

The survey was carried out by the following Asbestos Consultants Europe Ltd representatives

LEAD SURVEYOR: Johnny Dimitrov

SURVEYOR(S): N/A

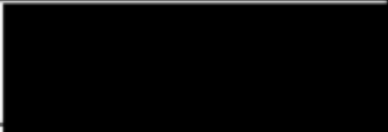
ASBESTOS SURVEY RE-INSPECTION REPORT

REFERENCE No. J429635

LND & BLDG FRONTING DARNLEY RD, Gravesend, GRV008AA, DA11 0RY



CUSTOMER	SURVEY TYPE
The Arch Company Properties Limited 6th Floor Watling House 33 Cannon Street London EC4M 5SB	Re-inspection of Previous Management Survey

Version No	Survey Date/Surveyor	Issue Date	Report Review by (Name/Position)	Signature	Description of Modification
1	09/04/2026 Johnny Dimitrov	28/04/2026	Johnny Dimitrov Asbestos Surveyor		

Total Number of Pages to Report: 18

Asbestos Consultants Europe Ltd

--	--	--

Customer Name:	The Arch Company Properties Limited	LND & BLDG FRONTING DARNLEY RD, Gravesend, GRV008AA	Page 2 of 18
Survey Ref No:	J429635		Version No: 1

TABLE OF CONTENTS

SECTION	PAGE
Executive Summary	3
Important Notes	4
Inspections Register	11
Asbestos Containing Material Assessment Register	12
APPENDICES	
1	Bulk Sample Test Certificate(s)
2	Drawing(s)
3	Scope of Works

Customer Name:	The Arch Company Properties Limited	LND & BLDG FRONTING DARNLEY RD, Gravesend, GRV008AA	Page 3 of 18
Survey Ref No:	J429635		Version No: 1

EXECUTIVE SUMMARY

This survey is a re-inspection of previous findings and is to be read with reference to the "Scope of Survey Agreement for Asbestos Surveys" included in this report, and the previous surveys detailed in the brief description of the survey type, scope and extent.

This agreement, produced by Asbestos Consultants Europe (ace) and agreed with the customer prior to commencing with survey work includes details relevant to this re-inspection survey including extent and scope of work, plus any caveats that were agreed with the customer prior to commencing with the re-inspection survey work.

BRIEF DESCRIPTION OF THE SURVEY TYPE, SCOPE AND EXTENT

Ace have been asked to conduct a re-inspection survey to this site. Prior to any planned or reactive maintenance work, a refurbishment and/or demolition survey should be commissioned. Plant/machinery may have been installed/removed/worked on by others since the asbestos management survey was conducted. Only accessible areas of plant/machinery were inspected, any internal elements would have not been observed and external elements would not have been sampled where there was a potential to damage the integrity of the equipment. Ceiling tiles were only lifted where they were not sealed or fixed in place. Risers and boxing voids would have only been inspected internally if an access panel which could be re-secured following inspection was present. Priority Risk Assessment (PRA) scoring was pre-agreed with the client prior to attendance, following consultations between the surveyor and the Site Facilities Manager PRA scorings may have been modified and agreed to better fit the current purpose/operations of areas on this site.

BRIEF DESCRIPTION OF THE EXCLUSIONS

Surveying to internal components of any plant/machinery or live electrical equipment within the areas to be surveyed is not included within the scope of this survey. Any areas/elements exceeding 3m in height have not been accessed as part of this survey. Confined space areas have not been accessed as part of this survey. ACE were asked not to complete any intrusive inspections as part of this survey outside day to day maintenance, this includes within sealed risers (due to damage), under fitted flooring in high traffic areas (due to trip hazards) and above ceiling tiles that are fixed in place (due to damage & inability to re-instate the tiles).

GENERAL DESCRIPTION OF THE BUILDINGS SURVEYED ON THIS SITE

This is a 1970s breeze block building with rendered exterior walls, timber doors, overgrown vegetation leading to access issues, brick wall to left hand side, concrete floor, Harris fencing, cement corrugated sheet roof presumed due to access issues, very limited access due to stored items and vegetation. The internal comprises of timber panels to ceiling with cement corrugated sheet above (presumed due to unable to get ladders though door due to vegetation). Breeze block walls, carpet to concrete floor, timber doors, unlagged and foam lagged pipework, breeze block and timber constructed rooms.

Customer Name:	The Arch Company Properties Limited	LND & BLDG FRONTING DARNLEY RD, Gravesend, GRV008AA	Page 4 of 18
Survey Ref No:	J429635		Version No: 1

IMPORTANT NOTES

The recommended actions indicated within this survey report are the minimum actions required to enable the safe management of identified ACMs in accordance with the Control of Asbestos Regulations 2012.

Customer Name:	The Arch Company Properties Limited	LND & BLDG FRONTING DARNLEY RD, Gravesend, GRV008AA	Page 8 of 18
Survey Ref No:	J429635		Version No: 1

Asbestos Containing Material with a VERY LOW potential to release fibres if disturbed

Inspection No	Building Name/No	Floor/Level	Area/room	Element/Component	Material Description	Recommended Action
1	Breeze Block Building	External	External	Cement Corrugated Roof Sheet	Corrugated Sheet	Inspect at Intervals & Update Register
2	Breeze Block Building	Ground Floor	Internal	Cement Corrugated Roof Sheets	Corrugated Sheet	Inspect at Intervals & Update Register
3	Breeze Block Building	External	External	Felt to Gully	Roof Felt	Inspect at Intervals & Update Register
4	Breeze Block Building	Ground Floor	Internal	Woven cable wrap	Wrap	Inspect at Intervals & Update Register
5	Breeze Block Building	Ground Floor	Internal	Flash guards	Fuse Pads	Inspect at Intervals & Update Register

NOTE: Recommended actions indicated within this survey report are the minimum actions that should be implemented to comply with The Control of Asbestos Regulations 2012. They are based on consideration of any relevant information provided by the customer prior to commencing the survey, and inspection details collected during the survey.

Customer Name:	The Arch Company Properties Limited	LND & BLDG FRONTING DARNLEY RD, Gravesend, GRV008AA	Page 9 of 18
Survey Ref No:	J429635		Version No: 1

Areas Not Accessed

All areas within the survey scope of work were accessed.

Customer Name:	The Arch Company Properties Limited	LND & BLDG FRONTING DARNLEY RD, Gravesend, GRV008AA	Page 10 of 18
Survey Ref No:	J429635		Version No: 1

Areas Surveyed

Building	Floor	Area/Room	Item
Breeze Block Building	Ground Floor	Internal	Timber panels to ceiling with cement corrugated sheet above (presumed due to unable to get ladders though door due to vegetation). Breeze block walls, carpet to concrete floor, timber doors, unlagged and foam lagged pipework, breeze block and timber constructed rooms.
Breeze Block Building	External	External	Rendered exterior walls, timber doors, overgrown vegetation leading to access issues, brick wall to left hand side, concrete floor, Harris fencing, cement corrugated sheet roof presumed due to access issues, very limited access due to stored items and vegetation.

