

Asbestos Demolition Report

Denver
Okehurst Lane
Billingshurst
RH14 9HR

On behalf of

Denver Commercial LLP

Reference: C-31048

CONTENTS

1.0	SITE INFORMATION	3
2.0	EXECUTIVE SUMMARY.....	4
2.1	Summary of Asbestos Locations:.....	4
2.2	No Access Areas:.....	5
3.0	SURVEY RESULTS	6
4.0	INTRODUCTION	8
5.0	INVESTIGATIONS	9
6.0	LIMITATIONS	11
7.0	CAVEATS	14
8.0	REFERENCES	15
9.0	SAMPLE SHEETS	16
10.0	ASBESTOS REGISTER	37
11.0	NON-ASBESTOS REGISTER	39
12.0	NON-SUSPECT REGISTER.....	40
13.0	CERTIFICATES OF ANALYSIS	42
14.0	DRAWINGS.....	44

1.0 SITE INFORMATION

Report Reference: C-31048
Survey Type: Asbestos Demolition Report
Site Address: Denver
Okehurst Lane
Billingshurt
RH14 9HR
Client Name and Address: Denver Commercial LLP
Aspen
Okehurst Lane
Billingshurt
RH14 9HR
Client Contact: Benjamin Hume
Survey Date(s): 24/06/2025
Report Issue Date: 03/07/2025

Name of Surveyor(s):
David Denton

Report Authorised By:
Domanic Calleja



Scope of Works: To carry out an R&D survey as per plans supplied by the client. All works to conform with HSG264 & internal company procedures.

Excluded Areas: Please see table 2.2 for no access areas.

Building Usage: Commercial

Age of Building: 1900's

2.0 EXECUTIVE SUMMARY

A Demolition Survey was carried out at Denver, Okehurst Lane , Billingshurt on 24/06/2025.

2.1 Summary of Asbestos Locations:

Denver						
Floor	Area / Room	Material Description	Substrate	Sample No.	Material Score	Recommended action
Ground Floor	001 - Shed	Ceiling Panel - Cement Product	Nailed to timber	S001	7 - Medium	Remove - NON-Licensed Material
Ground Floor	001 - Shed	Cement panel debris to floor at rear - Cement Product	Laid on concrete floor	S004	8 - Medium	Remove - NON-Licensed Material
Ground Floor	001 - Shed	Cement profiled sheets made against side wall - Cement Product	Laid on cement sheets and concrete	S014	4 - Very Low	Remove - NON-Licensed Material
Ground Floor	001 - Shed	Curved end sheet debris throughout - Cement Product	Laid on concrete	S011	6 - Low	Remove - NON-Licensed Material
Ground Floor	001 - Shed	Damaged wall sheet debris present alongside walls - Cement Product	Laid on concrete	X002	8 - Medium	Remove - NON-Licensed Material
Ground Floor	001 - Shed	Debris pile to rear of shed - Cement Product	Laid on concrete	S006	6 - Low	Remove - NON-Licensed Material
Ground Floor	001 - Shed	Guttering piece beside panel pile - Cement Product	Laid on concrete	S013	5 - Low	Remove - NON-Licensed Material
Ground Floor	001 - Shed	Panel debris within fibrous pile - Cement Product	Laid on fibrous pile	S016	6 - Low	Remove - NON-Licensed Material
Ground Floor	001 - Shed	Panels to windows - Cement Product	Panels nailed to timber frames	S008	8 - Medium	Remove - NON-Licensed Material
Ground Floor	001 - Shed	Pile of cement sheets - Cement Product	Laid on concrete in tidy pile	S012	5 - Low	Remove - NON-Licensed Material
Ground Floor	001 - Shed	Pile of fibrous material - Insulation	Laid on concrete	S015	10 - High	Remove - Licensed Material
Ground Floor	001 - Shed	Profile sheet debris present throughout - Cement Product	Laid on concrete	X014	6 - Low	Remove - NON-Licensed Material
Ground Floor	001 - Shed	Roof sheets - Cement Product	Bolted to timber	S003	5 - Low	Remove - NON-Licensed Material
Ground Floor	001 - Shed	Small pieces of debris present throughout - Cement Product	Laid on concrete	S005	8 - Medium	Remove - NON-Licensed Material
Ground Floor	001 - Shed	Wall panels to side walls - Cement Product	Nailed to timber	S002	8 - Medium	Remove - NON-Licensed Material
Ground Floor	001 - Shed	Window panels on floor - Cement Product	Laid on concrete	X008	8 - Medium	Remove - NON-Licensed Material
External	002 - Shed external	End sheet to roof - Cement Product	Bolted to frame	S017	4 - Very Low	Remove - NON-Licensed Material

Denver						
Floor	Area / Room	Material Description	Substrate	Sample No.	Material Score	Recommended action
External	002 - Shed external	Roof sheets - Cement Product	Bolted to frame within	X003	5 - Low	Remove - NON-Licensed Material

2.2 No Access Areas:

Denver			
Floor	Area	Area Description	Reason for No Access
External	003	External compound	Compound covered with high brambles recommend revisit when site is cleared
External	003	External compound	Compound covered with high brambles recommend revisit when site is cleared

3.0 SURVEY RESULTS

Material Assessment Score

Each of the parameters given below are assessed during material risk assessment.

Sample Variable	Score	Examples
Product type (or debris from product)	1 (Low)	Composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, paints, decorative finishes, cement etc.)
	2 (Medium)	AIB, textiles, gaskets, ropes, paper etc.
	3 (High)	Lagging, spray coatings, loose asbestos etc.
Surface Treatment	0 (None)	Non-friable composite asbestos/encapsulated cement.
	1 (Low)	Enclosed sprays/lagging/board or bare cement.
	2 (Medium)	Bare AIB or encapsulated lagging/spray.
	3 (High)	Unsealed lagging/spray/loose asbestos.
Extent of damage	0 (None)	No visible damage.
	1 (Low)	Few scratches/marks, broken edges etc.
	2 (Medium)	Significant breakage of non-friable materials or several areas of damage to friable material.
	3 (High)	High damage/visible debris.
Asbestos Type	0	No asbestos detected.
	1	Chrysotile.
	2	Amphibole asbestos excluding Crocidolite.
	3	Crocidolite.

