SCOPE OF WORK

12 CRESSWELL GARDENS

ASBESTOS ABATEMENT

JUNE 2026

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ATTACHMENTS:

Att1 – Targeted refurbishment survey by Inspectas (main house)
Att2 – Targeted refurbishment survey by Inspectas (garage)

1 SITE ADDRESS

12 Cresswell Gardens
LONDON
SW5 0BJ

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2 GENERAL REQUIREMENTS

2.1 SECURITY REQUIREMENTS

2.1.1 The US Department of State operates strict security procedures for entry into its properties. All the personnel likely to be involved on site at any time during the work shall complete the security questionnaire on the attachment. This form shall be completed and submitted to the Embassy immediately after award along with a photocopy of the employee's current passport.

2.1.2 The right is reserved to refuse entry to the building at any time. Any decision on this matter shall be final and conclusive and at no additional cost to the US Department of State.

2.1.3 When necessary, contractor employees shall be escorted by security personnel during the performance of their work.

2.1.4 When escorted, a maximum number of 4 contractor employees are allowed per escort. If the contractor estimates that more than 4 employees are required or if the work needs to be done simultaneously in separate areas of the building, this needs to be notified to the Embassy at least 7 days in advance, so adequate escort resources can be mobilized.

2.1.5 The US Department of State reserves the right to request additional information in certain cases.

2.1.6 The contractor's employees must work only within areas relevant to the equipment they are responsible for maintaining. No contractor's personnel shall wander outside these areas without prior approval.

2.2 COMMENCEMENT OF THE CONTRACT

2.2.1 No work shall start or equipment and materials be ordered until the contractor has received a purchase order for the works stating the start date and the end date of the contract.

2.2.2 The Contractor shall designate a representative person who shall supervise the Contractor's employees and be the Contractor's liaison with the U.S. Government. The Contractor's employees shall be on-site only for contractual duties and not for any other business or purposes. Contractor employees shall have access to

the relevant rooms, either with or without security escorts, only with specific permission by either the Facility Manager or the COR.

2.3 CONTRACTOR'S PERSONNEL CERTIFICATIONS.

2.3.1 It is the contractor's responsibility to ensure that their employees are competently qualified, trained and certified to work on all specialist equipment or materials named within this document and attachments

2.3.2 The contractor shall proceed to provide proof of competency of all his operatives, including, but not limited to, qualifications, certifications, training and experience on similar work in other locations.

2.4 ACCESS AND PARKING

2.4.1 The contractor is responsible for providing the COR with operatives' names, vehicle registration plate number, make and colour, and any other details relevant to the work on site (i.e. deliveries expected) with at least 24 hours in advance.

2.4.2 The contractor is advised that a maximum of one parking space is available. However, the US Government may not be able to provide parking on certain occasions.

2.5 WORKING HOURS

2.5.1 Unless prior arrangement the work shall be undertaken on weekdays (Monday to Friday) and during working hours (8am to 5pm)

2.5.2 No work shall be undertaken on local and American holidays unless prior agreement and at no addition costs to the US Department of State. Please refer to the London embassy website for observed local and American holidays.

2.6 HEALTH AND SAFETY, WELFARE AND ENVIRONMENTAL PROCEDURES

2.6.1 The contractor shall fully comply with the Construction (Design and Management) Regulations (CDM 2015).

2.6.2 The contractor shall provide the COR with all sites specific **Risk Assessments and Method Statements (RAMS)** after award and prior to commencement of works. The notice to proceed cannot be used

2.6.3 After surveying the facilities and the relevant equipment, the contractor shall inform the US Government of any health and safety concerns or special requirements so their work can be carried out safely. This information will have to be included in the contractor's cost proposal.

2.6.4 It is the contractor's responsibility to ensure that all their employees are equipped with certified safety equipment (PPE) to complete the tasks as requested within this document and provided attachments, and in accordance with the contractor's method statements and health & safety plan.

2.6.5 The COR shall inform the contractor of the Embassy Health & Safety procedures to include but not be limited to egress routes, exits and assembly points in the event of an emergency.

2.6.6 Restrooms and welfare facilities are available for the use of the contractor at the US Consulate building.

2.6.7 The contractor shall be responsible for the safe and environmentally friendly disposal of all redundant materials, parts and consumables. Safe disposal records copies shall be provided to the Embassy after each visit.

2.6.8 All work shall comply with the local Health and Safety regulations in the UK. The link to the website is www.hse.gov.uk

2.7 STANDARDS OF CONDUCT IN THE PREMISES

2.7.1 The contractor employees shall maintain satisfactory standards of competency, conduct and cleanliness when working within a US Government property. These standards are especially strict when working within office environments or when working in or accessing adjacent areas.

2.7.2 The Government reserves the right to ask the contractor employee to leave the premises when the above is not complied with or the employee is deemed disruptive. The contractor shall immediately replace such an employee to maintain continuity of services at no additional cost for the Government.

2.7.3 The Contractor's employees shall wear clean, tidy and complete uniforms with clear means of identification when on duty.

2.7.4 The contractor employees must not smoke outside the designated areas, play music in any part of the premises or use abusive or loud language at any time within the US Consulate boundaries.

2.8 KEY CONTROL

2.8.1 The Contractor shall not depart the Consulate grounds whilst in possession of any keys. All keys shall be controlled and given back to the Consulate designated person prior to leaving the premises. However, if the contractor or their employees depart the building without giving keys back, the contractor may be responsible for the costs of as a minimum: gaining entry through locked doors or gates, repairs, replacing locks and providing additional keys.

3 BACKGROUND AND INTRODUCTION

3.1 BACKGROUND

12 Cresswell Gardens is an end of terrace house located in The Royal Borough of Kensington and Chelsea and within the conservation area known as The Boltons.

This property's roof went through an extensive waterproof and thermal upgrade in 2023. In addition, a refurbishment survey was undertaken, and asbestos material was identified in various locations including the main house and the garage as described on the attached documents.

3.2 INTRODUCTION

This document is issued by the US Department of State with the purpose to enter a contract to undertake all the work to the residence known as 12 Cresswell Gardens as described herein. This includes the main house and the garage.

The contractor shall provide all necessary managerial, administrative and direct labour personnel as well as supply, deliver and install all the materials, provide all the access equipment, tools and permits and the warranty to undertake the work explained here in. The contractor is also responsible for making good of all the elements disrupted during the above works, to safely dispose of all the redundant materials and equipment generated, clear, clean and tidy up the site daily and professionally clean the site at the end of the project.

The contractor shall supply a proposed work schedule presented in the form of a Gantt chart (Microsoft Project is preferable), including a complete breakdown of all the tasks, indicating commencement and completion of the entire project. This shall be included in the bid proposals.

4 SPECIFIC REQUIREMENTS

To be read in conjunction with the attachments provided.

4.1 PERIOD OF PERFORMANCE

4.1.1 The contractor shall complete the work described in no longer than **10 calendar days** (2 weeks) from the day stated in the NTP (notice to proceed). This time includes all the mobilization, ordering and delivering of materials, preparation, execution, commissioning and clearing and cleaning the site and completion of the snagging. If there is any notification time for the local authorities this shall be requested and completed in a timely manner by the contractor in advance to the start day on site (to be confirmed).

4.1.2 The Gantt chart shall include every task from NTP till completion.

4.2 COST BREAKDOWN REQUIREMENTS

4.2.1 As part of the cost proposal, the contractor shall include a cost breakdown to follow the structure below. Each item shall include the amounts correspondent to the main house work and the amount correspondent to the garage. In addition, each sub-item shall indicate both the materials cost and the labour cost.

4.2.1.1 Asbestos removal in attic

4.2.1.2 Asbestos removal from radiator covers

4.2.1.3 Asbestos removal from garage

4.2.1.4 Air tests (four-stage clearance)

4.2.1.5 Technical deliverables

4.3 SUBMITTALS

4.3.1 At the relevant time, the contractor shall submit to the COR proof of notification

to the HSE and any other documents required by the local authorities.

4.4 SPECIAL CONSTRUCTION AND DEMOLITION (ASBESTOS)

4.4.1 Mobilization

4.4.1.1 An asbestos survey for the main house was undertaken in 2023 and it is provided. The contractor shall base their abatement proposal on the survey report. See attachment 1.

4.4.1.2 An asbestos survey for the contiguous garage was undertaken in 2025 and it is provided. Since this garage was built at the same time it is assumed that the same construction methods and materials were used and therefore asbestos is also present. The contractor shall base their abatement proposal on this survey report. See attachment 2.

4.4.1.3 The contractor shall inform the embassy of all the notification period required by the Health Executive and include this in the Gannt chart program.

4.4.1.4 Make good the disturbed parts of the building.

4.4.2 Asbestos abatement

4.4.2.1 An asbestos specialist contractor shall abate all the asbestos identified or in both reports.

4.4.2.2 Regarding the 2025 survey undertaken for number 10, the contractor shall remove all the asbestos identified or presumed on the “asbestos register” page.

4.4.2.3 The asbestos waste certificates shall be provided in a timely manner.

4.4.3 Four-stage clearance

4.4.3.1 A four-stage clearance must be undertaken at the completion of the abatement by an independent and qualified analyst. A UKAS-accredited organization must be used for the four-stage clearance procedure. A Certificate for Reoccupation must be issued by the analyst to the COR in a timely manner.

4.5 TECHNICAL DELIVERABLES

4.5.1.1 Prepare and submit one electronic copy of the following within two days of abatement completion. To include:

- Description of work undertaken.
- Asbestos waste disposal certificates.
- A certificate for Reoccupation.

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4.6 EVALUATION CRITERIA

In order for a quotation to be considered, the vendor must provide:

4.6.1 Proof of licenses and permits required by local law (see DOSAR 652.242-73 in Section 2). If the offeror already possesses the locally required licenses and permits, a copy shall be provided.

4.6.2 Evidence of the technicians' training, qualifications, experience and expertise in providing asbestos removal services

4.6.3 Proof of demonstrable experience in undertaking similar projects including three (3) references

4.6.4 Detailed description of their experience with asbestos removal

4.6.5 Proof of Health and Safety regulations and certifications required.

4.6.6 Proof of all insurance (such as public and employer's liability) and accreditation as may be required under applicable UK law. A copy of the certification of insurance or a statement that the contractor will get the required insurance, and the name of the insurance provider to be used.

4.6.7 Vendors must provide evidence that the offeror/quoter operates an established business with a permanent address and telephone listing in the United Kingdom that can be confirmed on Companies House.

4.6.8 A signed & completed SF-18

4.6.9 If sub-contracting out the work, provide documentation demonstrating an established sub-contractor relationship with the proposed vendor for the past 3 years and evidence of payment of services rendered under prior contracts.

4.6.10 Supply a proposed work schedule presented in the form of a Gantt chart (Microsoft Project is preferable), including a complete breakdown of all the tasks, indicating commencement and completion of the entire project.

4.6.11 Submit quote to Procurement_Box6@state.gov no later than **August 20, by 5:00 PM.**

5 DEFINITIONS AND ACRONYMS USED

US DOS. Department of State of the United States of America.

OBO. Bureau of Overseas Buildings Operations. This is the department that directs the worldwide overseas building program for the Department of State.

CO. Contracting officer. A person in the US DOS with the authority to enter, administer and/or terminate contracts and make related determinations and findings.

COR. Contracting officer representative. A person in the US DOS who is responsible for the technical direction and evaluation of the contractor performance.

CDM. Construction Design and Management regulations. UK Construction (Design and Management) regulations intended to improve the overall management and coordination of health and safety and welfare throughout all stages of a construction project.

Targeted Refurbishment Survey

12 Creswell Gardens
London
SW5 0BJ

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Contents:

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2. Contract Review
3. Introduction - Purpose, Aims and Objectives
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APPENDICES - Survey Results

Appendix 1 - Asbestos Register - Results
Appendix 2 - Survey Data Sheet
Appendix 3 - General Building Construction by location
Appendix 4 - Analysis Certificates
Appendix 5 - Plans

***This report shall not be reproduced except in its entirety**

1.0 Executive summary:

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HIGH RISK MATERIALS - SCORES 10+

Building	Floor	Room	Item	Material	Risk assessment Score	Recommendations

There were no high risk items found.

