



Asbestos Refurbishment Survey

First Floor Freshwater Parade Bishopric Horsham West Sussex RH12 1QD

Surveyed On: 7 Sep 2026

Project: R & D Asbestos Survey

Job Id: 322

Environmental Surveying and Remediation Ltd

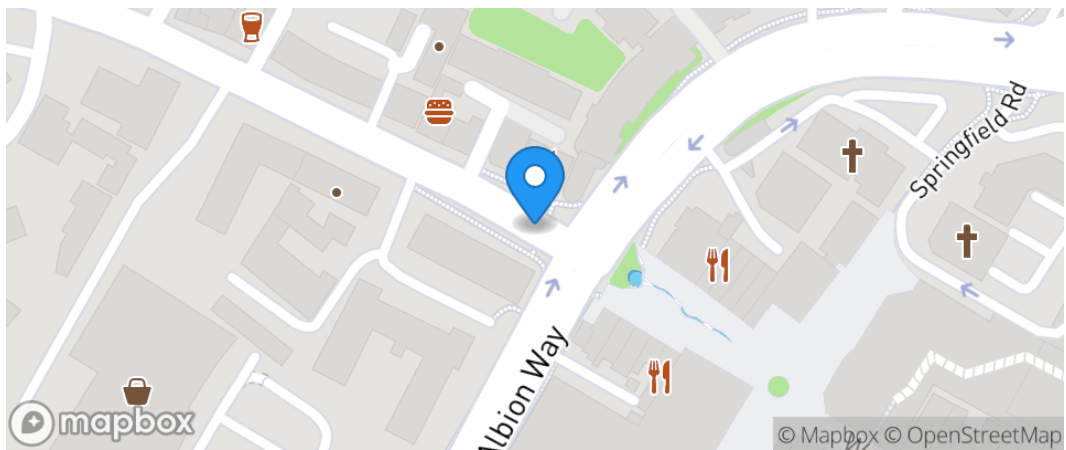
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CRN: 04616650



Report Details

Report By	Environmental Surveying and Remediation Ltd
Client	Swiftdale Developments Ltd
Project	R & D Asbestos Survey
Site Address	First Floor Freshwater Parade Bishopric Horsham West Sussex RH12 1QD
Site Coordinates	51.0639246, -0.3334626
Site Location	
Site Description	Freshwater Parade is a purpose-built, three-storey block comprising ground-floor retail units, first-floor commercial accommodation and second-floor self-contained residential flats. The First Floor commercial area has reportedly been vacant for some considerable time. A communal stairwell, accessed from the front of the property, provides access to the first floor. Rooms are situated on either side of the stairwell.
Scope of Work	All First Floor internal areas accessible via the communal stairwell were included within the scope of this R & D asbestos survey, which was undertaken in advance of the proposed refurbishment works. As shown on the site drawing, a small First Floor area at one end of the premises, which we understand forms part of one of the ground-floor retail premises, was specifically excluded from the scope of this survey.
Surveyors	Michael Braceiner
Survey Dates	7 Sep 2026
QC Date	17 Sep 2026

Totals

An overview of the data collected on site, during the survey

Very Low	Low	Medium	High
0	0	0	0

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Sign Off

Quality Control
Michael Braceiner
17th Sep 2026

Introduction

This survey was conducted in accordance with **HSG 264 (Asbestos: The Survey Guide)**. Environmental Surveying and Remediation Ltd cannot accept any liability for loss, injury, damage or penalty issues that arise for reasons of survey scope limitations. Environmental Surveying and Remediation Ltd cannot be held responsible for asbestos potentially present in areas of the building not explicitly specified within the client instruction, not indicated on provided site plans or not physically possible to access. Environmental Surveying and Remediation Ltd cannot be held responsible for any damage caused as part of this survey carried out on your behalf. Due to the nature and necessity of sampling for asbestos some damage is unavoidable and will be limited to that necessary for taking of the samples.

Executive Summary

Following completion of this intrusive Refurbishment & Demolition (R&D) asbestos survey, undertaken in advance of the proposed refurbishment works, we can confirm that no suspect asbestos-containing materials were identified within the areas surveyed.

Details of the fabric make-up of each room within the First Floor areas surveyed are provided within the relevant location data sheets contained within this report.

Variations to Scope

All areas within scope were accessed during the survey

Summary of Asbestos-Containing Materials

These suspected materials were assessed as **asbestos-containing**.