The Material Assessment score is calculated by adding the parameters above. The potential for releasing fibres is detailed below.

Material Assessment Score	Fibre Release Potential
10 or higher	High
7 – 9	Medium
5 – 6	Low
4 or lower	Very Low

Material Assessment Score - *Applicable to Positive Asbestos Samples only*

The Material Assessment Score is derived by adding together the above classification numbers together and assigning the scores High, Medium and Low as follows;

High Material with an Assessment Score of > 9:

The asbestos-containing material is in a condition or in a location that requires urgent attention. It should either be removed or treated as soon as possible. All fallen asbestos debris and loose surface material is assigned a high risk rating, because any disturbance of materials is likely to release airborne respirable asbestos fibres and may spread contamination throughout the building.

Medium Material with an Assessment Score of between 7 and 9:

The asbestos-containing material is in a location or in a condition that requires remedial action. The action may entail minor repairs to damaged surfaces or encapsulation of exposed asbestos surfaces. Following the remedial measures, the Assessment Score may be reduced to Low. However, in the long term it is recommended that all materials in this risk category should be removed as soon as possible.

Low Material with an Assessment Score of between 5 and 6:

The asbestos-containing material is in a condition or in a location that does not create a significant health risk, provided that it remains undisturbed. A Low Material Assessment Score applies only if there is little or no risk of disturbance. However, changes in work methods, or building use could change this assessment. The Assessment Score could increase to High if it were decided to carry out building works that would disturb the material.

Very Low Material with an Assessment Score of < 5 or less:

The asbestos-containing material is in a condition or form that represents a very low risk to health, provided that it remains undisturbed. Examples include composite resin products where the asbestos fibres are securely bound into the product.

4.0 INTRODUCTION

Scope and Purpose

4.1 Denver Commercial LLP has commissioned Crucial Environmental Ltd to undertake an Asbestos Demolition Survey of Denver. The aim of the survey was to locate and identify the presence of ACM's or suspected ACM's. This report provides a record and assessment of the extent and characteristics of ACM's and is based on information made available on 24/06/2025.

Refurbishment/Demolition Survey

A Refurbishment/Demolition Survey extends the 'Management Survey', to include investigations into all reasonably accessible sealed voids and the fabric of the building. This survey includes breaking through partition walls, ceilings etc. to confirm the presence or absence of asbestos and, normally, this is carried out prior to demolition or refurbishment works where significant damage to the building will not be a problem. This will result in damage to stud partition walls, plasterboard ceilings, wood riser covers, doors, computer floors, carpets, kitchens, bathrooms etc. The damage caused by this type of survey is kept to a minimum, but in some cases requires reinstatement, which is not included in the survey unless pre-arranged.

A Refurbishment/Demolition Survey shall only be carried out if safe to do so - for example if there are live services inside a building, access may not be possible to certain areas and may require a further visit in the future.

This survey type shall result in a more accurate survey, but will again take more time and hence entail a greater cost. In addition, an asbestos register is not included in this type of survey, as it is presumed that all asbestos materials identified are to be removed to facilitate the refurbishment or demolition works.

4.2 This particular survey comprised a Demolition survey carried out in accordance with the Health and Safety Executive's guidance document HSG 264.

This means that:

- As far as reasonably practicable, locate and describe all ACM's in all reasonably accessible areas of the building.
- A sampling programme is undertaken to identify possible ACM's and estimates of the volumes and the surface areas of ACM made.
- A record of the condition of the ACM's or where additional asbestos debris may be expected to be present is produced.

4.3 The purpose of the report is to:

- Enable the client to take appropriate precautions so that people who work at Denver are not exposed to asbestos-related health risks.
- Provide information to assist the client in developing and implementing an action plan for the further investigation, treatment, removal and/or monitoring of ACMs.

4.4 The findings of this report will need to be revised and updated periodically to reflect the progress made in the action plan.

5.0 INVESTIGATIONS

Baseline Information

5.1 There is no baseline information concerning the presence of asbestos at Denver. It appears that no previous work has been carried out to identify, remove or repair any asbestos-containing materials at the site.

Inspection, Sampling and Analysis

Typical sources considered

5.2 The inspection work undertaken by **Crucial Environmental Ltd** has taken account of the typical sources of asbestos found in other similar buildings, of a similar age.

5.3 Asbestos has been added to many different building materials over the past century to improve their thermal, insulation and strength properties. The commercial use of asbestos began in the late nineteenth century and increased steadily until the 1940s. After World War II, asbestos was used extensively in buildings, particularly during the 1950s, 1960s and 1970s.

5.4 In 1999 the Government banned the import, supplies and use of all forms of materials containing asbestos.

5.5 The site drawing and sample sheets may show that some rooms contain no entry of samples taken. This means that from past history of ACM's and the experience of the surveyor it is deemed that no visual ACM's were found in that room. It will be accepted that all rooms will have been examined for ACM's during this survey unless they are identified as excluded from the survey.

Sampling and Analysis

5.7 Sampling was carried out on **24/06/2025** in accordance with the method specified in HSG264, published by the Health & Safety Executive.

5.8 Access to the buildings was arranged by **Denver Commercial LLP**, and photographs were taken to provide a record of all of the locations and materials examined. A photographic record of the inspection is incorporated in the sample sheets.

5.9 Analysis of the recovered samples was carried out by **Crucial Environmental.Ltd** in accordance with the procedure specified in HSG248, Asbestos: The Analysts Guide, published by the Health & Safety Executive. **Crucial Environmental Ltd** are accredited by the United Kingdom Accreditation Service (UKAS) for the identification of asbestos in bulk samples.