MEDIUM RISK MATERIALS - SCORES 7-9

Asbestos containing materials, which have been identified as unsealed or damaged are 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
12 Creswell Gardens	Roof Void	Loft Space R/001	Insulation residue lining structural timbers surrouding pipework	Asbestos Insulating Board	MEDIUM (9)	Restrict access/remove

1.0 Executive summary:

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LOW RISK MATERIALS - SCORES 1-6

Asbestos Containing Materials which have been identified in good condition are located in the table below. A management policy and plan needs to be implemented to ensure the ongoing safe management of these products and regular inspection of these products by suitably trained personnel is recommended.

Building	Floor	Room	Item	Material	Risk assessment Score	Recommendations
12 Creswell Gardens	2nd	Bedroom 2/003	Cement panel lining underside of timber radiator boxing	Asbestos Cement	VERY LOW (4)	Remove
12 Creswell Gardens	1st	Living Room 1/003	Cement panel lining underside of timber radiator boxing	Asbestos Cement	VERY LOW (4)	Remove
12 Creswell Gardens	Ground	Dining Room G/001	Cement panel lining underside of timber radiator boxing	Asbestos Cement	VERY LOW (4)	Remove

1.0 Executive summary:

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PRESUMED ASBESTOS/NO ACCESS AREA

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

Surveyor Site Notes:

Internal notes: N/A

External notes: N/A

2.0 Contract Review:

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Name and address of site:	12 Creswell Gardens, London, SW5 0BJ		
Name and address of client:	T & D Barrs,Unit 7 Thundridge Business Park, Thundridge, Nr. Ware, Hertfordshire, SG12 0SS		
Client contact:	Alison Temple		
Type of survey:	Refurbishment Survey		
Date of survey:	7 Aug 2023		
Project Number:	J023101		
Lead surveyor[s]:	John Arnold	Signature:	
Technically reviewed by:	Craig Candlish	Signature:	
Report issue date:	11 Aug 2023		

Report QC Check			
Introduction to report covers all areas requested by the client	Yes	Conclusions and recommendations are appropriate	Yes
All data and MA checks are correct, including material type	Yes	Bulk Certificate present	Yes
Exec. Summary accurate and complete by risk band	Yes	Plans marked correctly and present and no access areas identified appropriately	Yes
Have any ACM's have been omitted from the report	No	Caveats are specific to the survey	Yes

3.0 Introduction/Objectives:

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Inspectas Compliance Ltd received an order of confirmation to undertake a Refurbishment Survey from T & D Barrs. 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:

Site Address	Building Designation	Building Description	Age of building
12 Creswell Gardens London	12 Creswell Gardens	Residential	Circa 1900s
	General Building Construction Type *Individual room construction can be found within Appendix 3 of this report		
	Three storey brick building		

The survey was carried out by John Arnold.

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.

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.

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

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3.4 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:

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4.1 Details of information requested from the Duty Holder by Inspectas Compliance 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 Alison Temple 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:

12 Creswell Gardens
London
SW5 0BJ

The survey was carried out to Refurbishment survey to property prior to interior decoration works and roofing works. Limited intrusive inspections made as not all areas of the building are being disturbed. .

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 drawing 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 Inspectas of any chemical/biological hazards.

No previous asbestos information was made available to Inspectas prior to survey works.

The following exclusions were agreed at the time of the survey on site:

No exclusions agreed

5.0 Survey Method

This survey has been undertaken in accordance with HSG264 and Inspectas Compliance Ltd in house procedures.

Clients of Inspectas Compliance 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.

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.

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.

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.

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)

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.

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.

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 control measures will be put in place before such action is attempted. If control measures cannot be arranged, no attempt to access the area will be made and the reasons recorded. The area/location will be presumed to have ACM's present until proven otherwise.

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.

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:

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

During the course of the survey any areas not accessed, are detailed within the Data Sheets of this report, along with a comment on the reason for non access. Asbestos has been presumed to be present until further inspection and sampling to these areas proves otherwise

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

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

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

6.2 – Specific caveats

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

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

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 requested a less intrusive survey into these areas and for the window frames to remain in situ.

Underground services were not included in the survey.

It has been agreed with the client that there was not any unsafe structures on site.

7.0 Sampling and Analysis:

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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' . 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:

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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 General Building Construction by location (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.

8.3 The non asbestos general building construction materials identified by visual inspection are recorded in Appendix 3: General Building Construction. These items have not been sampled and consist of, non fibrous materials EG) Masonry, timber etc and fibrous materials that have not contained asbestos. EG) MMMF, plasterboard etc.

8.4 Suspected materials that were subject to bulk sampling which were confirmed as non asbestos are recorded individually within the survey data sheets: Appendix 1.

8.0 Survey Results - Interpretation (cont):

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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

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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

Appendix 1 - Asbestos Register

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Building	Floor	Location - Room - Item	S,P,SP,AS Sample No	Product Type	Condition	Surface Treatment	Asbestos Type	Quantity	Accessibility	Material Score	Recommendation	Surveyors Comments
12 Creswell Gardens	Roof Void	Loft Space - R/001 - Insulation residue lining structural timbers surrouding pipework	S FK001067	Asbestos Insulating Board	High Damage	Unsealed lagging and sprays	Chrysotile	5lm	Easily disturbed	9	Restrict access/remove	N/A
12 Creswell Gardens	2nd	Bedroom - 2/003 - Cement panel lining underside of timber radiator boxing	S FK001065	Asbestos Cement	Low Damage	Surface Sealed	Chrysotile	2lm	Easily disturbed	4	Remove	N/A
12 Creswell Gardens	1st	Living Room - 1/003 - Cement panel lining underside of timber radiator boxing	S FK001063	Asbestos Cement	Low Damage	Surface Sealed	Chrysotile	4lm	Easily disturbed	4	Remove	N/A
12 Creswell Gardens	Ground	Dining Room - G/001 - Cement panel lining underside of timber radiator boxing	S FK001061	Asbestos Cement	Low Damage	Surface Sealed	Chrysotile	2lm	Easily disturbed	4	Remove	N/A

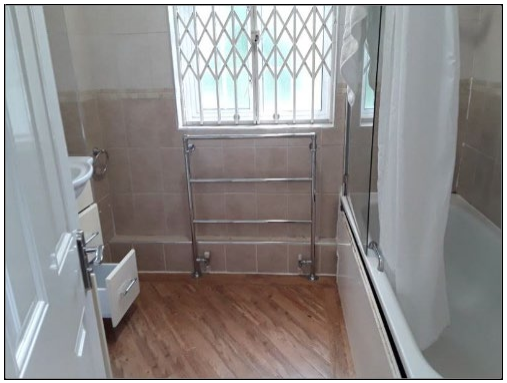
KEY:

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**	**John Arnold**
Project Number	**J023101**	**Survey Date**	**7 Aug 2023**
Site Address:	**12 Creswell Gardens London SW5 0BJ**	**Bulk Analysis Laboratory**	**Asbestos Laboratory Services (UK) Ltd**
		Date Samples taken	**07/08/2023**

Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
7 Aug 2023	John Arnold	Refurbishment Survey	Roof Void	Chrysotile (1)
Building	**Room**	**Item**	**Quantity**	
12 Creswell Gardens	Loft Space - R/001	Insulation residue lining structural timbers surrouding pipework	5lm	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
S FK001067	Asbestos Insulating Board (2)	Unsealed lagging and sprays (3)	High Damage (3)	Easily disturbed
Material Risk Score				
9				
Recommended action	Restrict access/remove			
Surveyor comments	N/A			



Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
7 Aug 2023	John Arnold	Refurbishment Survey	2nd Floor	N/A
Building	**Room**	**Item**	**Quantity**	
12 Creswell Gardens	Bathroom - 2/001	No asbestos bearing materials were identified at the time of survey	N/A	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
N/A	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)

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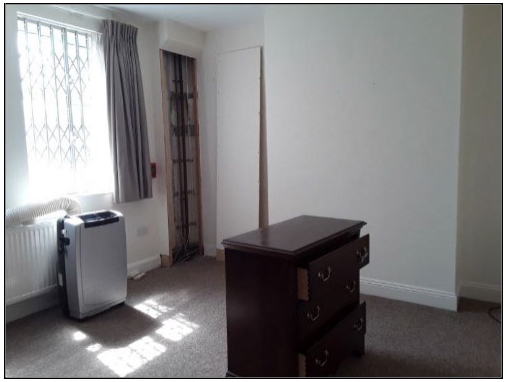

Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
7 Aug 2023	John Arnold	Refurbishment Survey	2nd Floor	N/A
Building	**Room**	**Item**	**Quantity**	
12 Creswell Gardens	Bedroom - 2/002	No asbestos bearing materials were identified at the time of survey	N/A	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
N/A	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
7 Aug 2023	John Arnold	Refurbishment Survey	2nd Floor	Chrysotile (1)
Building	**Room**	**Item**	**Quantity**	
12 Creswell Gardens	Bedroom - 2/003	Cement panel lining underside of timber radiator boxing	2lm	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
S FK001065	Asbestos Cement (1)	Surface Sealed (1)	Low Damage (1)	Easily disturbed
Material Risk Score				
4				
Recommended action	Remove			
Surveyor comments	N/A			

KEY:

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

Survey Data Sheets (cont)

inspectas
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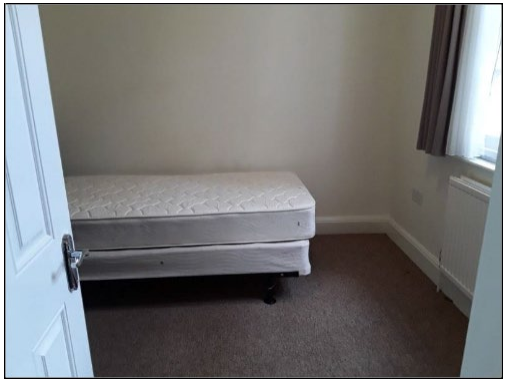


Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
7 Aug 2023	John Arnold	Refurbishment Survey	2nd Floor	N/A
Building	**Room**	**Item**	**Quantity**	
12 Creswell Gardens	Bedroom - 2/004	No asbestos bearing materials were identified at the time of survey	N/A	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
N/A	N/A	N/A	N/A	N/A
Material Risk Score				
N/A				
Recommended action	No further action required			
Surveyor comments	N/A			

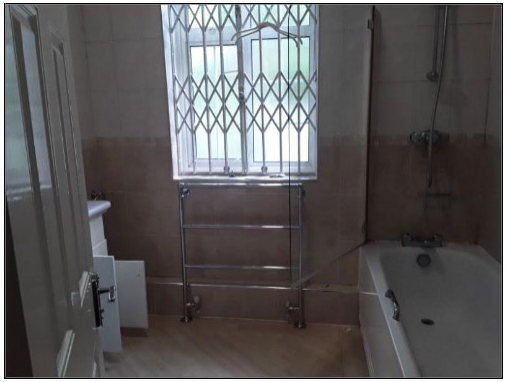
Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
7 Aug 2023	John Arnold	Refurbishment Survey	2nd Floor	No Asbestos Detected (0)
Building	**Room**	**Item**	**Quantity**	
12 Creswell Gardens	Stairs and Landing - 2/005	Insulating board panel lining cupboard door	2m²	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
S FK001066	Insulating Board (2)	N/A	N/A	N/A
Material Risk Score				
N/A				
Recommended action	No further action required			
Surveyor comments	N/A			

KEY:

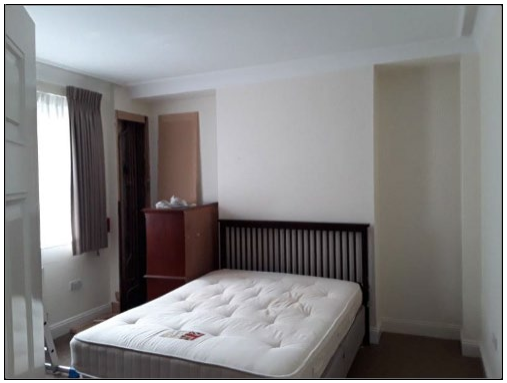
S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Survey Data Sheets (cont)

inspectas
Compliance made easy



Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
7 Aug 2023	John Arnold	Refurbishment Survey	1st Floor	N/A
Building	**Room**	**Item**	**Quantity**	
12 Creswell Gardens	Bathroom - 1/001	No asbestos bearing materials were identified at the time of survey	N/A	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
N/A	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
7 Aug 2023	John Arnold	Refurbishment Survey	1st Floor	N/A
Building	**Room**	**Item**	**Quantity**	
12 Creswell Gardens	Bedroom - 1/002	No asbestos bearing materials were identified at the time of survey	N/A	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
N/A	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)

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Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
7 Aug 2023	John Arnold	Refurbishment Survey	1st Floor	Chrysotile (1)
Building	**Room**	**Item**	**Quantity**	
12 Creswell Gardens	Living Room - 1/003	Cement panel lining underside of timber radiator boxing	4lm	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
S FK001063	Asbestos Cement (1)	Surface Sealed (1)	Low Damage (1)	Easily disturbed
Material Risk Score				
4				
Recommended action	Remove			
Surveyor comments	N/A			

Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
7 Aug 2023	John Arnold	Refurbishment Survey	1st Floor	No Asbestos Detected (0)
Building	**Room**	**Item**	**Quantity**	
12 Creswell Gardens	Stairs and Landing - 1/004	Insulating board panel lining cupboard door	2m²	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
S FK001064	Insulating Board (2)	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)

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Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
7 Aug 2023	John Arnold	Refurbishment Survey	Ground Floor	Chrysotile (1)
Building	**Room**	**Item**	**Quantity**	
12 Creswell Gardens	Dining Room - G/001	Cement panel lining underside of timber radiator boxing	2lm	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
S FK001061	Asbestos Cement (1)	Surface Sealed (1)	Low Damage (1)	Easily disturbed
Material Risk Score				
4				
Recommended action	Remove			
Surveyor comments	N/A			

Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
7 Aug 2023	John Arnold	Refurbishment Survey	Ground Floor	N/A
Building	**Room**	**Item**	**Quantity**	
12 Creswell Gardens	Kitchen - G/002	No asbestos bearing materials were identified at the time of survey	N/A	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
N/A	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)

inspectas
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Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
7 Aug 2023	John Arnold	Refurbishment Survey	Ground Floor	N/A
Building	**Room**	**Item**	**Quantity**	
12 Creswell Gardens	Utility Room - G/003	No asbestos bearing materials were identified at the time of survey	N/A	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
N/A	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
7 Aug 2023	John Arnold	Refurbishment Survey	Ground Floor	N/A
Building	**Room**	**Item**	**Quantity**	
12 Creswell Gardens	Lobby - G/004	No asbestos bearing materials were identified at the time of survey	N/A	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
N/A	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)

inspectas
Compliance made easy

Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
7 Aug 2023	John Arnold	Refurbishment Survey	Ground Floor	N/A
Building	**Room**	**Item**	**Quantity**	
12 Creswell Gardens	Kitchen Cupboard - G/005	No asbestos bearing materials were identified at the time of survey	N/A	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
N/A	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
7 Aug 2023	John Arnold	Refurbishment Survey	Ground Floor	N/A
Building	**Room**	**Item**	**Quantity**	
12 Creswell Gardens	Understair Cupboard - G/006	No asbestos bearing materials were identified at the time of survey	N/A	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
N/A	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)

inspectas
Compliance made easy

Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
7 Aug 2023	John Arnold	Refurbishment Survey	Ground Floor	No Asbestos Detected (0)
Building	**Room**	**Item**	**Quantity**	
12 Creswell Gardens	Cupboard - G/007	Red vinly including adhesive to gloor below carpet	1m²	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
S FK001062	Reinforced Composite (1)	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
7 Aug 2023	John Arnold	Refurbishment Survey	Ground Floor	N/A
Building	**Room**	**Item**	**Quantity**	
12 Creswell Gardens	Toilet - G/008	No asbestos bearing materials were identified at the time of survey	N/A	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
N/A	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)

inspectas
Compliance made easy

Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
7 Aug 2023	John Arnold	Refurbishment Survey	Ground Floor	N/A
Building	**Room**	**Item**	**Quantity**	
12 Creswell Gardens	Stairwell Lobby - G/009	No asbestos bearing materials were identified at the time of survey	N/A	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
N/A	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
7 Aug 2023	John Arnold	Refurbishment Survey	Ground Floor	No Asbestos Detected (0)
Building	**Room**	**Item**	**Quantity**	
12 Creswell Gardens	Boiler Room - G/010	Insulation residue lining walls behind pipework	20m²	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
S FK001069	Insulating Board (2)	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)

inspectas
Compliance made easy

Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
7 Aug 2023	John Arnold	Refurbishment Survey	Ground Floor	N/A
Building	**Room**	**Item**	**Quantity**	
12 Creswell Gardens	Gas Meter Cupboard - G/011	No asbestos bearing materials were identified at the time of survey	N/A	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
N/A	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
7 Aug 2023	John Arnold	Refurbishment Survey	External	No Asbestos Detected (0)
Building	**Room**	**Item**	**Quantity**	
12 Creswell Gardens	External - E/001	Asphalt roof covering over second floor flat roof	20m²	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
S FK001068	Reinforced Composite (1)	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 - General Building Construction by location

inspectas
Compliance made easy

Building	Floor	Room No:	Room Type	Item
12 Creswell Gardens	Roof Void	R/001	Loft Space	Timber clad roof, masonry walls, cloth insulation to pipework, metal tanks, timber hatch
12 Creswell Gardens	2nd Floor	2/001	Bathroom	No access below fixed timber flooring, ceramic tiled masonry walls, metal pipework within boxing, UPVC windows, fixed plaster ceiling
12 Creswell Gardens	2nd Floor	2/002	Bedroom	No access below fixed timber flooring, masonry walls, metal pipework within timber boxing, UPVC windows, fixed plaster ceiling
12 Creswell Gardens	2nd Floor	2/003	Bedroom	No access below fixed timber flooring, masonry walls, metal pipework and radiators within timber boxing, timber framed windows, fixed plaster ceiling
12 Creswell Gardens	2nd Floor	2/004	Bedroom	No access below fixed timber flooring, masonry walls, metal pipework and radiators within timber boxing, timber framed windows, fixed plaster ceiling
12 Creswell Gardens	2nd Floor	2/005	Stairs and Landing	No access below fixed timber floor below carpet, masonry walls, plaster ceiling, timber staircase, quarry tiled sill, timber framed windows
12 Creswell Gardens	1st Floor	1/001	Bathroom	No access below fixed timber flooring, ceramic tiled masonry walls, metal pipework within boxing, UPVC windows, fixed plaster ceiling
12 Creswell Gardens	1st Floor	1/002	Bedroom	No access below fixed timber flooring, masonry walls, metal pipework within timber boxing, UPVC windows, fixed plaster ceiling
12 Creswell Gardens	1st Floor	1/003	Living Room	Very limited access below fixed timber flooring, masonry walls, metal pipework and radiators within timber boxing, timber framed windows, fixed plaster ceiling, marble and concrete fireplace
12 Creswell Gardens	1st Floor	1/004	Stairs and Landing	No access below fixed timber floor below carpet, masonry walls, plaster ceiling, timber staircase, quarry tiled sill, timber framed windows
12 Creswell Gardens	Ground Floor	G/001	Dining Room	Fixed timber flooring, not accessed below, masonry walls, timber framed windows, fixed plasterboard ceiling, timber panel lining marble fireplace
12 Creswell Gardens	Ground Floor	G/002	Kitchen	Fixed timber flooring not accessed below, masonry walls, UPVC framed windows, fixed plasterboard ceiling, timber panel lining service penetrations above door
12 Creswell Gardens	Ground Floor	G/003	Utility Room	Fixed timber flooring no access below, ceramic tiled masonry walls, UPVC window, fixed plasterboard ceiling
12 Creswell Gardens	Ground Floor	G/004	Lobby	Fixed timber flooring no access below, masonry walls, UPVC window, fixed plasterboard ceiling
12 Creswell Gardens	Ground Floor	G/005	Kitchen Cupboard	Fixed timber flooring not accessed below, masonry walls, metal framed windows, fixed plasterboard ceiling

Appendix 3 - General Building Construction by location (cont)

Building	Floor	Room No:	Room Type	Item
12 Creswell Gardens	Ground Floor	G/006	Understair Cupboard	Concrete floor, masonry walls, plaster ceiling, timber lined door
12 Creswell Gardens	Ground Floor	G/007	Cupboard	Carpet and lino on timber floor, masonry walls, plaster ceiling, timber lined door
12 Creswell Gardens	Ground Floor	G/008	Toilet	Fixed ceramic flooring, masonry walls, timber framed windows, plaster ceiling, timber boxing housing metal pipework
12 Creswell Gardens	Ground Floor	G/009	Stairwell Lobby	Fixed ceramic flooring, masonry walls, meral framed windows, plaster ceiling, timber staircase
12 Creswell Gardens	Ground Floor	G/010	Boiler Room	Concrete floor, masonry walls, lath and plaster ceiling, redundant metal flue exiting ceiling, foam and cloth insulation to metal pipework, modern wall mounted boiler, metal door
12 Creswell Gardens	Ground Floor	G/011	Gas Meter Cupboard	Concrete floor, masonry walls, plaster ceiling, metal pipework
12 Creswell Gardens	External	E/001	External	Slate tiled pitched roof, modern felt lining timber tank housing, plastic tank covered with fibreglass insulation, asphalt roof, timber hatch, timber boxing packed with fibreglass housing foam insulated pipework, plastic guttering

Appendix 4 – Sample Certificates

Sycamore Court
North Leigh Business Park
North Leigh
Oxfordshire OX29 6SW

Tel: 01993 868636
www.asbestoslabs.co.uk

Asbestos Laboratory Services

UKAS TESTING
4668

CERTIFICATE OF ANALYSIS FOR ASBESTOS FIBRES

Report Number: ALS/J069146

Client	Inspectas Compliance Ltd	**Attention**	Paula Candlish
Client Address	Atlas House, 5 Bradford Road, Drighlington, BD11 1AS		
Site Address	12 Creswell Gardens, London, SW5 0BJ		
Site Ref	J023101	**No. of Samples**	9

Date Received	08/08/2023	**Date of Analysis**	08/08/2023 - 09/08/2023	**Report Issue Date**	09/08/2023

Samples of material(s) [detailed below] have been examined to determine the presence of asbestos fibres, using Polarised Light Microscopy together with dispersion staining based on the HSE's guidance document HSG248 and Asbestos Laboratory Services' documented method. If samples have been delivered to the laboratory, the site address and sample location is reported as provided by the client. Reported results apply to samples as received. Asbestos Laboratory Services are not responsible for the accuracy or competence of the sampling by third parties. Under these circumstances, Asbestos Laboratory Services cannot be held responsible for the interpretation of the results shown. Opinions and interpretations are outside the scope of the UKAS accreditation.
All entries under 'Fibre Type Detected' that contain (*) indicate that the sample was found to be deviating from policies defined in document TPS63 (UKAS Policy on Deviating Samples). As a result, the test result(s) may be invalid. The Determination of Asbestos Content Report shall not be reproduced except in full, without written approval of the laboratory. V2, or subsequent "V" numbers, after the report number signifies that the original certificate (or previous amended certificate) has been replaced. All records, communications and reports pertaining to the analysis are archived for a minimum of five years. The samples analysed are retained for a minimum of six months.

