Refurbishment Survey (with MA + PA)

The Copes Worthing Road Southwater Horsham
RH13 9AT



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ASBESTOS GONE

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1.0 Executive summary:

Asbestos containing materials have been identified during the Refurbishment Survey and the specific areas are categorized below in order according to the initial Material Risk Assessment made by Asbestos Gone.

HIGH RISK MATERIALS - Material Score 10 and above or Priority Score of 18-24

Asbestos in poor condition, or asbestos debris/contamination has been identified within the following areas listed in the table below. It is recommended that risk assessment (s) are undertaken to ensure that Regulation 4, Regulation 10, Regulation 11, and Regulation 16 of the Control of Asbestos Regulations 2012 are complied with.

Building	Floor	Room	Item	Material	Risk assessment Score	Recommendations
There were no results found.						

MEDIUM RISK MATERIALS - Material Score Between 7 and 9 or Priority Score of 12-17

Asbestos containing materials, which are unsealed or damaged, have been identified within the following areas listed in the table below. It is recommended that remedial work to seal or remove these materials is undertaken as a priority and that air monitoring is carried out within adjacent areas in order to assess airborne fibre levels.

Building	Floor	Room	Item	Material	Risk assessment Score	Recommendations
There were no results found.						

1.0 Executive summary:

LOW RISK MATERIALS - Material Score 6 and below or Priority Score of less than 11

Asbestos Containing Materials have been identified which are in good condition, A management policy and plan need to be implemented to manage these materials safely. The materials require labelling and the condition of these materials re-inspected at 24 monthly intervals.

Building	Floor	Room	Item	Material	Risk assessment Score	Recommendations
Main	External	Soffits E04	Insulation board	Asbestos Cement	VERY LOW (5)	A - Urgent Removal

1.0 Executive summary:

PRESUMED ASBESTOS/NO ACCESS AREA

Asbestos Containing Materials have been presumed as being present to the following areas where access could not be gained. A management policy and plan needs to identify that these areas require inspection once access can be provided. These areas require re-inspection for accessibility at 24 monthly intervals.

Building	Floor	Room/Area	Recommendation
Main	External	Sheds E02	E - Inspect Prior to Disturbance
Main	External	Work shop E01	E - Inspect Prior to Disturbance

Building Notes:

Internal notes: N/A
External notes: N/A

2.0 Contract Review:

Name and address of site:	The Copes Worthing Road Southwater Horsham		
Name and address of client:	Jason Miller, 6 Chestnut Cottages, Church St Fletching, Uckfield		
Client contact:	Jason Miller		
Type of survey:	Refurbishment Survey (with MA + PA)		
Date of survey:	14 Oct 2025		
Report Revision Number:	1		
TEAMS internal job number:	J003512		
Lead surveyor[s]:	Matt Barden	Signature:	Matt Barden
Technically reviewed by:	David Ryce	Signature:	D Ryce
Report issue date:	17 Oct 2025		

3.0 Introduction/Objectives:

Asbestos Gone received an order of confirmation to undertake a Refurbishment Survey from Jason Miller. This order has been accepted on the basis of the original quotation and our terms and conditions of business.

The order relates to a Refurbishment survey of:

The Copes Worthing Road Southwater Horsham
RH13 9AT

The survey was carried out by Matt Barden.

The Type of survey selected / requested by the client was a Refurbishment survey.

The reason for selecting this survey is to enable the client to identify asbestos in his premises so that it can be removed prior to major refurbishment.

The survey has included the completion of priority assessment in accordance with HSG227. This priority assessment was completed with input from the duty holder and his representatives.

This survey was carried out in accordance with documented in house procedures, which are based on the HSE Guidance document HSG 264.

3.1 Purpose of Survey

The purpose of this Major refurbishment Survey is to help the duty holder identify asbestos in these premises, prior to. It provides sufficient information to help the tendering process for removal works prior to any work starting. However it is strongly recommended that any asbestos removal should be undertaken against a detailed specification. We further recommend the appointed removal contractor should attend the site to confirm for themselves the quantities and location of asbestos to be removed, prior to costing.

3.2 Aim of Survey

The aim of the survey was to;

1. Locate and record the location, extent, and product type as far as reasonably practicable of known or presumed ACM’s.
2. Inspect and record information on the accessibility, condition and surface treatment of know or presumed ACM’s
3. Determine and record the asbestos type based on sampling or by making a presumption based on product type and appearance
4. Locate all ACM’s within the fabric of the building prior to refurbishment.

3.0 Introduction/Objectives(Cont): - Type of Survey

3.3 Type of Survey – Refurbishment Survey

The purpose of this major refurbishment survey is to identify ACM's to be removed prior to any major refurbishment work being carried out. This type of survey is used to locate and describe as far as is reasonably practicable all ACM's in the whole building if major refurbishment is planned.

Major refurbishment surveys are intended to locate all asbestos within the building. It is a disruptive, fully intrusive survey that involves destructive inspection techniques that penetrate the building structure extensively. This involves breaking into floors, through walls, into wall voids ceilings, cladding, boxing, as necessary to gain access to all areas, including the inner fabric of the building. A full sampling programme is undertaken to identify possible ACM's and estimate their quantities.

The survey is designed to be used to help the tendering process, and should be used to start generating a specification for tendering the removal of ACM's from the building prior to major refurbishment.

Whilst all asbestos materials have been identified as far as is reasonably practicable, some asbestos materials may remain unidentified buried within the fabric of the building during the survey. Asbestos shuttering buried within concrete slabs, asbestos hidden by structural supports, asbestos hidden behind other asbestos products, and building structures which are unsafe to fully access are potential locations.

It must be presumed that asbestos may remain unidentified to these type of areas and if suspect materials are uncovered during major refurbishment then samples should be taken for analysis.

4.0 Desk Top Review and Survey Planning:

Details of information requested from the Duty Holder by Asbestos Gone in order to carry out a desk top review and plan the survey in accordance with HSG 264 were recorded on our pre-survey questionnaire, along with details of all the information that were provided by Jason Miller on behalf of the client.

The Information provided was assessed during the desktop review and a survey plan, and risk assessment was produced for the survey of:

The Copes Worthing Road Southwater Horsham
RH13 9AT

The Refurbishment Survey was carried out to .

The following areas were excluded from the Refurbishment Survey: None.

Where information was provided regarding the presence of known or presumed asbestos materials then this has been validated during the course of the survey, and recorded within this report.

Detailed drawings were not provided by the client at the time of the survey.

A decontamination unit was not needed onsite during the survey.