Building / Level / Location	Item	Material	Material Score	Recommendation	Page
nothing to show					

Summary of Non-Asbestos-Containing Materials

These suspected materials were assessed as **non-asbestos-containing**.

Building / Level / Location	Item	Material	Page
nothing to show			

Summary of Locations or Items of Limited Access

These locations or items could not be fully accessed during survey. Asbestos should be presumed to be present until a further assessment can be undertaken. Note that the survey scope may exclude other areas - see **Report Details (p. 2)** and **Variations to Scope (p. 5)**.

Building / Level / Location	Inspect	Access / Notes	Photo 1	Photo 2	Page
all locations and items were fully accessed					

Register

Building / Level / Location	Item	Material	Strategy / Sample Id	Extent	Fibre Type	Product Type	Extent of Damage	Surface Treatment	Material Score	Recommendation	Page
n/a											

Inspected Locations and Items

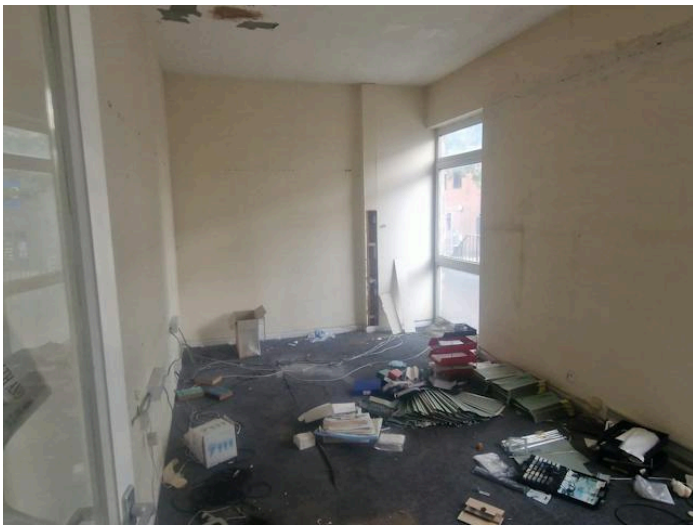
A summary of all locations and items inspected during the survey, including ACMs, non-ACMs and items & locations that could not be fully accessed.

Building / Level / Location	Item	Material	Access / Notes	Material Score	Recommendation	Page
Main Building / 1 / 001 -	Solid, timber and plasterboard walls. Concrete ceiling. Carpet on concrete base. Timber riser cladding and foam insulated pipework within riser.					10
Main Building / 1 / 002 -	Solid, timber and plasterboard walls. Concrete ceiling. Carpet on concrete base.					11
Main Building / 1 / 003 -	Solid, timber and plasterboard walls. Concrete ceiling. Carpet on concrete base.					12
Main Building / 1 / 004 -	Solid, timber and plasterboard walls. Concrete ceiling. Carpet on concrete base.					13
Main Building / 1 / 005 -	Solid, timber and plasterboard walls. Concrete ceiling. Carpet on concrete base. Timber and plasterboard box and riser cladding. Plastic pipework within riser.					14
Main Building / 1 / 006 -	Solid, timber and plasterboard walls. Concrete ceiling. Carpet on concrete base					15
Main Building / 1 / 007 -	Solid, timber and plasterboard walls. Concrete ceiling. Carpet on concrete base					16
Main Building / 1 / 008 -	Solid, timber and plasterboard walls. Concrete ceiling. Carpet and tiles on concrete base. Timber and mdf riser and box cladding and foam insulated pipework within riser.					17
Main Building / 1 / 009 -	Solid and plasterboard walls. Concrete ceiling. Concrete floor. Timber riser cladding. Foam insulated pipework within riser.					18
Main Building / 1 / 010 -	Solid and plasterboard walls. Concrete ceiling. Non-asbestos vinyl flooring on concrete base. Recent electric consumer unit. Timber riser cladding. Plastic pipework within riser.					19
Main Building / 1 / Electric Store	Solid, timber and plasterboard walls. Concrete ceiling. Carpet on concrete floor.					20

