surveyors fees for the preparation and service of schedules will be included but other professionals fees (such as valuers, services or structural engineers) will not be included unless otherwise stated. Fees included may be estimates.

VAT

VAT may form part of a claim and is subject to the VAT status of the property and parties to the lease. The total claim (of which VAT may form part) is a damages payment that Customs and Excise do not deem a taxable supply. Invoices are not usually issued by landlords to tenants for this reason.

Building Issues

Building Services

Our assessment will include building services items where installations are relatively basic in nature. In larger buildings and/or where complex services systems are involved we may require specialist input from services engineers, either using in-house resources or a sub-consultant, and this would require a separate instruction and additional fee.

Contamination

We will include in our assessment 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 input exists.

Disabled Access

Whilst we will, where necessary, make comment regarding non compliance with the Equality Act 2010 our report 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. Our assessments will consider the following materials:

Admixtures and aggregates in concrete; Asbestos; Brick Slips; Calcium Silicate Brickwork; High Alumina Cement; Lead; Urea Formaldehyde Foam; Woodwool Cement Slabs (used 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 manage asbestos within the Control of Asbestos Regulations 2012.

DRAFT

Drone Survey Limitations

Listed below are the limitations specifically applying to utilities work; they must be read in conjunction with our Standard Terms and Conditions of Appointment 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 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 the 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

Any appointment of Hollis is subject to Standard Limitations, which must be read in conjunction with this document. Listed below are some specific limitations relating to the provision of environmental advice.

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 in respect of applicable country-specific legislation. Nor does it constitute a hazardous materials survey, or an ecological survey.

Where discussions are held with site personnel, we will rely on this information in good faith and can take no liability for false information provided. Access limitations will be detailed in the report, if applicable. 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).

Where available, a proprietary database will be purchased to assist research relevant to the country where the project is located.

In addition, enquiries will be made of local regulatory authorities where possible, 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. Published map records created by national mapping agencies;
2. Title documents;
3. Third party proprietary database records;
4. Geological mapping and associated information provided by national agencies;
5. Aerial photography;
6. Local authority archive information; and
7. Environmental regulatory authority data.

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 the same will be highlighted within our report or separately.

The conclusions presented in reports represents Hollis' best professional judgement based upon the information available and conditions existing at the time of the review. In performing its assignment, Hollis must rely upon publicly available information, information provided to Hollis by the Client and information provided by third parties. Accordingly, the conclusions in this report are valid only to the extent that the information provided to Hollis was accurate and complete.

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.

Energy Performance Certificates Limitations

Any appointment of Hollis is subject to Standard Limitations, which must be read in conjunction with this document. Listed below are some specific limitations relating to the provision of Energy Performance Certificates (EPCs).

Generally

This work is usually undertaken in three stages being:

1. Site inspection and research;
2. Data inputting and Calculating the Certificate; and
3. Lodging the certificate and reporting to the client.

Our fee quotes will be provided on the basis that the property is classified at level 3 or 4. We will initially determine the level of complexity of the building from the information provided by the client. Should it be determined during the site inspection that the complexity of the building and/or its services makes the standard assessment methodology inappropriate, this will be drawn to the attention of the client and a revised proposal will be submitted to enable Dynamic Simulation Modelling (DSM) to be carried out.

Fees

Our fee quote is based on the assumption that the building can be inspected in one visit and we will assume that unrestricted access to all areas will be provided. If we find that access is restricted to some parts of the building and that a return visit is required we will invoice all additional time on a time charge basis.

Where keys are held remotely from the property we will charge an additional fee on a time charge basis to cover our time in collecting and returning the keys.

Where an instruction is made on the basis that plans and O&M manuals are available the following applies:

- Plans must be to scale,
- Plans must accurately show the current layout of the premises,
- Plans must be provided at the time of appointment or before inspection,
- O&M manuals must be in date and reflect the services fit out present at the time of the inspection.

Where plans are not immediately available and we are expected to recover them from other parties an additional charge may be made to cover our time in this regard.

Site Inspection

The nature of a building's construction will not always be obvious from a visual inspection alone. Where sectional details are not available we will use the inference values provided in iSBEM. Where these are poor and possibly have an effect on the banding/rating of the property we may advise the client to consider opening up elements of the property so that more accurate construction details can be obtained. Opening up works will fall outside the initial fee agreement and we reserve the right to invoice our time for this separately.