Utilities and services were still live at the time of the survey.

Access equipment for working at heights was not required.

The survey did not involve confined space working.

The client did not inform Asbestos Gone of any chemical/biological hazards.

An appropriate exchange of information has occured between Jason Miller of the DCH Group and Asbestos Gone to enable survey planning in accordance with 'HSG264 Asbestos : The Survey Guide'.

5.0 Survey Method

5.1 This survey has been undertaken in accordance with HSG264 and Asbestos Gone in house procedures.

5.2 Clients of Asbestos Gone that have signed our terms and conditions are deemed to have agreed, and accepted, our surveying approach, our sampling strategy, and our standard planning, surveying and reporting format unless they have made specific requests to the contrary.

5.3 The information provided by the client or their representative are recorded in the planning document and has been used to define the scope of the survey.

5.4 Photographs of suspected ACM's will be taken at the time of the survey unless the client expressly requests otherwise. Sampling points and suspected ACM's will not be identified with labels unless the client expressly requests otherwise.

5.5 All fibrous materials and item will be included in the survey unless, in the surveyors professional opinion, these items can be excluded (eg. Wood, wallpaper, man-made mineral fibre). Samples of all thermoplastic floor coverings will be taken unless, in the surveyors professional opinion, such items can be excluded. All textured coatings and novel bituminous will be sampled.

5.6 Areas that could not be accessed were presumed to have ACM's present until proven otherwise. Each area requiring further inspection is documented within the Executive summary (Inaccessible areas). Inaccessible areas are also shown on the plan drawings (Appendix 5)

5.7 Materials that could not be accessed and in the surveyors opinion can be dismissed will be presumed to be ACM unless proven otherwise. Materials that are not sampled but, in the surveyors opinion, have a similar appearance, location and function as a previously sampled material will be strongly presumed to be similar to the sampled material.

5.8 The quantity of samples taken may have been minimised by using 'strongly presumed' as defined above. Materials that are 'strongly presumed' to be similar to a material that has already been sampled will be recorded in the comments section of the survey and referenced against the original sampled material.

5.9 Our surveyor has made every attempt to avoid causing damage during the management surveys whilst attempting to identify possible ACM's. Minor repairs will be made and any areas accessed will be left in a safe condition.

5.10 Intrusive damage that is required to gain access to an area/location that is within the scope of the survey has been agreed with the client or the clients representative. Any remedial action will be put in place before such action is attempted. If remedial action cannot be arranged, no attempt to access the area will be made and the reasons recorded. The area/locationwill be presumed to have ACM's present until proven otherwise.

5.11 Non fibrous materials and item known not to contain asbestos (eg Breeze block, plaster, plasterboard plastics and non textured paints) will be excluded from the survey unless the surveyor suspects that these materials have been contaminated with asbestos from other sources or specifically requested by the client.

5.12 Older electrical equipment, which cannot be shown to contain ACM's, has been presumed to have ACM's present unless, in the surveyors professional opinion, such items can be excluded.

6.0 Exclusions and Caveats:

6.1 For safety reasons it is not possible to inspect internal areas of plant and machinery.

Access to internal wall linings and general cavities was restricted to avoid excessive damage to surface finishes.

Where areas have been designated as 'no access' or ‘restricted access’, unless further inspection/sampling proves otherwise, the presumption has been made that these structures/areas contain asbestos materials.

During the course of the survey it may not have been possible to access all areas of the site. Details of areas requiring further access are identified within the Data Sheets of this report. In accordance with HSG 264, asbestos is presumed to be present within these areas and should be treated accordingly until further inspection and analysis of building fabric and services proves otherwise.

It is recommended that further intrusive inspection and sampling be carried out where site refurbishment, maintenance, or similar may disturb Asbestos Containing Materials that have remained inaccessible during this survey, this should be a refurbishment/demolition survey as described in HSG 264.

Residual asbestos material may be present beneath re-lagged services and cannot be detected unless the re-lagging is systematically removed. Caution should therefore be taken when working on such materials for the potential presence of asbestos residue.

Textured Coatings such as “Artex” may contain a trace quantity of Chrysotile asbestos. Due to this low asbestos content, applications of this product may be non-homogenous and may elicit both positive and negative samples. Where both positive and negative samples are obtained the client should presume that the textured coating contains Chrysotile throughout even though a non-detected result has been obtained.

This report does not include investigations into land contamination associated with asbestos or any other contaminant.

6.2 Specific caveats

It was agreed with the client that access above or behind known ACM’s was not required within the survey.

It was agreed with the client that core boring into the concrete slabs was not required within the survey.

Jason Miller has requested a less intrusive survey to existing doors and windows with no intrusive inspection to be carried out to, or within the immediate area of, these features.

Underground services were not included in the survey.

It has been agreed with Jason Miller that there was not any unsafe structures on site.

7.0 Sampling and Analysis:

7.1 The object of bulk sampling is to identify the nature and extent of any visible ACM.

7.2 Bulk sampling is undertaken inline with the recognised safe procedures in order to cause minimal possible nuisance and potential risk to health of the building occupants and visitors. Bulk samples are taken in accordance with documented in house procedures, following guidelines detailed in HSG264 'The Survey Guide' and HSG248 'The Analyst Guide'. The quantity of samples taken will be minimised by using 'strongly presumed'. Materials that are 'strongly presumed ‘to be similar to a material that has already been sampled will be recorded in the comments section of the survey record and referenced against the original sampled material.

7.3 Bulk samples are returned to the appointed bulk analysis laboratory with the appropriate sample / report reference number. Where appropriate; a label will be left on site adjacent to the sample location.

7.4 The label will indicate the sample number and the date taken. This label can be used along with the report for cross reference purposes.

7.5 Bulk sample analysis is carried out in accordance with HSE document HSG 248 ‘The Analysts Guide’ and Asbestos Gone documented in-house methods. Samples are examined under a low magnification stereomicroscope and the fibres teased apart. The fibres are then mounted in liquids of known refractive indices and examined under high magnification using polarised light and dispersion staining in accordance with HSG 248 ‘The Analysts Guide’.

7.6 The bulk sample description and analysis results can be found in Appendix 4 of this report – The analysis certificate.