Lab Ref	Client Sample Number	Sample Location	Sample Description	Fibre Type Detected
BS282439	FK001061	Ground Floor, Dining Room,	Cement panel lining underside of timber radiator boxing	Chrysotile
BS282440	FK001062	Ground Floor, Cupboard,	Red vinly including adhesive to gloor below carpet	N.A.D.I.S
BS282441	FK001063	1st Floor, Living Room,	Cement panel lining underside of timber radiator boxing	Chrysotile
BS282442	FK001064	1st Floor, Stairs and Landing,	Insulating board panel lining cupboard door	N.A.D.I.S
BS282443	FK001065	2nd Floor, Bedroom,	Cement panel lining underside of timber radiator boxing	Chrysotile
BS282444	FK001066	2nd Floor, Stairs and Landing,	Insulating board panel lining cupboard door	N.A.D.I.S

Analysed By	Gina Kendall
Analyst Signatory	GKendall.

Approved By	Jack Wood
Approver Signatory	JWood

Sycamore Court
North Leigh Business Park
North Leigh
Oxfordshire OX29 6SW

Tel: 01993 868636
www.asbestoslabs.co.uk

Asbestos Laboratory Services

UKAS TESTING
4668

CERTIFICATE OF ANALYSIS FOR ASBESTOS FIBRES

Report Number: ALS/J069146

Client	Inspectas Compliance Ltd	**Attention**	Paula Candlish
Client Address	Atlas House, 5 Bradford Road, Drighlington, BD11 1AS		
Site Address	12 Creswell Gardens, London, SW5 0BJ		
Site Ref	J023101	**No. of Samples**	9

Date Received	08/08/2023	**Date of Analysis**	08/08/2023 - 09/08/2023	**Report Issue Date**	09/08/2023

Samples of material(s) [detailed below] have been examined to determine the presence of asbestos fibres, using Polarised Light Microscopy together with dispersion staining based on the HSE's guidance document HSG248 and Asbestos Laboratory Services' documented method. If samples have been delivered to the laboratory, the site address and sample location is reported as provided by the client. Reported results apply to samples as received. Asbestos Laboratory Services are not responsible for the accuracy or competence of the sampling by third parties. Under these circumstances, Asbestos Laboratory Services cannot be held responsible for the interpretation of the results shown. Opinions and interpretations are outside the scope of the UKAS accreditation.
All entries under 'Fibre Type Detected' that contain (*) indicate that the sample was found to be deviating from policies defined in document TPS63 (UKAS Policy on Deviating Samples). As a result, the test result(s) may be invalid. The Determination of Asbestos Content Report shall not be reproduced except in full, without written approval of the laboratory. V2, or subsequent "V" numbers, after the report number signifies that the original certificate (or previous amended certificate) has been replaced. All records, communications and reports pertaining to the analysis are archived for a minimum of five years. The samples analysed are retained for a minimum of six months.

Lab Ref	Client Sample Number	Sample Location	Sample Description	Fibre Type Detected
BS282445	FK001067	Roof Void, Loft Space,	Insulation residue lining structural timbers surrouding pipework	Chrysotile
BS282446	FK001068	External, External,	Asphalt roof covering over second floor flat roof	N.A.D.I.S
BS282447	FK001069	Ground Floor, Boiler Room,	Insulation residue lining walls behind pipework	N.A.D.I.S

Fibre Type Detected Key

N.A.D.I.S = No Asbestos Detected in Sample

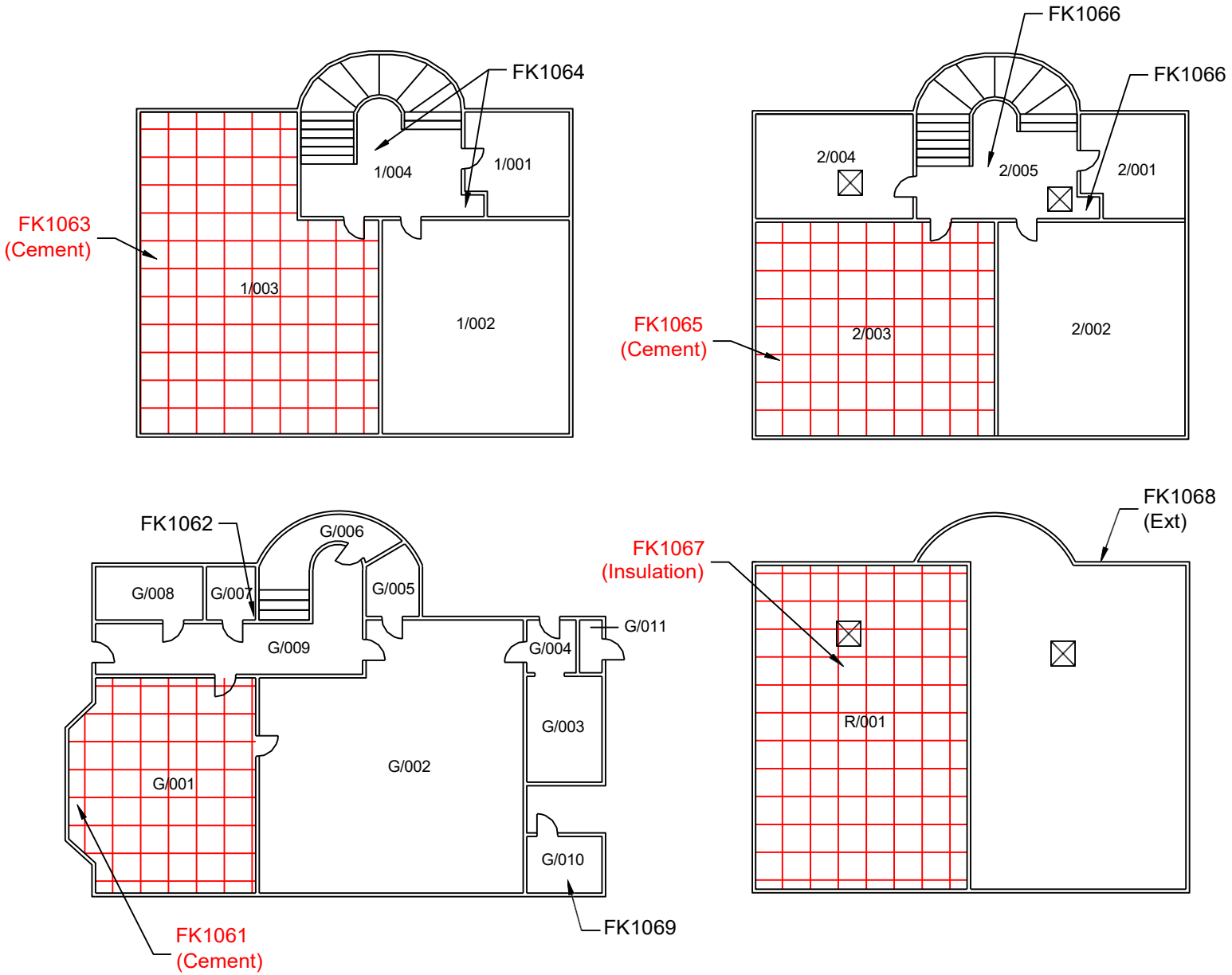
Chrysotile = White Asbestos; **Amosite** = Brown Asbestos: **Crocidolite** = Blue Asbestos; **Actinolite, Anthophyllite & Tremolite** = Rare Asbestos Types

Details of Amendment(s) to Previous Certificate:

Details of Deviating Samples:

Analysed By	Gina Kendall	Approved By	Jack Wood
Analyst Signatory	GKendall.	Approver Signatory	J Wood

Appendix 5 – Plans



KEY

AC001 POSITIVE SAMPLES

AC001 NEGATIVE SAMPLES

AREAS OF NO ACCESS

ACM PRESENTS

OUTSIDE SCOPE OF WORK

G/01 ROOM NUMBERS

PLAN NOT TO SCALE

JOB REFERENCE: J023101

12 Creswell Gardens,
London,
SW5 0BJ

Floor: Ground,First,Second Floor & Roof

AUTHOR: PM

inspectas
Compliance made easy

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9.0 Recommendations:

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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, prior to removal of the ACM's and demolition of the building, 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 All ACM's identified within this report are removed prior to start of the refurbishment.

9.4.1 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, following a site visit.

9.4.2 Where asbestos residue or debris has been identified within an area, then it should be presumed that all surfaces including any plant and equipment within the area are likely to be contaminated and will be subject to the same remediation procedures.

9.5 Where there is a delay to the removal of the ACM's and refurbishment scheme, or some ACM's are to be retained then;

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

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

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

9.6 During the course of the survey any areas not accessed, are detailed within the Data Sheets of this report, along with a comment on the reason for non access. Asbestos has been presumed to be present until further inspection and sampling to these areas proves otherwise.

9.7.1 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.

9.7.2 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.

9.7.3 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 in comparison to the clearance indicator, and control limit to these areas and adjacent areas.

9.8 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.

Asbestos Refurbishment Survey

10 Creswell Gardens
London
SW5 0BJ

Inspectas Compliance Ltd
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Contents:

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1. Executive Summary [Conclusions and actions]
2. Contract Review
3. Introduction - Purpose, Aims and Objectives
4. Desk Top Review and Survey Planning
5. Survey Method
6. Exclusions and Caveats
7. Sampling and Analysis
8. Survey Results - Interpretation
9. Recommendations

APPENDICES - Survey Results

Appendix 1 - Asbestos Register - Results
Appendix 2 - Survey Data Sheet
Appendix 3 - General Building Construction by location
Appendix 4 - Analysis Certificates
Appendix 5 - Plans

***This report shall not be reproduced except in its entirety**

1.0 Executive summary:

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HIGH RISK MATERIALS - SCORES 10+

Building	Floor	Room	Item	Material	Risk assessment Score	Recommendations

There were no high risk items found.

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MEDIUM RISK MATERIALS - SCORES 7-9

Asbestos containing materials, which have been identified as unsealed or damaged are 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
10 Creswell Gardens	Ground	Boiler Cupboard G/011	Thermal insulation residue to walls	Asbestos Insulation/Coating	MEDIUM (9)	Restrict access/remove

1.0 Executive summary:

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LOW RISK MATERIALS - SCORES 1-6

Asbestos Containing Materials which have been identified in good condition are located in the table below. A management policy and plan needs to be implemented to ensure the ongoing safe management of these products and regular inspection of these products by suitably trained personnel is recommended.

Building	Floor	Room	Item	Material	Risk assessment Score	Recommendations
10 Creswell Gardens	Ground	Rear Lobby G/008	Bitumen wrap to electric cable	Reinforced Composite	VERY LOW (3)	Remove
10 Creswell Gardens	Ground	Garage G/012	Bakelite fuse boxes	Reinforced Composite	VERY LOW (3)	Remove
10 Creswell Gardens	Ground	Garage G/012	Woven products to electrics	Asbestos Textiles/Paper	LOW (5)	Remove
10 Creswell Gardens	Ground	Garage G/012	Insulating board panels to ceiling	Asbestos Insulating Board	LOW (6)	Remove
10 Creswell Gardens	Ground	Garage G/012	Cement ceiling panels	Asbestos Cement	VERY LOW (4)	Remove

1.0 Executive summary:

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PRESUMED ASBESTOS/NO ACCESS AREA

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

Surveyor Site Notes:

Internal notes: N/A

External notes: N/A

2.0 Contract Review:

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Name and address of site:	10 Creswell Gardens, London, SW5 0BJ		
Name and address of client:	T & D Barrs,Unit 7 Thundridge Business Park, Thundridge, Nr. Ware, Hertfordshire, SG12 0SS		
Client contact:	Alison Temple		
Type of survey:	Refurbishment Survey		
Date of survey:	11 Jul 2025		
Project Number:	J038916		
Lead surveyor[s]:	Will Lewis	Signature:	
Technically reviewed by:	Josh Harrison	Signature:	
Report issue date:	17 Jul 2025		

Report QC Check			
Information within the report covers all areas requested by the client	**Yes**	Conclusions and recommendations are appropriate	**Yes**
All data and MA checks are correct, including material type	**Yes**	Bulk Certificate present	**Yes**
Exec. Summary accurate and complete by risk band	**Yes**	Plans marked correctly and present and no access areas identified appropriately	**Yes**
Have any ACM's have been omitted from the report	**No**	Caveats are specific to the survey	**Yes**

3.0 Introduction/Objectives:

Inspectas Compliance Ltd received an order of confirmation to undertake a Refurbishment Survey from T & D Barrs. 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:

Site Address	Building Designation	Building Description	Age of building
10 Creswell Gardens London	10 Creswell Gardens	Domestic	c1850
	General Building Construction Type *Individual room construction can be found within Appendix 3 of this report		
	Traditional brick built		

The survey was carried out by Will Lewis.