Control of Asbestos Regulations 2012

5.10 The Control of Asbestos Regulations 2012 (CAR) apply to most work situations involving risk of exposure to asbestos. From May 2004 the Duty to Manage asbestos in non-domestic premises requires that employers:

- Take all reasonable steps to identify the locations of materials likely to contain asbestos.
- Assume that the identified materials contain asbestos, unless there is evidence to the contrary.
- Keep an up to date written record (an **Asbestos Register**) of the location of asbestos-containing materials.
- Monitor the condition of asbestos-containing materials.
- Make a written assessment of the risk of exposure from asbestos.
- Prepare and implement a **management plan** to control asbestos-related health risks, including measures to ensure that:
 - material known or presumed to create a risk of exposure to asbestos is repaired or, if necessary, removed.
 - material known or presumed to contain asbestos, but which does not pose a risk of exposure, is maintained in a good state of repair.
 - information about the location and condition of material known or presumed to contain asbestos is given to anyone who is likely to disturb it.

Other Health & Safety Regulations

5.11 Under Section 2 of the Health and Safety at Work etc. Act 1974 (HSWA), employers have a duty of care for the health, safety and welfare of their employees whilst at work.

In addition, employers that are in control of premises have a duty of care, under Section 4 of the HSWA, towards all other people (non-employees) who use or work at their premises.

5.12 Other regulations embodied in the HSWA require employers to ensure that:

- Immediate steps are taken to reduce exposure to asbestos, in situations where the control level or action level is exceeded.
- Risk assessments are carried out and are used to prepare method statements for any work that is likely to involve exposure to asbestos.
- The number of workers exposed to asbestos is kept to a minimum.
- Information on the location of asbestos is made available to any person likely to be exposed to ACMs.
- Training is given to anyone liable to be exposed to asbestos.

6.0 LIMITATIONS

Introduction

6.1 The recommendations provided in this Section identify the main elements of the Action Plans that need to be developed and implemented by **Denver Commercial LLP or the contractual 'Duty Holder'** in order to address the asbestos management issues that affect Denver.

6.2 We recommend that further inspection, sampling and testing is carried out if the scope of works changes from this survey.

All areas were inspected as far as is reasonably practicable as per HSG264 & internal company procedures.

Programme for Removal or Treatment of Asbestos Materials

6.3 A programme for the removal, encapsulation or monitoring of asbestos materials should be identified in the Asbestos Management Plan. This work is beyond the scope of our current commission, though technical assistance can be provided to assist clients if required.

6.4 The management plan for the removal, encapsulation and/or monitoring of ACM's, requires a priority assessment to be completed, this looks at the likelihood of someone disturbing the ACM, and takes account of:

- The Material and Priority Assessment Scores for the materials in question.
- The Disturbance Potential for the materials in question.
- Areas where planned future works or maintenance activities entail contact with materials that are known to contain asbestos.
- The occupant activities undertaken in the area concerned.
- The human exposure potential.

Materials with a High Assessment Score - Applicable to Positive Asbestos Samples only.

6.5 Suspected *high-risk* asbestos-containing materials. It may be more economical to remove *high-risk* asbestos materials than to attempt to carry out in-situ remediation (e.g. by encapsulation and periodic monitoring). Licensed contractors should always be used to remove these materials.

6.6 Loose materials and debris, which can have a medium or low Assessment Score should also be removed as they may have a high potential for disturbance and therefore a risk of contamination spread.

Materials with a medium or Low Assessment Score - Applicable to Positive Asbestos Samples only.

6.7 The recommended approach for dealing with the *medium-risk and low-risk* asbestos containing materials identified. For these materials, the decision to remove the materials should be based on the priority assessment of whether the risk associated with removal would be less than the risk associated with in-situ management. In some circumstances, managing the risk with routine inspections may be more appropriate in the short to medium term, particularly where the material is in good condition, the location is 'remote' and it is considered feasible to provide adequate safeguards against inadvertent contact or exposure.

Areas affected by Planned Future Works

6.8 Where asbestos is present in areas where future work is planned or contemplated, special consideration must be given to the health and safety risks associated with the work, irrespective of the Material Assessment Score assigned to the material.

6.9 Employers have a duty of care under the Control of Asbestos at Work Regulations 2012 to any person or organisation that may work at their premises. Information must therefore be provided to any contractor or employee that may come into contact with ACM's. The information provided should include but need not be limited to the details provided in this report. Information concerning the presence of asbestos should not only be given to contractors, but also to Designers, Planning

Supervisors, and Principal Designer (within the meaning of the CDM Regulations) so that suitable risk assessments can be carried out and used to develop the Health & Safety Plan and safe systems of work.

6.10 Planning for individual projects that involve dealing with specific asbestos management issues should also consider the wider context, including opportunities for the cost-effective treatment or removal of asbestos materials.

Management Responsibility

6.11 Responsibility should be allocated to a specific individual to provide a source of information, advice and authority for situations where decisions relating to asbestos are needed. The nominated individual should also be responsible for:

- Communicating information about asbestos,
- Controlling the Asbestos Register,
- Liaising with specialist asbestos consultants and contractors,
- Monitoring the action plan.

7.0 CAVEATS

7.1 All reasonable steps have been taken to ensure that the contents and findings of this report are true and accurate. Though as stated below, further undetected ACM's may still be present within the premises. The client should therefore be aware of his responsibilities for identifying, locating, removing and/or managing all ACM's within the premises, and for notifying the appropriate authorities where necessary. All dimensions and areas given are approximate and should be used for guidance purposes only.

Refurbishment and Demolition Surveys

7.2 This type of survey employs the use of destructive sampling techniques of an unfamiliar site. Although every effort is made to locate all asbestos containing materials, it is impossible to rule out the possibility that undiscovered asbestos materials may be present. If the building is to undergo major refurbishment or demolition, it is recommended that the persons carrying out the work are made aware of this and take sufficient precautions, as may be appropriate, to ensure the health and safety of their own employees and any other parties who may be affected by the works.