Key to Analysis Results:

Chrysotile - White Asbestos

Amosite - Brown Asbestos

Crocidolite - Blue Asbestos

Tremolite - Rare Asbestos

Actinolite - Rare Asbestos

Anthophyllite - Rare Asbestos

8.0 Survey Results - Interpretation:

Survey Results

8.1 The results of the survey inspections and sampling undertaken are recorded on the enclosed Survey Data Sheets (appendix 2), Asbestos Register (appendix 1) and Non-Asbestos Material Register (appendix 3). Where asbestos containing material have been identified or presumed to be present then a Material Assessment Algorithm has been calculated as detailed in HSG 264 and reproduced in the table below:

8.2 Within the survey data sheets the individual scores in brackets, for each sample variable, are added together to form the final material/priority risk assessment algorithm score.

8.0 Survey Results - Interpretation (cont):

Material Risk Assessment Algorithm

Product type [or debris from product]

Score	Examples of scores
1	Asbestos reinforced composites [plastics, resins, mastics, roofing felts, vinyl floor tiles, semi- rigid paint, decorative finishes and asbestos cement etc]
2	Asbestos insulating board, mill boards, other low-density boards, textiles, gaskets, ropes and woven materials and asbestos paper.
3	Thermal insulation [e.g. pipe and boiler lagging], sprayed asbestos, loose asbestos, asbestos mattresses and packing.

Extent of damage/deterioration

Score	Examples of scores
0	Good condition: no visible damage
1	Low damage: a few scratches or surface marks, broken edges on boards or tiles, etc.
2	Moderate damage: significant breakage of materials or several small areas where material has been damaged exposing fibrous edges.
3	High damage or deterioration of materials, sprays and thermal insulation. Visible asbestos contamination by debris or residues.

Surface treatment

Score	Examples of scores
0	Composite materials containing asbestos, reinforced plastics, resins, vinyl tiles
1	Enclosed sprays or insulation, AIB [with exposed face encapsulated], cement sheets, etc.
2	Unsealed AIB, encapsulated insulation and sprays.
3	Unsealed insulation and sprays.

Asbestos Type

Score	Examples of scores
1	Chrysotile
2	Amphibole asbestos (excluding Crocidolite)
3	Crocidolite

Priority Risk Assessment Algorithm

Assessment Factor		Score	Examples of score variables
Normal occupant activity	Main type of activity in area	0	Rare disturbance activity (e.g. little used store room)
		1	Low disturbance activities (e.g. office type activity)
		2	Periodic disturbance (e.g. industrial or vehicular activity which may contact ACMs)
		3	High levels of disturbance, (e.g. fire door with asbestos insulating board sheet in constant use)
	Secondary activities for area	As above	As above
Likelihood of disturbance	Location	0	Outdoors
		1	Large rooms or well ventilated areas
		2	Rooms up to 100m2
		3	Confined spaces
	Accessibility	0	Usually inaccessible or unlikely to be disturbed
		1	Occasionally likely to be disturbed
		2	Easily disturbed
		3	Routinely disturbed
	Extent/amount	0	Small amounts or items (e.g. strings, gaskets)
		1	≤10m2 or ≤10m pipe run
		2	>10m2 to ≤50m2 or >10m to ≤50m pipe run
		3	>50m2 or >50m pipe run
Human exposure potential	Number of occupants	0	None
		1	1 to 3
		2	4 to 10
		3	>10
	Frequency of use of area	0	Infrequent
		1	Monthly
		2	Weekly
		3	Daily
	Average time area is in use	0	<1 hour
		1	>1 to <3 hours
		2	>3 to <6 hours
		3	>6 hours
Maintenance activity	Type of maintenance activity	0	Minor disturbance (e.g. possibility of contact when gaining access)
		1	Low disturbance (e.g. changing light bulbs in asbestos insulating board ceiling)
		2	Medium disturbance (e.g. lifting one or two asbestos insulating board ceiling tiles to access a valve)
		3	High disturbance (e.g. removing a number of asbestos insulating board ceiling tiles to replace a valve or for re-cabling)
	Frequency of maintenance activity	0	ACM unlikely to be disturbed for maintenance
		1	≤1 per year
		2	>1 per year
		3	>1 per month

Material Risk Assessment Score

Risk Category	Risk	Score Range	Fibre release potential
A	HIGH	Material Score 10 and above or Priority Score of 18-24	High risk with a high potential to release fibres if disturbed
B	MEDIUM	Material Score Between 7 and 9 or Priority Score of 12-17	Medium risk with a medium potential to release fibres if disturbed
C	LOW	Material Score Between 5 and 6 or Priority score of 9-11	Low risk with and having low potential to release fibres if disturbed
D	VERY LOW	Material Score 4 and below or Priority Score of less than 8	Very low risk with and having very low potential to release fibres if disturbed

9.0 Recommendations:

9.1 To comply with and ensure that the requirements of section 2 & 3 of the Health and Safety at Work Act (as amended) 1974, the Management of Health and Safety at Work Regulations 1999, the Control of Asbestos Regulations 2012 and the Control of Substances Hazardous to Health 2002 are met, the following recommendations should be implemented:

9.2 Undertake suitable and sufficient Risk Assessments of identified asbestos containing materials against normal occupation and maintenance operations, in compliance with Regulations 3 of the Management of Health & Safety at Work Regulations 1999 and Regulation 6 of the Control of Asbestos Regulations 2012.

9.3 The findings of the survey be brought to the attention of those persons who are likely to come in contact with asbestos, in compliance with Section 2 and 3 of the Health and Safety at Work Act (as amended) 1974 and Regulation 10 of the Control of Asbestos Regulations 2012.

9.4 Implement an Asbestos Management Policy, Plan and review process in compliance Regulation 4 of the Control of Asbestos Regulations 2012.

9.5 Instigate regular inspections, to record and update details of retained asbestos containing materials.

9.6 Review the arrangement under the management plan in accordance with regulation 4of the CAR 2012.

9.7 During the course of the survey it may not have been possible to access all areas of the site. Details of areas requiring further access are identified within the Data Sheets of this report. In accordance with HSG 264, asbestos has been presumed to be present within these areas and should be treated accordingly until further inspection and analysis of building fabric and services proves otherwise.

9.8 Where asbestos debris or asbestos in poor condition has been found it is recommended that access is restricted and or controlled to these areas in accordance with Regulation 11 and Regulation 16 of the Control of Asbestos Regulations 2012.

9.9 If we have identified asbestos materials in poor condition, it is recommended that air monitoring is carried out within a number of areas where asbestos materials have been identified in order to assess airborne fibre levels within adjacent occupied areas in relation to the clearance indicator, as documented by HSG 248 the Analyst Guide.

9.10 All identified asbestos to be appropriately identified and subject to risk assessment, management, and re-inspection.

