

Asbestos Refurbishment Survey

6800

12th February 2025

2 Sussex Road

RH16 4QP

Report produced for
Dearling Ltd

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Report Details



Site address	2 Sussex Road, RH16 4QP
Client	Dearling Ltd
Client contact	
Client address	ENTER ADDRESS
Survey Date	03/02/2025
Report reference	6800
Report issue version	01
Survey carried out by	Highfield Assessors, 19 Highfield Road, London, NW11 9LS
Surveyor/s	Mr Gabi Deutsch
Analytical laboratory	Scopes Asbestos Analysis Services Ltd.
Report issue date	11/02/2025

Document prepared by	
Document QA checked and signed off by	G Deutsch
Technical Manager	G Deutsch

Introduction

This document details the findings of an asbestos inspection commissioned by the client. The main aim and objectives of the survey were as follows:

For Asbestos Management Surveys

To identify the type, extent and condition of Asbestos Containing Materials (ACMs) within the agreed scope of the survey.

For Refurbishment & Pre Demolition Surveys

To identify as far as practicable, the type and extent of ACMs within the agreed scope of the survey, prior to their removal or management.

This report contains findings based upon visual inspection and where appropriate, the subsequent results of laboratory analysis following sampling of “suspect” materials. Materials were only sampled where the surveyor considered there was a high probability that suspect materials may contain asbestos. Furthermore all inspection work was conducted in strict adherence to our documented in-house procedures, the current Health & Safety Executive guidance (HSG264 Asbestos: The Survey Guide), our Standard Terms & Conditions of business, and the Survey Information / ‘scoping document’ supplied with the quotation for this survey.

Where the client made site plans available for this inspection they have, where possible, incorporated them into this survey report. Where site plans were not made available, outline plans of the areas inspected have been generated for the purposes of this survey report.

Note: This report forms an integral part of your asbestos management plan, it does not constitute the management plan or its register as required in the Control of Asbestos Regulations 2012 (Regulation 4). For a full explanation of your legal duties with regard to asbestos management, please do not hesitate to contact us.

Survey Type

The nature of this survey report was of an inspection at accessible locations, as stated within the HSG264 Asbestos: The Survey Guide, guidelines produced by the Health & Safety Executive. A summary of these guidelines is illustrated below.

ASBESTOS MANAGEMENT SURVEY	ASBESTOS REFURBISHMENT / PRE DEMOLITION SURVEY
<p>The purpose of this type of survey is to locate the presence, extent and condition of suspect ACMs within a building or location. Representative samples are collected and analysed for the presence of asbestos. Samples analysed are used to confirm or refute the Surveyor’s judgment. If the material sampled is found to contain asbestos, other similar homogeneous materials used in the same way in the building can be strongly presumed to contain asbestos. Less homogeneous materials will require a greater number of samples. The number should be sufficient for the surveyor to make an assessment of whether asbestos is or is not present. Sampling may take place simultaneously with the survey or, may defer until a later time. All areas should be accessed as far as reasonably practicable or must be presumed to contain ACMs. Any materials that can reasonably be expected to contain asbestos must be strongly presumed to contain asbestos. All other materials where expectations of their asbestos content may be lower will be presumed to contain asbestos. All presumed and strongly presumed items must be assessed, treated as ACMs and reviewed accordingly.</p>	<p>This type of survey is used to locate and describe, as far as reasonably practicable, all ACMS within the property or scope of the refurbishments. This survey may involve destructive inspection, as necessary, to gain access to all areas, including those that may be difficult to reach.</p> <p>A comprehensive sampling programme is undertaken to identify possible ACMS and estimates of the volume and surface area of ACMS made. The survey is designed to be used as a basis for tendering the removal of ACMS from the building prior to major refurbishment.</p> <p>The survey is designed to be used as a basis for tendering the removal of ACMS from the building prior to demolition or major refurbishment so the survey does not assess the condition of the asbestos, other than to note areas of damage or where additional asbestos debris may be expected to be present.</p>

Scope of Survey

The purpose of this section is to illustrate both the extent and type of survey undertaken.