8.0 REFERENCES

HSG264 Asbestos: The Survey Guide. *HSE Books*

HSG248 Asbestos: Asbestos: The analysts' guide for sampling, analysis and clearance procedures, *HSE Books*

A Comprehensive Guide to Managing Asbestos in Premises HSG 227, *HSE Books*

The Management of Asbestos in Non-Domestic Premises, Regulation 4 of The Control of Asbestos Regulations 2012 *Approved Code of Practice (L143 Second edition) HSE Books 2013.*

The Control of Asbestos Regulations 2012 *The Stationary Office*

Asbestos Essentials. Task Manual for building, maintenance and allied trades on non-licensed asbestos work *HSG210, HSE Books*

9.0 SAMPLE SHEETS

Building:	Denver	Floor	Ground Floor		
Location ID	001	Location	Shed		
Sample Number	S001	Extent	1000 m ²		
Item / Position	Ceiling Panel	Material	Cement Product		
Product Type	Asbestos reinforced composites etc.	Scores	1		
Condition	Medium Damage		2		
Surface Treatment	Sealed		1		
Asbestos Type	Chrysotile, Crocidolite		3		
Material Assessment	Medium		7		
Substrate	Nailed to timber	Accessibility	Medium		
Main Photo		Close Up Photo			
					
Recommendation	Remove - NON-Licensed Material Removal by an asbestos contractor. This material is not licensed however may still be notifiable to the HSE prior to removal works taking place. All works must conform to the Control of Asbestos Regulations 2012.				
Comments	Ceiling panels covering 3 quarters of roof. Nailed to timber				

SAMPLE SHEETS

Client: Denver Commercial LLP
 Site: Denver

Date Surveyed: 24/06/2025

Building:	Denver	Floor	Ground Floor		
Location ID	001	Location	Shed		
Sample Number	X002	Extent	200 m ²		
Item / Position	Damaged wall sheet debris present alongside walls	Material	Cement Product		
Product Type	Asbestos reinforced composites etc.	Scores	1		
Condition	High Damage		3		
Surface Treatment	Sealed		1		
Asbestos Type	Chrysotile, Crocidolite		3		
Material Assessment	Medium		8		
Substrate	Laid on concrete	Accessibility	High		
Main Photo		Close Up Photo			
					
Recommendation	Remove - NON-Licensed Material Removal by an asbestos contractor. This material is not licensed however may still be notifiable to the HSE prior to removal works taking place. All works must conform to the Control of Asbestos Regulations 2012.				
Comments	Debris from wall sheets present throughout unit include within debris litter pick Laid on concrete				

SAMPLE SHEETS

Client: Denver Commercial LLP
Site: Denver

Date Surveyed: 24/06/2025

Building:	Denver	Floor	Ground Floor		
Location ID	001	Location	Shed		
Sample Number	S002	Extent	200 m ²		
Item / Position	Wall panels to side walls	Material	Cement Product		
Product Type	Asbestos reinforced composites etc.	Scores	1		
Condition	High Damage		3		
Surface Treatment	Sealed		1		
Asbestos Type	Chrysotile, Crocidolite		3		
Material Assessment	Medium		8		
Substrate	Nailed to timber	Accessibility	High		
Main Photo		Close Up Photo			
					
Recommendation	Remove - NON-Licensed Material Removal by an asbestos contractor. This material is not licensed however may still be notifiable to the HSE prior to removal works taking place. All works must conform to the Control of Asbestos Regulations 2012.				
Comments	Wall sheets damaged and debris present below Nailed to timber				

SAMPLE SHEETS

Client: Denver Commercial LLP
 Site: Denver

Date Surveyed: 24/06/2025

Building:	Denver	Floor	Ground Floor		
Location ID	001	Location	Shed		
Sample Number	S003	Extent	1500 m ²		
Item / Position	Roof sheets	Material	Cement Product		
Product Type	Asbestos reinforced composites etc.	Scores	1		
Condition	Medium Damage		2		
Surface Treatment	Sealed		1		
Asbestos Type	Chrysotile		1		
Material Assessment	Low		5		
Substrate	Bolted to timber	Accessibility	Low		
Main Photo		Close Up Photo			
					
Recommendation	Remove - NON-Licensed Material Removal by an asbestos contractor. This material is not licensed however may still be notifiable to the HSE prior to removal works taking place. All works must conform to the Control of Asbestos Regulations 2012.				
Comments	Bolted to timber				

SAMPLE SHEETS

Client: Denver Commercial LLP
 Site: Denver

Date Surveyed: 24/06/2025

Building:	Denver	Floor	Ground Floor		
Location ID	001	Location	Shed		
Sample Number	S004	Extent	2 m ²		
Item / Position	Cement panel debris to floor at rear	Material	Cement Product		
Product Type	Asbestos reinforced composites etc.	Scores	1		
Condition	High Damage		3		
Surface Treatment	Sealed		1		
Asbestos Type	Chrysotile, Crocidolite		3		
Material Assessment	Medium		8		
Substrate	Laid on concrete floor	Accessibility	High		
Main Photo		Close Up Photo			
					
Recommendation	Remove - NON-Licensed Material Removal by an asbestos contractor. This material is not licensed however may still be notifiable to the HSE prior to removal works taking place. All works must conform to the Control of Asbestos Regulations 2012.				
Comments	Laid on concrete floor				

SAMPLE SHEETS

Client: Denver Commercial LLP
 Site: Denver

Date Surveyed: 24/06/2025

Building:	Denver	Floor	Ground Floor		
Location ID	001	Location	Shed		
Sample Number	S005	Extent	1350 m ²		
Item / Position	Small pieces of debris present throughout	Material	Cement Product		
Product Type	Asbestos reinforced composites etc.	Scores	1		
Condition	High Damage		3		
Surface Treatment	Sealed		1		
Asbestos Type	Chrysotile, Crocidolite		3		
Material Assessment	Medium		8		
Substrate	Laid on concrete	Accessibility	High		
Main Photo		Close Up Photo			
					
Recommendation	Remove - NON-Licensed Material Removal by an asbestos contractor. This material is not licensed however may still be notifiable to the HSE prior to removal works taking place. All works must conform to the Control of Asbestos Regulations 2012.				
Comments	Debris present throughout extent estimated based on size of unit recommend litter pick of present debris. Laid on concrete				