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.

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.

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

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3.4 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:

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4.1 Details of information requested from the Duty Holder by Inspectas Compliance 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 Alison Temple 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:

10 Creswell Gardens
London
SW5 0BJ

The survey was carried out to internal areas of house and garage, as per client instruction .

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 Inspectas of any chemical/biological hazards.

No previous asbestos information was made available to Inspectas prior to survey works.

The following exclusions were agreed at the time of the survey on site:

No exclusions agreed

5.0 Survey Method

This survey has been undertaken in accordance with HSG264 and Inspectas Compliance Ltd in house procedures.

Clients of Inspectas Compliance 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.

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.

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.

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.

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)

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.

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.

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 control measures will be put in place before such action is attempted. If control measures cannot be arranged, no attempt to access the area will be made and the reasons recorded. The area/location will be presumed to have ACM's present until proven otherwise.

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.

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:

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

During the course of the survey any areas not accessed, are detailed within the Data Sheets of this report, along with a comment on the reason for non access. Asbestos has been presumed to be present until further inspection and sampling to these areas proves otherwise

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

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

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

6.2 – Specific caveats

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

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

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 requested a less intrusive survey into these areas and for the window frames to remain in situ.

Underground services were not included in the survey.

It has been agreed with the client that there was not any unsafe structures on site.

7.0 Sampling and Analysis:

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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’ . 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:

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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 General Building Construction by location (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.

8.3 The non asbestos general building construction materials identified by visual inspection are recorded in Appendix 3: General Building Construction. These items have not been sampled and consist of, non fibrous materials EG) Masonry, timber etc and fibrous materials that have not contained asbestos. EG) MMMF, plasterboard etc.

8.4 Suspected materials that were subject to bulk sampling which were confirmed as non asbestos are recorded individually within the survey data sheets: Appendix 1.

8.0 Survey Results - Interpretation (cont):

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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

Appendix 1 - Asbestos Register

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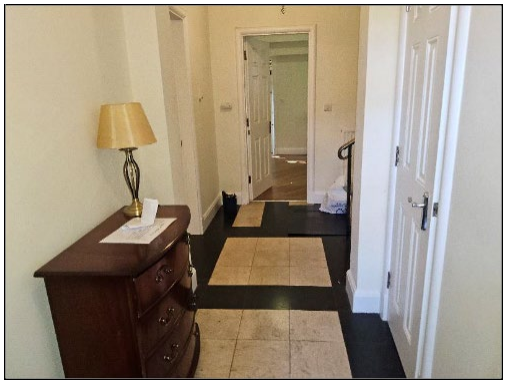
Building	Floor	Location - Room - Item	S,P,SP,AS Sample No	Product Type	Condition	Surface Treatment	Asbestos Type	Quantity	Accessibility	Material Score	Recommendation	Surveyors Comments
10 Creswell Gardens	Ground	Rear Lobby - G/008 - Bitumen wrap to electric cable	P	Reinforced Composite	Low Damage	Completely Sealed	Chrysotile	2lm	Routinely disturbed	3	Remove	No sample taken. Live electrics
10 Creswell Gardens	Ground	Boiler Cupboard - G/011 - Thermal insulation residue to walls	S JM001671	Asbestos Insulation/Coating	High Damage	Surface Sealed	Chrysotile + Amosite	10m²	Routinely disturbed	9	Restrict access/remove	Sample of residue from wall with pipework attached - All walls, floor and ceiling should be included in the remedial works
10 Creswell Gardens	Ground	Garage - G/012 - Cement ceiling panels	S JM001669	Asbestos Cement	Low Damage	Surface Sealed	Chrysotile	15m²	Routinely disturbed	4	Remove	N/A
10 Creswell Gardens	Ground	Garage - G/012 - Insulating board panels to ceiling	S JM001668	Asbestos Insulating Board	Low Damage	Surface Sealed	Chrysotile + Amosite	2m²	Routinely disturbed	6	Remove	Surrounding hatch to roof void
10 Creswell Gardens	Ground	Garage - G/012 - Woven products to electrics	P	Asbestos Textiles/Paper	Low Damage	Surface Sealed	Chrysotile	1no.	Routinely disturbed	5	Remove	Memette switchgear unit. No sample taken. Live electrics
10 Creswell Gardens	Ground	Garage - G/012 - Bakelite fuse boxes	P	Reinforced Composite	Low Damage	Completely Sealed	Chrysotile	2no.	Routinely disturbed	3	Remove	No samples taken. Live electrics

KEY:

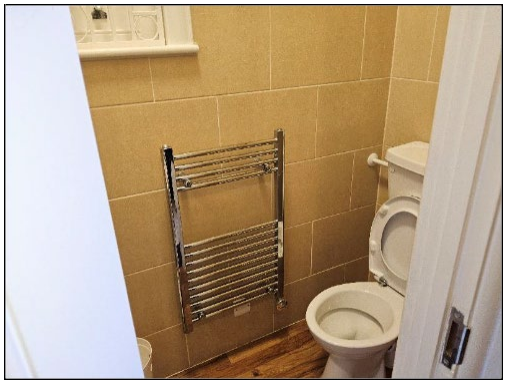
S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Appendix 2 – Survey Data Sheets

Service Type	**Refurbishment Survey**		
Report Revision Number	**1**	**Surveyors**	**Will Lewis**
Project Number	**J038916**	**Survey Date**	**11 Jul 2025**
Site Address:	**10 Creswell Gardens London SW5 0BJ**	**Bulk Analysis Laboratory**	**Scopus Asbestos Compliance**
		Date Samples taken	**11/07/2025**



Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
11 Jul 2025	Will Lewis	Refurbishment Survey	Ground Floor	N/A
Building	**Room**	**Item**	**Quantity**	
10 Creswell Gardens	Hallway - G/001	Refurb location: No asbestos bearing materials were identified at the time of survey	N/A	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
N/A	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
11 Jul 2025	Will Lewis	Refurbishment Survey	Ground Floor	N/A
Building	**Room**	**Item**	**Quantity**	
10 Creswell Gardens	WC - G/002	Refurb location: No asbestos bearing materials were identified at the time of survey	N/A	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
N/A	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)

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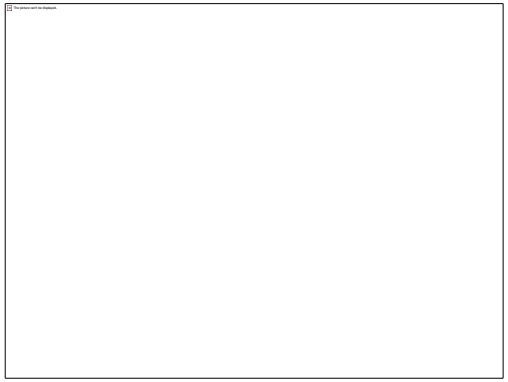
Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
11 Jul 2025	Will Lewis	Refurbishment Survey	Ground Floor	N/A
Building	**Room**	**Item**	**Quantity**	
10 Creswell Gardens	Cupboard - G/003	Refurb location: No asbestos bearing materials were identified at the time of survey	N/A	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
N/A	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
11 Jul 2025	Will Lewis	Refurbishment Survey	Ground Floor	N/A
Building	**Room**	**Item**	**Quantity**	
10 Creswell Gardens	Dining Room - G/004	Refurb location: timber lined cabinet with metal radiator fixed to masonry wall, with painted metal pipes	N/A	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
N/A	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)

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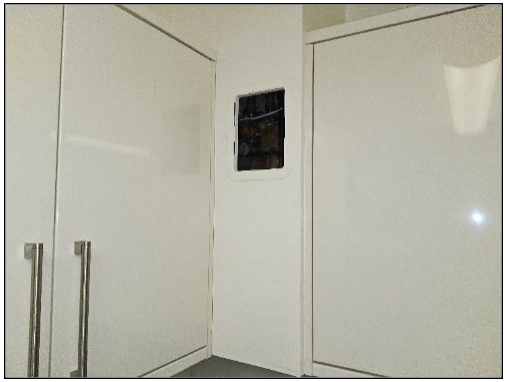
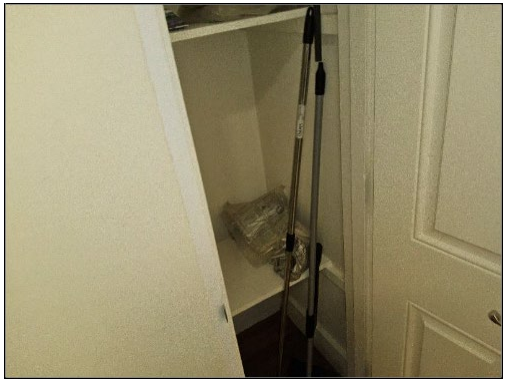


Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
11 Jul 2025	Will Lewis	Refurbishment Survey	Ground Floor	N/A
Building	**Room**	**Item**	**Quantity**	
10 Creswell Gardens	Kitchen - G/005	Refurb location: plasterboard boxing with bare metal pipes passing through timber floor above and brick wall	N/A	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
N/A	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
11 Jul 2025	Will Lewis	Refurbishment Survey	Ground Floor	N/A
Building	**Room**	**Item**	**Quantity**	
10 Creswell Gardens	Cupboard - G/006	Refurb location: No asbestos bearing materials were identified at the time of survey	N/A	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
N/A	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)

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Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
11 Jul 2025	Will Lewis	Refurbishment Survey	Ground Floor	N/A
Building	**Room**	**Item**	**Quantity**	
10 Creswell Gardens	Pantry - G/007	Refurb location: timber boxing with bare metal pipes passing through brick wall	N/A	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
N/A	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
11 Jul 2025	Will Lewis	Refurbishment Survey	Ground Floor	Chrysotile (1)
Building	**Room**	**Item**	**Quantity**	
10 Creswell Gardens	Rear Lobby - G/008	Bitumen wrap to electric cable	2lm	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
P	Reinforced Composite (1)	Completely Sealed (0)	Low Damage (1)	Routinely disturbed
Material Risk Score				
3				
Recommended action	Remove			
Surveyor comments	No sample taken. Live electrics			

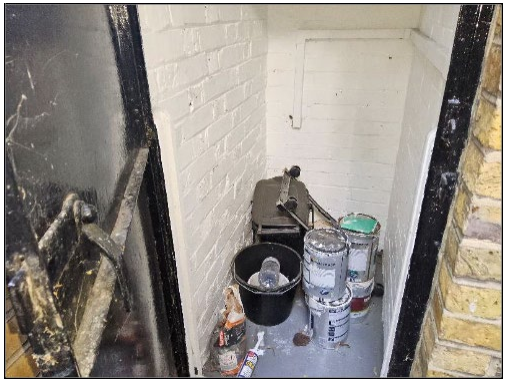
KEY:

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

Survey Data Sheets (cont)

inspectas
Compliance made easy

Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
11 Jul 2025	Will Lewis	Refurbishment Survey	Ground Floor	N/A
Building	**Room**	**Item**	**Quantity**	
10 Creswell Gardens	Utility Room - G/009	Refurb location: No asbestos bearing materials were identified at the time of survey	N/A	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
N/A	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
11 Jul 2025	Will Lewis	Refurbishment Survey	Ground Floor	N/A
Building	**Room**	**Item**	**Quantity**	
10 Creswell Gardens	Store - G/010	Refurb location: No asbestos bearing materials were identified at the time of survey	N/A	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
N/A	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)

inspectas
Compliance made easy

Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
11 Jul 2025	Will Lewis	Refurbishment Survey	Ground Floor	Chrysotile + Amosite (2)
Building	**Room**	**Item**	**Quantity**	
10 Creswell Gardens	Boiler Cupboard - G/011	Thermal insulation residue to walls	10m²	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
S JM001671	Asbestos Insulation/Coating (3)	Surface Sealed (1)	High Damage (3)	Routinely disturbed
Material Risk Score				
9				
Recommended action	Restrict access/remove			
Surveyor comments	Sample of residue from wall with pipework attached - All walls, floor and ceiling should be included in the remedial works			

Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
11 Jul 2025	Will Lewis	Refurbishment Survey	Ground Floor	No Asbestos Detected (0)
Building	**Room**	**Item**	**Quantity**	
10 Creswell Gardens	Garage - G/012	Bitumen felt to roof	30m²	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
S JM001667	Reinforced Composite (1)	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)

inspectas
Compliance made easy

Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
11 Jul 2025	Will Lewis	Refurbishment Survey	Ground Floor	Chrysotile + Amosite (2)
Building	**Room**	**Item**	**Quantity**	
10 Creswell Gardens	Garage - G/012	Insulating board panels to ceiling	2m²	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
S JM001668	Asbestos Insulating Board (2)	Surface Sealed (1)	Low Damage (1)	Routinely disturbed
Material Risk Score				
6				
Recommended action	Remove			
Surveyor comments	Surrounding hatch to roof void			

Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
11 Jul 2025	Will Lewis	Refurbishment Survey	Ground Floor	Chrysotile (1)
Building	**Room**	**Item**	**Quantity**	
10 Creswell Gardens	Garage - G/012	Cement ceiling panels	15m²	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
S JM001669	Asbestos Cement (1)	Surface Sealed (1)	Low Damage (1)	Routinely disturbed
Material Risk Score				
4				
Recommended action	Remove			
Surveyor comments	N/A			

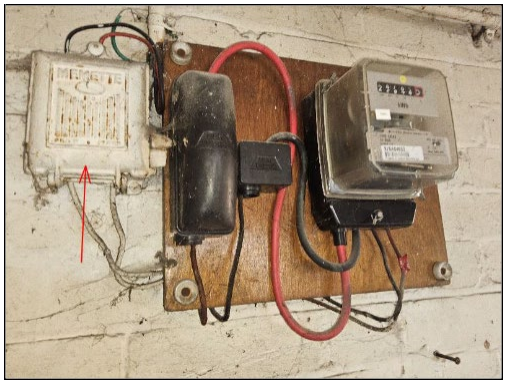
KEY:

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

Survey Data Sheets (cont)

inspectas
Compliance made easy

Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
11 Jul 2025	Will Lewis	Refurbishment Survey	Ground Floor	Chrysotile (1)
Building	**Room**	**Item**	**Quantity**	
10 Creswell Gardens	Garage - G/012	Bakelite fuse boxes	2no.	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
P	Reinforced Composite (1)	Completely Sealed (0)	Low Damage (1)	Routinely disturbed
Material Risk Score				
3				
Recommended action	Remove			
Surveyor comments	No samples taken. Live electrics			



Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
11 Jul 2025	Will Lewis	Refurbishment Survey	Ground Floor	Chrysotile (1)
Building	**Room**	**Item**	**Quantity**	
10 Creswell Gardens	Garage - G/012	Woven products to electrics	1no.	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
P	Asbestos Textiles/Paper (2)	Surface Sealed (1)	Low Damage (1)	Routinely disturbed
Material Risk Score				
5				
Recommended action	Remove			
Surveyor comments	Memette switchgear unit. No sample taken. Live electrics			

KEY:

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Survey Data Sheets (cont)

inspectas
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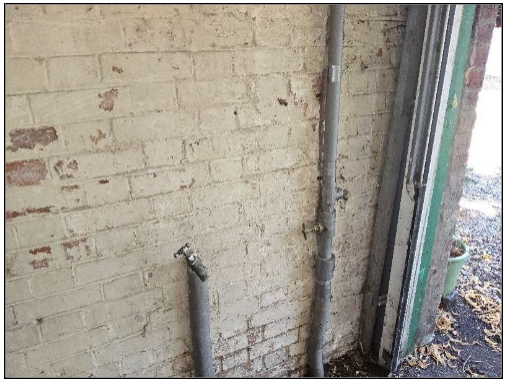
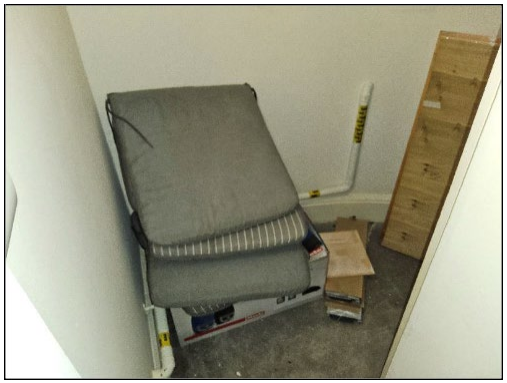


Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
11 Jul 2025	Will Lewis	Refurbishment Survey	Ground Floor	No Asbestos Detected (0)
Building	**Room**	**Item**	**Quantity**	
10 Creswell Gardens	Garage - G/012	Thermal insulation residue to wall	10m²	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
S JM001670	Insulation/Coating (3)	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
11 Jul 2025	Will Lewis	Refurbishment Survey	Ground Floor	N/A
Building	**Room**	**Item**	**Quantity**	
10 Creswell Gardens	Understair Cupboard - G/013	Refurb location: No asbestos bearing materials were identified at the time of survey	N/A	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
N/A	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)

inspectas
Compliance made easy

Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
11 Jul 2025	Will Lewis	Refurbishment Survey	1st Floor	N/A
Building	**Room**	**Item**	**Quantity**	
10 Creswell Gardens	Bedroom 4 - 1/001	Refurb location: No asbestos bearing materials were identified at the time of survey	N/A	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
N/A	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
11 Jul 2025	Will Lewis	Refurbishment Survey	1st Floor	N/A
Building	**Room**	**Item**	**Quantity**	
10 Creswell Gardens	Cupboard - 1/002	Refurb location: No asbestos bearing materials were identified at the time of survey	N/A	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
N/A	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)

inspectas
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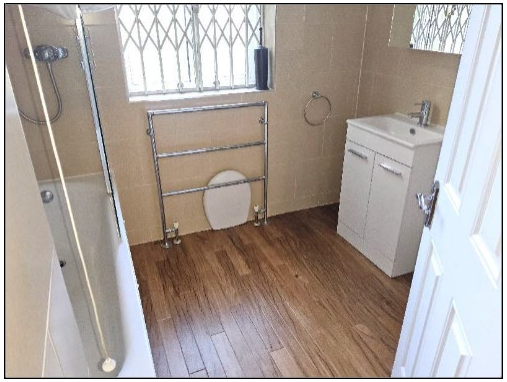

Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
11 Jul 2025	Will Lewis	Refurbishment Survey	1st Floor	N/A
Building	**Room**	**Item**	**Quantity**	
10 Creswell Gardens	Bathroom - 1/003	Refurb location: No asbestos bearing materials were identified at the time of survey	N/A	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
N/A	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
11 Jul 2025	Will Lewis	Refurbishment Survey	1st Floor	N/A
Building	**Room**	**Item**	**Quantity**	
10 Creswell Gardens	Stairwell - 1/004	Refurb location: No asbestos bearing materials were identified at the time of survey	N/A	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
N/A	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)

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Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
11 Jul 2025	Will Lewis	Refurbishment Survey	1st Floor	N/A
Building	**Room**	**Item**	**Quantity**	
10 Creswell Gardens	Living Room - 1/005	Refurb location: timber lined cabinets with metal radiators fixed to masonary walls, with painted metal pipes	N/A	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
N/A	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
11 Jul 2025	Will Lewis	Refurbishment Survey	2nd Floor	N/A
Building	**Room**	**Item**	**Quantity**	
10 Creswell Gardens	Bedroom 1 - 2/001	Refurb location: No asbestos bearing materials were identified at the time of survey	N/A	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
N/A	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)

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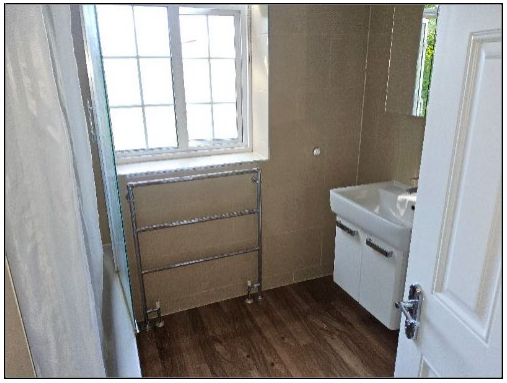
Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
11 Jul 2025	Will Lewis	Refurbishment Survey	2nd Floor	N/A
Building	**Room**	**Item**	**Quantity**	
10 Creswell Gardens	Cupboard - 2/002	Refurb location: No asbestos bearing materials were identified at the time of survey	N/A	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
N/A	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
11 Jul 2025	Will Lewis	Refurbishment Survey	2nd Floor	N/A
Building	**Room**	**Item**	**Quantity**	
10 Creswell Gardens	Bathroom - 2/003	Refurb location: No asbestos bearing materials were identified at the time of survey	N/A	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
N/A	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)

inspectas
Compliance made easy

Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
11 Jul 2025	Will Lewis	Refurbishment Survey	2nd Floor	N/A
Building	**Room**	**Item**	**Quantity**	
10 Creswell Gardens	Stairwell - 2/004	Refurb location: No asbestos bearing materials were identified at the time of survey	N/A	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
N/A	N/A	N/A	N/A	N/A
Material Risk Score				
N/A				
Recommended action	No further action required			
Surveyor comments	N/A			