9.11 Site specific recommendations in respect to the location and condition of asbestos materials identified during the course of this inspection are detailed in the Survey Data Sheets and Asbestos register. In considering the management of asbestos materials identified to date, these recommendations should be taken into consideration.

9.12 In accordance with the Control of Asbestos Regulations 2012 the removal of ACM's fall into one of the three categories below:

Licensed Asbestos Removal
Is defined as any work, which is undertaken on a friable asbestos product or which is likely to exceed the control limit of 0.1f/cm3. A licensed asbestos removal contractor must undertake this work and a 14-day notice must be given to the HSE prior to the commencement of the work.

Notifiable Non Licensed Works
If work on an ACM causes the deterioration of the matrix material in which the asbestos fibres are firmly linked, then these works are Notifiable Non Licensed Work (NNLW). Work of this type does not require an asbestos removal licence, but the company undertaking the work must have the following:
-Notification of the work to the relevant enforcing authority prior to the work commencing.
-Medical examinations to assess each worker’s state of health to be carried out, before any possible – exposure to asbestos. Then re-examinations every three years.
-Insurance for working with asbestos containing materials.
-A register of work to be kept by the employer for each employee exposed to asbestos.

Non Notifiable Non Licensed work
-Non-Licensed Works Is defined as any work, which involves short, non-continuous maintenance activities, during which only nonfriable materials are removed. It can also involve the removal of non-friable materials for refurbishment purposes. However, work of this type is only applicable where the matrix material in which the asbestos fibres are firmly linked remains intact.
-If a non-licensed contractor is appointed to undertake the removal works on the above materials, the following points must be adhered to:
-All operatives undertaking work on the material must have asbestos awareness training and practical asbestos training.

9.13 It is recommended that further intrusive investigations and sampling be carried out in accordance with HSG.264, where any major refurbishment, maintenance, installation or similar activity may expose asbestos materials that have remained inaccessible during the survey. This should be as a refurbishment/demolition survey as documented in HSG264.

9.14 The findings of this report should not be solely relied upon in obtaining costs for proposed asbestos abatement work. Any proposed abatement/removal of the asbestos should be undertaken against a detailed specification.

Appendix 1 - Asbestos Register

Building	Floor	Location /Room	S,P,SP,AS Sample No	Product Type	Condition	Surface Treatment	Asbestos Type	Quantity	Accessibility	Material Score	Priority Score	Total PA risk assessment score	Recommendation
Main	External	Work shop E01, Old fusebox Wall	P Visual	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	E - Inspect Prior to Disturbance
Main	External	Sheds E02, Inaccessible	P Visual	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	E - Inspect Prior to Disturbance
Main	External	Soffits E04, Insulation board Soffits	S CN002345	Asbestos Cement	Low Damage	Surface Sealed	Chrysotile	60lm	Usually inaccessible or unlikely to be disturbed	4	1	5	A - Urgent Removal

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Appendix 2 – Survey Data Sheets

Service Type	**Refurbishment Survey**		
Report Revision Number	**1**	**Surveyors**	**Matt Barden**
TEAMS Job Number	**J003512**	**Survey Date**	**14 Oct 2025**
Site Address:	**The Copes Worthing Road Southwater Horsham RH13 9AT**	**Bulk Analysis Laboratory**	**Asbestos gone**
		Sample Analysis Date	**17 Oct 2025**

Survey Data Sheets





Survey Date:	Lead Surveyor	Survey Type	Floor
14 Oct 2025	Matt Barden	Refurbishment Survey	1st Floor
Building	**Room**	**Item**	**Quantity**
Main	Landing 101	No suspect materials found	N/A
Sample No (S,SP,P,As,Na)	**Product Type**	**Surface Treatment**	**Condition**
Visual (NA)	N/A	N/A	N/A
Analysis		**Accessibility**	
N/A		N/A	

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	N/A	Location	N/A	Number of occupants	N/A	Type of Maintenance	N/A
		Accessibility	N/A	Frequency of use	N/A	Frequency of maintenance	N/A
		Amount	N/A	Average Time	N/A		
Average Score	N/A	Average Score	N/A	Average Score	N/A	Average Score	N/A
Average of Priority	N/A						
Material Assessment Score	N/A						
Recommendation	No further action required						

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample, Na – No Asbestos

Survey Data Sheets (cont)





Survey Date:	Lead Surveyor	Survey Type	Floor
14 Oct 2025	Matt Barden	Refurbishment Survey	1st Floor
Building	**Room**	**Item**	**Quantity**
Main	Bedroom 1 102	No suspect materials found	N/A
Sample No (S,SP,P,As,Na)	**Product Type**	**Surface Treatment**	**Condition**
Visual (NA)	N/A	N/A	N/A
Analysis		**Accessibility**	
N/A		N/A	

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	N/A	Location	N/A	Number of occupants	N/A	Type of Maintenance	N/A
		Accessibility	N/A	Frequency of use	N/A	Frequency of maintenance	N/A
		Amount	N/A	Average Time	N/A		
Average Score	N/A	Average Score	N/A	Average Score	N/A	Average Score	N/A
Average of Priority	N/A						
Material Assessment Score	N/A						
Recommendation	No further action required						

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample, Na – No Asbestos

Survey Data Sheets (cont)





Survey Date:	Lead Surveyor	Survey Type	Floor
14 Oct 2025	Matt Barden	Refurbishment Survey	1st Floor
Building	**Room**	**Item**	**Quantity**
Main	Bedroom 2 103	No suspect materials found	N/A
Sample No (S,SP,P,As,Na)	**Product Type**	**Surface Treatment**	**Condition**
Visual (NA)	N/A	N/A	N/A
Analysis		**Accessibility**	
N/A		N/A	

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	N/A	Location	N/A	Number of occupants	N/A	Type of Maintenance	N/A
		Accessibility	N/A	Frequency of use	N/A	Frequency of maintenance	N/A
		Amount	N/A	Average Time	N/A		
Average Score	N/A	Average Score	N/A	Average Score	N/A	Average Score	N/A
Average of Priority	N/A						
Material Assessment Score	N/A						
Recommendation	No further action required						

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample, Na – No Asbestos

Survey Data Sheets (cont)





Survey Date:	Lead Surveyor	Survey Type	Floor
14 Oct 2025	Matt Barden	Refurbishment Survey	1st Floor
Building	**Room**	**Item**	**Quantity**
Main	Bedroom 3 104	No suspect materials found	N/A
Sample No (S,SP,P,As,Na)	**Product Type**	**Surface Treatment**	**Condition**
Visual (NA)	N/A	N/A	N/A
Analysis		**Accessibility**	
N/A		N/A	