Site Description

Type / Use of property	Retail		
Approximate age(s) of construction	1950	Number of floors / levels	2

Building Construction

Building Type/s		Wall construction	Roof Construction
Traditional Construction	<input checked="" type="checkbox"/> Concrete Portal Frame	Brick and Block	<input checked="" type="checkbox"/> Pitched Roof Traditional
Non Traditional Construction	Steel Portal Frame	Metal Profile Cladding	Pitched Roof Composite
Timber Frame Construction	Beam and Block	Composite Profile Cladding	Flat Roof Systems
Portal or Prefabricated Buildings	Volumetric Modular Construction	Timber Cladding	Glazing Systems
Other		Other	Other

Internal Ceilings	Internal Walls	Internal Flooring	Other Elements
MMMF Suspended Ceiling	Solid Construction	Solid Construction	<input checked="" type="checkbox"/> UPVC / Metal / RWP / SVP
Suspended Ceiling (Other)	Plasterboard / Lath & Plaster	<input checked="" type="checkbox"/> Timber Floor / Parquet	Composite RWP / SVP
Plasterboard / Lath & Plaster	<input checked="" type="checkbox"/> Timber Cladding	Vinyl Floor Tiles	<input checked="" type="checkbox"/> MMMF Insulated Pipe Work
Fibreboard Ceiling	Plastic / Metal Cladding	Ceramic Floor Tiles	Non ACM Riser Panels / Casings
Solid Construction	Glazed / Demountable Partitions	Carpet / Vinyl Flooring	<input checked="" type="checkbox"/> Non ACM Voids / Risers / Ducts
Other	Other	Other	Other

Type(s) of survey carried out

Asbestos Management	
Refurbishment / Pre-Demolition	<input checked="" type="checkbox"/>
Combination <i>(described within scope below)</i>	

Scope of Inspection

The scope of the inspection was as follows
ASBESTOS REFURBISHMENT / PRE DEMOLITION SURVEY, HSG264 Asbestos: The Survey Guide

Areas excluded from the survey
All areas surveyed

Note: the exclusions as detailed within our standard terms & conditions apply to this survey together with any further exclusions due to limited or no access detailed within the Executive Summary.

Executive Summary

The aim of this section is to provide an overview of all identified Asbestos Containing Materials (or ACMs), presumed or strongly presumed during the survey. This is achieved via a written overview of the outcome of the survey. This can be found immediately below, together with a table of areas not accessed during the survey and finally a Survey Summary Table. The Survey Summary Table lists each of the items proven to contain asbestos, together with items Strongly Presumed to contain asbestos (based upon past experience).

Summary

Following a thorough inspection within the type of survey (as mentioned in previous section), a total of **0** samples of suspect materials were recovered for further analysis. After independent UKAS Accredited laboratory analysis a total of **0** samples were proven to contain asbestos fibres. During the survey the surveyor noted **0** item that was presumed to contain asbestos, and as such this is noted in the Survey Summary Table below.

The full details for each item within this summary can be found in the site Inspection Records section of this report.

Actions

In terms of on-going or required actions the first indicator of what actions require completion are identified within the risk assessment scoring in the Survey Summary Table (below). In essence the material risk assessment within this table is scored between 2 and 12, with the higher the score the higher the risk. The level of risk therefore drives the required actions. This is in accordance with Health & Safety Executive guidance HSG264.

It should be noted that this report does not contain a Priority Risk Assessment because under the Control of Asbestos Regulations 2012 the responsibility for such risk assessments being conducted is that of the Duty holder responsible for the property concerned. Highfield Assessors can provide advice and assistance with this process up on request.

Where asbestos containing materials were found or presumed within this report and in the absence of a Priority Risk Assessment, the Material Risk assessment scores should be taken to be the priorities for action.