SAMPLE SHEETS

Client: Denver Commercial LLP
 Site: Denver

Date Surveyed: 24/06/2025

Building:	Denver	Floor	Ground Floor		
Location ID	001	Location	Shed		
Sample Number	S006	Extent	4 m ²		
Item / Position	Debris pile to rear of shed	Material	Cement Product		
Product Type	Asbestos reinforced composites etc.	Scores	1		
Condition	High Damage		3		
Surface Treatment	Sealed		1		
Asbestos Type	Chrysotile		1		
Material Assessment	Low		6		
Substrate	Laid on concrete	Accessibility	High		
Main Photo		Close Up Photo			
					
Recommendation	Remove - NON-Licensed Material Removal by an asbestos contractor. This material is not licensed however may still be notifiable to the HSE prior to removal works taking place. All works must conform to the Control of Asbestos Regulations 2012.				
Comments	Laid on concrete				

SAMPLE SHEETS

Client: Denver Commercial LLP
 Site: Denver

Date Surveyed: 24/06/2025

Building:	Denver	Floor	Ground Floor		
Location ID	001	Location	Shed		
Sample Number	S007	Extent	180 lin m		
Item / Position	Damp proof liner to side wall	Material	Bituminous Product		
Product Type		Scores	-		
Condition			-		
Surface Treatment			-		
Asbestos Type	No asbestos detected		-		
Material Assessment	N/A				
Substrate	Nailed to brick and below cement panels	Accessibility	-		
Main Photo		Close Up Photo			
					
Recommendation	No action required				
Comments	Nailed to brick and below cement panels				

SAMPLE SHEETS

Client: Denver Commercial LLP
 Site: Denver

Date Surveyed: 24/06/2025

Building:	Denver	Floor	Ground Floor		
Location ID	001	Location	Shed		
Sample Number	X008	Extent	4 m ²		
Item / Position	Window panels on floor	Material	Cement Product		
Product Type	Asbestos reinforced composites etc.	Scores	1		
Condition	High Damage		3		
Surface Treatment	Sealed		1		
Asbestos Type	Chrysotile, Crocidolite		3		
Material Assessment	Medium		8		
Substrate	Laid on concrete	Accessibility	High		
Main Photo		Close Up Photo			
					
Recommendation	Remove - NON-Licensed Material Removal by an asbestos contractor. This material is not licensed however may still be notifiable to the HSE prior to removal works taking place. All works must conform to the Control of Asbestos Regulations 2012.				
Comments	Laid on concrete				

SAMPLE SHEETS

Client: Denver Commercial LLP
Site: Denver

Date Surveyed: 24/06/2025

Building:	Denver	Floor	Ground Floor		
Location ID	001	Location	Shed		
Sample Number	S008	Extent	10 m ²		
Item / Position	Panels to windows	Material	Cement Product		
Product Type	Asbestos reinforced composites etc.	Scores	1		
Condition	High Damage		3		
Surface Treatment	Sealed		1		
Asbestos Type	Chrysotile, Crocidolite		3		
Material Assessment	Medium		8		
Substrate	Panels nailed to timber frames	Accessibility	High		
Main Photo		Close Up Photo			
					
Recommendation	Remove - NON-Licensed Material Removal by an asbestos contractor. This material is not licensed however may still be notifiable to the HSE prior to removal works taking place. All works must conform to the Control of Asbestos Regulations 2012.				
Comments	Panels nailed to timber frames				

SAMPLE SHEETS

Client: Denver Commercial LLP
Site: Denver

Date Surveyed: 24/06/2025

Building:	Denver	Floor	Ground Floor		
Location ID	001	Location	Shed		
Sample Number	S009	Extent	180 m ²		
Item / Position	Insulation walls	Material	Insulation		
Product Type		Scores	-		
Condition			-		
Surface Treatment			-		
Asbestos Type	No asbestos detected		-		
Material Assessment	N/A				
Substrate	Between timber external wall and cement panels	Accessibility	-		
Main Photo		Close Up Photo			
					
Recommendation	No action required				
Comments	Between timber external wall and cement panels				

SAMPLE SHEETS

Client: Denver Commercial LLP
 Site: Denver

Date Surveyed: 24/06/2025

Building:	Denver	Floor	Ground Floor		
Location ID	001	Location	Shed		
Sample Number	S010	Extent	1000 m ²		
Item / Position	Insulation to ceiling	Material	Insulation		
Product Type		Scores	-		
Condition			-		
Surface Treatment			-		
Asbestos Type	No asbestos detected		-		
Material Assessment	N/A				
Substrate	Between roof sheets and ceiling panels	Accessibility	-		
Main Photo		Close Up Photo			
					
Recommendation	No action required				
Comments	Between roof sheets and ceiling panels				

SAMPLE SHEETS

Client: Denver Commercial LLP
 Site: Denver

Date Surveyed: 24/06/2025

Building:	Denver	Floor	Ground Floor		
Location ID	001	Location	Shed		
Sample Number	S011	Extent	30 m ²		
Item / Position	Curved end sheet debris throughout	Material	Cement Product		
Product Type	Asbestos reinforced composites etc.	Scores	1		
Condition	High Damage		3		
Surface Treatment	Sealed		1		
Asbestos Type	Chrysotile		1		
Material Assessment	Low		6		
Substrate	Laid on concrete	Accessibility	High		
Main Photo		Close Up Photo			
					
Recommendation	Remove - NON-Licensed Material Removal by an asbestos contractor. This material is not licensed however may still be notifiable to the HSE prior to removal works taking place. All works must conform to the Control of Asbestos Regulations 2012.				
Comments	Laid on concrete				

SAMPLE SHEETS

Client: Denver Commercial LLP
 Site: Denver

Date Surveyed: 24/06/2025

Building:	Denver	Floor	Ground Floor		
Location ID	001	Location	Shed		
Sample Number	S012	Extent	3 m ³		
Item / Position	Pile of cement sheets	Material	Cement Product		
Product Type	Asbestos reinforced composites etc.	Scores	1		
Condition	Medium Damage		2		
Surface Treatment	Sealed		1		
Asbestos Type	Chrysotile		1		
Material Assessment	Low		5		
Substrate	Laid on concrete in tidy pile	Accessibility	High		
Main Photo		Close Up Photo			
					
