

Refurbishment Survey (with MA only)

The Old Forge
Wrotham Road
Meopham
DA13 0JE

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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 KD Drainage and Asbestos Ltd.

HIGH RISK MATERIALS - SCORES 10+

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 - SCORES 7-9

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
Domestic property	External	External E01	Soffits	Asbestos Insulating Board	MEDIUM (8)	Removal By Licensed Contractor

1.0 Executive summary:

LOW RISK MATERIALS - SCORES 1-6

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 6 monthly intervals.

Building	Floor	Room	Item	Material	Risk assessment Score	Recommendations
Domestic property	Ground Floor	Bathroom & w/c G04	Concealed textured coating	Textured Coating	LOW (5)	Removal
Domestic property	Ground Floor	Kitchen G05	Concealed textured coating	Textured Coating	LOW (5)	Removal
Domestic property	Ground Floor	Living room G06	Concealed textured coating	Textured Coating	LOW (5)	Removal
Domestic property	Roof Void	Large roof space R02	Textured coating	Textured Coating	LOW (5)	Removal
Domestic property	Ground Floor	Dining room G01	Concealed textured coating	Textured Coating	VERY LOW (4)	Removal
Domestic property	Ground Floor	Reception room G02	Concealed textured coating	Textured Coating	VERY LOW (4)	Removal
Domestic property	Ground Floor	Rear entrance G03	Concealed textured coating	Textured Coating	VERY LOW (4)	Removal
Domestic property	1st Floor	Bed 1 101	Concealed textured	Textured Coating	VERY LOW (4)	Removal
Domestic property	1st Floor	Bed 2 102	Concealed textured	Textured Coating	VERY LOW (4)	Removal
Domestic property	1st Floor	Landing 103	Concealed textured	Textured Coating	VERY LOW (4)	Removal
Domestic property	1st Floor	Bed 3 104	Concealed Textured coating	Textured Coating	VERY LOW (4)	Removal
Domestic property	1st Floor	Bathroom 105	Concealed Textured coating	Textured Coating	VERY LOW (4)	Removal
Domestic property	1st Floor	Landing 106	Concealed Textured coating	Textured Coating	VERY LOW (4)	Removal
Domestic property	1st Floor	Bed 4 107	Concealed Textured coating	Textured Coating	VERY LOW (4)	Removal
Domestic property	1st Floor	Bed 5 108	Concealed Textured coating	Textured Coating	VERY LOW (4)	Removal
Domestic property	External	External E01	Tile undercloak	Asbestos Cement	VERY LOW (4)	Removal
Domestic property	Ground Floor	Dining room G01	Plaster	Textured Coating	VERY LOW (3)	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 6 monthly intervals.

Building	Floor	Room/Area	Recommendation
There were no results found.			

Building Notes:

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

2.0 Contract Review:

Name and address of site:	The Old Forge, Wrotham Road, Meopham		
Name and address of client:	Springbank Contractors Ltd, First Floor, The Old Oast, Coldharbour Lane, Aylesford, Kent,		
Client contact:	Diane Crabtree		
Type of survey:	Refurbishment Survey (with MA only)		
Date of survey:	27 Sep 2023		
Report Revision Number:	1		
TEAMS internal job number:	J000474		
Lead surveyor[s]:	Daniel Smith	Signature:	[redacted]
Technically reviewed by:	Daniel Smith	Signature:	[redacted]
Report issue date:	4 Oct 2023		

3.0 Introduction/Objectives:

KD Drainage and Asbestos Ltd received an order of confirmation to undertake a Refurbishment Survey from Springbank Contractors Ltd. 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 Old Forge
Wrotham Road
Meopham
DA13 0JE

The survey was carried out by Daniel Smith.

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

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 major refurbishment. 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 KD Drainage and Asbestos Ltd 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 Diane Crabtree 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 Old Forge
Wrotham Road
Meopham
DA13 0JE

The Refurbishment Survey was carried out to to the building, Intrusions/disturbance will be minimal due to the historic building. No allowances have been made for any excavations or access to high level areas..

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 KD Drainage and Asbestos Ltd of any chemical/biological hazards.

An appropriate exchange of information has occured between Diane Crabtree and KD Drainage and Asbestos Ltd 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 KD Drainage and Asbestos Ltd in house procedures.

5.2 Clients of KD Drainage and Asbestos Ltd 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.

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/was not required within the survey.

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

The client was advised that destructive inspection will involve that removal of a number of windows, which will be required making secure during/after the survey. The client has accepted this/the client has requested a less intrusive survey into these areas and for the window frames to remain in situ.

Underground services were/were not included in the survey.

It has been agreed with the client that there was/was not any unsafe structures on site. These will be excluded from the survey.

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 KD Drainage and Asbestos Ltd 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 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

Material Risk Assessment Score

Risk Category	Risk	Score Range	Fibre release potential
A	HIGH	10 and above	High risk with a high potential to release fibres if disturbed
B	MEDIUM	Between 7 and 9	Medium risk with a medium potential to release fibres if disturbed
C	LOW	Between 5 and 6	Low risk with and having low potential to release fibres if disturbed
D	VERY LOW	4 and below	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	Recommendation	Additional Comments
Domestic property	Ground Floor	Dining room G01, Concealed textured coating Ceiling	S AA001681	Textured Coating	Low Damage	Surface Sealed	Chrysotile	30m²	Easily disturbed	4	Removal	This textured coating is concealed throught the living room.
Domestic property	Ground Floor	Dining room G01, Plaster External Wall	S AA001682	Textured Coating	Low Damage	Completely Sealed	Chrysotile	20m²	Easily disturbed	3	Removal	N/A
Domestic property	Ground Floor	Reception room G02, Concealed textured coating Ceiling	SP As AA001681	Textured Coating	Low Damage	Surface Sealed	Chrysotile	20m²	Easily disturbed	4	Removal	This textured coating is concealed throught the living room.
Domestic property	Ground Floor	Rear entrance G03, Concealed textured coating Ceiling	SP As AA001681	Textured Coating	Low Damage	Surface Sealed	Chrysotile	10m²	Easily disturbed	4	Removal	This textured coating is concealed throught the living room.
Domestic property	Ground Floor	Bathroom & w/c G04, Concealed textured coating Ceiling void	S AA001686	Textured Coating	Medium Damage	Surface Sealed	Chrysotile	15m²	Easily disturbed	5	Removal	N/A
Domestic property	Ground Floor	Kitchen G05, Concealed textured coating Ceiling void	SP As AA001686	Textured Coating	Medium Damage	Surface Sealed	Chrysotile	22m²	Easily disturbed	5	Removal	This textured coating is concealed throught the living room.
Domestic property	Ground Floor	Living room G06, Concealed textured coating Ceiling void	SP As AA001686	Textured Coating	Medium Damage	Surface Sealed	Chrysotile	8m²	Easily disturbed	5	Removal	This textured coating is concealed throught the living room.
Domestic property	1st Floor	Bed 1 101, Concealed textured Ceiling	S AA001690	Textured Coating	Low Damage	Surface Sealed	Chrysotile	6m²	Easily disturbed	4	Removal	N/A
Domestic property	1st Floor	Bed 2 102, Concealed textured Ceiling	SP As AA001690	Textured Coating	Low Damage	Surface Sealed	Chrysotile	11m²	Easily disturbed	4	Removal	N/A

