

Asbestos Management Survey

**11/13 FORTESS ROAD
LONDON
NW5**

DATE OF SURVEY

30/07/2025

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1.0 EXECUTIVE SUMMARY

Instructions were received to carry out an Asbestos Management Survey of 11-13 Fortess Road London NW5. **1 bulk sample were taken from the roof. Sample was proven positive to contain asbestos. Refer to the asbestos registers.** The survey was carried out on the 30/07/2025 by Steve Esposito.

The survey type requested was an Asbestos Management Survey as defined in HSG264 (Asbestos: The Survey Guide) January 2010.

1.0 SITE OVERVIEW

Built of Steel & Block, Brick, Concrete construction.

Areas excluded from the survey as follows: -

Mechanical equipment such as boiler, motors, static space heaters, generators and other such equipment unless stated in the report. Above suspended ceilings unless stated in the report. High level (above 3m) and underfloor ducts unless stated in the report Behind / Beneath wall, ceiling and floor finishes unless stated in the report Electrical wiring, plant, and equipment. Plumbing. Furniture, fixtures, and fittings. External structure including roof area. Structural walls and floors.

Where asbestos is, present and requires urgent attention either to remove or encapsulate the material to prevent exposure to possible fibre release, this is highlighted in Appendix B of the report. Any recommendations given in this report should be adhered to as part of the management plan for the building in question. The surveyor and the company will not be held responsible if the Client or user of the building do not follow that advice rendered as part of the survey. For further reference, as to where samples were taken, please refer to the register of inspections (Appendix A) and drawings within this report.

1.1 Summary of General Recommendations

The Register of inspections identifies the location by either room number or description; the area or element inspected and then provides one of the three status reports for each location within the survey.

- 1, Asbestos Detected.
- 2, No Asbestos Detected.
- 3, No Access.

For the safe management of the site, a “No Access” status should be treated as presumed asbestos present.

Asbestos Register.

The asbestos register itemises those areas where asbestos containing materials have been detected. An individual sheet is provided for each material, providing recommendations regarding subsequent management and remediation where require. The register also contains a summary sheet for quick reference.

General Recommendations

The Asbestos Register for the common parts should be made available to any of your employees, maintenance workers and sub-contractors who may be likely to disturb any asbestos containing material detected during this survey.

The provisions of asbestos awareness courses to your employees and sub-contractors are recommended. This will assist you to fulfil your duty to manage the risk of asbestos exposures within your premises.

As part of the responsibility to manage asbestos within a building we recommend that all incidences be labelled.

A permit to work system should be implemented: this should be designed to avoid the accidental damage to asbestos arising from maintenance activities.

A custodian for the register should be identified and a “controlled document” system should be employed which allows amendments to be authorised.

A recommended period of re-inspection has been provided for each incidence of asbestos detected during this survey.

2.0 SAMPLING STRATEGY FOR ASBESTOS MATERIALS

The objective of sampling is to identify the nature and extent of any visible asbestos material. All samples are collected in sealed bags, double bagged and labelled, for laboratory analysis. Measures are taken to prevent cross-contamination between samples.

All sampling is conducted in a manner designed to minimise nuisance and health risks to occupants of the building. A requirement of the Control of Asbestos Regulation 2012 is to reduce exposure to asbestos as far as it reasonably practicable. This involves surveyors to employ several control measures to minimise exposure, including controlled wetting, PPE, and minimisation of material breakage. Sampling is designed to minimise cosmetic damage to buildings.

A strategy has been established to keep to a minimum the number of bulk samples taken for analysis and therefore minimise the cost of the survey. The strategy employed is a combination of a visual inspection and sampling of bulk materials.

During the survey where a material is suspected to contain asbestos, a bulk sample is taken for analysis. In areas where substantial quantities of visually uniform materials are evident, a small number of samples are taken as being representative of the whole area.

Where the survey reports a material as **NO-ASBESTOS** by visual inspection and with no analysis of samples (e.g., recently lagged pipe work covered with metal cladding) then the client should exercise caution when interpreting the results. It is **IMPORTANT** to stress that in such circumstances, there may be residues of asbestos trapped under the newly applied lagging (e.g., from a poorly carried out asbestos removal).