Lifespan/IES

Level 3 and 4 EPCs will be generated using Lifespan's i SBEM interface tool, whilst level 5 EPCs will be generated using IES's Dynamic Simulation Modelling (DSM) software. Both systems are Government approved software interface application tools. Whilst DSM is considered more accurate than SBEM both systems have options where default values can be used which may lead to differing results depending on the respective assessor's interpretation of the element being inputted. Although some tests have been undertaken to establish the accuracy of the software, Hollis accepts no responsibility for the software's accuracy.

Reporting and Advice

The EPC generates a Recommendations Report within which advice is given for the building owner to upgrade the building's efficiency performance. The advice is generic and in some cases is not considered to be relevant.

Where we consider the advice to be poor, we will tailor the report to more accurately reflect the requirements of the building. The recommendations given in the report are not mandatory, so where a building owner implements improvement works based on the recommendations we would expect them to discuss the proposals in more detail before any expense is incurred.

MEES Reports

Where clients require more detailed assessments on possible improvement options we can provide a MEES report. This report provides a summary in matrix format with commentary on how certain improvement works will affect the rating. The improvements are all generated against a base line calculation (the draft EPC). The improvements show a carbon saving in CO₂m², an indication if the works meet the 7-year payback and a cost saving over the 7-year payback period. The cost saving is generated using an item or m² rate for the works and these costs are assessed using price books or works undertaken of a similar nature.

There can be no guarantee that these costs would be the same as competitively tendered specifications of work.

Documentation Provided

We cannot take responsibility for the accuracy of any information provided by others 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.

Measured Survey Limitations

Listed below are the limitations specifically applying to Measured Surveys; they must be read in conjunction with our Terms and Conditions of Appointment and 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.

DRAFT

Party Wall Terms – Adjoining Owner

Any appointment of Hollis is subject to Standard Limitations, which must be read in conjunction with this document. Listed below are some specific limitations that specifically apply to party wall instructions and appointments as Adjoining Owner's Surveyor under the Party Wall etc. Act 1996 ('the Act').

Surveyor's Appointment

References to 'Appointment Owner' and 'Adjoining Owner' are references to you. References to 'Building Owner' relate to the person or other body undertaking the work that is or may be subject to the Act.

To administer the requirements of the Act surveyors need a written appointment. The appointment must be an individual and cannot be a company. Liability for work undertaken remains solely with Hollis and not the appointed individual. We will provide a draft letter of appointment which must be completed and returned to confirm the appointment at or before the point at which there is either a deemed or actual dispute.

The letter of appointment must be signed by the Appointing Owner, or an agent with specific authorisation to sign on your behalf.

Once the appointment is confirmed it cannot be retracted or determined except if the surveyor appointed declares themselves incapable of acting in certain circumstances as prescribed by the Act.

You should be aware that appointments follow a statutory procedure which requires the appointed surveyor(s) to work within the jurisdiction of the Act by administering its provisions fairly and impartially.

Fees

You are contractually responsible for payment of your surveyor's fee. An Award will generally determine that the Building Owner is responsible to pay the fee of both appointed surveyors. However, specific circumstances may mean this is not always the case. For example, fees may be apportioned between Owners if they both benefit from the works.

Whilst convention is for an Adjoining Owner's Surveyor to invoice the Building Owner directly, the contractual liability for payment remains with you until payment from the Building Owner has cleared and we reserve our right to invoice you directly for the Party Wall Services that we have provided.

If work is aborted or altered such that the Act does not apply, and we have been instructed to act on your behalf as Adjoining Owner's surveyor there may be no ability to recover our costs from the Building Owner. You will nevertheless remain contractually responsible for payment of our fees.

We reserve the right to charge additional fees in relation to changes in the design or scope of the works that requires an addendum Award or new Notice.

We reserve the right to charge additional fees in relation to assessing claims for damage and awarding any necessary compensation or making good. You acknowledge that assessing alleged claims for damage caused by works in pursuance of the Act places you at risk of having you if the alleged claim of damage is not a consequence of works in pursuance of the Act or cannot be substantiated by the appointed surveyors.

Fees Specialist Consultants

In some circumstances appointed Surveyors may suggest that specialists such as engineers or solicitors are appointed to assist in matters directly related to the administration of the Act or determination of the dispute. Whilst convention is for Adjoining Owner's specialist consultants to invoice the Building Owner directly, the contractual liability for payment will remain with you under the terms agreed directly between you and the consultant.