KEY:

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

Appendix 1 - Asbestos Register (cont)

Building	Floor	Location /Room	S,P,SP,AS Sample No	Product Type	Condition	Surface Treatment	Asbestos Type	Quantity	Accessibility	Material Score	Recommendation	Additional Comments
Domestic property	1st Floor	Landing 103, Concealed textured Ceiling	SP As AA001690	Textured Coating	Low Damage	Surface Sealed	Chrysotile	3m²	Easily disturbed	4	Removal	N/A
Domestic property	1st Floor	Bed 3 104, Concealed Textured coating Ceiling	S AA001692	Textured Coating	Low Damage	Surface Sealed	Chrysotile	16m²	Easily disturbed	4	Removal	This textured coating is concealed throught the living room.
Domestic property	1st Floor	Bathroom 105, Concealed Textured coating Ceiling	SP As AA001692	Textured Coating	Low Damage	Surface Sealed	Chrysotile	5	Easily disturbed	4	Removal	This textured coating is concealed throught the living room.
Domestic property	1st Floor	Landing 106, Concealed Textured coating Ceiling	SP As AA001692	Textured Coating	Low Damage	Surface Sealed	Chrysotile	15m²	Easily disturbed	4	Removal	This textured coating is concealed throught the living room.
Domestic property	1st Floor	Bed 4 107, Concealed Textured coating Ceiling	SP As AA001692	Textured Coating	Low Damage	Surface Sealed	Chrysotile	7m²	Easily disturbed	4	Removal	This textured coating is concealed throught the living room.
Domestic property	1st Floor	Bed 5 108, Concealed Textured coating Ceiling	SP As AA001692	Textured Coating	Low Damage	Surface Sealed	Chrysotile	10m²	Easily disturbed	4	Removal	This textured coating is concealed throught the living room.
Domestic property	Roof Void	Large roof space R02, Textured coating Ceiling & floor	S AA001694	Textured Coating	Medium Damage	Surface Sealed	Chrysotile	8m²	Easily disturbed	5	Removal	N/A
Domestic property	External	External E01, Tile undercloak Roof	S AA001697	Asbestos Cement	Low Damage	Surface Sealed	Chrysotile	8lm	Easily disturbed	4	Removal	N/A
Domestic property	External	External E01, Soffits Garage	S AA001698	Asbestos Insulating Board	Medium Damage	Unsealed	Chrysotile + Amosite	64lm	Easily disturbed	8	Removal By Licensed Contractor	No access to rear of garage to inspect

KEY:

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

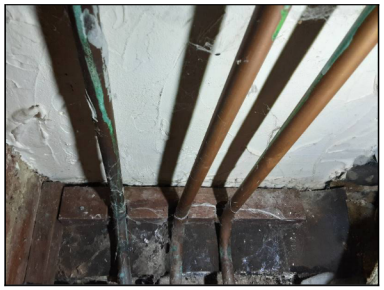
Appendix 2 – Survey Data Sheets

Service Type	**Refurbishment Survey**		
Report Revision Number	**1**	**Surveyors**	**Daniel Smith**
TEAMS Job Number	**J000474**	**Survey Date**	**27 Sep 2023**
Site Address:	**The Old Forge Wrotham Road Meopham DA13 0JE**	**Bulk Analysis Laboratory**	**N/A**
		Sample Analysis Date	**2 Oct 2023**

Survey Data Sheets



Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
27 Sep 2023	Daniel Smith	Refurbishment Survey	Ground Floor	No Asbestos Detected
Building	**Room**	**Item**	**Quantity**	
Domestic property	Dining room G01	Textured coating Walls and ceilings	60m²	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
AA001678 (S)	N/A	N/A	N/A	N/A
Material Risk Score				
N/A				
Recommended action	No further action required			
Surveyor comments	N/A			



Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
27 Sep 2023	Daniel Smith	Refurbishment Survey	Ground Floor	No Asbestos Detected
Building	**Room**	**Item**	**Quantity**	
Domestic property	Dining room G01	Damp course Floor void	1<	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
AA001679 (S)	N/A	N/A	N/A	N/A
Material Risk Score				
N/A				
Recommended action	No further action required			
Surveyor comments	N/A			

KEY:

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

Survey Data Sheets (cont)



Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
27 Sep 2023	Daniel Smith	Refurbishment Survey	Ground Floor	No Asbestos Detected
Building	**Room**	**Item**	**Quantity**	
Domestic property	Dining room G01	Old plaster Wall	1m²	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
AA001680 (S)	N/A	N/A	N/A	N/A
Material Risk Score				
N/A				
Recommended action	No further action required			
Surveyor comments	N/A			



Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
27 Sep 2023	Daniel Smith	Refurbishment Survey	Ground Floor	Chrysotile (1)
Building	**Room**	**Item**	**Quantity**	
Domestic property	Dining room G01	Concealed textured coating Ceiling	30m²	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
AA001681 (S)	Textured Coating (1)	Surface Sealed (1)	Low Damage (1)	Easily disturbed
Material Risk Score				
4				
Recommended action	Removal			
Surveyor comments	This textured coating is concealed throught the living room.			