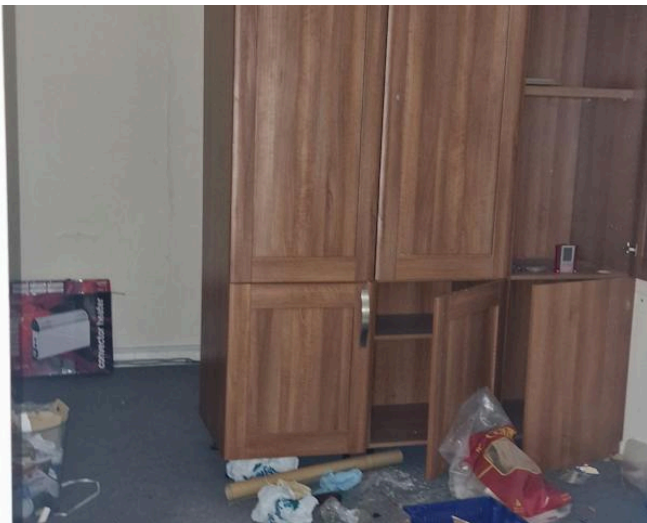
Inspection Photographs

*See following pages for additional photographs,
notes and scores for inspected locations and items...*

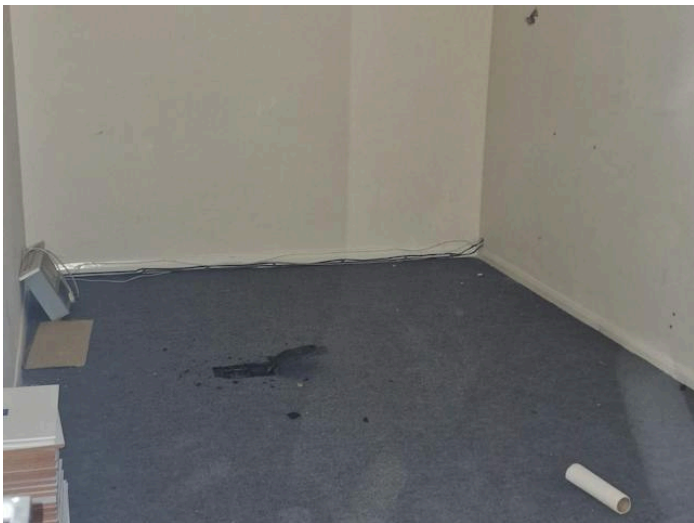
Main Building > 1 > 001 - > Location Notes

Building	Main Building	Level	1
Location	001 -	Item	
			
Location Notes	Solid, timber and plasterboard walls. Concrete ceiling. Carpet on concrete base. Timber riser cladding and foam insulated pipework within riser.		

Main Building > 1 > 002 - > Location Notes

Building	Main Building	Level	1
Location	002 -	Item	
			
Location Notes			

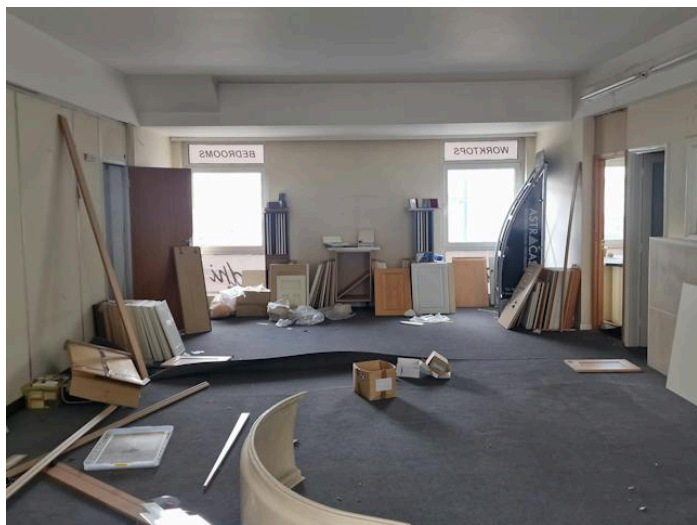
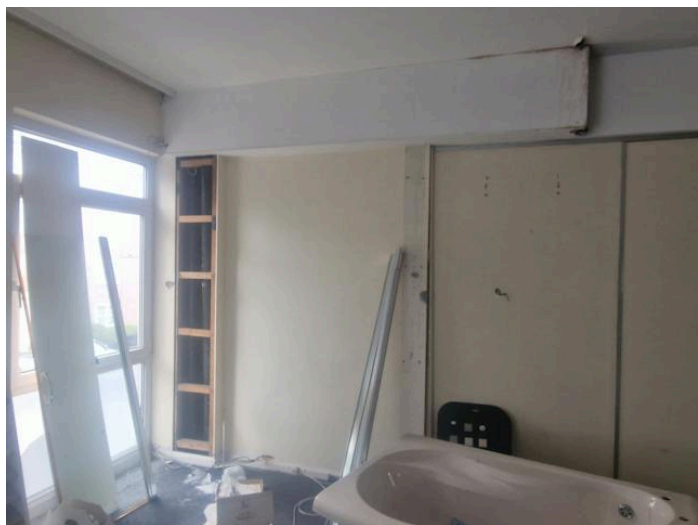
Main Building > 1 > 003 - > Location Notes

Building	Main Building	Level	1
Location	003 -	Item	
			
Location Notes	Solid, timber and plasterboard walls. Concrete ceiling. Carpet on concrete base.		