The correct course of action regarding the on-going management of asbestos is not always clear cut and many variables can affect the desired outcome, therefore for further considered advice we strongly urge you contact Highfield Assessors Ltd, or as a minimum or seek appropriate professional advice.

If the removal of any identified asbestos containing materials (ACMs) is required, the Control of Asbestos Regulations 2012 should be consulted to identify the type of contractors to be appointed and all such work should be carried out fully in accordance with Health & Safety Executive guidance and approved codes of practice. Highfield Assessors Ltd can assist with this process if required.

Areas of no access

During the course of the survey the following areas were not accessed for the following reasons:

Floor	Location	Reason for no access
		All areas checked

Please note: As per the Construction (Design & Management) Regulations 2007 (CDM2007) and the Control of Asbestos Regulations 2012 (CAR2012), where refurbishment or demolition is required further inspections may still be necessary. If further clarity is required please contact Highfield Assessors.

Survey Summary Table

The following table contains a summary of each of the positively identified ACMs. They have been identified by a combination of bulk sampling, and identification of visually identical materials. Materials that were strongly presumed to contain asbestos are recorded here also. Note: A full list of all inspections can be found in the Inspection Records section of this report.

Item	Floor	Location	Material description	Sample	Risk	Access	Qty	Asbestos	Recommendations	Survey Type
1	Ground floor	Shop	Solid construction- Ceiling, floor and walls	-	-	-	-	-	No further action required	R&D
2	First Floor	Offices	Solid construction- Ceiling, floor and walls	-	-	-	-	-	No further action required	R&D
3	First Floor	Storage	Solid construction- Ceiling, floor and walls, floor tiles	-	-	-	-	-	No further action required	R&D
4	First floor	Staircase	Solid construction- Ceiling, floor and walls, Ceiling plasterboard, floor modern tiles	-	-	-	-	-	No further action required	R&D
5	Ground floor- First floor	Staircase	Solid construction- Ceiling, floor and walls, floor modern tiles	-	-	-	-	-	No further action required	R&D
6	Ground floor	Electric box	Walls – Solid construction	-	-	-	-	-	No further action required	R&D
7	Storage	Bedroom	Carpet floor Plasterboard wall and ceiling	-	-	-	-	-	No further action required	R&D

Sample	Risk	Access	Survey Type
SP= Strongly Presumed	Very Low Scores of 2-4, Low Scores of 4-6, Medium Scores of 7-9, High Scores of 10-12	High - Routinely disturbed, Medium - Easily disturbed, Low - Occasionally likely to be disturbed, Very Low - Usually inaccessible or unlikely to be disturbed	MAN = Management R&D = Refurbishment / Demolition

Survey Methodology & Risk Assessment

Survey Methodology

The methodology(s) employed during the site inspection are indicated by the tick in the appropriate box (s) below