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	N/A	Location	N/A	Number of occupants	N/A	Type of Maintenance	N/A
		Accessibility	N/A	Frequency of use	N/A	Frequency of maintenance	N/A
		Amount	N/A	Average Time	N/A		
Average Score	N/A	Average Score	N/A	Average Score	N/A	Average Score	N/A
Average of Priority	N/A						
Material Assessment Score	N/A						
Recommendation	No further action required						

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample, Na – No Asbestos

Survey Data Sheets (cont)





Survey Date:	Lead Surveyor	Survey Type	Floor
14 Oct 2025	Matt Barden	Refurbishment Survey	1st Floor
Building	**Room**	**Item**	**Quantity**
Main	Bedroom 4 105	No suspect materials found	N/A
Sample No (S,SP,P,As,Na)	**Product Type**	**Surface Treatment**	**Condition**
Visual (NA)	N/A	N/A	N/A
Analysis		**Accessibility**	
N/A		N/A	

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	N/A	Location	N/A	Number of occupants	N/A	Type of Maintenance	N/A
		Accessibility	N/A	Frequency of use	N/A	Frequency of maintenance	N/A
		Amount	N/A	Average Time	N/A		
Average Score	N/A	Average Score	N/A	Average Score	N/A	Average Score	N/A
Average of Priority	N/A						
Material Assessment Score	N/A						
Recommendation	No further action required						

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample, Na – No Asbestos

Survey Data Sheets (cont)





Survey Date:	Lead Surveyor	Survey Type	Floor
14 Oct 2025	Matt Barden	Refurbishment Survey	1st Floor
Building	**Room**	**Item**	**Quantity**
Main	WC 106	No suspect materials found	N/A
Sample No (S,SP,P,As,Na)	**Product Type**	**Surface Treatment**	**Condition**
Visual (NA)	N/A	N/A	N/A
Analysis		**Accessibility**	
N/A		N/A	

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	N/A	Location	N/A	Number of occupants	N/A	Type of Maintenance	N/A
		Accessibility	N/A	Frequency of use	N/A	Frequency of maintenance	N/A
		Amount	N/A	Average Time	N/A		
Average Score	N/A	Average Score	N/A	Average Score	N/A	Average Score	N/A
Average of Priority	**N/A**						
Material Assessment Score	**N/A**						
Recommendation	No further action required						

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample, Na – No Asbestos

Survey Data Sheets (cont)





Survey Date:	Lead Surveyor	Survey Type	Floor
14 Oct 2025	Matt Barden	Refurbishment Survey	1st Floor
Building	**Room**	**Item**	**Quantity**
Main	Bathroom 107	No suspect materials found	N/A
Sample No (S,SP,P,As,Na)	**Product Type**	**Surface Treatment**	**Condition**
Visual (NA)	N/A	N/A	N/A
Analysis		**Accessibility**	
N/A		N/A	

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	N/A	Location	N/A	Number of occupants	N/A	Type of Maintenance	N/A
		Accessibility	N/A	Frequency of use	N/A	Frequency of maintenance	N/A
		Amount	N/A	Average Time	N/A		
Average Score	N/A	Average Score	N/A	Average Score	N/A	Average Score	N/A
Average of Priority	N/A						
Material Assessment Score	N/A						
Recommendation	No further action required						

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample, Na – No Asbestos

Survey Data Sheets (cont)





Survey Date:	Lead Surveyor	Survey Type	Floor
14 Oct 2025	Matt Barden	Refurbishment Survey	Roof Void
Building	**Room**	**Item**	**Quantity**
Main	Roof void R01	No suspect materials found	N/A
Sample No (S,SP,P,As,Na)	**Product Type**	**Surface Treatment**	**Condition**
Visual (NA)	N/A	N/A	N/A
Analysis		**Accessibility**	
N/A		N/A	

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	N/A	Location	N/A	Number of occupants	N/A	Type of Maintenance	N/A
		Accessibility	N/A	Frequency of use	N/A	Frequency of maintenance	N/A
		Amount	N/A	Average Time	N/A		
Average Score	N/A	Average Score	N/A	Average Score	N/A	Average Score	N/A
Average of Priority	N/A						
Material Assessment Score	N/A						
Recommendation	No further action required						

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample, Na – No Asbestos

Survey Data Sheets (cont)





Survey Date:	Lead Surveyor	Survey Type	Floor
14 Oct 2025	Matt Barden	Refurbishment Survey	Ground Floor
Building	**Room**	**Item**	**Quantity**
Main	Lounge G01	No suspect materials found	N/A
Sample No (S,SP,P,As,Na)	**Product Type**	**Surface Treatment**	**Condition**
Visual (NA)	N/A	N/A	N/A
Analysis		**Accessibility**	
N/A		N/A	

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	N/A	Location	N/A	Number of occupants	N/A	Type of Maintenance	N/A
		Accessibility	N/A	Frequency of use	N/A	Frequency of maintenance	N/A
		Amount	N/A	Average Time	N/A		
Average Score	N/A	Average Score	N/A	Average Score	N/A	Average Score	N/A
Average of Priority	N/A						
Material Assessment Score	N/A						
Recommendation	No further action required						

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample, Na – No Asbestos

Survey Data Sheets (cont)





Survey Date:	Lead Surveyor	Survey Type	Floor
14 Oct 2025	Matt Barden	Refurbishment Survey	Ground Floor
Building	**Room**	**Item**	**Quantity**
Main	Entrance G02	No suspect materials found	N/A
Sample No (S,SP,P,As,Na)	**Product Type**	**Surface Treatment**	**Condition**
Visual (NA)	N/A	N/A	N/A
Analysis		**Accessibility**	
N/A		N/A	

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	N/A	Location	N/A	Number of occupants	N/A	Type of Maintenance	N/A
		Accessibility	N/A	Frequency of use	N/A	Frequency of maintenance	N/A
		Amount	N/A	Average Time	N/A		
Average Score	N/A	Average Score	N/A	Average Score	N/A	Average Score	N/A
Average of Priority	N/A						
Material Assessment Score	N/A						
Recommendation	No further action required						

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample, Na – No Asbestos

Survey Data Sheets (cont)