KEY:

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

Survey Data Sheets (cont)



Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
27 Sep 2023	Daniel Smith	Refurbishment Survey	Ground Floor	No Asbestos Detected
Building	**Room**	**Item**	**Quantity**	
Domestic property	Reception room G02	Textured coating Walls and ceilings	50m²	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
As AA001678 (SP)	N/A	N/A	N/A	N/A
Material Risk Score				
N/A				
Recommended action	No further action required			
Surveyor comments	N/A			



Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
27 Sep 2023	Daniel Smith	Refurbishment Survey	Ground Floor	Chrysotile (1)
Building	**Room**	**Item**	**Quantity**	
Domestic property	Dining room G01	Plaster External Wall	20m²	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
AA001682 (S)	Textured Coating (1)	Completely Sealed (0)	Low Damage (1)	Easily disturbed
Material Risk Score				
3				
Recommended action	Removal			
Surveyor comments	N/A			

KEY:

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

Survey Data Sheets (cont)

No photographic evidence available	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	27 Sep 2023	Daniel Smith	Refurbishment Survey	Ground Floor	Chrysotile (1)
	Building	Room	Item	Quantity	
	Domestic property	Reception room G02	Concealed textured coating Ceiling	20m²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	As AA001681 (SP)	Textured Coating (1)	Surface Sealed (1)	Low Damage (1)	Easily disturbed
	Material Risk Score				
	4				
Recommended action	Removal				
Surveyor comments	This textured coating is concealed throught the living room.				



	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	27 Sep 2023	Daniel Smith	Refurbishment Survey	Ground Floor	No Asbestos Detected
	Building	Room	Item	Quantity	
	Domestic property	Reception room G02	Felt lining External wall	50m²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	AA001683 (S)	N/A	N/A	N/A	N/A
	Material Risk Score				
	N/A				
Recommended action	No further action required				
Surveyor comments	N/A				

KEY:

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

Survey Data Sheets (cont)



Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
27 Sep 2023	Daniel Smith	Refurbishment Survey	Ground Floor	No Asbestos Detected
Building	**Room**	**Item**	**Quantity**	
Domestic property	Rear entrance G03	Textured coating Wall & ceiling	40m²	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
AA001684 (S)	N/A	N/A	N/A	N/A
Material Risk Score				
N/A				
Recommended action	No further action required			
Surveyor comments	N/A			



Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
27 Sep 2023	Daniel Smith	Refurbishment Survey	Ground Floor	Chrysotile (1)
Building	**Room**	**Item**	**Quantity**	
Domestic property	Rear entrance G03	Concealed textured coating Ceiling	10m²	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
As AA001681 (SP)	Textured Coating (1)	Surface Sealed (1)	Low Damage (1)	Easily disturbed
Material Risk Score				
4				
Recommended action	Removal			
Surveyor comments	This textured coating is concealed throught the living room.			

KEY:

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

Survey Data Sheets (cont)



Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
27 Sep 2023	Daniel Smith	Refurbishment Survey	Ground Floor	No Asbestos Detected
Building	**Room**	**Item**	**Quantity**	
Domestic property	Rear entrance G03	Plaster Walls	30m²	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
AA001685 (S)	N/A	N/A	N/A	N/A
Material Risk Score				
N/A				
Recommended action	No further action required			
Surveyor comments	N/A			



Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
27 Sep 2023	Daniel Smith	Refurbishment Survey	Ground Floor	No Asbestos Detected
Building	**Room**	**Item**	**Quantity**	
Domestic property	Bathroom & w/c G04	Textured coating Wall & ceiling	40m²	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
As AA001684 (SP)	N/A	N/A	N/A	N/A
Material Risk Score				
N/A				
Recommended action	No further action required			
Surveyor comments	N/A			

KEY:

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

Survey Data Sheets (cont)



Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
27 Sep 2023	Daniel Smith	Refurbishment Survey	Ground Floor	N/A
Building	**Room**	**Item**	**Quantity**	
Domestic property	Bathroom & w/c G04	Wall void Bathroom	N/A	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
Visual (P)	N/A	N/A	N/A	N/A
Material Risk Score				
N/A				
Recommended action	No further action required			
Surveyor comments	No suspect materials noted in area inspected			



Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
27 Sep 2023	Daniel Smith	Refurbishment Survey	Ground Floor	Chrysotile (1)
Building	**Room**	**Item**	**Quantity**	
Domestic property	Bathroom & w/c G04	Concealed textured coating Ceiling void	15m²	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
AA001686 (S)	Textured Coating (1)	Surface Sealed (1)	Medium Damage (2)	Easily disturbed
Material Risk Score				
5				
Recommended action	Removal			
Surveyor comments	N/A			

KEY:

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

Survey Data Sheets (cont)



Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
27 Sep 2023	Daniel Smith	Refurbishment Survey	Ground Floor	No Asbestos Detected
Building	**Room**	**Item**	**Quantity**	
Domestic property	Bathroom & w/c G04	Shower tray Floor	1no.	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
AA001688 (S)	N/A	N/A	N/A	N/A
Material Risk Score				
N/A				
Recommended action	No further action required			
Surveyor comments	N/A			



Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
27 Sep 2023	Daniel Smith	Refurbishment Survey	Ground Floor	No Asbestos Detected
Building	**Room**	**Item**	**Quantity**	
Domestic property	Kitchen G05	Textured coating Ceiling & walls	30m²	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
As AA001684 (SP)	N/A	N/A	N/A	N/A
Material Risk Score				
N/A				
Recommended action	No further action required			
Surveyor comments	N/A			

KEY:

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

Survey Data Sheets (cont)



Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
27 Sep 2023	Daniel Smith	Refurbishment Survey	Ground Floor	Chrysotile (1)
Building	**Room**	**Item**	**Quantity**	
Domestic property	Kitchen G05	Concealed textured coating Ceiling void	22m²	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
As AA001686 (SP)	Textured Coating (1)	Surface Sealed (1)	Medium Damage (2)	Easily disturbed
Material Risk Score				
5				
Recommended action	Removal			
Surveyor comments	This textured coating is concealed throught the living room.			



Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
27 Sep 2023	Daniel Smith	Refurbishment Survey	Ground Floor	No Asbestos Detected
Building	**Room**	**Item**	**Quantity**	
Domestic property	Living room G06	Textured coating Ceiling	25m²	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
AA001687 (S)	N/A	N/A	N/A	N/A
Material Risk Score				
N/A				
Recommended action	No further action required			
Surveyor comments	N/A			

KEY:

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

Survey Data Sheets (cont)



Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
27 Sep 2023	Daniel Smith	Refurbishment Survey	Ground Floor	Chrysotile (1)
Building	**Room**	**Item**	**Quantity**	
Domestic property	Living room G06	Concealed textured coating Ceiling void	8m²	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
As AA001686 (SP)	Textured Coating (1)	Surface Sealed (1)	Medium Damage (2)	Easily disturbed
Material Risk Score				
5				
Recommended action	Removal			
Surveyor comments	This textured coating is concealed throught the living room.			



Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
27 Sep 2023	Daniel Smith	Refurbishment Survey	1st Floor	No Asbestos Detected
Building	**Room**	**Item**	**Quantity**	
Domestic property	Bed 1 101	Textured coating Walls and ceilings	30m²	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
AA001689 (S)	N/A	N/A	N/A	N/A
Material Risk Score				
N/A				
Recommended action	No further action required			
Surveyor comments	N/A			

KEY:

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

Survey Data Sheets (cont)



Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
27 Sep 2023	Daniel Smith	Refurbishment Survey	1st Floor	Chrysotile (1)
Building	**Room**	**Item**	**Quantity**	
Domestic property	Bed 1 101	Concealed textured Ceiling	6m²	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
AA001690 (S)	Textured Coating (1)	Surface Sealed (1)	Low Damage (1)	Easily disturbed
Material Risk Score				
4				
Recommended action	Removal			
Surveyor comments	N/A			



Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
27 Sep 2023	Daniel Smith	Refurbishment Survey	1st Floor	N/A
Building	**Room**	**Item**	**Quantity**	
Domestic property	Bed 1 101	Wall void	N/A	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
Visual (P)	N/A	N/A	N/A	N/A
Material Risk Score				
N/A				
Recommended action	No further action required			
Surveyor comments	No suspect materials noted in area inspected			

KEY:

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

Survey Data Sheets (cont)



Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
27 Sep 2023	Daniel Smith	Refurbishment Survey	Roof Void	N/A
Building	**Room**	**Item**	**Quantity**	
Domestic property	Small roof space R01	Small loft hatch	N/A	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
Visual (P)	N/A	N/A	N/A	N/A
Material Risk Score				
N/A				
Recommended action	No further action required			
Surveyor comments	No suspect materials noted			



Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
27 Sep 2023	Daniel Smith	Refurbishment Survey	1st Floor	No Asbestos Detected
Building	**Room**	**Item**	**Quantity**	
Domestic property	Bed 2 102	Textured coating Ceiling	11m²	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
As AA001689 (SP)	N/A	N/A	N/A	N/A
Material Risk Score				
N/A				
Recommended action	No further action required			
Surveyor comments	N/A			

KEY:

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

Survey Data Sheets (cont)



Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
27 Sep 2023	Daniel Smith	Refurbishment Survey	1st Floor	Chrysotile (1)
Building	**Room**	**Item**	**Quantity**	
Domestic property	Bed 2 102	Concealed textured Ceiling	11m²	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
As AA001690 (SP)	Textured Coating (1)	Surface Sealed (1)	Low Damage (1)	Easily disturbed
Material Risk Score				
4				
Recommended action	Removal			
Surveyor comments	N/A			



Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
27 Sep 2023	Daniel Smith	Refurbishment Survey	1st Floor	N/A
Building	**Room**	**Item**	**Quantity**	
Domestic property	Bed 2 102	Wall void	N/A	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
Visual (P)	N/A	N/A	N/A	N/A
Material Risk Score				
N/A				
Recommended action	No further action required			
Surveyor comments	No suspect materials noted in area inspected			

KEY:

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

Survey Data Sheets (cont)



Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
27 Sep 2023	Daniel Smith	Refurbishment Survey	1st Floor	No Asbestos Detected
Building	**Room**	**Item**	**Quantity**	
Domestic property	Landing 103	Textured coating Walls & Ceiling	40m²	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
As AA001689 (SP)	N/A	N/A	N/A	N/A
Material Risk Score				
N/A				
Recommended action	No further action required			
Surveyor comments	N/A			



Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
27 Sep 2023	Daniel Smith	Refurbishment Survey	1st Floor	Chrysotile (1)
Building	**Room**	**Item**	**Quantity**	
Domestic property	Landing 103	Concealed textured Ceiling	3m²	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
As AA001690 (SP)	Textured Coating (1)	Surface Sealed (1)	Low Damage (1)	Easily disturbed
Material Risk Score				
4				
Recommended action	Removal			
Surveyor comments	N/A			

KEY:

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

Survey Data Sheets (cont)



Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
27 Sep 2023	Daniel Smith	Refurbishment Survey	1st Floor	No Asbestos Detected
Building	**Room**	**Item**	**Quantity**	
Domestic property	Bed 3 104	Textured coating Ceiling	15m²	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
AA001691 (S)	N/A	N/A	N/A	N/A
Material Risk Score				
N/A				
Recommended action	No further action required			
Surveyor comments	N/A			



Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
27 Sep 2023	Daniel Smith	Refurbishment Survey	1st Floor	Chrysotile (1)
Building	**Room**	**Item**	**Quantity**	
Domestic property	Bed 3 104	Concealed Textured coating Ceiling	16m²	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
AA001692 (S)	Textured Coating (1)	Surface Sealed (1)	Low Damage (1)	Easily disturbed
Material Risk Score				
4				
Recommended action	Removal			
Surveyor comments	This textured coating is concealed throught the living room.			

KEY:

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

Survey Data Sheets (cont)



Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
27 Sep 2023	Daniel Smith	Refurbishment Survey	1st Floor	N/A
Building	**Room**	**Item**	**Quantity**	
Domestic property	Bed 3 104	Partition wall	N/A	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
Visual (P)	N/A	N/A	N/A	N/A
Material Risk Score				
N/A				
Recommended action	No further action required			
Surveyor comments	No suspect materials noted in area inspected			



Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
27 Sep 2023	Daniel Smith	Refurbishment Survey	1st Floor	N/A
Building	**Room**	**Item**	**Quantity**	
Domestic property	Bed 3 104	Low level box casing	N/A	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
Visual (P)	N/A	N/A	N/A	N/A
Material Risk Score				
N/A				
Recommended action	No further action required			
Surveyor comments	No suspect materials noted in area inspected.			