The contract and responsibility for fees in relation to this appointment will be between the specialist and you. Generally the reasonable fee for the appointment of a specialist is included as a liability for the Building Owner to pay, however specific circumstances may mean this is not always the case.

Boundary Determination

Whether a wall is built up to, or astride the boundary is not always easy to determine. Sometimes this can only be established by reviewing title deeds and with the assistance of a solicitor. Our advice without the benefit of title information is very much outline and will be based on certain assumptions.

Right of Access

In certain circumstances the Act allows the Building Owner to access the Adjoining Owner's land for the purpose of executing work in pursuance of the Act. Our fee does not include for discussing access to works that are not in pursuance of the Act and if that is required, a separate agreement and fee will be given.

Security for Expenses

Should you wish to request Security for Expenses Hollis will not hold these monies. It is usual practice that any sum agreed will be held in a solicitor's client account sometimes managed as an escrow account and only released on signature of two of the three surveyors.

Where relevant, the terms and conditions in relation to Security for Expenses will be set out in the Award.

Third Surveyor Referrals

The appointed surveyors are required to appoint a third surveyor to determine any disputed matters. If referral of a disputed matter to the third surveyor is necessary, the procedure will be set out to you, along with any cost implications.

We may charge an additional fee for time relating to matters incidental to third surveyor referrals.

General

Our schedules of condition in relation to the Act only extend to the area of the property in close proximity to the notifiable work and will not, unless considered necessary, extend to a full record of the condition of the entire Adjoining Owner's property.

Party Wall Terms – Building Owner

Any appointment of Hollis is subject to Standard Limitations, which must be read in conjunction with this document. Listed below are some specific limitations that specifically apply to party wall instructions and appointments as Building Owner's Surveyor under the Party Wall etc. Act 1996 ('the Act').

Surveyor's Appointment

References to 'Appointing Owner' and 'Building Owner' are references to you. References to 'Adjoining Owner' relate to the owner/s of the neighbouring property adjacent to your work that is or may be subject to the Act.

To administer the requirements of the Act surveyors need a written appointment. The appointment must be an individual and cannot be a company. Liability for work undertaken remains solely with Hollis and not the appointed individual. We will provide a draft letter of appointment which must be completed and returned to confirm the appointment at or before the point at which there is either a deemed or actual dispute.

The letter of appointment must be signed by the Appointing Owner, or an agent with specific authorisation to sign on your behalf.

Once the appointment is confirmed it cannot be retracted or determined except if the surveyor appointed declares themselves incapable of acting in certain circumstances as prescribed by the Act.

You should be aware that appointments follow a statutory procedure which requires the appointed surveyor(s) to work within the jurisdiction of the Act by administering its provisions fairly and impartially.

Fees

You are contractually responsible for payment of your surveyor's fee. An Award will generally determine that the Building Owner is responsible to pay the fee of both appointed surveyors. However, specific circumstances may mean this is not always the case. For example, fees may be apportioned between Owners if they both benefit from the works.

We reserve the right to charge additional fees in relation to changes in the design or scope of the works that requires an addendum Award or new Notice.

We reserve the right to charge additional fees in relation to assessing claims for damage and awarding any necessary compensation or making good.

Fees Specialist Consultants

In some circumstances appointed Surveyors may suggest that specialists such as engineers or solicitors are appointed to assist in matters directly related to the administration of the Act or determination of the dispute. The contract and responsibility for fees in relation to this appointment will be between the specialist and you. You are also likely to be responsible for the reasonable fees of the Adjoining Owner's Specialist Consultants fees.

Boundary Determination

Whether a wall is built up to, or astride the boundary is not always easy to determine. Sometimes this can only be established by reviewing title deeds and with the assistance of a solicitor. Our advice without the benefit of title information is very much outline and will be based on certain assumptions.

Timescales

Whilst we will liaise with the design team and contractor to procure information required for Notices and Awards, it is outside our control if information from the design team and/or contractor is either incorrect in terms of design or level of detail, or is not provided to us in good time.

Information for the Award

The design team and appointed contractor are responsible to provide the information requested to be included within the Award. Where possible we will give an indication of the likely information that will be required. We are not responsible for any delay to action requests for information that may impact the development programme.