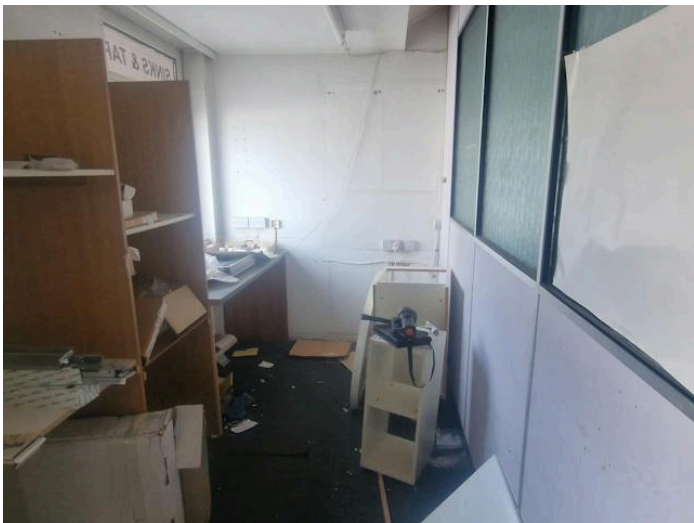
Main Building > 1 > 004 - > Location Notes

Building	Main Building	Level	1
Location	004 -	Item	
			
Location Notes	Solid, timber and plasterboard walls. Concrete ceiling. Carpet on concrete base.		

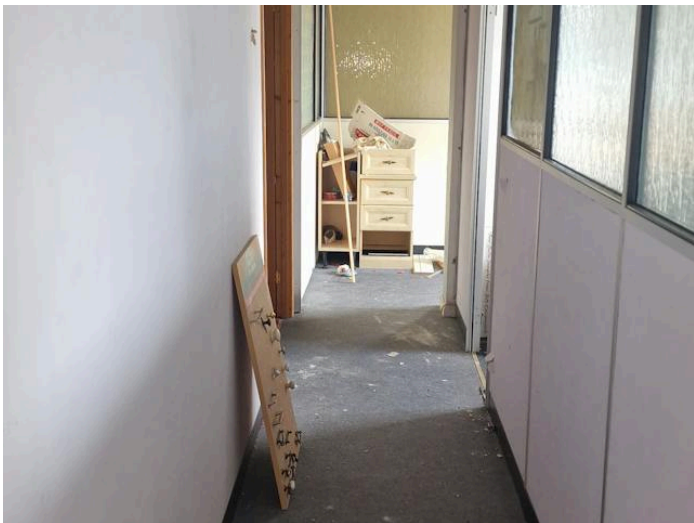
Main Building > 1 > 005 - > Location Notes

Building	Main Building	Level	1
Location	005 -	Item	
			
Location Notes	Solid, timber and plasterboard walls. Concrete ceiling. Carpet on concrete base. Timber and plasterboard box and riser cladding. Plastic pipework within riser.		

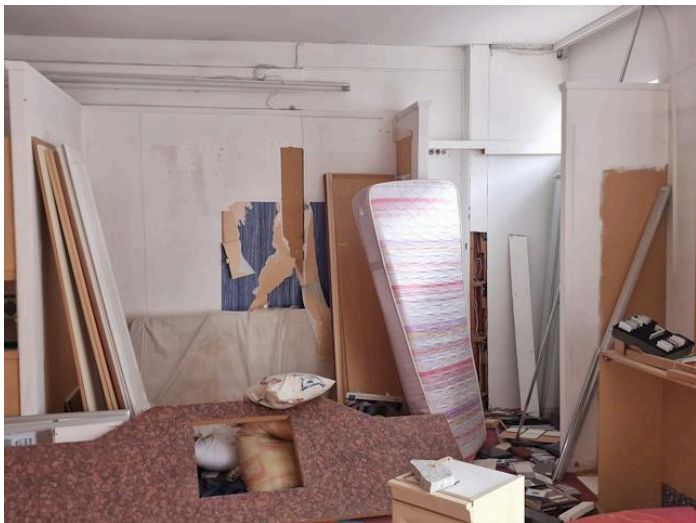
Main Building > 1 > 006 - > Location Notes