KEY:

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

Survey Data Sheets (cont)



Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
27 Sep 2023	Daniel Smith	Refurbishment Survey	1st Floor	No Asbestos Detected
Building	**Room**	**Item**	**Quantity**	
Domestic property	Bathroom 105	Textured coating Wall & Ceiling	10m²	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
As AA001691 (SP)	N/A	N/A	N/A	N/A
Material Risk Score				
N/A				
Recommended action	No further action required			
Surveyor comments	N/A			

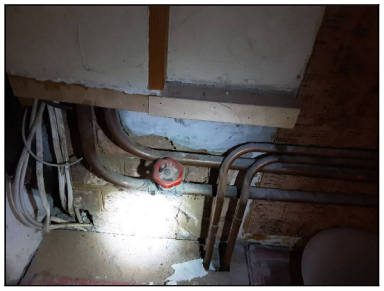


Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
27 Sep 2023	Daniel Smith	Refurbishment Survey	1st Floor	Chrysotile (1)
Building	**Room**	**Item**	**Quantity**	
Domestic property	Bathroom 105	Concealed Textured coating Ceiling	5	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
As AA001692 (SP)	Textured Coating (1)	Surface Sealed (1)	Low Damage (1)	Easily disturbed
Material Risk Score				
4				
Recommended action	Removal			
Surveyor comments	This textured coating is concealed throught the living room.			

KEY:

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

Survey Data Sheets (cont)



Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
27 Sep 2023	Daniel Smith	Refurbishment Survey	1st Floor	No Asbestos Detected
Building	**Room**	**Item**	**Quantity**	
Domestic property	Bathroom 105	Plaster External wall	4m²	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
AA001693 (S)	N/A	N/A	N/A	N/A
Material Risk Score				
N/A				
Recommended action	No further action required			
Surveyor comments	N/A			



Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
27 Sep 2023	Daniel Smith	Refurbishment Survey	1st Floor	No Asbestos Detected
Building	**Room**	**Item**	**Quantity**	
Domestic property	Landing 106	Textured coating Wall & Ceiling	25m²	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
As AA001691 (SP)	N/A	N/A	N/A	N/A
Material Risk Score				
N/A				
Recommended action	No further action required			
Surveyor comments	N/A			

KEY:

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

Survey Data Sheets (cont)



Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
27 Sep 2023	Daniel Smith	Refurbishment Survey	1st Floor	Chrysotile (1)
Building	**Room**	**Item**	**Quantity**	
Domestic property	Landing 106	Concealed Textured coating Ceiling	15m²	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
As AA001692 (SP)	Textured Coating (1)	Surface Sealed (1)	Low Damage (1)	Easily disturbed
Material Risk Score				
4				
Recommended action	Removal			
Surveyor comments	This textured coating is concealed throught the living room.			



Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
27 Sep 2023	Daniel Smith	Refurbishment Survey	1st Floor	No Asbestos Detected
Building	**Room**	**Item**	**Quantity**	
Domestic property	Bed 4 107	Textured coating Ceiling	7m²	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
As AA001691 (SP)	N/A	N/A	N/A	N/A
Material Risk Score				
N/A				
Recommended action	No further action required			
Surveyor comments	N/A			

KEY:

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

Survey Data Sheets (cont)



Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
27 Sep 2023	Daniel Smith	Refurbishment Survey	1st Floor	Chrysotile (1)
Building	**Room**	**Item**	**Quantity**	
Domestic property	Bed 4 107	Concealed Textured coating Ceiling	7m²	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
As AA001692 (SP)	Textured Coating (1)	Surface Sealed (1)	Low Damage (1)	Easily disturbed
Material Risk Score				
4				
Recommended action	Removal			
Surveyor comments	This textured coating is concealed throught the living room.			



Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
27 Sep 2023	Daniel Smith	Refurbishment Survey	1st Floor	No Asbestos Detected
Building	**Room**	**Item**	**Quantity**	
Domestic property	Bed 5 108	Textured coating Ceiling	10m²	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
As AA001691 (SP)	N/A	N/A	N/A	N/A
Material Risk Score				
N/A				
Recommended action	No further action required			
Surveyor comments	N/A			

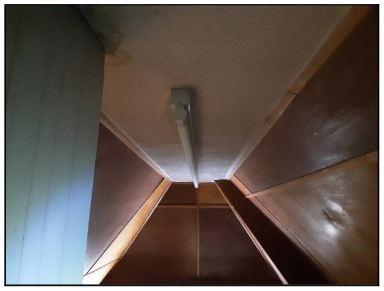
KEY:

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

Survey Data Sheets (cont)



Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
27 Sep 2023	Daniel Smith	Refurbishment Survey	1st Floor	Chrysotile (1)
Building	**Room**	**Item**	**Quantity**	
Domestic property	Bed 5 108	Concealed Textured coating Ceiling	10m²	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
As AA001692 (SP)	Textured Coating (1)	Surface Sealed (1)	Low Damage (1)	Easily disturbed
Material Risk Score				
4				
Recommended action	Removal			
Surveyor comments	This textured coating is concealed throught the living room.			



Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
27 Sep 2023	Daniel Smith	Refurbishment Survey	Roof Void	Chrysotile (1)
Building	**Room**	**Item**	**Quantity**	
Domestic property	Large roof space R02	Textured coating Ceiling & floor	8m²	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
AA001694 (S)	Textured Coating (1)	Surface Sealed (1)	Medium Damage (2)	Easily disturbed
Material Risk Score				
5				
Recommended action	Removal			
Surveyor comments	N/A			

KEY:

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

Survey Data Sheets (cont)



Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
27 Sep 2023	Daniel Smith	Refurbishment Survey	Ground Floor	N/A
Building	**Room**	**Item**	**Quantity**	
Domestic property	Garage & store G03	Ceiling void	N/A	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
Visual (P)	N/A	N/A	N/A	N/A
Material Risk Score				
N/A				
Recommended action	No further action required			
Surveyor comments	No suspect materials noted in area inspected.			

No photographic evidence available	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	27 Sep 2023	Daniel Smith	Refurbishment Survey	1st Floor	N/A
	Building	**Room**	**Item**	**Quantity**	
	Domestic property	Garage roof space 109	Ceiling void	N/A	
	Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
	Visual (P)	N/A	N/A	N/A	N/A
	Material Risk Score				
	N/A				
Recommended action	No further action required				
Surveyor comments	No suspect materials noted in area inspected.				