It is not practicable to detect such residues until major disturbances of the material takes place within the scope of a destructive survey. Therefore, the surveying company responsible cannot accept liability for the detection of such residues in this survey. If the client undertakes major alterations in a specific area where it may be possible that residual asbestos may be found, then it is recommended that further investigation of the specific area be carried out before the start of works.

Where there are large numbers of identical items disturbed throughout the site (e.g., fuse boxes with asbestos flash pads) a single sample will be taken for analysis and therefore the client must assume that identical items will have the same composition as the one specified.

Where “**NO ACCESS**” is used, it indicates that the area specified was not accessible at the time of the survey. The client is to be alerted to the possibility of there being asbestos materials in the area. This may therefore require further investigation, only those areas defined are covered in this report. Those areas not identified should be considered as not accessed for the purpose of this survey. Areas where access cannot be gained at the time of the survey will require a further survey prior to the commencement of any work.

3.0 ASBESTOS SURVEY METHODOLOGY

The objective is to identify asbestos containing materials by visual examination and where appropriate obtain representative samples for analysis. Analysis is achieved by employing standard light microscopy and dispersion staining at the premises of our preferred Laboratory in accordance with accreditation under United Kingdom Accreditation Scheme (UKAS) and HSG264. Details can be provided.

3.1 Bulk Sampling

Careful procedures and techniques are important if the survey is going to be executed in a successful and safe manner.

It is important that the sampling activity is undertaken in such a manner that the following objectives are achieved:

A representative sample of the material is obtained, e.g., about thermal insulation, it is important that complete core samples, rather than superficial samples are obtained in case asbestos is only contained in the inner layers of the insulation.

Sampling is undertaken in such a way that cross contamination is prevented, and erroneous results are not produced.

Sampling will be allocated and trained in the proper use of PPE and in correct sampling, as highlighted above.

Samples will not be taken where the public and/or employees of the Client occupy areas. Areas such as these will require clearing of personnel prior to samples being taken.

4.0 REPORT STRATEGY DEFINITIONS

All asbestos containing materials identified on the site have been incorporated into a material hazard assessment, which allow the client the opportunity to plan any requirements for removal, remedial action, and costing.

Implementation of the system will ensure a safe working environment is maintained on the site respect to all asbestos materials identified.

Compliance with the appropriate Health & Safety Legislation.

An assessment rating will be assigned to each asbestos element identified on the sites surveyed. No-asbestos elements will not be assigned an assessment rating. The rating is based on a combined assessment of the material type, damage extent, surface treatment, friability, and damaged potential.

4.1 Assessment of Condition of Asbestos Elements.

GOOD- Asbestos elements in good condition are those which are intact, have not been machined or drilled and are in all aspects pristine. Good conditions may be achieved in moulded or preformed products when the moulding has not been damaged cracked or broke. Pipe work lagging where sections and asbestos insulation boarding are fully sealed would also be assigned to a good category.

FAIR- Asbestos elements in fair condition are those that have been machined, indented, or cracked but damaged asbestos has not fallen or broken away.

POOR- Asbestos elements in poor condition indicate that some asbestos material has been damaged by broken or shattered with some debris present. This indicates that some material has been become detached from the original bulk of the asbestos element.

VERY POOR- Asbestos elements in very poor condition indicates high damaged or de-lamination of materials, sprays, and thermal insulation. Visible asbestos debris.

4.2 Surface Treatment.

SEALED HAZARD (Score 0 or 1): Products, which are generally of asbestos content and/or higher material density, hence a lower hazard potential. Such materials are either sealed by the application of an encapsulating agent or by the very nature of the product.

PARTIALLY SEALED HAZARD (Score 2): As 'sealed hazard' materials except posing a higher risk of fibre release, due to small, unsealed areas.

UNSEALED HAZARD (Score 3): Higher hazard products, which pose an even higher fibre release risk due to substantial unsealed areas. Materials within this category are considered to pose the greatest risk of fibre release.

4.3 Assessment of Friability of Each Asbestos Element.

The degree of friability of each asbestos element is probably the most important category since the softness of the asbestos material largely determines the extent of asbestos fibre release into the adjacent atmosphere.