Customer Name:	The Arch Company Properties Limited	LND & BLDG FRONTING DARNLEY RD, Gravesend, GRV008AA	Page 11 of 18
Survey Ref No:	J429635		Version No: 1

INSPECTIONS REGISTER (Including Non-Accessed Areas)

Sample Reference Number: This column will include the original report sample number or new sample number (e.g. XX#####).

Inspection No	Sample Reference Number	Building Name/No	Floor/Level	Area/Room	Item Description	Product Description	Damage/Deterioration	Estimated Quantity	Level of Identification	Inspection Status
1	-	Breeze Block Building	External	External	Cement Corrugated Roof Sheet	Corrugated Sheet	Low Damage	>100m ²	Asbestos Presumed	No Change
2	-	Breeze Block Building	Ground Floor	Internal	Cement Corrugated Roof Sheets	Corrugated Sheet	Low Damage	<100m ²	Asbestos Presumed	No Change
3	-	Breeze Block Building	External	External	Felt to Gully	Roof Felt	Low Damage	<50lm	Asbestos Presumed	Previous photo best, overgrown vegetation makes it hard to acm - No Change
4	-	Breeze Block Building	Ground Floor	Internal	Woven cable wrap	Wrap	Low Damage	2lm	Asbestos Presumed	No Change
5	-	Breeze Block Building	Ground Floor	Internal	Flash guards	Fuse Pads	Low Damage	Small amounts	Asbestos Presumed	No Change

ASBESTOS CONTENT KEY:	NAD = No Asbestos Detected NADIS = No Asbestos Detected in Sample	ALL ACCESSIBLE ELEMENTS = No ACMs or materials suspected of containing asbestos were identified by the surveyor(s) within a specified area or room
-----------------------	--	--

ASBESTOS CONTAINING MATERIAL ASSESSMENT REGISTER

Inspection Details:

Inspection Number : 1
 Inspection Date : 09/04/2026
 Inspection Type : Visual Inspection
 Level of Identification : Asbestos Presumed
Material Location:
 Building Name / No : Breeze Block Building
 Floor Level : External
 Area / Room : External
 Item Description : Cement Corrugated Roof Sheet

Material Details:

Product Description : Corrugated Sheet
 Estimated Quantity : > 100 m²
 Likelihood of Disturbance : Usually inaccessible or unlikely to be disturbed
 Sample Number : N/A
 Sample Analysis : N/A



Material Assessment as per HSG264:

Factors	Assessment Description	Score
Product/Material Type	Corrugated Sheet	1
Damage/Deterioration	Low Damage	1
Surface Treatment	Cement	1
Asbestos Type	Chrysotile	1
Material Assessment Score:		4

Material assessment parameters and algorithm scoring factors are detailed in the Scope of Survey Agreement.

Priority Risk Assessment as per HSG264 & HSG227:

Factors	Score
Main/Secondary Activities Carried Out	0
Location	0
Accessibility	0
Extent/Amount	3
Frequency	0
Occupancy	0
Average Time area is in use	0
Maintenance activity	0
Maintenance frequency	0
Priority Risk Assessment Score:	1

The customer provided ACE with priority risk assessment information prior to/during the undertaking of the survey, therefore the risk assessment for this inspection is based on material and priority assessment.

Total Assessment Score: 5

Material Risk Assessment Category as per HSG264 & HSG227: Very Low

Recommended Action:

Action : Inspect at Intervals & Update Register
 Quantity : N/A
 (Extent of material requiring treatment works)
 Priority : Very Low
 (Priority based on material and priority risk assessment)
 Next Inspection Due : In accordance with the current Control of Asbestos Regulations

Comments and additional information:

Inspection Details:

Inspection Number : 2
 Inspection Date : 09/04/2026
 Inspection Type : Visual Inspection
 Level of Identification : Asbestos Presumed

Material Location:

Building Name / No : Breeze Block Building
 Floor Level : Ground Floor
 Area / Room : Internal
 Item Description : Cement Corrugated Roof Sheets

Material Details:

Product Description : Corrugated Sheet
 Estimated Quantity : < 100 m²
 Likelihood of Disturbance : Usually inaccessible or unlikely to be disturbed
 Sample Number : N/A
 Sample Analysis : N/A



Material Assessment as per HSG264:

Factors	Assessment Description	Score
Product/Material Type	Corrugated Sheet	1
Damage/Deterioration	Low Damage	1
Surface Treatment	Cement	1
Asbestos Type	Chrysotile	1
Material Assessment Score:		4

Material assessment parameters and algorithm scoring factors are detailed in the Scope of Survey Agreement.

Priority Risk Assessment as per HSG264 & HSG227:

Factors	Score
Main/Secondary Activities Carried Out	0
Location	2
Accessibility	0
Extent/Amount	3
Frequency	0
Occupancy	0
Average Time area is in use	0
Maintenance activity	0
Maintenance frequency	0
Priority Risk Assessment Score:	2

The customer provided ACE with priority risk assessment information prior to/during the undertaking of the survey, therefore the risk assessment for this inspection is based on material and priority assessment.

Total Assessment Score: 6

Material Risk Assessment Category as per HSG264 & HSG227: Very Low

Recommended Action:

Action : Inspect at Intervals & Update Register
 Quantity : N/A
 (Extent of material requiring treatment works)
 Priority : Very Low
 (Priority based on material and priority risk assessment)
 Next Inspection Due : In accordance with the current Control of Asbestos Regulations

Comments and additional information:

Inspection Details:

Inspection Number : 3
 Inspection Date : 09/04/2026
 Inspection Type : Visual Inspection
 Level of Identification : Asbestos Presumed

Material Location:

Building Name / No : Breeze Block Building
 Floor Level : External
 Area / Room : External
 Item Description : Felt to Gully

Material Details:

Product Description : Roof Felt
 Estimated Quantity : < 50 lm
 Likelihood of Disturbance : Usually inaccessible or unlikely to be disturbed
 Sample Number : N/A
 Sample Analysis : N/A



Material Assessment as per HSG264:

Factors	Assessment Description	Score
Product/Material Type	Roof Felt	1
Damage/Deterioration	Low Damage	1
Surface Treatment	Composite Material	0
Asbestos Type	Chrysotile	1
Material Assessment Score:		3

Material assessment parameters and algorithm scoring factors are detailed in the Scope of Survey Agreement.