KEY:

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

Survey Data Sheets (cont)



Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
27 Sep 2023	Daniel Smith	Refurbishment Survey	1st Floor	No Asbestos Detected
Building	**Room**	**Item**	**Quantity**	
Domestic property	Garage roof space 109	Roof felt Roof	72m²	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
AA001695 (S)	N/A	N/A	N/A	N/A
Material Risk Score				
N/A				
Recommended action	No further action required			
Surveyor comments	N/A			



Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
27 Sep 2023	Daniel Smith	Refurbishment Survey	External	No Asbestos Detected
Building	**Room**	**Item**	**Quantity**	
Domestic property	External E01	Roof tiles End	24m²	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
AA001696 (S)	N/A	N/A	N/A	N/A
Material Risk Score				
N/A				
Recommended action	No further action required			
Surveyor comments	N/A			

KEY:

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

Survey Data Sheets (cont)



Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
27 Sep 2023	Daniel Smith	Refurbishment Survey	External	Chrysotile (1)
Building	**Room**	**Item**	**Quantity**	
Domestic property	External E01	Tile undercloak Roof	8lm	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
AA001697 (S)	Asbestos Cement (1)	Surface Sealed (1)	Low Damage (1)	Easily disturbed
Material Risk Score				
4				
Recommended action	Removal			
Surveyor comments	N/A			



Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
27 Sep 2023	Daniel Smith	Refurbishment Survey	External	Chrysotile + Amosite (2)
Building	**Room**	**Item**	**Quantity**	
Domestic property	External E01	Soffits Garage	64lm	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
AA001698 (S)	Asbestos Insulating Board (2)	Unsealed (2)	Medium Damage (2)	Easily disturbed
Material Risk Score				
8				
Recommended action	Removal By Licensed Contractor			
Surveyor comments	No access to rear of garage to inspect			

KEY:

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

Survey Data Sheets (cont)



Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
27 Sep 2023	Daniel Smith	Refurbishment Survey	Ground Floor	No Asbestos Detected
Building	**Room**	**Item**	**Quantity**	
Domestic property	Garage & store G03	Concealed ceiling Above polystyrene	41m²	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
AA001699 (S)	N/A	N/A	N/A	N/A
Material Risk Score				
N/A				
Recommended action	No further action required			
Surveyor comments	N/A			

KEY:

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

Appendix 3 - Areas Surveyed

Building	Floor	Room No:	Room Type	Item
Domestic property	External	E01	External	Plastic rainwater goods and down pipes, timber fascias and soffits.
Domestic property	Ground Floor	G01	Dining room	Carpeted floors on solid concrete, solid plaster and walls and plasterboard ceilings. Textured coating applied to all surface areas. Timber architrave and skirting. Copper pipes to floor void and ceiling void. Polystyrene insulation to void.
Domestic property	Ground Floor	G02	Reception room	Carpeted floors onto timber floor void (no access below) plasterboard walls and ceilings. Textured coating applied to all surface areas. Timber architrave and skirting. Fibreglass insulation and felt lining to external wall void. No access was made into ceiling void.
Domestic property	Ground Floor	G03	Garage & store	Carpeted floor onto concrete, brick walls and plasterboard ceiling. Brick walls to pit to main garage. Stone and timber cladding to store.
Domestic property	Ground Floor	G03	Rear entrance	Concrete floor void solid plaster walls and plasterboard ceiling ceilings. Textured coating applied to all surface areas. Timber architrave and skirting. Fibreglass insulation insulation to ceiling void.
Domestic property	Ground Floor	G04	Bathroom & w/c	Concrete floor void solid and plasterboard walls and ceilings. Textured coating applied to all surface areas. Timber architrave and skirting. Fibreglass insulation insulation to ceiling void.
Domestic property	Ground Floor	G05	Kitchen	Concrete floor void plaster walls and ceilings. Textured coating applied to all surface areas. Timber architrave and skirting. Fibreglass insulation insulation to ceiling void.
Domestic property	Ground Floor	G06	Living room	Concrete floor void solid plaster walls and timber ceilings. Textured coating applied to all surface areas. Timber architrave and skirting. Fibreglass insulation insulation to ceiling void.
Domestic property	1st Floor	101	Bed 1	Carpeted floor onto timber, plasterboard walls and ceilings with a textured coating applied.
Domestic property	1st Floor	102	Bed 2	Carpeted floor onto timber, plasterboard walls and ceilings with a textured coating applied.
Domestic property	1st Floor	103	Landing	Carpeted floor onto timber, plasterboard walls and ceilings with a textured coating applied.
Domestic property	1st Floor	104	Bed 3	Modern vinyl flooring onto timber, plasterboard walls and ceilings with a textured coating applied. Timber architrave and skirting.
Domestic property	1st Floor	105	Bathroom	Wood flooring onto timber, plasterboard walls and ceilings with a textured coating applied. Timber architrave, box casing and skirting.

Appendix 3 - Areas Surveyed (cont)

Building	Floor	Room No:	Room Type	Item
Domestic property	1st Floor	106	Landing	Wood flooring onto timber, plasterboard walls and ceilings with a textured coating applied. Timber architrave, box casing and skirting.
Domestic property	1st Floor	107	Bed 4	Wood flooring onto timber, plasterboard walls and ceilings with a textured coating applied. Timber architrave, box casing and skirting.
Domestic property	1st Floor	108	Bed 5	Wood flooring onto timber, plasterboard walls and ceilings with a textured coating applied. Timber architrave, box casing and skirting.
Domestic property	1st Floor	109	Garage roof space	Carpeted floor onto timber floor, timber cladding to roof concealing polystyrene and roof felt.
Domestic property	Roof Void	R01	Small roof space	N/A
Domestic property	Roof Void	R02	Large roof space	Plastic water tanks, copper and plastic pipes. Timber and plaster cladding with textured coating

Appendix 4 – Sample Certificates



UKAS TESTING 2707

SCOPES
Asbestos Analysis Services Ltd.