LOW: - Low friability asbestos materials are those where the asbestos fibres are locked with hard materials such as cement, concrete, or plastics. In this case the dangers of fibre release into the atmosphere are negligible providing that the element is not machined, drilled, or otherwise worked upon.

MEDIUM: - Medium friability asbestos containing materials are those elements, which are listed in low category but are in poor condition, including badly weathered asbestos cement. Medium friability materials also include sealed and unsealed asbestos insulating board.

HIGH: - High friability asbestos materials include all sprayed and lagged asbestos and un-bonded asbestos rope materials. Finely divided asbestos insulating board debris contamination would also be classified as a high friability material.

4.4 Assessment of Damage Potential of Each Asbestos Element

The damage potential of each asbestos element on site will be assessed. This is important as the damage potential relates to the likelihood or possibility of damage occurring to the asbestos. The potential for impact on asbestos materials must be considered in conjunction with the likely building usage of the area in question. Risk of damage will be more likely in areas of constant use in comparison with areas of intermittent use of entry for maintenance inspection or observation of equipment.

LOW: - Asbestos materials with a low damage potential are those elements which are difficult to reach or damage due to it being in a location which is not normally assessable, except for the purposes of maintenance, e.g., in a roof space or plant room.

MEDIUM: - Asbestos materials with a medium damage potential are those elements where some degree of effort would be required to reach and damage the asbestos, e.g., using a ladder or standing on a chair.

HIGH: - Asbestos materials with a high damage potential are those elements, which are within normal reach to touch or damage.

4.5 Action Assessment

REMOVE: These are asbestos materials in a condition or location, which requires urgent attention. Asbestos materials assigned to be removed, are usually not suited to any form of containment programme and should be removed or environmentally cleaned as soon as possible. All fallen asbestos debris and surface contaminating materials will always be assigned for removal. Any disturbance to these materials is liable to expose personnel to elevated levels of airborne respirable asbestos fibres and is liable to spread the extent of the contamination throughout the rest of the building.

REPAIR/ENCAPSULATE: These are asbestos materials in a location and/or condition, which require some remedial action. The action may be minor repairs to damaged surfaces or encapsulation of all exposed asbestos surfaces. Following completion of remedial works the materials may be assigned to be managed. In the long term, it is recommended that all materials, which have had remedial works completed should be removed as soon as resources become available.,

MANAGE AND LABEL: These are asbestos materials in a condition and/or location which does not give rise to a significant health risk. **PROVIDED THE MATERIAL REMAINS UNDISTURBED**, either outside their normal daily work activities which could cause impact or surface damage to the material.

Building managers should be aware of any changes in work activities in areas where this rating applies. Asbestos materials in this category would change to the remote section if building work were to be carried out, which would require some disturbance of the asbestos material.

4.6 Survey Type as defined in HSG 264

HSG 264 defines two types of asbestos survey, specifically.

Management Survey

All materials that a competent surveyor suspects may contain asbestos are sampled and the presence of asbestos confirmed or disproved by laboratory analysis. Only asbestos containing materials on the external regions of structures are detected using this method. This is the preferred HSE method for buildings, which are not to be demolished or substantially refurbished.

Refurbishment & Demolition Survey:

As Management Survey above. However intrusive methods are used to assist detection of asbestos situated inside structural components. This method is intrinsically more hazardous, expensive and will involve significant structural and cosmetic damage.

Elements surveyed within the building.

In the absence of a specific brief from the client, the standard areas for inspection were,

Internal partitions	Roof linings
Flues	Ceiling tiles
Beam casings	Ceiling return panels
Soffits	Fire cells
Thermal insulation	Windowsills
Riser shafts	Heater units
False ceilings	Bulkheads
Door Panels	Seals and gaskets
External roofs and gutters	Drainpipes
Roof Spaces	Floor spaces
Textured Coatings	Thermoplastic Floor Tiles

4.7 Areas and structures not included in the survey.

Given the way in which asbestos containing materials have been used in concealed and composite structures during the construction of buildings, asbestos may be detected during subsequent demolition. Care should be exercised during the demolition of cavity walls and removal of floorboards, in case concealed piped services present.

Asbestos Ceilings and Riser Panels.