ASBESTOS MANAGEMENT SURVEY	ASBESTOS REFURBISHMENT / PRE DEMOLITION SURVEY
<p>All accessible areas within the site as indicated by the client have been inspected in order to determine the presence of ACMs.</p> <p>The Surveyor(s) have accomplished all tasks necessary to identify ACMs as far as reasonably practicable.</p> <p>The inspection included, but was not necessarily limited to, the following:</p> <ol style="list-style-type: none"> 1. A thorough on-site visual inspection. During the inspection, the Surveyor(s) identified and quantified suspected ACMs. 2. All areas of homogenous material have been identified, based upon Surveyor(s) previous experience of laboratory bulk analysis results. 3. Identified all locations where ACMs may be present but cannot be inspected, with the reason it could not be inspected within the scope of the survey. 4. Completing an Inspection Form of suspect ACMs, that are strongly presumed to contain asbestos (i.e. materials visually similar to positively identified ACMs), and for areas presumed to contain asbestos (i.e. areas where no access could be gained at the time of the survey and non-accessed items of (electrical) equipment / plant, whether later proven to contain asbestos or not). 	<p>The survey methodology for this type of survey is as above, together with the following:</p> <ol style="list-style-type: none"> 1. Where the Surveyor(s) suspected a material containing asbestos, a sample was taken for analysis. 2. Representative samples are also taken of any materials that may be confused with ACMs. 3. The samples were chosen as being representative of the material under investigation. 4. All sampling was undertaken following the HSE guidance HSG264, causing the minimum possible disruption and potential risk to the health of building occupants and visitors. 5. All bulk sample analysis, swab sample analysis and air reassurance testing (if applicable) was carried out by a UKAS Accredited laboratory. 6. Completed bulk sample analysis test reports for all samples taken are appended to this report for client review. 7. Sampling location stickers, bearing the individual samples unique identification number, are applied to all sample points where practicable, for future reference. 8. Products that are very unlikely to contain asbestos are not sampled (e.g. wall paper, plasterboard, chipboard, wood etc.). 9. Investigation was carried out incorporating the shadow vac technique using an H type vacuum in order to minimise potential fibre release. 10. Where fibre release was assessed to be of sufficiently high risk, a polythene enclosure was erected and suitable PPE utilised. 11. The survey was of a destructive nature. This is necessary in order to access all areas of the building that may contain asbestos. 12. The nature of this survey type is such that the client needs to recognise the possibility that under certain circumstances where survey conditions dictate, the functional integrity of inspected items may be irreparably damaged. <p>Note: Unless specifically dealt with prior to survey starting, Highfield Assessors Ltd shall not be held liable for any such damage.</p>

Risk Assessment

The Duty to Manage

The duty to manage asbestos in work place premises under CAR 2012, requires a written plan to be produced, specifying measures to be taken to control and manage the risk from identified, presumed and strongly presumed ACMs. An important stage of this process is to assess the potential for fibre release of each ACM found. To help make the assessment in a structured and recordable way, the standard material assessment algorithm developed in accordance with HSG264 has been utilised. This is used to establish an initial material management priority.

Material Risk Assessment Algorithm

The four main parameters which will determine the amount of fibres released from an ACM when subject to a standard disturbance are as follows:

- Product type
- Extent of damage or deterioration
- Surface treatment
- Asbestos type

Scoring

Each parameter is scored as:

High = 3, Medium = 2 or Low = 1

Two categories also allow a nil score. The value assigned to each of the four parameters is added together to give a total score of between 2 and 12.

Examples of scoring for each parameter are given in the table below

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

Presumed or strongly presumed ACMs are scored as: Crocidolite (3), unless analysis of similar samples from the building show a different asbestos type, or if there is a reasoned argument that another type of asbestos was almost always used.

An overview of the risk categories can be seen in the following table.

Score	Comments
≥ 10	High Risk Such items should be regarded as high risk, with a significant potential to release fibres if disturbed
7 - 9	Medium Risk This is usually the limit of what can be managed safely.
5 - 6	Low Risk Management is the usual option.
1 - 4	Very Low Risk Management is the usual option.

Non-asbestos materials are not scored. Samples found not to contain asbestos after analysis is recorded as NADIS or "No Asbestos Detected In Sample".

Where ACMs are presumed to be present and have not been identified due to access restrictions, it is strongly recommended that these areas be tested for ACMs prior to any work commencing.

Material Risk Assessment Algorithm scores are reported in individual Inspection Forms found in the Appendix section of this report. Inspection Forms collated together generate the site asbestos register, and also form part of your Asbestos Management Plan.

Accessibility

Comments regarding the likelihood of disturbance of ACMs are also included in individual Inspection Forms (where applicable).