Survey Date:	Lead Surveyor	Survey Type	Floor
14 Oct 2025	Matt Barden	Refurbishment Survey	Ground Floor
Building	**Room**	**Item**	**Quantity**
Main	Dining room G03	No suspect materials found	N/A
Sample No (S,SP,P,As,Na)	**Product Type**	**Surface Treatment**	**Condition**
Visual (NA)	N/A	N/A	N/A
Analysis		**Accessibility**	
N/A		N/A	

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	N/A	Location	N/A	Number of occupants	N/A	Type of Maintenance	N/A
		Accessibility	N/A	Frequency of use	N/A	Frequency of maintenance	N/A
		Amount	N/A	Average Time	N/A		
Average Score	N/A	Average Score	N/A	Average Score	N/A	Average Score	N/A
Average of Priority	N/A						
Material Assessment Score	N/A						
Recommendation	No further action required						

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample, Na – No Asbestos

Survey Data Sheets (cont)





Survey Date:	Lead Surveyor	Survey Type	Floor
14 Oct 2025	Matt Barden	Refurbishment Survey	Ground Floor
Building	**Room**	**Item**	**Quantity**
Main	Kitchen G04	No suspect materials found	N/A
Sample No (S,SP,P,As,Na)	**Product Type**	**Surface Treatment**	**Condition**
Visual (NA)	N/A	N/A	N/A
Analysis		**Accessibility**	
N/A		N/A	

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	N/A	Location	N/A	Number of occupants	N/A	Type of Maintenance	N/A
		Accessibility	N/A	Frequency of use	N/A	Frequency of maintenance	N/A
		Amount	N/A	Average Time	N/A		
Average Score	N/A	Average Score	N/A	Average Score	N/A	Average Score	N/A
Average of Priority	**N/A**						
Material Assessment Score	**N/A**						
Recommendation	No further action required						

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample, Na – No Asbestos

Survey Data Sheets (cont)





Survey Date:	Lead Surveyor	Survey Type	Floor
14 Oct 2025	Matt Barden	Refurbishment Survey	External
Building	**Room**	**Item**	**Quantity**
Main	Work shop E01	Old fusebox Wall	1no.
Sample No (S,SP,P,As,Na)	**Product Type**	**Surface Treatment**	**Condition**
Visual (NA)	N/A	N/A	N/A
Analysis		**Accessibility**	
N/A		N/A	

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	N/A	Location	N/A	Number of occupants	N/A	Type of Maintenance	N/A
		Accessibility	N/A	Frequency of use	N/A	Frequency of maintenance	N/A
		Amount	N/A	Average Time	N/A		
Average Score	N/A	Average Score	N/A	Average Score	N/A	Average Score	N/A
Average of Priority	N/A						
Material Assessment Score	N/A						
Recommendation	Inspection Required						

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample, Na – No Asbestos

Survey Data Sheets (cont)



Survey Date:	Lead Surveyor	Survey Type	Floor
14 Oct 2025	Matt Barden	Refurbishment Survey	External
Building	**Room**	**Item**	**Quantity**
Main	Work shop E01	Old fusebox	1no.
Sample No (S,SP,P,As,Na)	**Product Type**	**Surface Treatment**	**Condition**
Visual (NA)	N/A	N/A	N/A
Analysis		**Accessibility**	
N/A		N/A	

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	N/A	Location	N/A	Number of occupants	N/A	Type of Maintenance	N/A
		Accessibility	N/A	Frequency of use	N/A	Frequency of maintenance	N/A
		Amount	N/A	Average Time	N/A		
Average Score	N/A	Average Score	N/A	Average Score	N/A	Average Score	N/A
Average of Priority	N/A						
Material Assessment Score	N/A						
Recommendation	No further action required						

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample, Na – No Asbestos

Survey Data Sheets (cont)

ASBESTOS GONE



No additional photographic evidence available

Survey Date:	Lead Surveyor	Survey Type	Floor
14 Oct 2025	Matt Barden	Refurbishment Survey	External
Building	**Room**	**Item**	**Quantity**
Main	Sheds E02	Inaccessible	N/A
Sample No (S,SP,P,As,Na)	**Product Type**	**Surface Treatment**	**Condition**
Visual (NA)	N/A	N/A	N/A
Analysis		**Accessibility**	
N/A		N/A	

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	N/A	Location	N/A	Number of occupants	N/A	Type of Maintenance	N/A
		Accessibility	N/A	Frequency of use	N/A	Frequency of maintenance	N/A
		Amount	N/A	Average Time	N/A		
Average Score	N/A	Average Score	N/A	Average Score	N/A	Average Score	N/A
Average of Priority	N/A						
Material Assessment Score	N/A						
Recommendation	Inspection Required						

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample, Na – No Asbestos

Survey Data Sheets (cont)





Survey Date:	Lead Surveyor	Survey Type	Floor
14 Oct 2025	Matt Barden	Refurbishment Survey	External
Building	**Room**	**Item**	**Quantity**
Main	Rear porch E03	No suspect materials found	N/A
Sample No (S,SP,P,As,Na)	**Product Type**	**Surface Treatment**	**Condition**
Visual (NA)	N/A	N/A	N/A
Analysis		**Accessibility**	
N/A		N/A	

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	N/A	Location	N/A	Number of occupants	N/A	Type of Maintenance	N/A
		Accessibility	N/A	Frequency of use	N/A	Frequency of maintenance	N/A
		Amount	N/A	Average Time	N/A		
Average Score	N/A	Average Score	N/A	Average Score	N/A	Average Score	N/A
Average of Priority	N/A						
Material Assessment Score	N/A						
Recommendation	No further action required						

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample, Na – No Asbestos

Survey Data Sheets (cont)





Survey Date:	Lead Surveyor	Survey Type	Floor
14 Oct 2025	Matt Barden	Refurbishment Survey	External
Building	**Room**	**Item**	**Quantity**
Main	Soffits E04	Insulation board Soffits	60lm
Sample No (S,SP,P,As,Na)	**Product Type**	**Surface Treatment**	**Condition**
CN002345 (S)	Asbestos Cement (1)	Surface Sealed (1)	Low Damage (1)
Analysis		**Accessibility**	
Chrysotile (1)		Usually inaccessible or unlikely to be disturbed (0)	

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	0	Location	0	Number of occupants	0	Type of Maintenance	0
		Accessibility	0	Frequency of use	0	Frequency of maintenance	0
		Amount	3	Average Time	0		
Average Score	0	Average Score	1	Average Score	0	Average Score	0
Average of Priority	1						
Material Assessment Score	4						
Recommendation	A - Urgent Removal						