CERTIFICATE FOR IDENTIFICATION OF ASBESTOS FIBRES

STANDARD ☐
PREMIUM ☐
EMERGENCY ☐

Client:	SPECTRA ANALYSIS SERVICES LTD		
Address:	2 OLYMPIC BUSINESS CENTRE PAYCOCKE ROAD BASILDON ESSEX SS14 3EX	Analysis Report No.	SCO/23/5469
Attention:	TECHNICAL MANAGER	Report Date.	02/10/23
Site Address:	THE OLD FORGE WROTHAM ROAD MEOPHAM, DA13 0JE	Site Ref No.	J012091
Date sample taken:	29/09/23	Page No:	1 Of 2
Date sample received:	29/09/23	No. of Samples:	22
Date of Analysis:	29/09/23 & 02/10/23	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	AA001678	GROUND FLOOR – DINING ROOM – TEXTURED COATING	NADIS
2	AA001679	GROUND FLOOR – DINING ROOM – DAMP PROOF COURSE	NADIS
3	AA001680	GROUND FLOOR – DINING ROOM – OLD PLASTER	NADIS
4	AA001681	GROUND FLOOR – DINING ROOM – CONCEALED TEXTURED COATING	CHRYSOTILE
5	AA001682	GROUND FLOOR – DINING ROOM – PLASTER & TEXTURED COATING	CHRYSOTILE TO TEXTURED COATING ONLY
6	AA001683	GROUND FLOOR – RECEPTION ROOM – FELT LINING	NADIS
7	AA001684	GROUND FLOOR – REAR ENTRANCE – TEXTURED COATING	NADIS
8	AA001685	GROUND FLOOR – REAR ENTRANCE – PLASTER	NADIS
9	AA001686	GROUND FLOOR – BATHROOM & W/C – CONCEALED TEXTURED COATING	CHRYSOTILE
10	AA001687	GROUND FLOOR – LIVING ROOM – TEXTURED COATING	NADIS
11	AA001688	GROUND FLOOR – BATHROOM & W/C – SHOWER TRAY	NADIS

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:	T MULLIGAN	Authorised signatory:	[redacted]
		Print name:	C.[redacted]

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

UKAS TESTING 2707

SCOPES
Asbestos Analysis Services Ltd.

CERTIFICATE FOR IDENTIFICATION OF ASBESTOS FIBRES

STANDARD
PREMIUM
EMERGENCY

Client:	SPECTRA ANALYSIS SERVICES LTD		
Address:	2 OLYMPIC BUSINESS CENTRE PAYCOCKE ROAD BASILDON ESSEX SS14 3EX	Analysis Report No.	SCO/23/5469
Attention:	TECHNICAL MANAGER	Report Date.	22/09/23
Site Address:	THE OLD FORGE WROTHAM ROAD MEOPHAM, DA13 0JE	Site Ref No.	J012091
Date sample taken:	29/09/23	Page No:	2 Of 2
Date sample received:	29/09/23	No. of Samples:	22
Date of Analysis:	29/09/23 & 02/10/23	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
12	AA001689	FIRST FLOOR – BEDROOM 1 – TEXTURED COATING	NADIS
13	AA001690	FIRST FLOOR – BEDROOM 1 – CONCEALED TEXTURED COATING	CHRYSOTILE
14	AA001691	FIRST FLOOR – BEDROOM 3 – TEXTURED COATING	NADIS
15	AA001692	FIRST FLOOR – BEDROOM 3 – CONCEALED TEXTURED COATING	CHRYSOTILE
16	AA001693	FIRST FLOOR – BATHROOM - PLASTER	NADIS
17	AA001694	ROOF VOID – LARGE ROOF SPACE – TEXTURED COATING	CHRYSOTILE
18	AA001695	FIRST FLOOR – GARAGE ROOF SPACE – ROOF FELT	NADIS
19	AA001696	EXTERNAL – EXTERNAL – ROOF TILE	NADIS
20	AA001697	EXTERNAL – EXTERNAL – TILE UNDERCLOAK	CHRYSOTILE
21	AA001698	EXTERNAL – SOFFITS	AMOSITE/ CHRYSOTILE
22	AA001699	GROUND FLOOR – GARAGE & STORE – CONCEALED CEILING	NADIS

KEY: NADIS – No Asbestos Detected in Sample

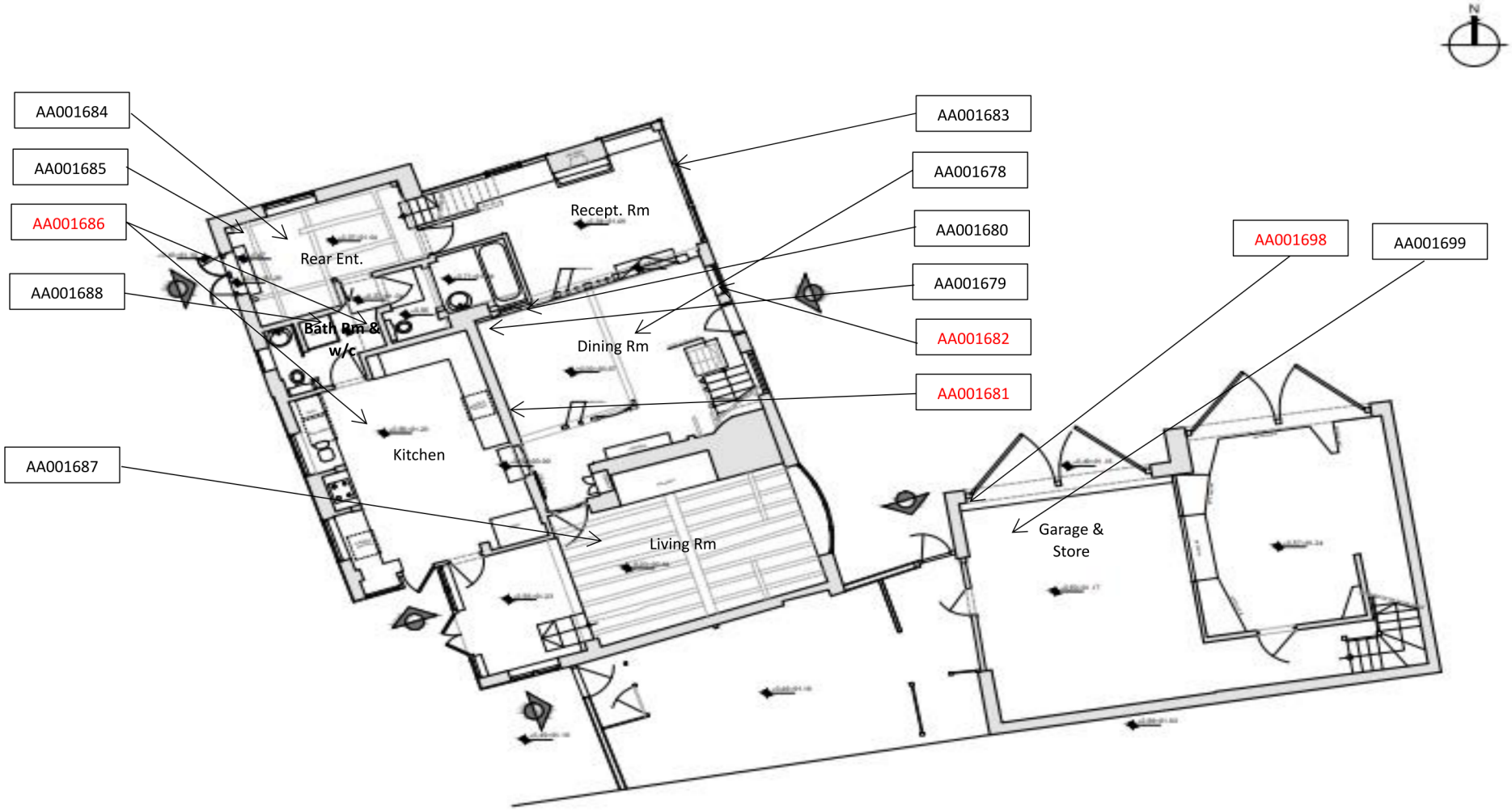
Note: All samples will be retained for a minimum of six months. Reports & Records are retained for a minimum of 5 years.
Note: This Certificate for Identification of Asbestos Fibres shall not be reproduced except in full without the written approval of the Laboratory.
Note: All Analysis is performed 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:	P. ROWLAND	Authorised signatory:	[redacted]
		Print name:	C.E[redacted]