Priority Risk Assessment as per HSG264 & HSG227:

Factors	Score
Main/Secondary Activities Carried Out	0
Location	0
Accessibility	0
Extent/Amount	2
Frequency	0
Occupancy	0
Average Time area is in use	0
Maintenance activity	0
Maintenance frequency	0
Priority Risk Assessment Score:	1

The customer provided ACE with priority risk assessment information prior to/during the undertaking of the survey, therefore the risk assessment for this inspection is based on material and priority assessment.

Total Assessment Score: 4

Material Risk Assessment Category as per HSG264 & HSG227: Very Low

Recommended Action:

Action : Inspect at Intervals & Update Register
 Quantity : N/A
 (Extent of material requiring treatment works)
 Priority : Very Low
 (Priority based on material and priority risk assessment)
 Next Inspection Due : In accordance with the current Control of Asbestos Regulations

Comments and additional information:

Inspection Details:

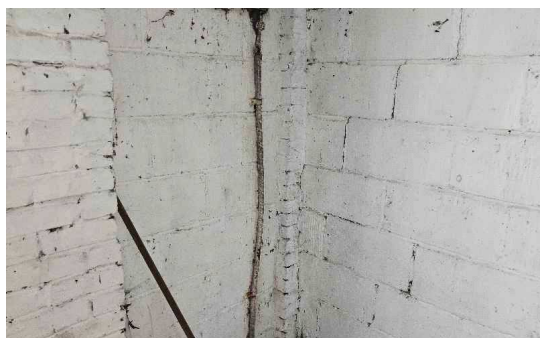
Inspection Number : 4
 Inspection Date : 09/04/2026
 Inspection Type : Visual Inspection
 Level of Identification : Asbestos Presumed

Material Location:

Building Name / No : Breeze Block Building
 Floor Level : Ground Floor
 Area / Room : Internal
 Item Description : Woven cable wrap

Material Details:

Product Description : Wrap
 Estimated Quantity : 2 lm
 Likelihood of Disturbance : Usually inaccessible or unlikely to be disturbed
 Sample Number : N/A
 Sample Analysis : N/A



Material Assessment as per HSG264:

Factors	Assessment Description	Score
Product/Material Type	Wrap	2
Damage/Deterioration	Low Damage	1
Surface Treatment	Unsealed Gaskets, Textiles, Ropes & Paper	2
Asbestos Type	Chrysotile	1
Material Assessment Score:		6

Material assessment parameters and algorithm scoring factors are detailed in the Scope of Survey Agreement.

Priority Risk Assessment as per HSG264 & HSG227:

Factors	Score
Main/Secondary Activities Carried Out	1
Location	2
Accessibility	0
Extent/Amount	1
Frequency	0
Occupancy	0
Average Time area is in use	0
Maintenance activity	0
Maintenance frequency	0
Priority Risk Assessment Score:	2

The customer provided ACE with priority risk assessment information prior to/during the undertaking of the survey, therefore the risk assessment for this inspection is based on material and priority assessment.

Total Assessment Score: 8

Material Risk Assessment Category as per HSG264 & HSG227: Very Low

Recommended Action:

Action : Inspect at Intervals & Update Register
 Quantity : N/A
 (Extent of material requiring treatment works)
 Priority : Very Low
 (Priority based on material and priority risk assessment)
 Next Inspection Due : In accordance with the current Control of Asbestos Regulations

Comments and additional information:

Item located on the right hand side to the entrance door

Inspection Details:

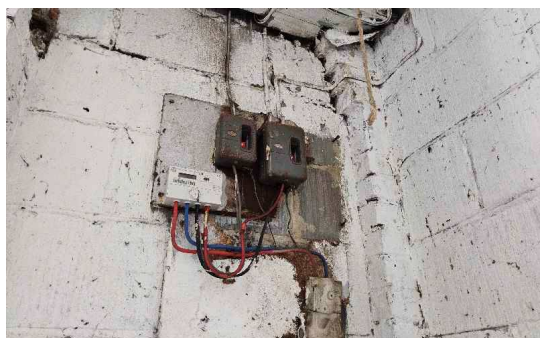
Inspection Number : 5
 Inspection Date : 09/04/2026
 Inspection Type : Visual Inspection
 Level of Identification : Asbestos Presumed

Material Location:

Building Name / No : Breeze Block Building
 Floor Level : Ground Floor
 Area / Room : Internal
 Item Description : Flash guards

Material Details:

Product Description : Fuse Pads
 Estimated Quantity : Small amounts
 Likelihood of Disturbance : Usually inaccessible or unlikely to be disturbed
 Sample Number : N/A
 Sample Analysis : N/A



Material Assessment as per HSG264:

Factors	Assessment Description	Score
Product/Material Type	Fuse Pads	2
Damage/Deterioration	Low Damage	1
Surface Treatment	Unsealed Gaskets, Textiles, Ropes & Paper	2
Asbestos Type	Chrysotile	1
Material Assessment Score:		6

Material assessment parameters and algorithm scoring factors are detailed in the Scope of Survey Agreement.

Priority Risk Assessment as per HSG264 & HSG227:

Factors	Score
Main/Secondary Activities Carried Out	0
Location	2
Accessibility	0
Extent/Amount	0
Frequency	0
Occupancy	0
Average Time area is in use	0
Maintenance activity	0
Maintenance frequency	0
Priority Risk Assessment Score:	1
The customer provided ACE with priority risk assessment information prior to/during the undertaking of the survey, therefore the risk assessment for this inspection is based on material and priority assessment.	
Total Assessment Score:	7

Material Risk Assessment Category as per HSG264 & HSG227: Very Low

Recommended Action:

Action : Inspect at Intervals & Update Register
 Quantity : N/A
 (Extent of material requiring treatment works)
 Priority : Very Low
 (Priority based on material and priority risk assessment)
 Next Inspection Due : In accordance with the current Control of Asbestos Regulations

Comments and additional information:

Customer Name:	The Arch Company Properties Limited	LND & BLDG FRONTING DARNLEY RD, Gravesend, GRV008AA	Page 17 of 18
Survey Ref No:	J429635		Version No: 1