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample, Na – No Asbestos

Appendix 3 - Areas Surveyed

Building	Floor	Room No:	Room Type	Item
Main	External	E01	Work shop	N/A
Main	External	E02	Sheds	2 locked sheds
Main	External	E03	Rear porch	Plaster to ceiling, brick to walls
Main	External	E04	Soffits	N/A
Main	Ground Floor	G01	Lounge	Plaster to ceiling, plaster to walls, wood to floor
Main	Ground Floor	G02	Entrance	Plaster to ceiling, plaster to walls, wood to floor
Main	Ground Floor	G03	Dining room	Plaster to ceiling, plaster to walls, wood to floor
Main	Ground Floor	G04	Kitchen	Plaster to ceiling, plaster to walls, wood to floor
Main	1st Floor	101	Landing	Plaster to ceiling, plaster to walls, carpet to wood floor
Main	1st Floor	102	Bedroom 1	Plaster to ceiling, plaster to walls, carpet to wood floor
Main	1st Floor	103	Bedroom 2	Plaster to ceiling, plaster to walls, carpet to wood floor
Main	1st Floor	104	Bedroom 3	Plaster to ceiling, plaster to walls, carpet to wood floor
Main	1st Floor	105	Bedroom 4	Plaster to ceiling, plaster to walls, carpet to wood floor
Main	1st Floor	106	WC	Plaster to ceiling, plaster to walls, carpet to wood floor
Main	1st Floor	107	Bathroom	Plaster to ceiling, plaster to walls, carpet to wood floor

Appendix 3 - Areas Surveyed (cont)

Building	Floor	Room No:	Room Type	Item
Main	Roof Void	R01	Roof void	N/A

Appendix 4 – Sample Certificates

UKAS TESTING 2707

SCOPES
Asbestos Analysis Services Ltd.

CERTIFICATE FOR IDENTIFICATION OF ASBESTOS FIBRES

STANDARD ☐
PREMIUM ☐
EMERGENCY ☐

Client:	ASBESTOS GONE LTD		
Address:	ROYAL EAGLE CLOSE MEDWAY CITY ESTATE ROCHESTER ME2 4NF	Analysis Report No.	SCO/25/29457
Attention:	TECHNICAL MANAGER	Report Date.	17/10/25
Site Address:	THE COPES WORTHING ROAD SOUTHWATER	Site Ref No.	AG23076
Date sample taken:	14/10/25	Page No:	1 Of 1
Date sample received:	17/10/25	No. of Samples:	1
Date of Analysis:	17/10/25	Obtained:	DELIVERED

Samples of material, referenced below, have been examined to determine the presence of asbestos fibres, using Scopes Asbestos Analysis "in house" method of transmitted/polarised light microscopy and centre stop dispersion staining, based on HSE's HSG248.
If samples have been DELIVERED the site address and actual sample location is as given by the client at the time of delivery. Scopes Asbestos Analysis Services Limited are not responsible for the accuracy or competence of the sampling by third parties. Under these circumstances Scopes Asbestos Analysis Services Limited cannot be held responsible for the interpretation of the results shown. Results relate only to the items tested.

SCOPES SAMPLE No.	CLIENT SAMPLE No.	Sample Location	Fibre Type Detected
1	2345	SOFFIT BOARD	CHRYSOTILE

KEY: NADIS – No Asbestos Detected in Sample

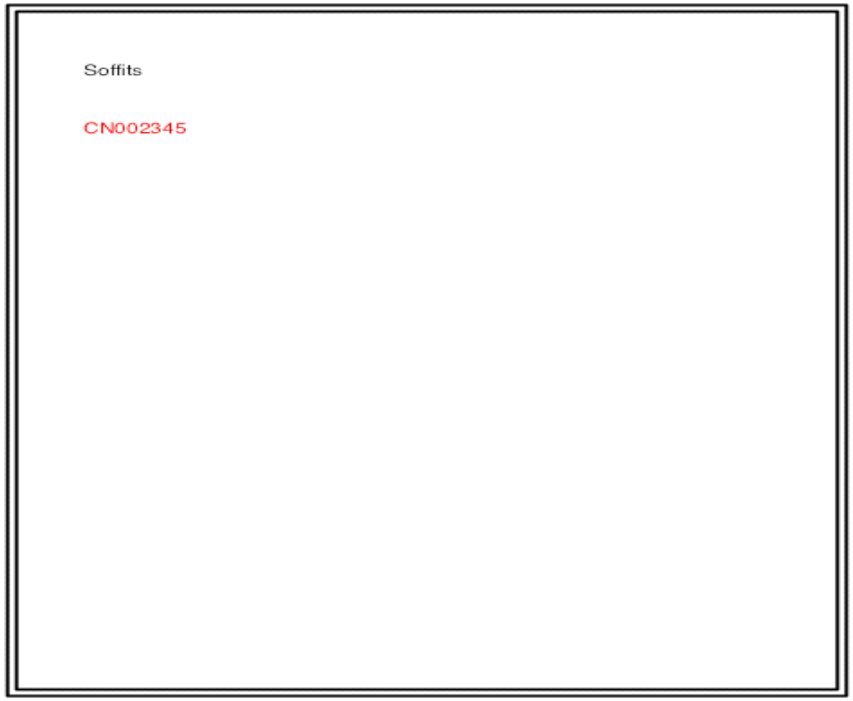
Note: All samples will be retained for a minimum of six months. Reports & Records are retained for a minimum of 5 years.
Note: This Certificate for Identification of Asbestos Fibres shall not be reproduced except in full without the written approval of the Laboratory.
Note: All Analysis is performed in House on the registered premises (below).
Note: Where an 'A' appears at the end of the analysis report number this means an amendment has been made to the original report. Information that has been amended will be marked with an *

Analysed by:	S GIDDINGS	Authorised signatory:	
		Print name:	**S.GIDDINGS – OFFICE MANAGER**