It is possible for additional asbestos containing items to be concealed by asbestos ceiling tiles, for example an asbestos ceiling could conceal the presence of asbestos firebreaks, contaminated plant. Air conditioning services conduits, cabling etc. and sprayed coating on soffits and structural steel beams. Similarly, an asbestos riser panel could be concealing an asbestos insulation pipework.

The scope of a management survey does not extend to the removal or disturbance of asbestos containing items.

Re-insulated pipework and services.

It should be noted that pipework insulation material that is composed of manmade mineral fibres would not be sampled unless specifically requested. Residual asbestos material may be present beneath re-lagged services and cannot be detected unless the re-lagging is systematically removed. Small areas will be examined but the complete lagging insulation will not be removed.

Fire doors

Some fire doors may contain an inner sandwich layer of asbestos that is not often visible without partially dismantling doors. As this is not often possible, this should be borne in mind during door replacement, especially doors on boiler room, etc.

Soil pipes

In some circumstances, asbestos had been used as a packing/jointing material to pipe collars. These are difficult to detect unless they are systemically and destructively tested.

Electrical switch gear and electrical storage heaters

It is common for heavy-duty fuse boxes to contain woven asbestos materials as a backing behind the fuses. Similarly, storage heaters can contain asbestos materials. For safety reasons these are not sampled but will be visually assessed if safe to do so.

Machinery, Ductwork and Sealed Boxing, Plant

For reasons of safety, items of plant and machinery (including boilers) will not be inspected. Sealed boxing and ductwork will not be assessed so as not to cause damage to the item.

Residues

Due to the nature of asbestos residues and the type of survey being conducted, it is not possible to identify all asbestos residues or areas of cross-contamination.

Quantification Restrictions

Due to the type, non-intrusive survey proposed there may be limitations on gaining exact quantities of some of the asbestos noted on the existing register or that may subsequently be identified. Therefore, every effort will be made to gain exact quantities but where areas cannot be adequately accessed assumptions will be proposed or areas noted for further investigations.

Safes

Some safes may contain a layer of asbestos as a lining or a door gasket, which may be visible or concealed. For security reasons and risk of damage to the safe, these are not sampled or inspected.

Height Access Restrictions

Areas above a three-metre height will not be examined unless safe access is provided by others,

5.0 MATERIAL HAZARD ASSESSMENT

5.1 Material Hazard Assessment Key

The asbestos material hazard assessment has been included to assist management decisions regarding remedial action and prioritisation, partially assuring the clients compliance with the Control of Asbestos Regulations 2012 and the guidance provided in HSG264.

Planned Management (below 4).

Such materials can be regarded as very low risk, which will only need removing in the event of serious damage or deterioration as detected by 12 monthly periodic inspections.

Planned Management (5-6).

Such materials can be regarded as low risk, which will only need removing in the event of serious damage or deterioration as detected by 6 monthly periodic inspections.

Medium risk (7-9).

Such materials can pose a medium risk of airborne fibre release, requiring some remedial action. However, danger is not imminent, and the work may be set as a medium-term objective following budgeting and development of timescales. Interim treatment would involve repeated material priority assessments.

High risk (10-12).

such materials pose a high risk of asbestos fibre release and occupant exposure to asbestos. Remediation work should be arranged as soon as is reasonably practicable, Interim treatment prior to this would involve isolation of the area from all staff, other than suitable equipped and trained staff/contractors.

No-asbestos materials are not attributed a score value.

5.2 HSG264 and Relevant Statutory Provisions

The material hazard assessment provided by EPC Assure Ltd is sufficient to fulfil the requirements of the material assessment as described in HSG264 and for other statutory obligation as required under Regulation 4.5.and 6 of The Control of Asbestos Regulations 2012.

The material hazard assessment section “Action Assessment” provides a concise recommendation based on the evidence obtained at the time of the survey. Further explanation and more detailed recommendation are provided in the “Comments” and “Recommendations” section. If the situation/ material is anomalous, or further explanation/ detail is required, this will be documented and included in the later sections.

The material hazard assessment used in this report is essentially an augmented “Material Assessment” as defined in HSG264. In our experience, the system detailed in HSG264 produces numerical values, which are not of a sufficient magnitude to differentiate materials posing a widely differing hazard.