No ASBESTOS DETECTED REGISTER

No negative samples were identified during the survey

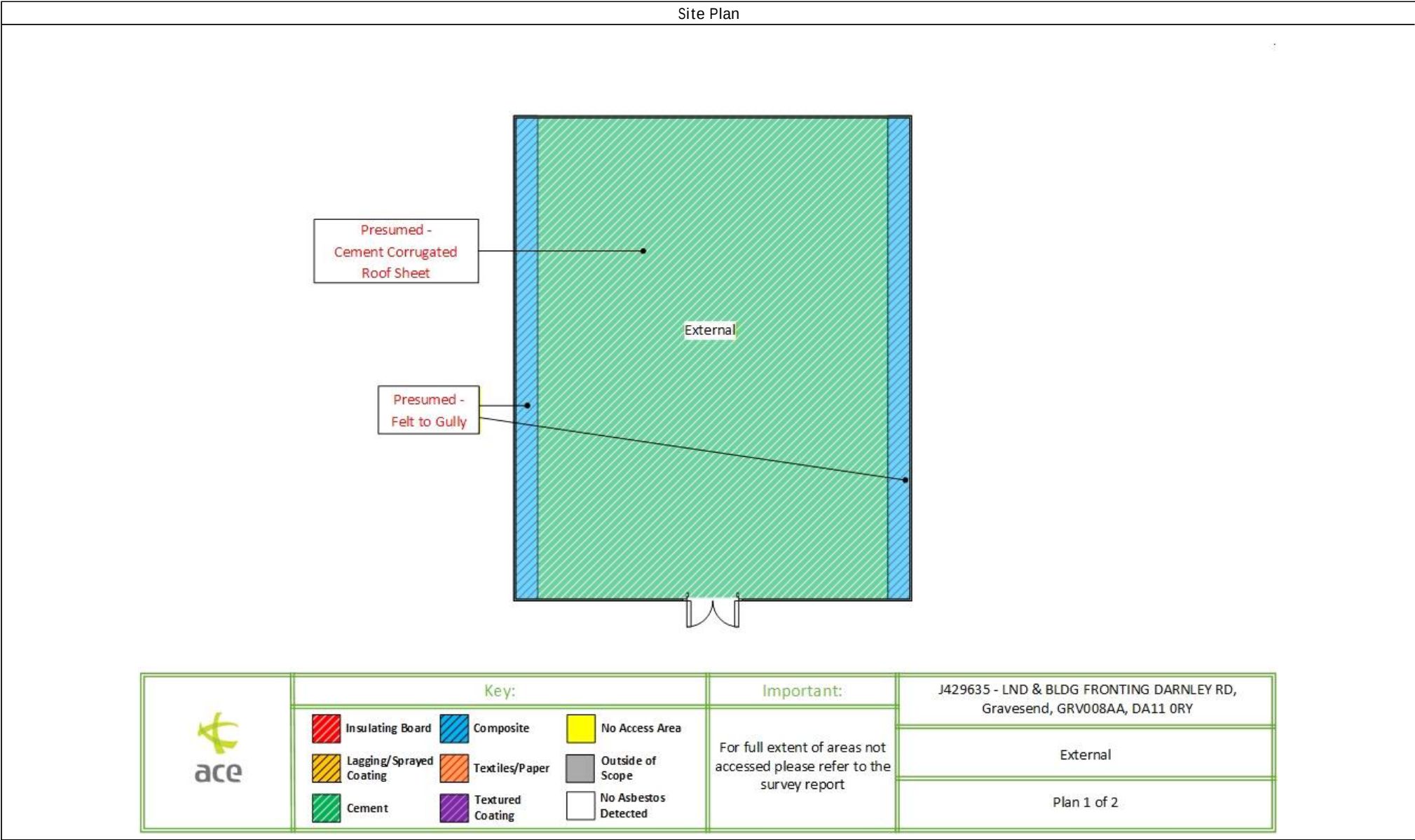
Customer Name:	The Arch Company Properties Limited	LND & BLDG FRONTING DARNLEY RD, Gravesend, GRV008AA	Page 18 of 18
Survey Ref No:	J429635		Version No: 1

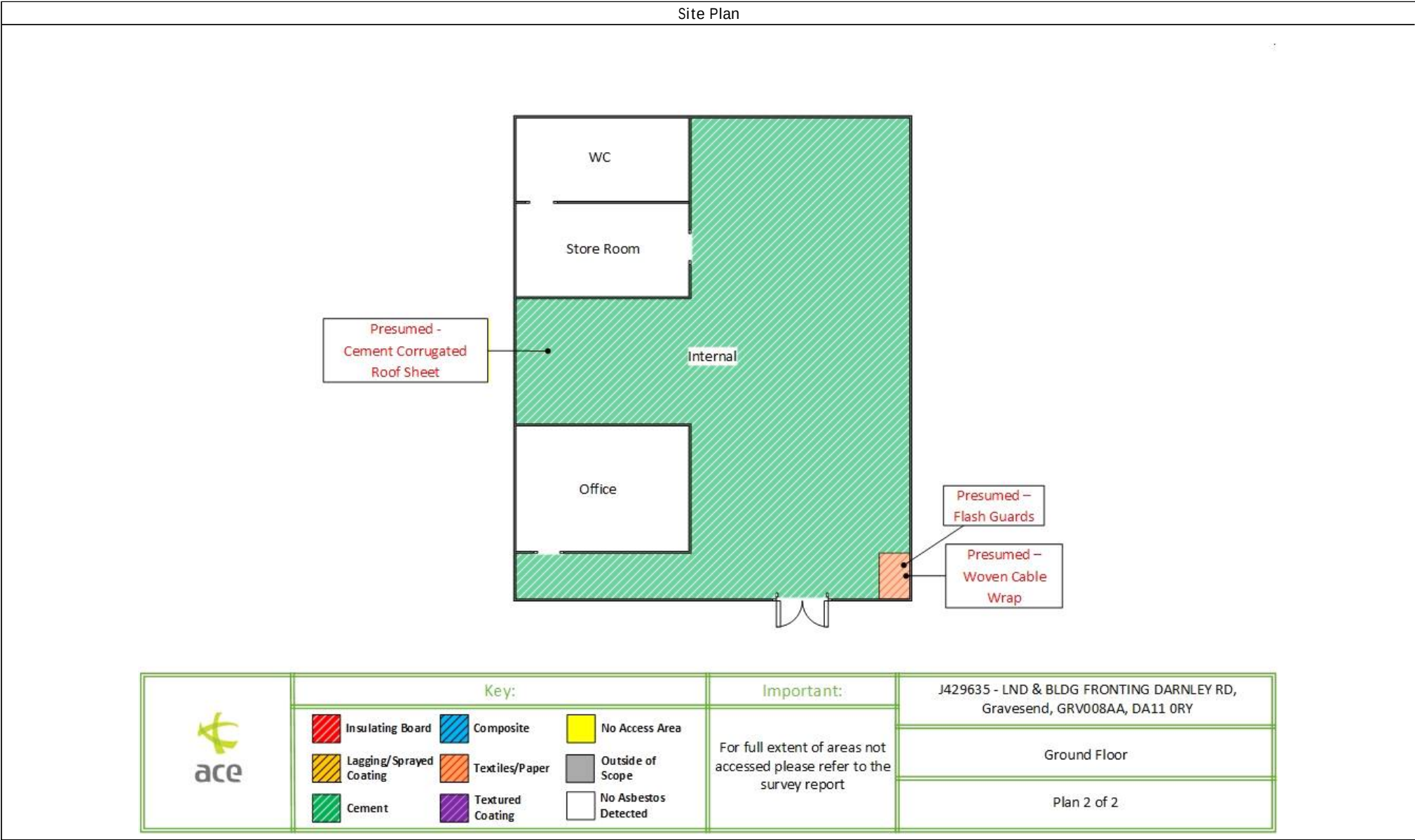
AREAS NOT ACCESSED

There were no inaccessible items during this survey, all areas according to the agreed survey scope were accessed.