Right of Access

In certain circumstances the Act allows the Building Owner to access the Adjoining Owner's land for the purpose of executing work in pursuance of the Act. Our fee does not include for discussing access to works that are not in pursuance of the Act and if that is required, a separate agreement and fee will be given.

Security for Expenses

Hollis will not hold monies for Security for Expenses. It is usual practice that any sum agreed will be held in a solicitor's client account sometimes managed as an escrow account and only released on signature of two of the three surveyors.

Where relevant, the terms and conditions in relation to Security for Expenses will be set out in the Award.

Third Surveyor Referrals

The appointed surveyors are required to appoint a third surveyor to determine any disputed matters. If referral of a disputed matter to the third surveyor is necessary, the procedure will be set out to you, along with any cost implications.

We may charge an additional fee for time relating to matters incidental to third surveyor referrals.

General

We will make all reasonable efforts to identify the Adjoining Owner(s) of a property by making checks with the Land Registry (with the cost charged as a disbursement). We cannot accept any liability if, after making reasonable enquiries, we do not manage to ascertain all Adjoining Owners with an interest in the property.

The ability to agree an Award is very much linked to the quality and level of detail that is provided from the design team and/or contractor. We cannot accept responsibility if the information provided is insufficient to enable completion of an Award.

We do not accept any liability arising from the loss or delay in delivery of Notices by the Royal Mail or other carriers.

Where the depth of foundations is unknown and in the absence of any information such as trial pit information, we will make a reasonable estimate on the foundation depth.

Our schedules of condition in relation to the Act only extend to the area of the property in close proximity to the notifiable work and will not, unless considered necessary, extend to a full record of the condition of the entire Adjoining Owner's property.

DRAFT

Planned Maintenance Limitations

Listed below are the limitations specifically applying to Planned Maintenance 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.

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 under the duty to manage asbestos within the Control of Asbestos Regulations 2012.

Pre-Lease Survey Limitations

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

Mechanical, Electrical and Plumbing 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.

Where a specialist building services survey has been instructed the engineer will make attempts to establish the capacity of metered utility services to the proposed demise. Whilst estimates can be based on a visual inspection, confirmation would need to be made with network operators. This can take 4-6 weeks following receipt of the appropriate permissions. We have not allowed to undertake further enquires with network operators unless specifically stated. Additional fees may be chargeable if this is required.

Enquiries will be made with the landlord in respect of data and telephony services to the property. The presence of services will be established using visual inspection. We will not undertake online speed checks or be able to confirm the extent of the service(s) that use fibre services.

Occupancy

Where inspecting office buildings, we will assume a proposed occupancy of 1 person to 10 m², unless otherwise advised. Our comments in relation to the suitability for occupation will reflect this level of occupation. We will only be able to give advice relating to occupancy density where design and record information is made available at the time of survey or following document requests.

Unless specifically agreed in advance, we will not provide comment on the quality, suitability and scope of fit out plans or landlord led refurbishments, which are planned to be undertaken to the premises.

Lease Review – Dilapidations and Service Charge

Our review of the lease will be limited to the dilapidations and service charge covenants. We will not comment on matters such as rental valuations or measurement of areas. Where it is made available, we will review the lease/ agreement for lease to enable us to comment on the obligations relating to dilapidations. We will highlight any particularly onerous obligations but will not provide a detailed assessment or quantify a potential lease end dilapidations liability. Where relevant, we will also review the service charge provisions and comment on what these cover, how this is calculated and whether there is a cap.

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.

Fire Safety

We will provide basic comment on general matters associated with fire safety including means of escape and fire stopping, where visible. However, our survey should in no way be considered a substitute for a Fire Risk Assessment or Audit of Fire Compartmentation and will not go as far as to comment on the extent of compartmentation, cavity barriers, composition of insulation in cladding, etc.

Inclusive Environments

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.

Sustainability and Environmental

Unless specifically agreed, we will not provide comment on matters relating to energy efficiency, Minimum Energy Efficiency Standards (MEES), or other matters relating to environmental sustainability.

Deleterious Materials

We will not test for the presence of deleterious materials but will advise you where we consider their presence may affect your proposed occupation. 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.

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.