Recommendation	Remove - NON-Licensed Material Removal by an asbestos contractor. This material is not licensed however may still be notifiable to the HSE prior to removal works taking place. All works must conform to the Control of Asbestos Regulations 2012.				
Comments	Laid on concrete in tidy pile				

SAMPLE SHEETS

Client: Denver Commercial LLP
Site: Denver

Date Surveyed: 24/06/2025

Building:	Denver	Floor	Ground Floor		
Location ID	001	Location	Shed		
Sample Number	S013	Extent	1 lin m		
Item / Position	Guttering piece beside panel pile	Material	Cement Product		
Product Type	Asbestos reinforced composites etc.	Scores	1		
Condition	Medium Damage		2		
Surface Treatment	Sealed		1		
Asbestos Type	Chrysotile		1		
Material Assessment	Low		5		
Substrate	Laid on concrete	Accessibility	High		
Main Photo		Close Up Photo			
					
Recommendation	Remove - NON-Licensed Material Removal by an asbestos contractor. This material is not licensed however may still be notifiable to the HSE prior to removal works taking place. All works must conform to the Control of Asbestos Regulations 2012.				
Comments	Laid on concrete				

SAMPLE SHEETS

Client: Denver Commercial LLP
 Site: Denver

Date Surveyed: 24/06/2025

Building:	Denver	Floor	Ground Floor		
Location ID	001	Location	Shed		
Sample Number	X014	Extent	1350 m ²		
Item / Position	Profile sheet debris present throughout	Material	Cement Product		
Product Type	Asbestos reinforced composites etc.	Scores	1		
Condition	High Damage		3		
Surface Treatment	Sealed		1		
Asbestos Type	Chrysotile		1		
Material Assessment	Low		6		
Substrate	Laid on concrete	Accessibility			
Main Photo		Close Up Photo			
					
Recommendation	Remove - NON-Licensed Material Removal by an asbestos contractor. This material is not licensed however may still be notifiable to the HSE prior to removal works taking place. All works must conform to the Control of Asbestos Regulations 2012.				
Comments	Extent estimated due to present of debris include within litter pick Laid on concrete				

SAMPLE SHEETS

Client: Denver Commercial LLP
 Site: Denver

Date Surveyed: 24/06/2025

Building:	Denver	Floor	Ground Floor		
Location ID	001	Location	Shed		
Sample Number	S014	Extent	5 m ³		
Item / Position	Cement profiled sheets made against side wall	Material	Cement Product		
Product Type	Asbestos reinforced composites etc.	Scores	1		
Condition	Low Damage		1		
Surface Treatment	Sealed		1		
Asbestos Type	Chrysotile		1		
Material Assessment	Very Low		4		
Substrate	Laid on cement sheets and concrete	Accessibility	High		
Main Photo		Close Up Photo			
					
Recommendation	Remove - NON-Licensed Material Removal by an asbestos contractor. This material is not licensed however may still be notifiable to the HSE prior to removal works taking place. All works must conform to the Control of Asbestos Regulations 2012.				
Comments	Laid on cement sheets and concrete				

SAMPLE SHEETS

Client: Denver Commercial LLP
 Site: Denver

Date Surveyed: 24/06/2025

Building:	Denver	Floor	Ground Floor		
Location ID	001	Location	Shed		
Sample Number	S015	Extent	80 m ³		
Item / Position	Pile of fibrous material	Material	Insulation		
Product Type	Thermal insulation, sprayed asbestos, loose asbestos etc.	Scores	3		
Condition	High Damage		3		
Surface Treatment	Unsealed		3		
Asbestos Type	Chrysotile		1		
Material Assessment	High		10		
Substrate	Laid on concrete	Accessibility	High		
Main Photo		Close Up Photo			
					
Recommendation	Remove - Licensed Material Removal by a licensed asbestos contractor. This material is licensed therefore is subject to a 14 notification to the HSE prior to removal works taking place. All works must conform to the Control of Asbestos Regulations 2012.				
Comments	Laid on concrete				

SAMPLE SHEETS

Client: Denver Commercial LLP
 Site: Denver

Date Surveyed: 24/06/2025

Building:	Denver	Floor	Ground Floor		
Location ID	001	Location	Shed		
Sample Number	S016	Extent	30 m ²		
Item / Position	Panel debris within fibrous pile	Material	Cement Product		
Product Type	Asbestos reinforced composites etc.	Scores	1		
Condition	High Damage		3		
Surface Treatment	Sealed		1		
Asbestos Type	Chrysotile		1		
Material Assessment	Low		6		
Substrate	Laid on fibrous pile	Accessibility	High		
Main Photo		Close Up Photo			
					
Recommendation	Remove - NON-Licensed Material Removal by an asbestos contractor. This material is not licensed however may still be notifiable to the HSE prior to removal works taking place. All works must conform to the Control of Asbestos Regulations 2012.				
Comments	Fibrous pile has debris throughout recommend pile be removed as contaminated waste Laid on fibrous pile				

SAMPLE SHEETS

Client: Denver Commercial LLP
 Site: Denver

Date Surveyed: 24/06/2025

Building:	Denver	Floor	External		
Location ID	002	Location	Shed external		
Sample Number	X003	Extent	1500 m ²		
Item / Position	Roof sheets	Material	Cement Product		
Product Type	Asbestos reinforced composites etc.	Scores	1		
Condition	Medium Damage		2		
Surface Treatment	Sealed		1		
Asbestos Type	Chrysotile		1		
Material Assessment	Low		5		
Substrate	Bolted to frame within	Accessibility	High		
Main Photo		Close Up Photo			
					
Recommendation	Remove - NON-Licensed Material Removal by an asbestos contractor. This material is not licensed however may still be notifiable to the HSE prior to removal works taking place. All works must conform to the Control of Asbestos Regulations 2012.				
Comments	Bolted to frame within				