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

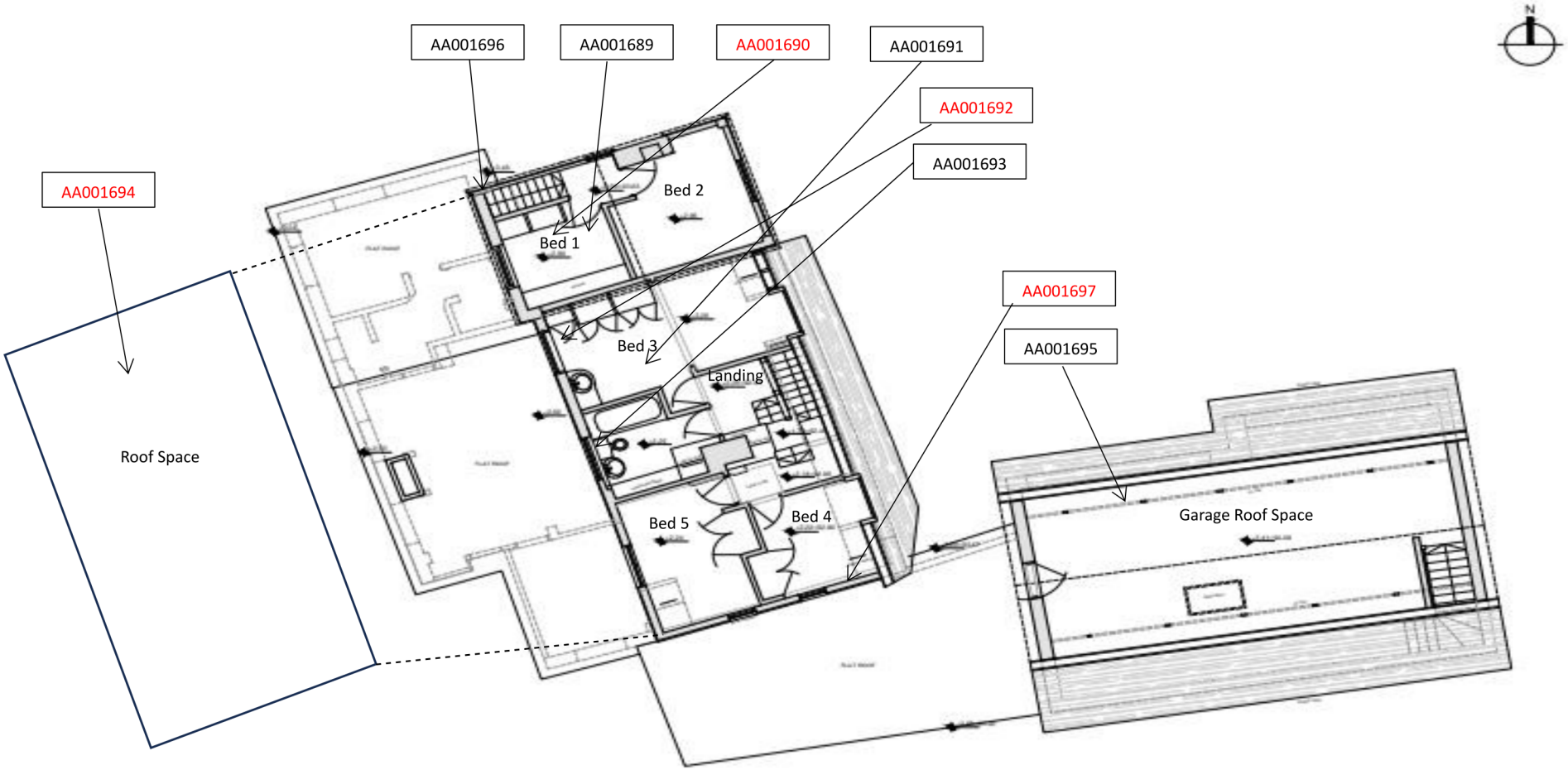
Appendix 5 – Plans



HOUSE AND ATTACHED GARAGE
EXISTING GROUND FLOOR

0 5m 10m

1:100 Scale Bar



HOUSE AND ATTACHED GARAGE
EXISTING FIRST FLOOR

0 5m 10m

1:100 Scale Bar