Rights of Light and Daylight/Sunlight Advice – Limitations

Any appointment of Hollis is subject to Standard Limitations, which must be read in conjunction with this document. Listed below are some specific limitations relating to the provision of assessments and advice relating to Rights of Light, Daylight, Sunlight and Overshadowing and Building Research Establishment Energy Assessment Method and Code for Sustainable Homes (BREEAM and CSH).

Rights of Light Services

Concerning the provision of a Stage 1 – Preliminary Review and/or the production of a Stage 2 – Detailed Assessment for Rights of Light, we: Do not, unless required by you, commission production of, or otherwise procure on your behalf, any information, advice or products such as, but not limited to, the following:

- Ordnance Survey mapping data;
- Land Registry title documents;
- Solicitors' reports on title;
- Tree survey reports;
- 3D CAD models;
- Topographic surveys;
- Aerial photography;
- Architects' drawings;

- Archive information from local authorities and other sources.

Do not make enquiries into the nature and disposition of the legal title to the development site for the purposes of producing a Stage 1 Preliminary Review, or a Stage 2 Detailed Assessment, for rights of light because it is assumed that you, or your legal advisers, will be able to provide us, free of charge, with title information relating to the site.

Will, when providing a Stage 1 Preliminary Review for rights of light, obtain Official Copy of Register Entries and related Title Plans from the Land Registry to determine the nature of the legal title to the freehold interest only of the relevant surrounding/adjoining properties with a view to bringing to your attention, for further investigation, the existence of provisions/covenants pertaining to light, or pertaining to massing restrictions.

Will, when providing a Stage 2 Detailed Assessment for rights of light, obtain Official Copy of Register Entries and related Title Plans from the Land Registry to determine the nature of the legal title to the freehold interest only of the relevant surrounding/adjoining properties with a view to bringing to your attention, for further investigation, the existence of provisions/covenants pertaining to light, or pertaining to massing restrictions, but we will not conduct forensic research into the nature of deeds, agreements or transfers containing the provisions/covenants concerned – our assessments and reports being based on the assumption that no such deeds, agreements or covenants exist and prescriptive rights of light take effect in accordance with common law principles alone.

Do not, in relation to the registration of Light Obstruction Notices, accept any liability in respect of leasehold interest that are not registration at the Land registry, although Notices will be served upon the "Occupier". We do not accept any liability arising from the loss of, or delay to the postage of notices by Royal Mail or other carriers.

Do not commission the provision of any specialist advice from property lawyers or valuation specialists. Where specialist legal and/or valuation advice is required, recommendations for same will be highlighted within our report, or separately, as appropriate to the circumstances.

Will undertake desktop research, only where information is available online and free of charge, to try to determine the age of adjoining buildings, internal configurations of the adjoining buildings and historic site development.

May offer opinions concerning legal and valuation matters pertaining to rights of light, but our opinions might need to be verified by reference to appropriate specialist consultants.

Formulate estimates of compensation values:

- Using assumed rental values for light, and
- Using our best estimate of the likely yield applicable to each affected property, and
- Using the conventional approach traditionally used by Rights of light consultants as explained by Anstey (i.e. "Book Value Damages"), and
- Using current values; no adjustments will be made for future inflation, and
- That will be budget estimates only and are not to be thought of as a substitute for obtaining specialist valuation advice, and

- Excluding both parties' professional fees relating to the negotiation of the compensation.

Do not, unless required by you, as part of a Stage 2 assessment, formulate detailed estimates of compensation based on the preparation of a cut-back analysis and use of the development gain/profit share method for compensation calculation.

Do not provide broking advice on legal indemnity insurance relating to rights of light as we are not authorised by the Financial Conduct Authority to give such advice and we cannot enter into direct discussions with a broker to facilitate or arrange insurance on your behalf however we will, where appropriate, refer you to insurance brokers, Marsh JLT Specialty, should we advise you to consider rights of light insurance, but we will not pass your details to Marsh JLT Specialty without your consent. Marsh JLT Specialty is authorised and regulated by the Financial Conduct Authority (firm reference number 310428) and its registered office is at The St Botolph Building, 138 Houndsditch, London EC3A 7AW. Please note, Hollis is an Introducer Appointed Representative (IAR) of JLT Specialty Limited and, as part of this arrangement, we would receive from Marsh JLT Specialty, a share of their commission on insurance placements that it arranges on your behalf.