Customer Name:	The Arch Company Properties Limited	LND & BLDG FRONTING DARNLEY RD, Gravesend, GRV008AA	Page 1 of 1
Survey Ref No:	J429635		Version No: 1

No additional samples were taken during the course of this survey. Therefore no Bulk Certificate is included for this Appendix.





The Arch Company Properties Limited
6th Floor
Watling House
33 Cannon Street
London
EC4M 5SB

Scope of Works for

Asbestos Management Re-inspection Survey

(Review and Assessment Survey - Material Risk & Priority Risk Assessment)

- Note:
- | *Review and assessment of previously identified asbestos containing material (ACM) undertaken*
 - | *Where applicable, when previously non-accessed areas are accessed, the additional survey and sampling meets the requirements for a Management survey*

TABLE OF CONTENTS

Section

1.	Introduction	3
2.	Survey Objectives	3
2.1	Purpose of survey	
2.2	Management Re-inspection Survey scope	
2.3	Limitations of survey	
2.4	Extent/Limitations of inspections	
2.5	Inspections to void areas	
2.6	Priority risk assessment & Management plan	
3.	Survey Methodology	5
3.1	Re-inspection strategy	
3.2	Sampling strategy	
3.3	Abbreviations used in asbestos survey reports	
3.3.1	Level of identification section	
3.3.2	Element /component section	
3.4	Sample analysis Sample analysis (where required)	
3.5	Quantification	
4.	Material Risk Assessment	6
4.1	Assessment descriptions and scores	
4.2	Material risk assessment chart	
4.3	Priority risk assessment chart	
4.4	Risk assessment categories	
4.5	Future inspection requirements for identified ACM	
4.6	No asbestos detected (where additional surveying undertaken)	
5.	Accreditation and approval bodies	8
5.1	United Kingdom Accreditation Service	
6.	Terms and conditions of business	8
6.1	Report acceptance	
7.	Survey reports	8
7.1	Report format	
7.2	ace standard report format	
7.3	Standard survey report details	

1. Introduction

There is a potential for workers and others to be exposed to asbestos when asbestos containing materials (ACM) are unknowingly disturbed during maintenance work, refurbishment, repair, installation and other related activities. The Re-inspection asbestos survey report includes current assessments for the condition of ACM identified and recorded within a previous report. The Re-inspection assessment information will enable The Arch Company Properties Limited (thereafter referred to as the customer) and/or duty holder to ensure the continued safe management of those materials and where necessary will facilitate the process of maintaining the management plan up to date, as required by the Control of Asbestos Regulations 2012 (CAR 2012), Regulation 4

The "Scope of Works for Re-inspection Asbestos Surveys" establishes the main criterion for survey objectives, methodology, material and priority risk assessment factors (including when necessary additional surveying and sampling to previously non-accessed areas), plus the survey report configuration and customer specific requirements appertaining to their buildings and/or sites; and ensures that the contract meets with their requirements plus the requirements of the CAR 2012. It is to be expected that meetings and discussions between Asbestos Consultants Europe Limited (ace) and the customer were necessary before agreement was reached and survey work commenced.

2. Survey Objectives

2.1 Purpose of survey

ace have agreed with the Customer to carry out Management Re-inspection surveys to properties as detailed within the customer's instructions for the purpose of verifying the current condition of identified asbestos containing materials (ACM) against information recorded within a previous report. The Re-inspection survey is required during the normal occupation and use of buildings to ensure continued management of the ACM in situ. The Re-inspection survey report findings meet with the requirements of the International Standard ISO/IEC 17020 and are based on material assessment in accordance with the Health and Safety Executives HSG264 "Asbestos: The survey guide" and HSG227 "A comprehensive guide to managing asbestos in premises".

2.2 Management Re-inspection survey scope

The Management Re-inspection survey includes an assessment of ACM identified and recorded within a previous report. When applicable and agreed with the customer, inspections to areas reported as "Non accessible" within the previous report were surveyed and additional sample extraction and subsequent analysis of materials within those locations suspected of containing asbestos undertaken. The additional survey inspections and sampling meet the requirements for a Management survey. The surveyor identified and recorded areas not accessed during the Re-inspection survey. Where no data has been recorded within any previous survey report for an area and that area was not accessed during the Re-inspection process, it was presumed to contain asbestos

When additional sampling is necessary, the surveyor(s) have been instructed to extract representative samples of each type of material suspected of containing asbestos identified during the additional surveying process. The number of samples taken was sufficient to enable confirmation of whether asbestos is present or not. Appropriate comments indicating recommended actions based on a material and priority risk assessment, sample analysis (or a presumption of an ACM) and the potential for the material to release fibres if disturbed were included where necessary.

2.3 Limitations of survey

The survey team have endeavoured to inspect all areas as found on site. The inspections of exposed surfaces, the composition of all elements, fixtures and materials within the designated areas only were undertaken, and the inspections were carried out in a manner so as to cause minimum disturbance to the existing fabric of the building and to any members of staff or other occupancy during the survey duration.

2.4 Extent / Limitations of Inspections

The survey team endeavoured to re-inspect all areas as found on site. Re-inspections of ACM as recorded within a previous report verify the extent and condition of the material, and any significant differences in quantities and/or building use. For surveying carried out to new areas not accessed during any previous or original asbestos survey; inspections included exposed surfaces, the composition of all elements, fixtures and materials within the designated areas, and were carried out in a manner so as to cause minimum disturbance to the existing

fabric of the building and to any members of staff or other occupancy during the survey duration. The surveyor(s) determine the extent of materials and limitations of inspections based on their knowledge and experience plus the scope of work agreed with the customer or their representative prior to commencement.

When materials such as insulation board, mill board or cement sheets in the form of wall panels, service duct panels, ceiling panels and tiles are inspected, the condition and extent of the material apply to sections of those materials that were visually exposed and accessible to the surveyor. Panels and ceiling tiles containing or suspected of containing asbestos were not dismantled / removed or disturbed in any way to enable visual inspection of the unexposed surface that exists to the internal side of a ceiling void, wall partition void, service duct etc. The same applies to assessing additional quantities of the material that may also exist within the void areas that were not physically visible for inspection.