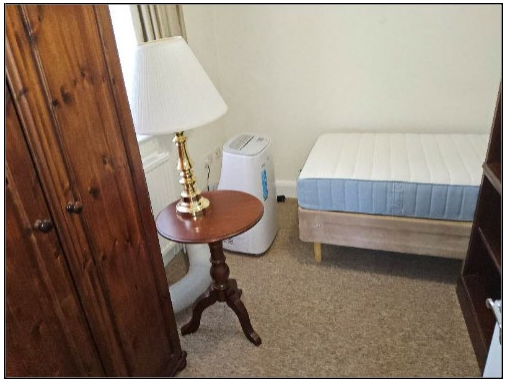
Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
11 Jul 2025	Will Lewis	Refurbishment Survey	2nd Floor	N/A
Building	**Room**	**Item**	**Quantity**	
10 Creswell Gardens	Cupboard - 2/005	Refurb location: No asbestos bearing materials were identified at the time of survey	N/A	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
N/A	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)

inspectas
Compliance made easy



Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
11 Jul 2025	Will Lewis	Refurbishment Survey	2nd Floor	N/A
Building	**Room**	**Item**	**Quantity**	
10 Creswell Gardens	Bedroom 2 - 2/006	Refurb location: No asbestos bearing materials were identified at the time of survey	N/A	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
N/A	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
11 Jul 2025	Will Lewis	Refurbishment Survey	2nd Floor	N/A
Building	**Room**	**Item**	**Quantity**	
10 Creswell Gardens	Bedroom 3 - 2/007	Refurb location: No asbestos bearing materials were identified at the time of survey	N/A	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
N/A	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)

inspectas
Compliance made easy

Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
11 Jul 2025	Will Lewis	Refurbishment Survey	Roof Void	N/A
Building	**Room**	**Item**	**Quantity**	
10 Creswell Gardens	Loft - R/001	Refurb location: No asbestos bearing materials were identified at the time of survey	N/A	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
N/A	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 - General Building Construction by location

inspectas
Compliance made easy

Building	Floor	Room No:	Room Type	Item
10 Creswell Gardens	Roof Void	R/001	Loft	Timber ceiling, brick walls, lath and plaster ceilings below, fibreglass water tank, bare metal pipes, timber hatches
10 Creswell Gardens	2nd Floor	2/001	Bedroom 1	Lath and plaster ceiling, plaster finished masonry walls, carpet to timber floor, plasterboard boxing to bare metal pipes, UPVC/aluminium window frames with timber sills, timber door
10 Creswell Gardens	2nd Floor	2/002	Cupboard	Timber ceiling, plaster finished masonry walls, carpet to timber floor, modern electrical distribution, timber door
10 Creswell Gardens	2nd Floor	2/003	Bathroom	Plasterboard ceiling, ceramic tiles to masonry walls, wood laminate to timber floor, ceramic sanitary ware, plastic soil pipe, UPVC/aluminium window frame with ceramic tile sill, timber door
10 Creswell Gardens	2nd Floor	2/004	Stairwell	Lath and plaster ceiling, plaster finished masonry walls, carpet to timber floor, UPVC/aluminium window frames with timber sills
10 Creswell Gardens	2nd Floor	2/005	Cupboard	Lath and plaster ceiling, plaster finished masonry walls, carpet to timber floor, timber door
10 Creswell Gardens	2nd Floor	2/006	Bedroom 2	Lath and plaster ceiling, plaster finished masonry walls, carpet to timber floor, UPVC/aluminium window frame with timber sill, timber door
10 Creswell Gardens	2nd Floor	2/007	Bedroom 3	Lath and plaster ceiling, plaster finished masonry walls, carpet to timber floor, UPVC/aluminium window frames with timber sills, timber door
10 Creswell Gardens	1st Floor	1/001	Bedroom 4	Lath and plaster ceiling, plaster finished masonry walls, carpet to timber floor, plasterboard boxing to bare metal pipes, UPVC/aluminium window frames with timber sills, timber door
10 Creswell Gardens	1st Floor	1/002	Cupboard	Timber ceiling, plaster finished masonry walls, carpet to timber floor, modern electrical distribution, timber door
10 Creswell Gardens	1st Floor	1/003	Bathroom	Plasterboard ceiling, ceramic tiles to masonry walls, wood laminate to timber floor, ceramic sanitary ware, plastic soil pipe, UPVC/aluminium window frame with ceramic tile sill, timber door
10 Creswell Gardens	1st Floor	1/004	Stairwell	Lath and plaster ceiling, plaster finished masonry walls, carpet to timber floor, UPVC/aluminium window frames with timber sills
10 Creswell Gardens	1st Floor	1/005	Living Room	Lath and plaster ceiling, plaster finished masonry walls, carpet to timber floor, UPVC/aluminium window frames with timber sills, timber door, open brick lined chimney
10 Creswell Gardens	Ground Floor	G/001	Hallway	Lath and plaster ceiling, plaster finished masonry walls, ceramic tiles to solid floor, timber door
10 Creswell Gardens	Ground Floor	G/002	WC	Plasterboard ceiling, ceramic tiles to masonry walls, wood laminate to timber floor, ceramic sanitary ware, plastic soil pipe, UPVC/aluminium window frame with ceramic tile sill, timber door

Appendix 3 - General Building Construction by location (cont)

Building	Floor	Room No:	Room Type	Item
10 Creswell Gardens	Ground Floor	G/003	Cupboard	Lath and plaster ceiling, plaster finished masonry walls, timber floor, timber door
10 Creswell Gardens	Ground Floor	G/004	Dining Room	Lath and plaster ceiling, plaster finished masonry walls, wood laminate to timber floor, UPVC/aluminium window frames with timber sills, timber door, open brick lined chimney
10 Creswell Gardens	Ground Floor	G/005	Kitchen	Plasterboard ceiling, plaster finished masonry walls, wood laminate to timber floor, UPVC/aluminium window frame with ceramic tile sill, timber door
10 Creswell Gardens	Ground Floor	G/006	Cupboard	Lath and plaster ceiling, plaster finished masonry walls, wood laminate to timber floor, painted metal pipes, timber door
10 Creswell Gardens	Ground Floor	G/007	Pantry	Plasterboard ceiling, plaster finished masonry walls, timber boxing to pipework, wood laminate to timber floor, UPVC/aluminium window frame with timber sill, timber door
10 Creswell Gardens	Ground Floor	G/008	Rear Lobby	Plasterboard ceiling, brick walls, wood laminate to concrete floor, timber door, modern electrical units
10 Creswell Gardens	Ground Floor	G/009	Utility Room	Plasterboard ceiling, brick walls, wood laminate to concrete floor, UPVC/aluminium window frame with ceramic tile sill, timber door
10 Creswell Gardens	Ground Floor	G/010	Store	Lath and plaster ceiling, brick walls, concrete floor, timber door
10 Creswell Gardens	Ground Floor	G/011	Boiler Cupboard	Lath and plaster ceiling, brick walls, concrete floor, modern gas boiler and flue, foam insulated hot water cylinder, modern textile and foam insulation to metal pipes, timber door
10 Creswell Gardens	Ground Floor	G/012	Garage	Cement ceiling panels, brick walls, concrete floor
10 Creswell Gardens	Ground Floor	G/013	Understair Cupboard	Concrete ceiling, plaster finished masonry walls, concrete floor, painted metal gas pipe, timber door

Appendix 4 – Sample Certificates

Certificate of Bulk Analysis

Customer: Inspectas Compliance Ltd
Customer Address: Atlas House, 5 Bradford Road, Drighlington, BD11 1AS
Site Address: 10 Creswell Gardens
Client Reference: J038916

Project Number: P-62784
Samples Received On: 15/07/2025
Samples Taken By: Client
No of Samples: 5
Date of Analysis: 16/07/2025

Sample No.	Client Sample No.	Sample Location	Sample Details	Asbestos Type(s) Present	Analysts Name
S001	JM001667	Ground/G/012	Roof Felt - Bituminous Product	NAD	Varsha Kamireddy
S002	JM001668	Ground/G/012	Panels to Ceiling - Insulating Board	Amosite, Chrysotile	Varsha Kamireddy
S003	JM001669	Ground/G/012	Ceiling Panels - Cement Product	Chrysotile	Varsha Kamireddy
S004	JM001670	Ground/G/012	Residue to Wall - Thermal Insulation	NAD	Varsha Kamireddy
S005	JM001671	Ground/G/011	Residue to Wall - Thermal Insulation	Amosite, Chrysotile	Varsha Kamireddy

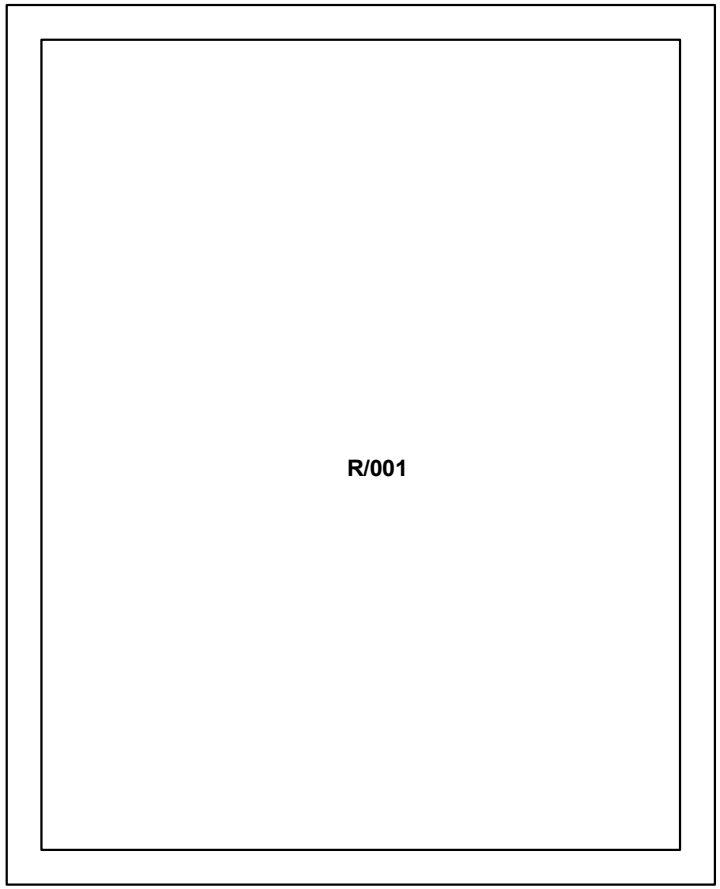
Key: NAD = No Asbestos Detected

Authorised Signatory:	K. Varsha	Name / Position:	Varsha Kamireddy/Deputy Quality Manager	Date of Issue:	16/07/2025

Statement of Certification

This is to certify that analysis has been carried out to determine the presence of asbestos fibres using Polarised Light Microscopy and Dispersion Staining Techniques. The method used is UKAS accredited and in accordance with Scopus Asbestos Compliance in house current method/procedure and the HSG 248 Asbestos: The Analysts' Guide. The samples were analysed as received.
This Certificate may not be reproduced other than in full, except with the prior written approval of the issuing laboratory. Sample description, material type, notes, opinions and interpretations expressed herein are outside the scope of UKAS Accreditation.
When the Test Certificate indicates sample(s) taken by the customer, the following disclaimers apply: Scopus Asbestos Compliance cannot accept responsibility for the accuracy of the information (i.e., site address, actual sample location, sample description and material type) provided by the customer or whether samples(s) taken were representative of the material sampled. Scopus Asbestos Compliance is not responsible for the accuracy or competence of the sampling by third parties and can therefore not be held responsible for any interpretation of the results shown.
All analysed samples shall be retained within the laboratory for 6 months from the date of analysis. All reports and records for the analysis shall be retained for a minimum of 6 Years from the date of analysis.

