

Environmental Due Diligence Audits

environmental • consultancy



CLIENT : Major European Investment Bank

SITE AUDITED : Office Building

LOCATION : Central London

ECUS were instructed by a blue-chip client to undertake an environmental due diligence audit of an office building in order to identify any possible environmental liabilities prior to acquisition.

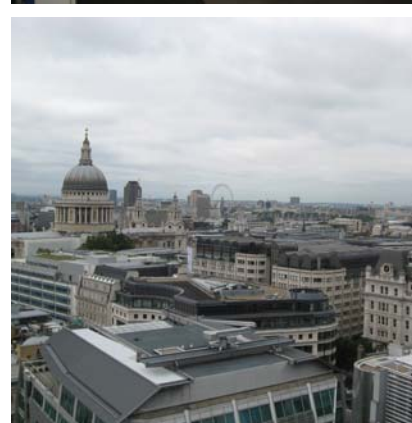
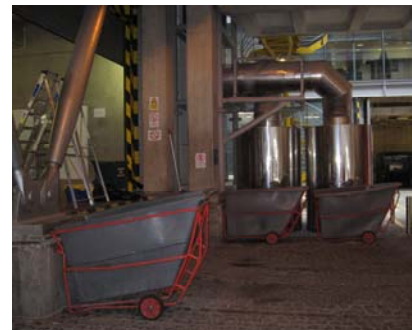
Using on-site observations and a thorough review of site documentation and maintenance records, the following environmental aspects, amongst others, were considered:

- Waste Water Disposal
- Air Emissions
- Soil and Groundwater Contamination
- Waste Disposal
- Asbestos Containing Materials (ACMs)
- Artificial Mineral Fibres
- Hazardous Chemicals (PCBs, PAHs)
- Ozone Depleting Substances
- Noise
- Ground Stability / Geotechnical Issues

The audit included discussions with the site manager and maintenance personnel. Inspections were undertaken during a working day, with no disturbance to the high profile tenants, which was a critical requirement.

Potential liabilities identified included the ongoing use of ozone depleting coolants within the air conditioning system, and the presence of asbestos within an underground chamber.

A report was produced which included an executive summary for non-technical readers, as well as a detailed assessment of the costs and timescales for remedying or mitigating the issues identified.



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**Environmental Due
Diligence**