When ACM e.g. pipe insulation runs are totally encased in inaccessible service ducts and visually accessible at service hatches only, the inspection details and conclusions were based on assessment of the insulation that exists at the points of inspection (service hatches). When ACM such as pipe insulation runs partially extend into service ducts, the inspection details and conclusions were based on assessment of the visually exposed and physically accessible insulation that was not contained within the service duct or where the surveyor(s) decide they are able to dismantle the service duct or gain access some other way but without undertaking activities that would increase the risk of exposure, create lasting damage, affect the integrity of the material or adversely affect the appearance of the surface finishes etc. When ACM travel into inaccessible service voids, the survey team did not attempt to dismantle building materials structural or otherwise to determine the remaining extent of the material and therefore presumed asbestos to be present.

2.5 Inspections to void areas

When inspections to void areas (i.e. roof voids, vent shafts, lift shafts and other rising shafts etc) or service ducts (i.e. floor ducts, riser ducts etc) are undertaken by the surveyor(s), the extent or limitation of findings was recorded as follows:

Asbestos containing material (ACM) found at point of inspection

When materials suspected of containing asbestos are identified at the point of inspection where a void, shaft, duct etc can be accessed, and the survey team deem it not necessary to access these areas at any other point for additional inspection purposes, or by attempting to access the void at any other point could increase the risk of exposure, create lasting damage, affect the integrity of the material or adversely affect the appearance of the surface finishes etc, a presumption was made that the entire remaining area not accessed for inspection purposes may also contain ACM.

No material suspected of containing asbestos found at point of inspection

When no materials suspected of containing asbestos are found at the point of inspection where a void, shaft, duct etc can be accessed and it is not reasonably practicable within the scope of survey to access these areas at any other point for inspection purposes i.e. the surveyor (s) conclude that to attempt accessing the void at any other point could create lasting damage, affected the integrity of the material or adversely affected the appearance of the surface finishes etc, a presumption was made that for the entire remaining areas not accessed for inspection purposes, ACM may be present.

It must always remain a possibility for the properties and/or sites where Management surveys are to be undertaken, that ACM may be found at a later date during fully intrusive refurbishment and demolition surveys (which are beyond the scope of the Management survey and they involve destructive inspection as necessary, to gain access to all areas), where it would not have been reasonably practicable within a Management survey scope to identify the ACM.

2.6 Priority risk assessment & Management plan

ace have been instructed by the customer to include priority risk assessment factors whilst undertaking asbestos Re-inspection surveys, therefore the recommended actions indicated in the Re-inspection survey report are based on the material and priority assessment algorithm, which is the standardised assessment approach suitable for Management surveys as detailed in HSG264 "Asbestos: The survey guide". It has been assumed by ace that the customer or duty holder has already implemented an asbestos management plan for ACM identified within the original survey report(s).

In addition to material assessment details reviewed or collected by the surveyor(s), the following factors have also been reviewed and/or included in the risk assessment for each property surveyed, to enable a suitable and sufficient Management priority to be re-evaluated for all identified ACM:

Priority risk assessment information provided by the customer for each property

- ┆ Normal occupant activity (Main and secondary activities carried out)
- ┆ Human exposure potential (Number of occupants, Frequency of use of an area, Average time that an area is in use)
- ┆ Maintenance activity (Type of activity, Frequency of activity)

Priority risk assessment information collected by the surveyor(s) for each property

Likelihood of disturbance (location, accessibility, extent/amount)

The material and priority assessment information reviewed and/or collected by the survey team together with details of priority risk assessment factors included in previous or original asbestos surveys or provided by the customer, form the basis of an asbestos Management plan enabling an effective management programme to be implemented and maintained.

Where additional surveying and sampling was necessary, recommendations given for each new inspection where asbestos is identified or strongly presumed is based on the material and priority risk assessment, and also considers the likelihood of disturbance aspects, which can influence the potential risk of exposure to asbestos fibres, as this can be determined at the time of survey by the survey team. The customer will be responsible for determining overall management priority for newly identified ACM, based on information provided by ace.

3. Management Re-Inspection Survey Methodology

3.1 Re-Inspection strategy

All suspect materials were investigated as far, as is reasonably practicable within the Management Re-inspection survey scope. However, the surveyor(s) did not undertake activities that could unnecessarily increase the risk of exposure, create lasting damage, affect the integrity of the material or adversely affect the appearance of the surface finishes in high profile areas, public areas etc, unless specifically agreed with the customer and agreement received in writing prior to commencement of the Re-inspection survey contract or specified phase of works.

The inspection and surveying process can present health and safety issues to the surveyors and others. All surveying work was carried out in accordance with procedures defined within ace in-house technical procedures, HSE guidance, the customer's site requirements and associated risk assessment(s). Surveying was carried out in a manner that minimised the disruption to the customer's operations, protected the health and safety of persons who may be at risk from those operations at all times.

3.2 Sampling strategy

When surveying areas reported as "Non accessible" within the previous report, representative samples were taken of each type of material suspected of containing asbestos identified during the survey of that particular area. Sampling frequency was based on knowledge of the homogeneity of a manufactured product, evidence of repair and/or asbestos removal work, the likelihood of contamination/debris and the need to reduce the possibility of incorrect assumptions. It was at the discretion of the surveyor(s) to adapt all factors relating to sampling frequency depending on the type(s) and extent of suspect materials identified plus site-specific circumstances. Sampling may have been undertaken simultaneously with the survey, or carried out later as a separate exercise.

The surveyor(s) did during the course of their inspections (including to new areas not previously surveyed) check for suspect material debris/remnants in the immediate and general area where inspections were carried out, that may or may not be associated with the main item/product inspected. During surveying, identified suspect debris or remnants were sampled and details recorded in the normal way.

Unless there are any specific requirements requested by the customer at the planning stage, the sampling protocol adopted (if required) was in accordance with Company Technical procedure No. 7 - Asbestos Sampling / Inspection / Survey document. This document meets the requirements of HSE HSG264 "Asbestos: The survey guide", HSG248 "Asbestos: The analysts' guide for sampling, analysis and clearance procedures", the International Standards ISO/IEC 17020:2012 General criteria for the operation of various types of bodies performing inspection, and ISO/IEC 17025:2005 General requirements for the competence of testing and calibration laboratories.

3.3 Abbreviations used in asbestos survey reports

3.3.1 Level of Identification Section

NAD: No asbestos detected

This statement implies that the Lead surveyor will have concluded after a thorough visual inspection of a specified area, element or component, that there is strong evidence to support a reasoned argument that the material identified is not an ACM. The Lead surveyor will have deemed it not necessary to extract a sample for analysis identification to support their decision.

NADIS: No asbestos detected in sample

This statement indicates that a sample will have been taken and subsequent analysis of the sample by UKAS accredited methods and procedures confirmed that asbestos was not present in the material.