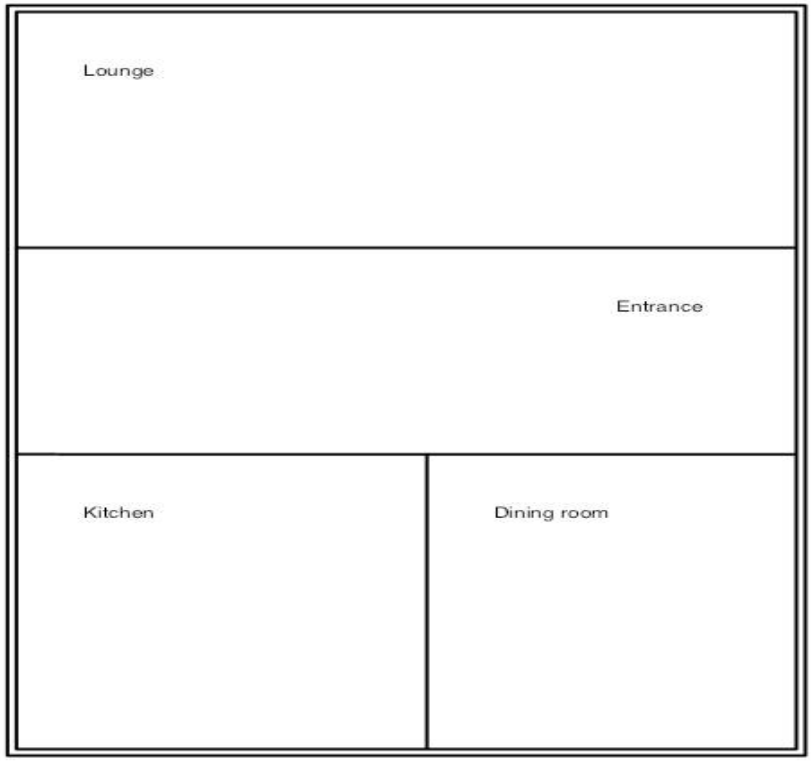
BULK 001-VER 8 14-JUN-22-QCM

Unit 14 Britannia Court, Burnt Mills Industrial Estate, Basildon, Essex, SS13 1EU
Tel: 01268 724785 Fax**:** 01268 724796 **Mob:** 07765 685132 **E-Mail:** enquiries@scopesaasl.co.uk
Company Reg No: 5191390 Reg Address: As above

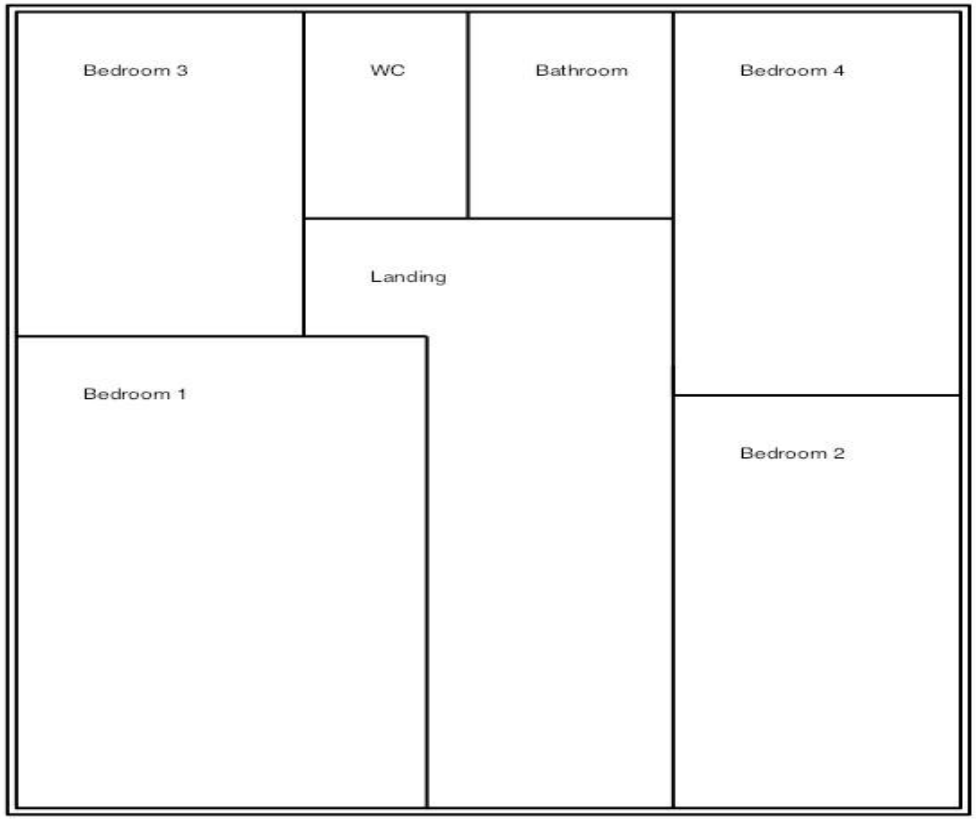
Appendix 5 – Plans



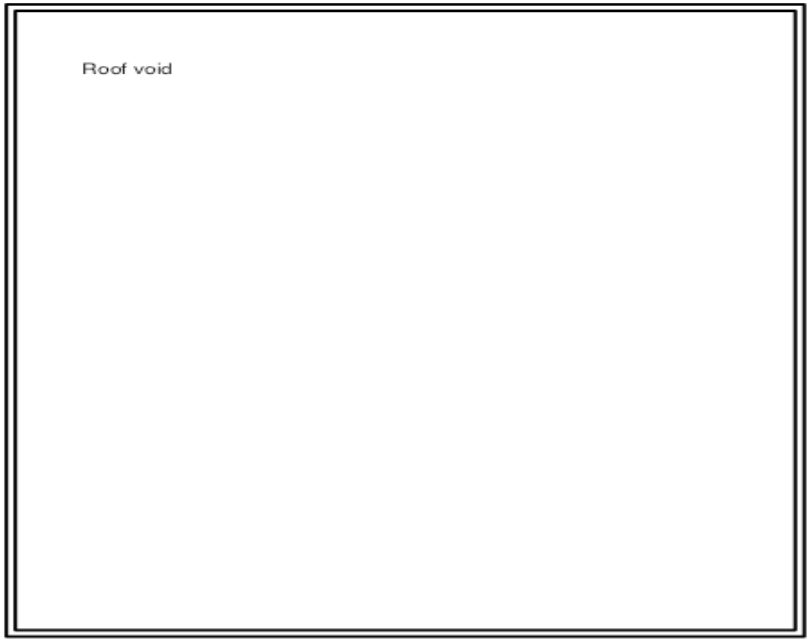
Client: Jason Miller
Site: The Copes Worthing Road Southwater Horsham
Floor: External
UPRN No: N/A



Client: Jason Miller
Site: The Copes Worthing Road Southwater Horsham
Floor: Ground Floor
UPRN No: N/A



Client: Jason Miller
Site: The Copes Worthing Road Southwater Horsham
Floor: 1st Floor
UPRN No: N/A



Client: Jason Miller
Site: The Copes Worthing Road Southwater Horsham
Floor: Roof Void
UPRN No: N/A