Factors such as “position” and material “friability” are recorded in addition to the four assessment factors detailed in HSG264. However, the material hazard assessment should not be confused with the “Priority Assessment” described in early drafts of HSG264, the “Management of Asbestos Containing Materials in Working Buildings” ACoP. Ideally, this should be produced by the controllers of the premises, themselves being familiar with priority assessments such as “frequency of occupation” “likelihood of maintenance activities” degrees of thoroughfare “etc., EPC Assure Ltd would be more than happy to conduct Priority Assessments for the client. However, in our experience this can be conducted more accurately and cost effectively by a competent in-house representative, familiar with the nature of the undertaking and relevant human factors.

5.3 Priority Risk Assessment

The priority risk assessment analyses the likelihood of the asbestos containing material (ACM) being disturbed, based on the material, its location and the activities that take place within the location. A priority risk assessment score had been completed by EPC Assure Ltd and has been included in the asbestos registers section of the report. The score is provided purely as a guideline to aid the “Duty Holder” and the responsibility of this assessment remain with the “Duty Holder” under The Control of Asbestos Regulations 2012.

The score should be added to the material risk assessment score to give a combined total for each ACM. Those ACM's with the higher score be given greater priority. Below is the assessment algorithm.

Assessment Factor	Score	Example of score variable
Normal occupant activity	0	Rare disturbance activity (e.g., little used storeroom)
	1	Low disturbance activities (e.g., office type activity)
	2	Periodic disturbance (e.g., industrial, or vehicular activity which may contact asbestos containing materials)
	3	High levels of disturbance (e.g., fire door with asbestos insulating board sheet in constant use)
Secondary activities for area	As Above	As above
Likelihood of disturbance		
Location	0	Outdoors
	1	Large rooms or well-ventilated areas
	2	Rooms up to 100m ²
	3	Confined spaces
Accessibility	0	Usually inaccessible or unlikely to be disturbed
	1	Occasionally likely to be disturbed
	2	Easily disturbed
	3	Routinely disturbed
Extent / amount	0	Small amount or items (e.g., strings, gaskets)
	1	Less of equal to 10m ² or less or equal to 10m pipe run
	2	Greater than 10m ² or less or equal 50m ² or Greater than 10m ² to less of equal to 50m pipe run
	3	Greater than 50m ² or Greater than 50m pipe run
Human exposure potential Number of occupants	0	None
	1	1 to 3
	2	4 to 10
	3	Greater than 10
Frequency of use or area	0	Infrequent
	1	Monthly
	2	Weekly
	3	Daily
Average time area in use	0	Less than 1 hour
	1	Greater than 1 hour and less than 2
	2	Greater than 3 and less than 6
	3	Greater than 6
Maintenance activity		
	0	Minor disturbance (e.g., possibility of contact when gaining access)
	1	Low disturbance (e.g., changing light bulbs in asbestos insulating board ceiling)
	2	Medium disturbance (e.g., lift one of two asbestos insulating board ceiling tiles to access a valve)
	3	High level of disturbance (e.g., removing several asbestos insulating board ceilings to replace a valve or for recabling)
Frequency of maintenance activity	0	Asbestos containing material unlikely to be disturbed for maintenance
	1	Less or equal to 1 per year
	2	Greater than 1 per year
	3	Less than 1 per month

6.0 RESTRICTIONS AND LIMITATIONS

Every effort had been made to ensure that all asbestos materials were identified as far as was reasonably practicable, using the survey methodology as agreed with the client. Our standard survey involves experienced and trained surveyors employing a combination of visual examination and bulk material sampling. This method is approved by the HSE and normally results in most, if not all asbestos materials being identified. However, it is possible that asbestos materials may remain undetected within the building due:

Asbestos materials existing in areas, other than those specifically requested to be surveyed by the client. The scope of the survey should be carefully prescribed and confirmed prior to the survey commencing. Only by the provision of plans (marked as appropriate) will the client wish and EPC Assure Ltd achieves be fully coordinated.

Incorporation within or under a structure, preventing detection via visual sampling survey methods.