3.3.2 Element / Component Section

ALL ACCESSIBLE ELEMENTS: No ACM identified

After inspecting all accessible surfaces and materials within a specified area or room, the Lead surveyor will have concluded that there was strong evidence to support a reasoned argument for presuming that no ACM or materials suspected of containing asbestos were identified during the inspection of the specified area or room.

3.4 Sample analysis (where required)

Samples were analysed in accordance with Company Technical procedure No. 8 'Asbestos Bulk Sample Analysis' document that contains UKAS accredited methods and procedures. This document meets the requirements of the HSE HSG248 Asbestos: The analysts' guide for sampling, analysis and clearance procedures, Appendix 2; 'asbestos in bulk materials: sampling and identification by polarised light microscopy' (PLM).

Initially the samples are prepared and examined using a low powered binocular stereoscope. Any suspect fibres found during this stage are appropriately cleaned and mounted onto glass slides in specific refractive index liquids, chosen to match individual asbestos staining types. These fibres are examined using polarised light microscopy and dispersion staining techniques. Fibres are identified by comparison of their optical properties against those of standard reference minerals with published data.

3.5 Quantification

The quantification's stated in Re-inspection survey reports are based on the surveyors' estimates. They indicate approximate size and volumes of ACM and products found and should not be used for contractual purposes.

4. Material Risk Assessment

4.1 Assessment descriptions and scores

For each inspection the Lead surveyor assessed the potential for fibre release of an ACM or materials presumed / strongly presumed to contain asbestos and recorded an indication of areas where damage or additional asbestos debris was present. The risk potential was based on the following material assessment algorithm and the presumed asbestos materials were given an "Asbestos type" score of 3 (possibly containing Crocidolite or another type of Amphibole asbestos). The material risk assessment should be included by the customer as part of the management plan.

4.2 Material Risk Assessment Chart

Factors	Assessment Description	Score
Product Type	Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc)	1
	Asbestos insulating board, mill boards, other low density insulating boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper, felt	2
	Thermal insulation (e.g. pipe and boiler lagging or similar), sprayed asbestos, loose asbestos, asbestos mattresses and packing, visible asbestos dust/debris	3
Extent of Damage	Good condition: No visible damage	0
/ Deterioration	Low damage: A few scratches or surface marks; broken edges on boards, tiles etc	1
	Medium damage: Significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres	2
	High damage: Any material damaged with fibres exposed, any material delaminating including thermal insulation and sprays, visible asbestos dust/debris	3
Surface Treatment	Composite material containing asbestos: reinforced plastics, resins, vinyl tiles	0
	Enclosed sprays and lagging, asbestos insulating board (with exposed face painted or encapsulated), asbestos cement sheets etc	1
	Unsealed asbestos insulating board, or encapsulated lagging and sprays	2
	Unsealed lagging or sprays, visible asbestos dust/debris.	3

Asbestos Type	Chrysotile	1
	Amphibole asbestos excluding Crocidolite	2
	Crocidolite	3

4.3 Priority Risk Assessment Chart

The recommendations given in the survey report will incorporate priority assessment information within previous / original asbestos surveys or provided by the customer. The risk potential for each inspection is determined by adding together the material assessment algorithm score and priority risk assessment algorithm score. The priority risk assessment is calculated using the parameters detailed below.

Normal occupant activity

Main activities carried out:	Rare disturbance	0	Low disturbance	1	Periodic disturbance	2	High levels of disturbance	3
Secondary activities carried out:		0		1		2		3

Insert the highest score of Main or Secondary activity

Likelihood of disturbance (collected by the surveyor teams during the survey process)

Location:	Outdoors	0	Well ventilated	1	Rooms up to 100 m ²	2	Confined spaces	3
Accessibility:	Inaccessible/Unlikely	0	Occasional	1	Easily disturbed	2	Routinely disturbed	3
Extent/Amount:	Small amounts	0	< 10 m ² / lm	1	> 10 < 50 m ² / lm	2	> 50 m ² / lm	3

Likelihood of disturbance total = Location, accessibility and extent/amount scores added together and divided by 3

Human exposure

Frequency:	Infrequent	0	Monthly	1	Weekly	2	Daily	3
Occupancy:	0	0	1 - 3	1	4 - 10	2	> 10	3
Average time area is in use:	< 1 hour	0	> 1 to < 3 hours	1	> 3 to < 6 hours	2	> 6 hours	3

Human exposure total = Frequency and occupancy scores added together and divided by 3

Maintenance

Activity	Minor disturbance	0	Low disturbance	1	Medium disturbance	2	High level disturbance	3
Frequency	Unlikely	0	< 1 per year	1	> 1 per year	2	> 1 per month	3

Maintenance total = Activity and frequency scores added together and divided by 2

If a customer was unable to provide accurate up to date information relating to normal occupant activity, human exposure or maintenance, the production of survey reports may have been affected and/or the overall risk assessments recorded could be inaccurate.

4.4 Risk Assessment Categories

The risk categories detailed below are based on the ACM risk assessment factors detailed in the HSE guidance document "A comprehensive guide to managing asbestos in premises", which is a numerical way of taking into account several influencing factors and giving each factor a score. The risk assessment score will form the basis of a Management plan, so it is important for information collected by the surveyor(s) and provided by the customer to be accurate.

Risk Category: High potential to release fibres if disturbed **Score: =>15 - 24**

The ACM presents an immediate significant risk to health and there is a high potential to release fibres if disturbed. The minimum asbestos treatment works necessary to render the material completely safe should be undertaken urgently adopting appropriate asbestos working conditions. Decontamination of associated areas affected by the ACM may also be necessary.

Risk Category: Medium potential to release fibres if disturbed **Score: 11.1 - 15**

The ACM presents a significant risk to health and there is a medium potential to release fibres if disturbed. The minimum asbestos treatment works necessary to render the material completely safe should be undertaken as soon as reasonably practicable adopting appropriate asbestos working conditions. Decontamination of associated areas affected by the ACM may also be necessary.

Risk Category: Low potential to release fibres if disturbed **Score: =>8.1 - 11**

The ACM presents a risk to health and there is a low potential to release fibres if disturbed. The minimum asbestos treatment works necessary to render the material completely safe should be undertaken as soon as reasonably practicable, adopting appropriate asbestos working conditions and prioritising other risk category medium or high materials first. Decontamination of associated areas affected by the ACM may also be necessary.

Risk Category: Very low potential to release fibres if disturbed **Score: 8 or less**

Asbestos treatment works is not necessary. Implement a management plan that allows for the regular assessment to confirm the materials continued very low health risk potential category. An ACM in this category is indicative of a material requiring little attention, as it is not at risk from disturbance and will already be encapsulated and sealed, or will be an asbestos reinforced composite material, which have little opportunity to release fibres unless the matrix is removed or subject to high levels of abrasion.