Daylight, Sunlight and Overshadowing Services

Concerning the provision of Daylight, Sunlight and Overshadowing amenity advice, we:

Do not unless otherwise instructed by you, commission production of, or otherwise procure, on your behalf, any information, advice and products such as, but not limited to the following:

- Ordnance Survey mapping data;
- Tree survey reports;

- 3D CAD models;
- Topographic surveys;
- Aerial photography;
- Architects' drawings;
- Archive information from local authorities and other sources.

Do not offer detailed planning guidance as we are not planning consultants.

Do not guarantee that the results we derive, and the report that we prepare, will be sufficient to ensure that the proposed development will not be refused consent on Daylight and Sunlight amenity grounds.

Will undertake desktop research, only where information is available on-line and free of charge, to determine use of adjoining buildings, internal configurations of adjoining buildings and planning policies.

Do not commission the provision of any specialist advice from planning lawyers or planning consultants relating to or Daylight, Sunlight amenity or Overshadowing issues prior to completing our report. Where the procurement of specialist legal and/or planning advice is considered advisable, recommendations for same will be highlighted within our report, or separately, as circumstances require.

Limitations Generally Applicable to Rights of Light and Daylight/Sunlight/Overshadowing Amenity Services

In relation to both Rights of light and Daylight, Sunlight and Overshadowing assessments, we:

Usually undertake our services in three stages as follows:

- Site inspection and/or research;
- Modelling and analysis; and
- Reviewing analysis results and reporting our advice.

Make assumptions as to room size, use and layout when preparing our 3D CAD model, where no information relating to the internal layout of the adjoining properties exists. These assumptions will be drawn to your attention in our subsequent report, and recommendations will be given for further work required to add certainty to our advice.

Undertake all 3D modelling using AutoCAD software.

Undertake assessments using EOS software licensed to us by Waterslade or Waldram Tools licenced to us by MBS Software Limited. Although some tests have been undertaken to establish the accuracy of this software, Hollis accepts no responsibility for the software's accuracy. Other specialist programs such as RADIANCE will not be used and tests are therefore limited to Rights of light contours and the suite of DSO, BREEAM & CSH tests contained in the BRE guide and BS EN 17037.

Do not review for inaccuracies and errors, third party:

- 3D CAD models provided to us for use in our assessments by you, or by another person acting on your instructions;

- Any third party designs, advice and information provided to us for use in our assessments by you or by another person acting on your instructions.

Such 3D models, designs, advice and information being assumed by us to be free from material inaccuracies and errors.

Do not include in our service and fee proposals the costs of procuring any historic maps, aerial photographs, Land Registry information and the like. Consequently, in addition to the stated fees, the costs of procuring any historic maps, aerial photographs, Land Registry information and the like will be charged as disbursements, provided the incurring of these costs has been approved prior to procurement of the information.

Will abort or limit our site inspection if prevailing weather conditions, and/or other health and safety considerations, render parts of, or all of our proposed inspection, dangerous or impracticable and, in this event, the production of our report might be delayed.

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

Do not guarantee that we will be able to identify from site inspection, the presence and locations of all relevant windows and other apertures of relevance to our assessment, because certain parts of adjoining properties might not be readily visible from vantage points available to us. Whilst we will endeavour to undertake a thorough review of the properties surrounding the site, assumptions might be made as to the presence and position of windows situated on elevations of existing buildings that cannot be readily inspected. Consequently, limitations on our ability to identify all windows and apertures might affect the quality and accuracy of some information taken on site and this might require our advice to be qualified.

Do not guarantee that it will be possible for us to make close inspection of windows and other apertures serving adjoining properties particularly in view of the need to preserve confidentiality surrounding the proposed development, but also to respect privacy of neighbouring occupiers. Consequently, limitations on our close inspection of windows and apertures might affect the quality and accuracy of some information taken on site and this might require our advice to be qualified.

Will not accept liability for any loss, cost, expense, compensation, damages or fines arising out of the acts or omissions of any specialist consultants or contractors who you instruct us to engage as our sub-consultants and we will not take responsibility for the overall performance of the specialist consultants concerned. We may refer to the findings and recommendations of a specialist consultant in our work and advice, but in doing so, we will not have checked the findings and recommendations of the specialist consultant and will not take responsibility for those findings and recommendations.

Utilities Limitations

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

Information Provided

We cannot take responsibility for the accuracy of any information provided by others for the purpose of making the utility applications. Similarly we cannot take responsibility where information to be provided is missing or its provision is delayed. Where such information becomes available we recommend that this is forwarded to us immediately in order that any of the applications can be submitted as soon as practicable.