SAMPLE SHEETS

Client: Denver Commercial LLP
 Site: Denver

Date Surveyed: 24/06/2025

Building:	Denver	Floor	External		
Location ID	002	Location	Shed external		
Sample Number	S017	Extent	40 lin m		
Item / Position	End sheet to roof	Material	Cement Product		
Product Type	Asbestos reinforced composites etc.	Scores	1		
Condition	Low Damage		1		
Surface Treatment	Sealed		1		
Asbestos Type	Chrysotile		1		
Material Assessment	Very Low		4		
Substrate	Bolted to frame	Accessibility	High		
Main Photo		Close Up Photo			
					
Recommendation	Remove - NON-Licensed Material Removal by an asbestos contractor. This material is not licensed however may still be notifiable to the HSE prior to removal works taking place. All works must conform to the Control of Asbestos Regulations 2012.				
Comments	Bolted to frame				

10.0 ASBESTOS REGISTER

Denver												
Floor	Area / Room	Accessibility	Material	Substrate	Extent	Product Type	Condition	Surface Treatment	Sample Number	Asbestos Type	Material Score	Recommended Action
Ground Floor	001 - Shed	Medium	Ceiling Panel Cement Product	Nailed to timber	1000 m ²	1	2	1	S001	3 (Chrysotile, Crocidolite)	7 - Medium	Remove - NON-Licensed Material
Ground Floor	001 - Shed	High	Wall panels to side walls Cement Product	Nailed to timber	200 m ²	1	3	1	S002	3 (Chrysotile, Crocidolite)	8 - Medium	Remove - NON-Licensed Material
Ground Floor	001 - Shed	High	Damaged wall sheet debris present alongside walls Cement Product	Laid on concrete	200 m ²	1	3	1	X002	3 (Chrysotile, Crocidolite)	8 - Medium	Remove - NON-Licensed Material
Ground Floor	001 - Shed	Low	Roof sheets Cement Product	Bolted to timber	1500 m ²	1	2	1	S003	1 (Chrysotile)	5 - Low	Remove - NON-Licensed Material
Ground Floor	001 - Shed	High	Cement panel debris to floor at rear Cement Product	Laid on concrete floor	2 m ²	1	3	1	S004	3 (Chrysotile, Crocidolite)	8 - Medium	Remove - NON-Licensed Material
Ground Floor	001 - Shed	High	Small pieces of debris present throughout Cement Product	Laid on concrete	1350 m ²	1	3	1	S005	3 (Chrysotile, Crocidolite)	8 - Medium	Remove - NON-Licensed Material
Ground Floor	001 - Shed	High	Debris pile to rear of shed Cement Product	Laid on concrete	4 m ²	1	3	1	S006	1 (Chrysotile)	6 - Low	Remove - NON-Licensed Material
Ground Floor	001 - Shed	High	Panels to windows Cement Product	Panels nailed to timber frames	10 m ²	1	3	1	S008	3 (Chrysotile, Crocidolite)	8 - Medium	Remove - NON-Licensed Material
Ground Floor	001 - Shed	High	Window panels on floor Cement Product	Laid on concrete	4 m ²	1	3	1	X008	3 (Chrysotile, Crocidolite)	8 - Medium	Remove - NON-Licensed Material
Ground Floor	001 - Shed	High	Curved end sheet debris throughout Cement Product	Laid on concrete	30 m ²	1	3	1	S011	1 (Chrysotile)	6 - Low	Remove - NON-Licensed Material

ASBESTOS REGISTER

Client: Denver Commercial LLP
Site: Denver

Date Surveyed: 24/06/2025

Denver												
Floor	Area / Room	Accessibility	Material	Substrate	Extent	Product Type	Condition	Surface Treatment	Sample Number	Asbestos Type	Material Score	Recommended Action
Ground Floor	001 - Shed	High	Pile of cement sheets Cement Product	Laid on concrete in tidy pile	3 m ³	1	2	1	S012	1 (Chrysotile)	5 - Low	Remove - NON-Licensed Material
Ground Floor	001 - Shed	High	Guttering piece beside panel pile Cement Product	Laid on concrete	1 lin m	1	2	1	S013	1 (Chrysotile)	5 - Low	Remove - NON-Licensed Material
Ground Floor	001 - Shed	High	Cement profiled sheets made against side wall Cement Product	Laid on cement sheets and concrete	5 m ³	1	1	1	S014	1 (Chrysotile)	4 - Very Low	Remove - NON-Licensed Material
Ground Floor	001 - Shed		Profile sheet debris present throughout Cement Product	Laid on concrete	1350 m ²	1	3	1	X014	1 (Chrysotile)	6 - Low	Remove - NON-Licensed Material
Ground Floor	001 - Shed	High	Pile of fibrous material Insulation	Laid on concrete	80 m ³	3	3	3	S015	1 (Chrysotile)	10 - High	Remove - Licensed Material
Ground Floor	001 - Shed	High	Panel debris within fibrous pile Cement Product	Laid on fibrous pile	30 m ²	1	3	1	S016	1 (Chrysotile)	6 - Low	Remove - NON-Licensed Material
External	002 - Shed external	High	Roof sheets Cement Product	Bolted to frame within	1500 m ²	1	2	1	X003	1 (Chrysotile)	5 - Low	Remove - NON-Licensed Material
External	002 - Shed external	High	End sheet to roof Cement Product	Bolted to frame	40 lin m	1	1	1	S017	1 (Chrysotile)	4 - Very Low	Remove - NON-Licensed Material
External	003 - External compound		No Access			-	-	-			No Access	
External	003 - External compound		No Access			-	-	-			No Access	