Building	Main Building	Level	1
Location	006 -	Item	
			
Location Notes	Solid, timber and plasterboard walls. Concrete ceiling. Carpet on concrete base		

Main Building > 1 > 007 - > Location Notes

Building	Main Building	Level	1
Location	007 -	Item	
			
Location Notes	Solid, timber and plasterboard walls. Concrete ceiling. Carpet on concrete base		

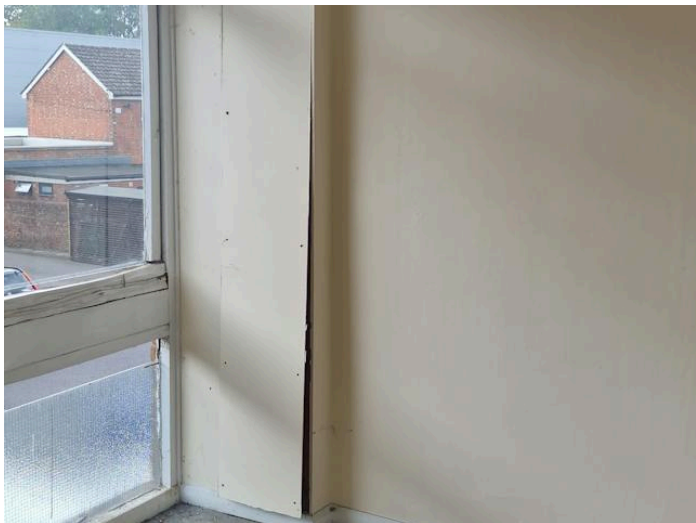
Main Building > 1 > 008 - > Location Notes

Building	Main Building	Level	1
Location	008 -	Item	
			
Location Notes	Solid, timber and plasterboard walls. Concrete ceiling. Carpet and tiles on concrete base. Timber and mdf riser and box cladding and foam insulated pipework within riser.		

Main Building > 1 > 009 - > Location Notes

Building	Main Building	Level	1
Location	009 -	Item	
			
Location Notes	Solid and plasterboard walls. Concrete ceiling. Concrete floor. Timber riser cladding. Foam insulated pipework within riser.		

Main Building > 1 > 010 - > Location Notes

Building	Main Building	Level	1
Location	010 -	Item	
			
Location Notes	Solid and plasterboard walls. Concrete ceiling. Non-asbestos vinyl flooring on concrete base. Recent electric consumer unit. Timber riser cladding. Plastic pipework within riser.		

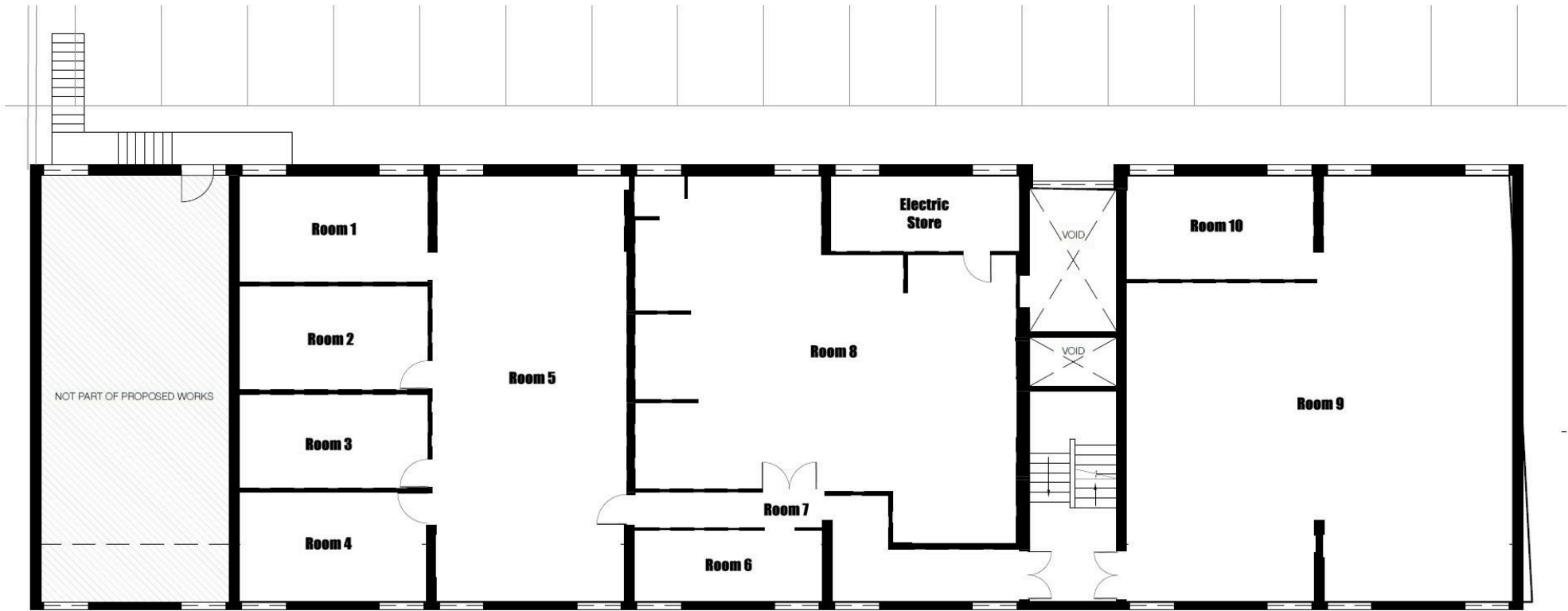
Main Building > 1 > Electric Store > Location Notes