It is recommended that ACM identified in Management surveys are clearly labelled and/or details recorded of:

- (a) Any ACM not removed but enclosed or encapsulated only and
- (b) The area where the asbestos is located.

4.5 Future Inspection requirements of identified ACM

Periodic inspections should be planned in accordance with the Control of Asbestos Regulations 2012 Regulation 4, so that the condition of any ACM can be managed and monitored to check that the ACM has not deteriorated or been damaged. While these materials remain in-situ, all persons occupying the properties and/or sites or areas affected by the ACM, including maintenance operatives and visitors to site, should be instructed on any special permits or procedures required for the prevention of further disturbance to the material.

ACM may be in a vulnerable location, prone to further accidental or deliberate damage, and where there is continued access, maintenance work or refurbishment, there is the potential of exacerbating the condition, which could result in the ACM deteriorating to higher risk category.

Work on ACM within all risk categories is covered by the Control of Asbestos Regulations 2012, and must be carried out by an approved licensed asbestos removal contractor, unless the work meets the requirements of regulation 3 (2) (a), (b) and (c) - (i - iv), with the appropriate airborne fibre monitoring undertaken by a UKAS accredited laboratory in compliance with current regulations.

Remedial actions that are recommended in the report may include removal, enclosure, encapsulation, decontamination or a combination of actions.

4.6 No Asbestos detected (where additional surveying undertaken)

No further asbestos actions required'

When the survey team conclude there is strong evidence to support a reasoned argument that a material inspected is highly unlikely to contain asbestos, "No asbestos Detected" was recorded. Additionally, for any type of survey undertaken there may also be materials that were suspected of containing asbestos and therefore sampled. However, following analysis, no asbestos was detected within the sampled material. All of these incidences would require no further asbestos actions.

Note

It is important to appreciate that the risk assessments are only applicable to ACM in their present state. Each recommendation within a survey report is offered on the presumption that the material in question has not changed in any way from the time of inspection/re-inspection. If an ACM becomes displaced or forthcoming works (i.e. refurbishment) are likely to disturb or affect an ACM, the proposed management schemes and risk assessments detailed in survey reports applicable to this agreement may require amending to incorporate the changes to the material condition status.

In the event of ACM being displaced or disturbed, the necessary asbestos controls and procedures must be introduced.

5. Accreditation and approval bodies

5.1 United Kingdom Accreditation Service

ace has been assessed by the United Kingdom Accredited Service (UKAS) as meeting the requirements of ISO/IEC 17020:2012 General Criteria for the Operation of Various Types of Bodies Performing Inspection and granted accreditation as a type C inspection body inspecting for asbestos in premises as proposed by the Control of Asbestos Regulations 2012 (Regulation 4). ace has also been assessed by UKAS as meeting the requirements of ISO/IEC 17025:2005 General Requirements for the Competence of Testing and Calibration Laboratories and is UKAS accredited for the bulk sampling process and analysis of the bulk samples extracted during a survey.

6. Terms and Conditions of Business

6.1 Report acceptance

It is a requirement of the international standard EN ISO/IEC 17020:2012, that terms and conditions of business are agreed prior to the commencement of any works. Therefore ace terms and conditions of business will have been conveyed to a customer for their agreement, prior to the commencement of any works, unless alternative terms and conditions of business are already in place.

By the acceptance of this report, the customer or authorised representative hereby accepts our company terms and conditions in relation to the provision of services, payments, reporting structures and restrictions.

7. Survey Reports

7.1 Report Format

ace uses a standard format for all survey reports (including re-inspection reports) produced for its customers. The report format can be altered to meet specific requirements requested by the customer provided the final layout and content meets with our UKAS accredited standards. Changes to survey report formats will therefore be agreed prior to any work being undertaken; or if changes are requested when a survey contract has commenced, written confirmation of the agreed date for any format change will be required.

7.2 Ace Standard Report Format

Management survey reports (including re-inspection reports) produced by ace in the standard format contain the following information:

7.3 Standard Survey Report Details

Details on front page

Resources (Lead surveyor, surveyor/assistant)

Survey reference number

Site details (location, address, property name/number, and function of site, occupied/void)

Site Photograph (when required)

Customer details (name, address, phone/fax number/email address and contact name)

Survey type (Management Re-inspection survey)

Version Number

Survey date(s)

Issue date

Report reviewed by (name / position)

Signature

Description of modification (where applicable)

Total number of pages to report

Head office name and address (Regional office locations)

Survey details contained within report

Table of Contents

Executive summary (brief description of survey type, scope and extent)

General description of the buildings surveyed

List of identified or presumed ACM including their locations, assessment priority and recommended actions

Specific details for areas not accessed (including reasons why access was not gained)

Important notes

Inspections register that contain details for all inspections completed during the survey and include:

- | Inspection number
- | Sample number (if applicable)
- | Building name / number
- | Floor level
- | Area / room
- | Element / component inspected
- | Material description
- | Material condition
- | Estimated quantity
- | Level of identification
- | Asbestos content key

Asbestos Containing Material Assessment Register that contain a material assessment (as per HSG264) for each re-inspected and identified ACM include:

- | Inspection details (Inspection number, date, type and level of identification)
- | Material location (Building name/number, floor level, area/room and element/component)
- | Material re-inspection details (Description, estimated quantity, likelihood of disturbance)
- | Material new inspection details (Description, estimated quantity, likelihood of disturbance sample number, location and analysis result)
- | Photograph of ACM and/or location

Material assessment details and score as per HSG264

- | Factors to be assessed
- | Product/Material type
- | Material condition
- | Surface treatment
- | Asbestos type)

Material Risk Assessment Category for material inspected as per HSG264 (potential to release fibres if disturbed) including recommended actions:

- | Recommended action (The minimum asbestos treatment works necessary to render the material completely safe)
- | Quantity (Extent of material identified that requires treatment works, plus any significant change in quantity compared to the previous report)
- | Priority (Based on material assessment only)
- | Next inspection due date (if requested by the customer)
- | Comments and additional information

The following is included as an appendix to the main survey report:

- | Bulk sample test certificate (when applicable)
- | Plans and drawings
- | Survey scope of work

Note:

The extent of information included in plans and/or drawings is agreed with the customer before any survey work is undertaken. They include details of:

- | An agreed naming convention (where applicable)
- | The layout of each floor to each building and any adjoining areas within the survey scope(i.e. adjoining land, out buildings, common areas etc)
- | The location and extent of ACM (identified by inspection numbers if required)
- | The location of areas not accessed
- | Where ACM was identified by analysis or presumed
- | Sample locations (if required)