NON-ASBESTOS REGISTER

Client: Denver Commercial LLP
Site: Denver

Date Surveyed: 24/06/2025

11.0 NON-ASBESTOS REGISTER

Denver												
Floor	Area / Room	Accessibility	Material	Substrate	Extent	Product Type	Condition	Surface Treatment	Sample Number	Asbestos Type	Material Score	Recommended Action
Ground Floor	001 - Shed	High	Damp proof liner to side wall Bituminous Product	Nailed to brick and below cement panels	180 lin m	-	-	-	S007	0 (NAD)	0	No action required
Ground Floor	001 - Shed	High	Insulation walls Insulation	Between timber external wall and cement panels	180 m ²	-	-	-	S009	0 (NAD)	0	No action required
Ground Floor	001 - Shed	Medium	Insulation to ceiling Insulation	Between roof sheets and ceiling panels	1000 m ²	-	-	-	S010	0 (NAD)	0	No action required

NON-SUSPECT REGISTER

Client: Denver Commercial LLP

Date Surveyed: 24/06/2025

Site: Denver

12.0 NON-SUSPECT REGISTER

Building	Floor	Location Name and Description	Items	Notes	Main Photo	Close Up Photo
Denver	Ground Floor	001 - Shed	Damp proof liner to side wall : Bituminous Product Floor: Concrete Insulation to ceiling : Insulation Insulation walls: Insulation Internal Wall: Brick / Block Internal Wall : Timber Roof Beams: Timber	External walls to front and rear made of timber Window frames made of timber Beams and joists made of timber Skylight surround made of timber with no closing pane Insulation to walls beyond cement panelling made of man made mineral fibre Ceiling insulation to front made of polystyrene Made shift inclosure wall near front made of metal clad polystyrene		
Denver	External	002 - Shed external	External Wall: Brick / Block External wall: Timber	Limited access to side of property due to brambles recommend full revisit once area has been cleared		
Denver	External	003 - External compound		Compound covered with high brambles recommend revisit when site is cleared		

NON-SUSPECT REGISTER

Client: Denver Commercial LLP
Site: Denver

Date Surveyed: 24/06/2025

Building	Floor	Location Name and Description	Items	Notes	Main Photo	Close Up Photo
Denver	External	004 - Car park area	Floor: Concrete	No visual ACMs present		

13.0 CERTIFICATES OF ANALYSIS



01903 297818
Hello@crucial-enviro.co.uk
www.crucial-enviro.co.uk
Unit 17
Northbrook Business Park
Northbrook Road
Worthing
West Sussex
BN14 8PQ

Certificate of Bulk Analysis

Client:	Denver Commercial LLP		Certificate Number:		CL28020	
Client Address:	Aspen, Okehurst Lane, Billingshurst, RH14 9HR					
Site Address:	Denver, Okehurst Lane , Billingshurst, RH14 9HR					
Sampled by:	Crucial Environmental		Samples Received:		17	
Analysis Date:	01/07/2025	Client Reference:	C-31048	Version Number:		1

Sample No	CE Ref.	Location	Description	Fibre Type Detected
001	CL28020/1	Shed	Ceiling Panel - Cement Product	Chrysotile, Crocidolite
002	CL28020/2	Shed	Wall panels to side walls - Cement Product	Chrysotile, Crocidolite
003	CL28020/3	Shed	Roof sheets - Cement Product	Chrysotile
004	CL28020/4	Shed	Cement panel debris to floor at rear - Cement Product	Chrysotile, Crocidolite
005	CL28020/5	Shed	Small peices of debris present throughout - Cement Product	Chrysotile, Crocidolite
006	CL28020/6	Shed	Debris pile to rear of shed - Cement Product	Chrysotile
007	CL28020/7	Shed	Damp proof liner to side wall - Bituminous Product	NAD
008	CL28020/8	Shed	Panels to windows - Cement Product	Chrysotile, Crocidolite
009	CL28020/9	Shed	Insulation walls - Insulation	NAD
010	CL28020/10	Shed	Insulation to ceiling - Insulation	NAD

Crucial Environmental Ltd
Company Registration Number: 8207845
Registered Address: Cawley Priory, South Pallant
Chichester, West Sussex, United Kingdom, PO19 1SY
Registered in England and Wales



01903 297818
Hello@crucial-enviro.co.uk
www.crucial-enviro.co.uk
Unit 17
Northbrook Business Park
Northbrook Road
Worthing
West Sussex
BN14 8PQ

Sample No	CE Ref.	Location	Description	Fibre Type Detected
011	CL28020/1 1	Shed	Curved end sheet debris throughout - Cement Product	Chrysotile
012	CL28020/1 2	Shed	Pile of cement sheets - Cement Product	Chrysotile
013	CL28020/1 3	Shed	Guttering peice beside panel pile - Cement Product	Chrysotile
014	CL28020/1 4	Shed	Cement profiled sheets made against side wall - Cement Product	Chrysotile
015	CL28020/1 5	Shed	Pile of fibrous material - Insulation	Chrysotile
016	CL28020/1 6	Shed	Panel debris within fibrous pile - Cement Product	Chrysotile
017	CL28020/1 7	Shed external	End sheet to roof - Cement Product	Chrysotile

Disclaimer: Samples of material(s) have been analysed to determine the presence of asbestos fibres, using Polarised Light Microscopy together with dispersion staining in accordance with then HSE's guidance document HSG248 Ed 2 and Internal company procedures. Crucial Environmental are not responsible for the accuracy or competence of the sampling by third parties and cannot be held responsible for the interpretation of the results shown. Opinions and interpretations are outside the scope of the laboratory's UKAS accreditation (Location and Description). An asterisk (*) alongside a result is to signify that the sample was identified as deviating by the laboratory and has been analysed at the risk of the client. All Samples will be retained for a minimum of six months. All sample analysis is carried out in the Worthing Office under controlled conditions outlined in ISO17025. This document shall not be reproduced, except in full, without written approval of Crucial Environmental.

Analysed by:

Shah Uddin

Analyst Signature:

Certificate Issue Date:

01/07/2025

Approved by:

Shah Uddin

Approval Signature:

Document Ref: CE106

Version 1.5

Crucial Environmental Ltd
Company Registration Number: 8207845
Registered Address: Cawley Priory, South Pallant
Chichester, West Sussex, United Kingdom, PO19 1SY
Registered in England and Wales

14.0 DRAWINGS