Accessibility and Vulnerability are classified as follows:

Value	Comments
High	Routinely disturbed
Medium	Easily disturbed
Low	Occasionally likely to be disturbed
Very Low	Usually inaccessible or unlikely to be disturbed

Priority Risk

This survey does not provide a "Priority" risk assessment. Under the Control of Asbestos Regulations 2012 the responsibility for such risk assessments being conducted is that of the Duty holder responsible for the property concerned. Highfield Assessors Limited can assist with the implementation and auditing of risk management systems on the client's behalf. For further assistance and technical advice, please contact the Highfield Assessors Ltd technical department on **0203 6750486**.

Recommendations

The recommendation given against each recorded material is derived from the material assessment for each

recorded instance of asbestos and the initial risk assessment made by the Surveyors during the inspection. Details of the scoring system utilised can be found in the previous section.

The recommended actions have been confined to a limited number of key actions. They can be seen in the following table.

Recommendation	Comments
Remove	Removal of asbestos containing materials is recommended on the basis that its condition and location could result in exposure to persons, spread of asbestos, or release to the environment.
Repair / Encapsulate	Repair or complete encapsulation is recommended as an alternative to removal, where reasonably safe and possible to do so.
Environmental Clean	Recommended where contamination from existing or removed asbestos containing materials could result in exposure, spread, or release of asbestos into the environment.
Air Monitoring	Recommendations where the risk of exposure of persons to airborne asbestos fibre may be or may have been possible and determination of such exposure is warranted.
Restrict Access	Access to be restricted to personnel working under controlled circumstances, with protection where determined.
Prohibit Access	Prohibit access to all personnel pending remedial action.
Re-inspect Periodically (Manage)	Re-inspection of ACMs periodically, 3, 6 or 12 months.
Refurbishment or Pre-Demolition Survey Required	This is the default recommendation for all management surveys in areas where no asbestos has been identified within the scope of the inspection. Buildings requiring major refurbishment or demolition will require a refurbishment / pre-demolition survey to be completed. Call us on 0203 6750486 to upgrade your management survey to a full access refurbishment / pre-demolition survey.

The recommendation given against each recorded material is derived from the material assessment for each recorded instance of asbestos and the initial risk assessment made by the Surveyors during the site inspection.

The client should be aware that the findings of this report do not constitute either a full risk assessment or a management plan.

Where any doubt may exist regarding management measures to be implemented, then either the most cautious route should be adopted, or more detailed risk assessment undertaken. Highfield Assessors Limited can assist with the implementation and monitoring of management systems on the client's behalf.

For further assistance and technical advice, please contact Highfield Assessors Ltd technical department on **0203 6750486**, our team will be able to offer the assistance required.

Inspection Records


Inspection Table


The following table details all of the inspections carried out. These inspections form the full **Asbestos Register**. Further details for presumed or actual asbestos containing materials can be found within the Survey Inspection Records section. **Note:** only the identified and presumed ACMs are included within the Survey Inspection Records *(unless agreed otherwise)*.


Item	Floor	Location	Material description	Sample	Prod	Cond	Surf	Asb	Risk	Access	Qty	Asbestos
			NO ASBESTOS FOUND									

Sample	Product (Prod)	Condition (Cond)	Surface (Surf)	Asbestos Type (Asb)
SP = Strongly Presumed	1) Composites, Textured Coating, Cement, 2) Insulation Board, Textiles, Gaskets, Ropes, Paper, Felt, 3) Insulation, Sprayed or Loose Fill.	0) Good Condition, 1) Low Damage, 2) Medium Damage, 3) High Damage.	0) Composite Materials, Sealed AC, 1) Enclosed Lag, Painted AIB, Sealed AC, 2) Sealed Lag, Unpainted AIB, 3) Unsealed Lag, Spray / Debris.	1) Chrysotile, 2) Amosite, 3) Crocidolite.