Disguising of the materials due to coating of paint, over-cladding, or patterning in homogenous areas. Materials of this type may only be detectable using very frequent sampling procedures, which are outside the scope of the survey exercise.

Trace residues under non-asbestos pipe work lagging. In the past, and especially prior to the Control of Asbestos at Work Regulation 1987, asbestos removal standards were not as high as at present. The existence of such contamination is not possible to confirm without removal of all or most of the existing insulation.

Regarding areas described as “No Access” the surveyor did not inspect these areas at the time of the survey. This would be due to the access points being locked, occupying staff verbally prohibiting access, or where access would result in endangering surveyors and the breach of one or more relevant statutory provisions such as the Workplace (Health Safety and Welfare) Regulations 1992 regarding work at height or the Confined Space Regulations 1997. If access to such is required, the client should liaise with Epc Assure Ltd to arrange a repeat visit, during which suitable and sufficient precautions shall be taken. Access to high areas such as roof areas and roof voids will be limited in most circumstances. Such areas will only be physically examined where specifically stated.

Staff occupying the building due to concerns over cosmetic damage to the material may have prohibited access and sampling to certain areas.

The extent of the survey and the limits of our surveyor’s authority should be clearly established prior to the survey undertaking.

Certain textured coatings contain so little asbestos that its detection is not always possible considering current knowledge and technology, using the technique as prescribed in HSE264 and HSG248. Also, due to the application techniques and heterogeneous nature of such materials, sample results may be unrepresentative of the whole. It is possible to analyse samples with a greater degree of accuracy using sub-contracting laboratories with Scanning Electron Microscopy (SEM) facilities. This can be arranged (at greater cost and longer turn-around) following a specific request from the client.



The client may have specifically requested floor ducts to be surveyed but they may have only been physically entered except where stated.

Access to any live electrical installations by our staff is prohibited under the Electrical at Work Regulation 1989. Our duty of care requires us not to presume that such installations are dead unless sufficient documented proof is available. If access is required to live areas, our surveyors will need to be accompanied and supervised by qualified electrical engineers (supplied by others) as part of a permit to work system.

During surveys, EPC Assure Ltd will take positive steps to identify all asbestos materials, not identifiable by visual means. However, it is not reasonably practicable to state that a building is free of asbestos materials without completely dismantling the structure down to its component parts.

Therefore, in considering the above factors, it is not reasonably practicable to categorically state whether an area is free of asbestos materials. EPC Assure Ltd cannot accept liability for loss, damage, or penalty due to errors or omissions within this report.

EPC Assure Ltd have via staff training, selection and provision of time and resources fulfilled our duty under civil and statutory law as far as was reasonably practicable. It is important to point out that the client's duty of care under criminal and civil law still exists, with respect to precautions taken when working on areas in which no asbestos has been previously detected. In the event of material being exposed which could reasonably be expected to be asbestos material, work should immediately cease, and competent assistance should be sought to identify the material to comply with HSWA 1974, Regulation 7 of the Management of Health and Safety at Work Regulation 1999 and other relevant statutory provisions.

Epc Assure Ltd cannot accept liability for cosmetic or structural damage incurred during sampling and surveying. By its very nature, an asbestos survey requires a reasonable degree of damage to components for subsequent laboratory identification.



[If you have any further questions or require clarification of this document, please contact](#)

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APPENDIX A

REGISTERS OF INSPECTIONS

REGISTER OF INSPECTIONS	
CLIENT DETAILS	
SITE DETAILS	11-13 FORTRESS ROAD LONDON NW5
DATE OF SURVEY	30/07/2025 MANAGEMENT SURVEY
SURVEYOR	STEVE ESPOSITO