Timing and Delivery of Quotation

Where timescales are issued for the receipt of quotations by utility providers, these are provided as estimates only and may be influenced by a number of factors outside of our control. Delays to the provision of quotations will be notified as soon as they are known and we reserve the right to charge an additional fee on a time charge basis to cover our time in the event of prolonged involvement in obtaining the quotation(s).

Budget Costs

Any budget costs issued in relation to the installation or upgrade of utility supplies are provided with no guarantee of accuracy. We will not accept any responsibility for variances in budget costs and quoted costs causing works or schemes to become unviable. They must not be relied on as definitive costs and are not to be thought of as a substitute for obtaining firm quotations from the utility providers.

Competitive Costs

Within all quotations received there are both contestable and non-contestable costs provided by the utility provider. The quotations also identify what enabling works are to be undertaken to allow the works to be completed. We do not include within our fee to obtain any competitive or alternative quotations for the contestable or enabling works. If requested we reserve the right to charge an additional fee on a time charge basis to cover our time in obtaining additional quotation.

Fees

Our fee quotation is based on the assumption that all information, including plans, required for the application(s) will be provided to us free of charge and without needing a site visit. If we find required information is not available or is only available at a cost we reserve the right to charge for additional time and disbursements on a time charge basis.

When undertaking an inspection to obtain information we assume that unrestricted access will be available (within reason). If access is restricted to some parts of the building and a return visit is required we will invoice all additional time on a time charge basis.

Where keys are held remotely from the property we will charge an additional fee on a time charge basis to cover our time in collecting and returning the keys.

Invoices will be issued for time and disbursements incurred at the following stages:

- Upon submission of the application
- At monthly intervals following submission of the application up to receipt of the quotation where the invoice amount will exceed £500.00 (plus VAT)
- Upon issue of the final quotation(s).

Plans

- All instructions are made on the basis that plans are available and the following applies:
- Plans are to scale
- Plans show the site boundary
- Plans must accurately show the current layout of the premises, including existing meter locations
- Plans must be provided at the time of appointment or before submission of the application(s). Delay in receipt of the plans will prolong submission of the application.

Where plans are not immediately available and we are expected to obtain them from other parties an additional charge may be made to cover our time in this regard.

Design

Where utilities are to be replaced or upgraded we will assume that they are to be installed in their existing location(s) unless advised by the property owner or bill- payer prior to submission of the application.

Where new utilities are to be installed we will provide advice and recommendations on suitable locations however it is the responsibility of the property owner or bill-payer to confirm the appropriate installation location(s) on which the quotation is to be obtained. Note, only one location can be submitted per quotation. If multiple location options are required to be submitted an additional charge may be made to cover our time in this regard. We will not accept responsibility for any delays or costs incurred as a result of the quotation being provided for an unsuitable location.

Supply Capacity

We have assumed that required supply capacities will be provided to us by others free of charge. Where we are required to estimate a supply capacity for submission of a quotation this will be completed using typical figures and rule of thumb rates. It is not to be considered a detailed design and unless specifically included within our instruction, at additional cost, it will remain the responsibility of others to verify the suitability of the supply capacities prior to commitment to proceed with the works.

Application Fees and Disbursements

Where known we will advise of anticipated application fees within our fee proposal. These will be charged at cost.

Any further disbursements incurred will be brought to your attention as soon as known and these will be invoiced in the following invoicing stage.

Cost of Works

We will not be liable for any part of the cost of the works for completing the quotation works. These costs are to be paid by others and under no circumstances will we consider payment of these costs. We will not be responsible for any ongoing agreement, standing charge or utility costs incurred as part of the works undertaken and by accepting our appointment it is accepted that we will forward the billing details provided to us to the utility provider if required.

Letter(s) of Authority

For each utility provider to be contacted we will require a completed letter of authority to be provided to us ahead of the application being submitted. The letter of authority may need to be completed by both the property owner and the utility payer (e.g. tenant) and is to include confirmation of the billing details to be used for the utility works if progressed. We will provide a template letter for completion by the required parties with each instruction that we will issue to the utility provider upon submission of the application. The application will not be submitted until the signed letter is returned.

HOLLIS

DRAFT

**All together
different**