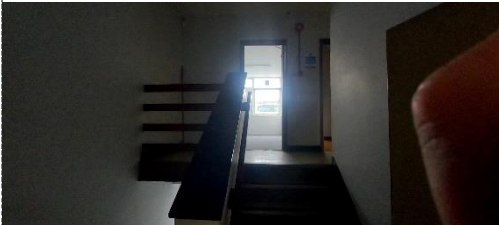
Survey Inspection Records


Item	Level	Location / Room number	Survey Type	Sample Reference	Quantity				
1	Ground floor	Shop	Refurbishment / Pre-Demolition						
			Material Description						
			Solid construction- Ceiling, floor and walls						
			Additional Information						
			No further action required						
			Access	Prod Type	Ext of Damage	Surface Treat	Asbestos Type	Material Risk	Asbestos Type
			-	-	-	-	-	-	Nadis
Recommendations									
No further action required									


Item	Level	Location / Room number	Survey Type	Sample Reference	Quantity				
2	First Floor	Offices	Refurbishment / Pre-Demolition						
			Material Description						
			Solid construction- Ceiling, floor and walls						
			Additional Information						
			No further action required						
			Access	Prod Type	Ext of Damage	Surface Treat	Asbestos Type	Material Risk	Asbestos Type
			-	-	-	-	-	-	Nadis
Recommendations									
No further action required									


Item	Level	Location / Room number	Survey Type	Sample Reference	Quantity				
3	First floor	Storage	Refurbishment / Pre-Demolition						
			Material Description						
			Solid construction- Ceiling, floor and walls, floor tiles						
			Additional Information						
			No further action required						
			Access	Prod Type	Ext of Damage	Surface Treat	Asbestos Type	Material Risk	Asbestos Type
			-	-	-	-	-	-	Nadis
Recommendations									
No further action required									

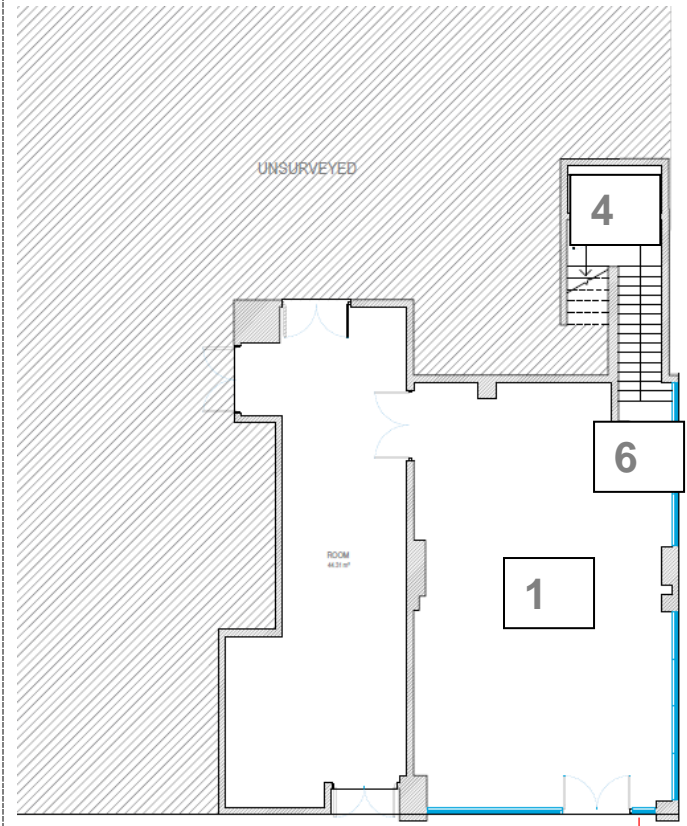
Survey Inspection Records

Item	Level	Location / Room number	Survey Type	Sample Reference	Quantity				
4	First Floor	Staircase	Refurbishment / Pre-Demolition						
			Material Description						
			Solid construction- Ceiling, floor and walls Floor Modern Tiles						
			Additional Information						
			No further action required						
			Access	Prod Type	Ext of Damage	Surface Treat	Asbestos Type	Material Risk	Asbestos Type
			-	-	-	-	-	-	Nadis
Recommendations									
No further action required									