Building	Main Building	Level	1
Location	Electric Store	Item	
			
Location Notes	Solid, timber and plasterboard walls. Concrete ceiling. Carpet on concrete floor.		

Appendices

Floorplans

See following pages...



Types of Asbestos Survey

HSG 264 (Asbestos: The Survey Guide) describes two types of survey:

Management Surveys

A management survey is the standard survey. Its purpose is to locate, as far as reasonably practicable, the presence and extent of any suspect ACMs in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition. Management surveys can involve a combination of sampling to confirm asbestos is present or presuming asbestos to be present.

Refurbishment and Demolition Surveys

A refurbishment and demolition survey is needed before any refurbishment or demolition work is carried out. This type of survey is used to locate and describe, as far as reasonably practicable, all ACMs in the area where the refurbishment work will take place or in the whole building if demolition is planned. The survey will be fully intrusive and involve destructive inspection, as necessary, to gain access to all areas, including those that may be difficult to reach. A refurbishment and demolition survey may also be required in other circumstances, eg when more intrusive maintenance and repair work will be carried out or for plant removal or dismantling.

Material Assessment Scores

Where ACMs have been identified or presumed, a material score is calculated in accordance with HSG 264 (Asbestos: The Survey Guide). The value assigned to each of the four sample variables is added together to give a total material score between 2 and 12.

Sample Variable	Score	Examples of Score
Product Type (or Debris from Product)	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, mill boards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt
	3	Thermal insulation (eg 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 board, tiles etc.
	2	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres
	3	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris.
Surface Treatment	0	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles
	1	Enclosed sprays and lagging, asbestos insulating board (with exposed face painted or encapsulated), asbestos cement sheets etc.
	2	Unsealed asbestos insulating board, or encapsulated lagging and sprays
	3	Unsealed laggings and sprays
Asbestos Type	1	Chrysotile
	2	Amphibole asbestos excluding crocidolite
	3	Crocidolite

The material score determines the potential for a material to release asbestos fibres when disturbed. This score is then categorised to describe the potential:

Material Score	2	3	4	5	6	7	8	9	10	11	12
Category	Very Low			Low		Medium			High		

Asbestos Materials

Asbestos is a naturally occurring mineral composed of soft and flexible fibers that are resistant to heat, electricity and corrosion. These qualities make the mineral useful, but they also make asbestos exposure highly toxic.

Asbestos is a group of six naturally occurring fibrous minerals composed of thin, needle-like fibers. Exposure to asbestos causes several cancers and diseases, including mesothelioma and asbestosis.

Asbestos Morphology

Mineral Group	Fibre Type	Common Name
Serpentine	Chrysotile	White
Amphibole	Amosite	Brown
	Crocidolite	Blue
	Anthophyllite	n/a
	Tremolite	n/a
	Actinolite	n/a

Note: Anthophyllite was used in limited quantities for insulation products and construction materials. It also occurs as a contaminant in chrysotile asbestos, vermiculite and talc. Tremolite and actinolite are not used commercially, but they can be found as contaminants in chrysotile asbestos, vermiculite and talc.