Appendix 5 – Plans



KEY

AC001 POSITIVE SAMPLES

AC001 NEGATIVE SAMPLES

AREAS OF NO ACCESS

ACM PRESENT

OUTSIDE SCOPE OF WORK

G/01 ROOM NUMBERS

PLAN NOT TO SCALE

JOB REFERENCE: J038916

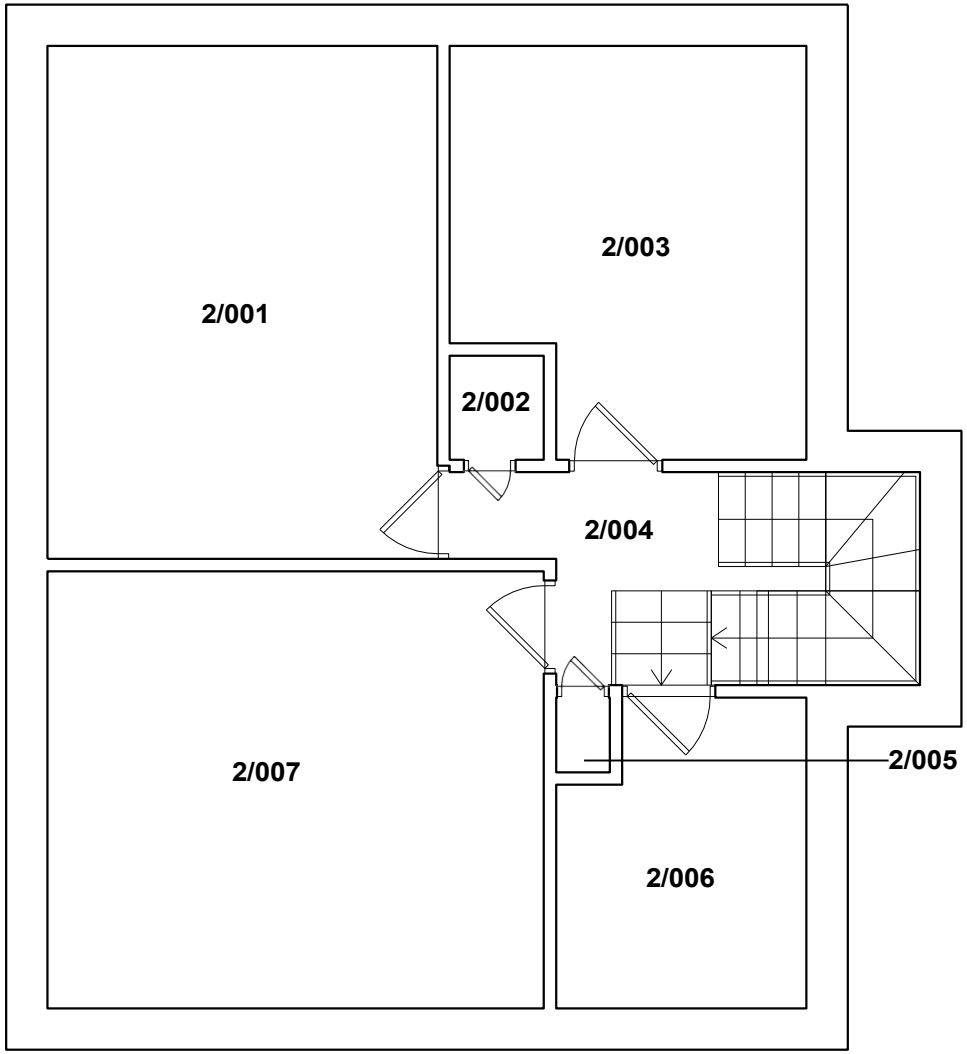
10 Creswell Gardens,
London,
SW5 0BJ

Floor: Roof

AUTHOR: MC

inspectas
Compliance made easy

SENSITIVE BUT UNCLASSIFIED



KEY

AC001 POSITIVE SAMPLES

AC001 NEGATIVE SAMPLES

AREAS OF NO ACCESS

ACM PRESENT

OUTSIDE SCOPE OF WORK

G/01 ROOM NUMBERS

PLAN NOT TO SCALE

JOB REFERENCE: J038916

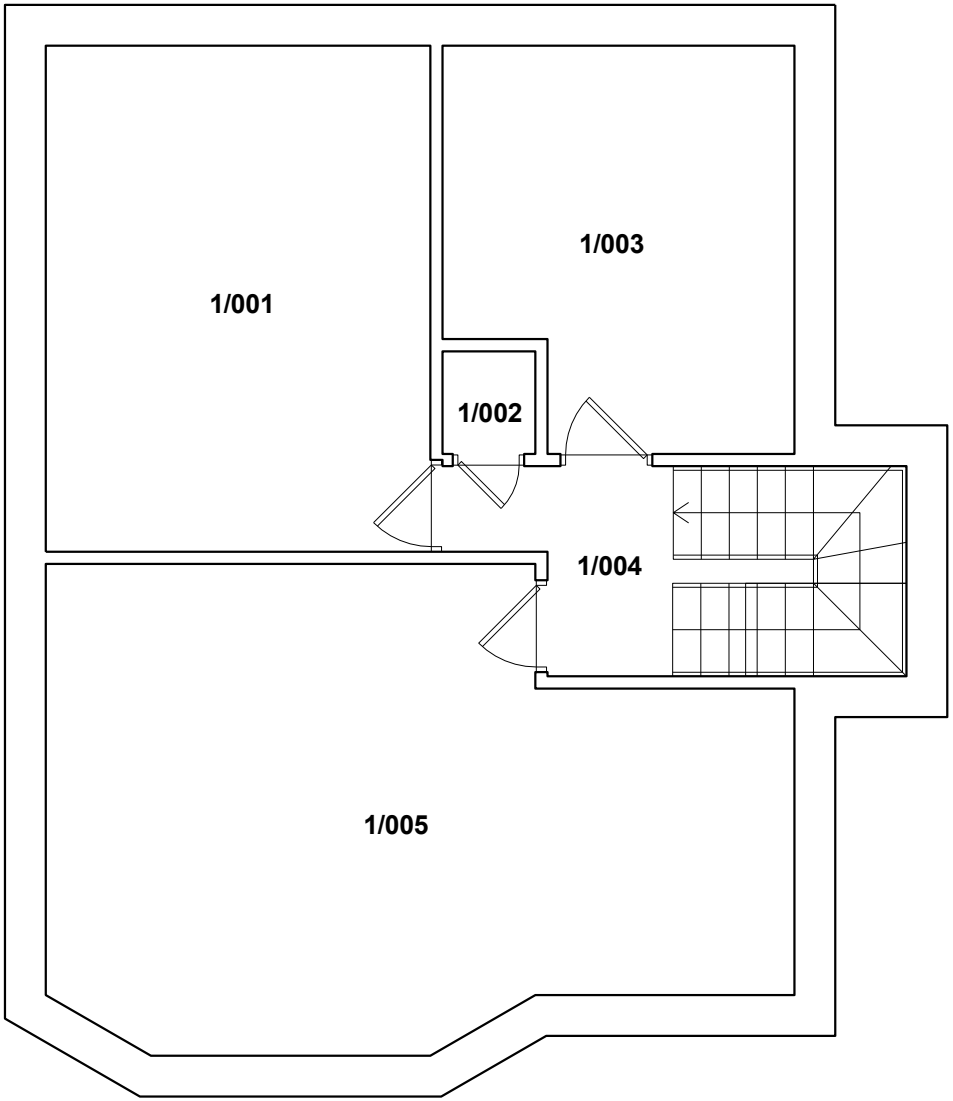
10 Creswell Gardens,
London,
SW5 0BJ

Floor: Second Floor

AUTHOR: MC

inspectas
Compliance made easy

SENSITIVE BUT UNCLASSIFIED



KEY

AC001 POSITIVE SAMPLES

AC001 NEGATIVE SAMPLES

AREAS OF NO ACCESS

ACM PRESENT

OUTSIDE SCOPE OF WORK

G/01 ROOM NUMBERS

PLAN NOT TO SCALE

JOB REFERENCE: J038916

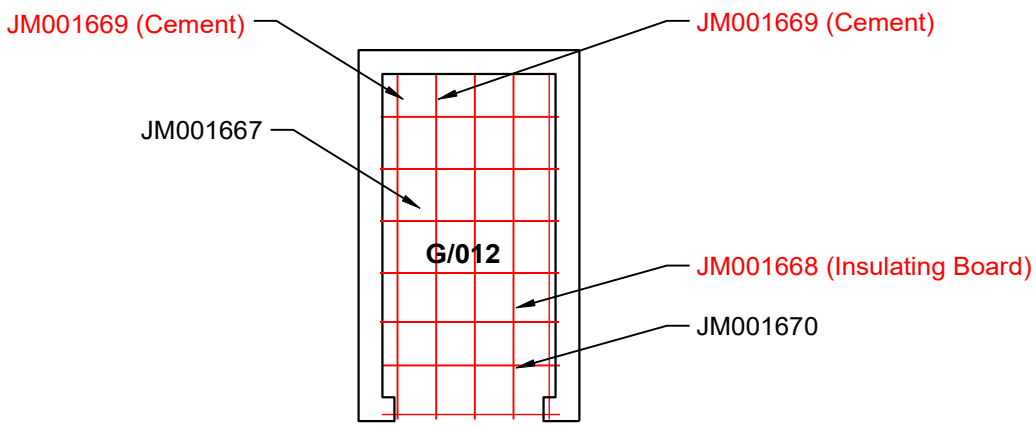
10 Creswell Gardens,
London,
SW5 0BJ

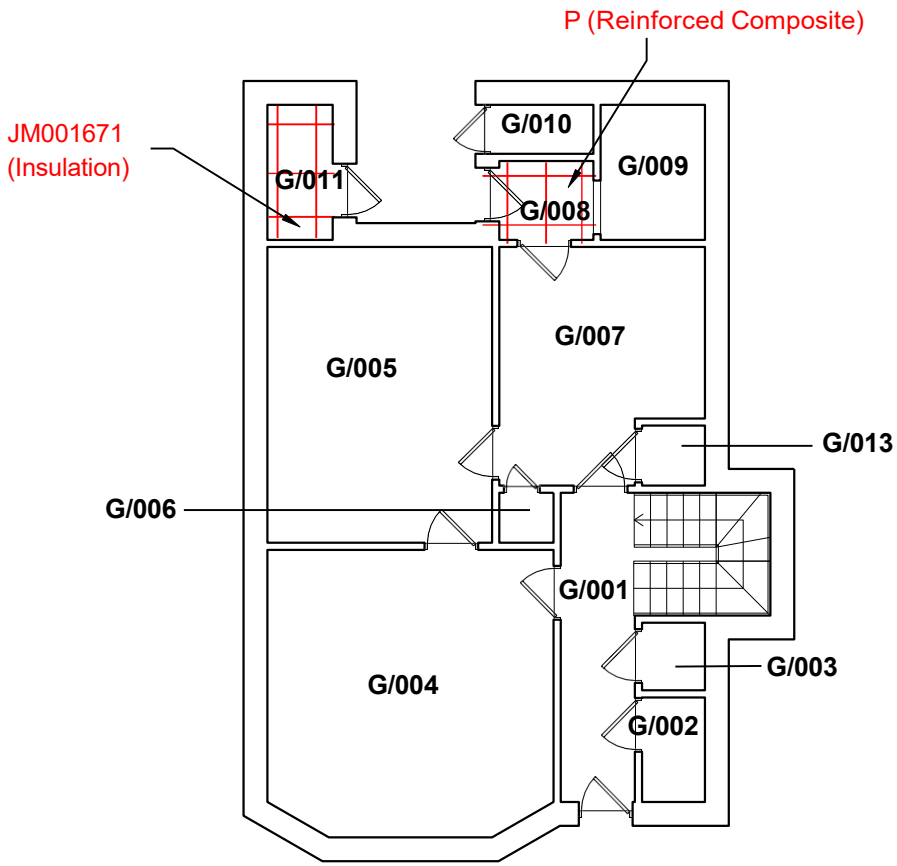
Floor: First Floor

AUTHOR: MC

inspectas
Compliance made easy

SENSITIVE BUT UNCLASSIFIED





SENSITIVE BUT UNCLASSIFIED

KEY

AC001 POSITIVE SAMPLES

AC001 NEGATIVE SAMPLES

AREAS OF NO ACCESS

ACM PRESENT

OUTSIDE SCOPE OF WORK

G/01 ROOM NUMBERS

PLAN NOT TO SCALE

JOB REFERENCE: J038916

10 Creswell Gardens,
London,
SW5 0BJ

Floor: Ground Floor

AUTHOR: MC

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9.0 Recommendations:

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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, prior to removal of the ACM's and demolition of the building, 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 All ACM's identified within this report are removed prior to start of the refurbishment.

9.4.1 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, following a site visit.

9.4.2 Where asbestos residue or debris has been identified within an area, then it should be presumed that all surfaces including any plant and equipment within the area are likely to be contaminated and will be subject to the same remediation procedures.

9.5 Where there is a delay to the removal of the ACM's and refurbishment scheme, or some ACM's are to be retained then;

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

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

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

9.6 During the course of the survey any areas not accessed, are detailed within the Data Sheets of this report, along with a comment on the reason for non access. Asbestos has been presumed to be present until further inspection and sampling to these areas proves otherwise.

9.7.1 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.

9.7.2 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.

9.7.3 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 in comparison to the clearance indicator, and control limit to these areas and adjacent areas.

9.8 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.