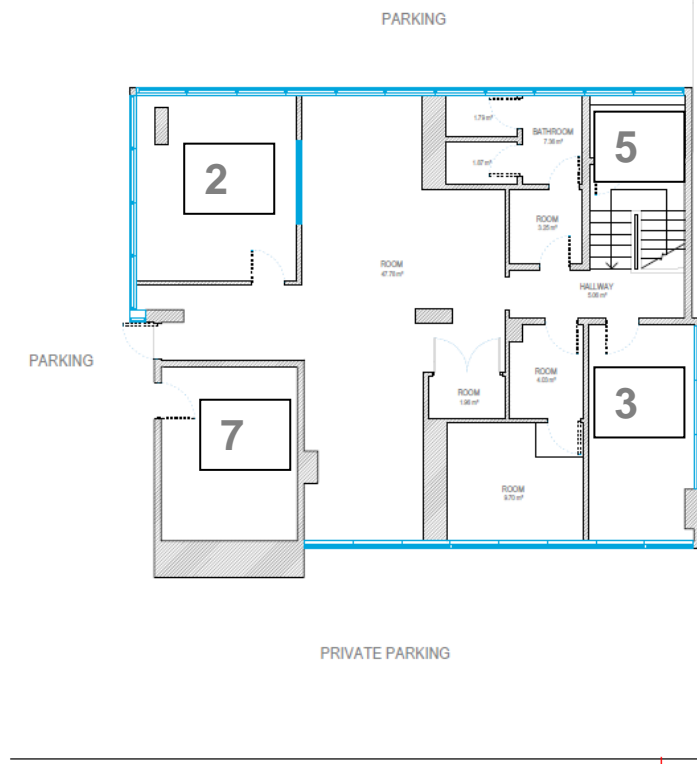
Item	Level	Location / Room number	Survey Type	Sample Reference	Quantity				
5	Ground - first	staircase	Refurbishment / Pre-Demolition						
			Material Description						
			Solid construction- Ceiling, floor and walls Floor Modern Tiles						
			Additional Information						
			No further action required						
			Access	Prod Type	Ext of Damage	Surface Treat	Asbestos Type	Material Risk	Asbestos Type
			-	-	-	-	-	-	Nadis
Recommendations									
No further action required									

Item	Level	Location / Room number	Survey Type	Sample Reference	Quantity				
6	Ground	Electric box	Refurbishment / Pre-Demolition						
			Material Description						
			Walls – solid construction						
			Additional Information						
			No further action required						
			Access	Prod Type	Ext of Damage	Surface Treat	Asbestos Type	Material Risk	Asbestos Type
			-	-	-	-	-	-	Nadis
Recommendations									
No further action required									

Item	Level	Location / Room number	Survey Type	Sample Reference	Quantity				
7	First	Storage Room	Refurbishment / Pre-Demolition						
			Material Description						
			Solid construction- Ceiling, floor and walls						
			Additional Information						
			No further action required						
			Access	Prod Type	Ext of Damage	Surface Treat	Asbestos Type	Material Risk	Asbestos Type
			-	-	-	-	-	-	Nadis
Recommendations									
No further action required									



GROUND FLOOR



FIRST FLOOR

Location	
36 Downage, London, NW4 1AH	
Level / Floor	
3	
Plan	
1 of 1	
KEY	
	Positive / Presumed Asbestos
	No Asbestos Found
	Non Access
	Out of scope of survey
Limitations of reported information	
The information contained within this report of the locations of asbestos containing materials (ACMs) should not be treated as either exhaustive or definitive. It should always be assumed that there may be other ACMs present, hidden or undetected within the fabric of the building. Further investigations may be necessary when carrying out works likely to disturb the fabric of the building.	
Highfield Assessors	

Certificates of Analysis & Air Monitoring (if applicable)

Scanned Document