001	PITCHED ROOF	SAMPLE NO.1 CEMENT ROOF SHEETING	CHRYSOTILE WHITE ASBESTOS	REFER TO THE ASBESTOS REGISTER
002	LOADING BAY	ALL ELEMENTS	NO ASBESTOS DETECTED	NO FURTHER ACTION REQUIRED
003	TOILETS	ALL ELEMENTS	NO ASBESTOS DETECTED	NO FURTHER ACTION REQUIRED
004	KITCHEN	ALL ELEMENTS	NO ASBESTOS DETECTED	NO FURTHER ACTION REQUIRED
005	OPEN PLAN AREA	ALL ELEMENTS	NO ASBESTOS DETECTED	NO FURTHER ACTION REQUIRED
006	CAR SHOWROOM	ALL ELEMENTS	NO ASBESTOS DETECTED	NO FURTHER ACTION REQUIRED
007	ELECTRIC METER CUPBOARD	STRONGLY PRESUME ELECTRIC UNITS CONTAIN ASBESTOS	CHRYSOTILE WHITE ASBESTOS	REFER TO THE ASBESTOS REGISTER
008	CARPARK	ALL ELEMENTS	NO ASBESTOS DETECTED	NO FURTHER ACTION REQUIRED
009	PITCHED ROOF GABLE END	ASBESTOS CEMENT RIDGES	CHRYSOTILE WHITE ASBESTOS	REFER TO THE ASBESTOS REGISTER




APPENDIX B

ASBESTOS REGISTERS

ASBESTOS REGISTER

MATERIAL AND PRIORITY ASSESSMENTS

CLIENT DETAILS	BUILDING NAME	Sample/Inspection Sheet
SITE DETAILS 11-13 FORTRESS ROAD LONDON NW5	FLOOR	
	LOCATION PITCHED ROOF	
SURVEYOR STEVE ESPOSITO	Sample No 1	
DATE OF SURVEY 30/07/2025	CEMENT ROOF SHEETING	

MATERIAL RISK ASSESSMENT	3
Asbestos Material	1
CEMENT	
Extent of Damage	0
GOOD CONDITION	
Surface Treatment	1
UNSEALED/AIB/LAGGING/CEMENT	
Asbestos Type	1
CHRYSTOLE (WHITE ASBESTOS)	





SURVEYORS ASSESSMENT OF REMEDIAL ACTION REQUIRED	MANAGE
MATERIAL RISK ASSESSMENT	LOW POTENTIAL FOR EXPOSURE
RECOMMENDATIONS	MANAGE

PRIORITY RISK ASSESSMENT				2	
Location	2	Accessibility	0	Extent/Amount	0
Outdoors		Unlikely to be disturbed		>50m2 or 50m	
Type of Maintenance	1	Frequency of Maintenance	0	Main Type of Activity	0
Minor Disturbance		Unlikely to be disturbed		Rare Disturbance	
Number of Occupants	0	Frequency of Use	1	Average Time in Area	1
None		Infrequent		Less than 1 hour	

ADDITIONAL COMMENTS

ASBESTOS REGISTER
MATERIAL AND PRIORITY ASSESSMENTS

CLIENT DETAILS	BUILDING NAME	Sample/Inspection Sheet 
SITE DETAILS 11-13 FORTRESS ROAD LONDON NW5	FLOOR	
SURVEYOR STEVE ESPOSITO	LOCATION PITCHED ROOF	
DATE OF SURVEY 30/07/2025	Sample No 1	
	CEMENT ROOF SHEETING	


MATERIAL RISK ASSESSMENT	3	
Asbestos Material	1	
CEMENT		
Extent of Damage	0	
GOOD CONDITION		
Surface Treatment	1	
UNSEALED/AIB/LAGGING/CEMENT		
Asbestos Type	1	
CHRYSTOLE (WHITE ASBESTOS)		

SURVEYORS ASSESSMENT OF REMEDIAL ACTION REQUIRED	MANAGE
MATERIAL RISK ASSESSMENT	LOW POTENTIAL FOR EXPOSURE
RECOMMENDATIONS	MANAGE

PRIORITY RISK ASSESSMENT				2	
Location	2	Accessibility	0	Extent/Amount	0
Outdoors		Unlikely to be disturbed		>50m2 or 50m	
Type of Maintenance	1	Frequency of Maintenance	0	Main Type of Activity	0
Minor Disturbance		Unlikely to be disturbed		Rare Disturbance	
Number of Occupants	0	Frequency of Use	1	Average Time in Area	1
None		Infrequent		Less than 1 hour	

ADDITIONAL COMMENTS
CEMENT ROOFING IS IN GOOD CONDITION AND CAN BE MANAGED

ASBESTOS REGISTER
MATERIAL AND PRIORITY ASSESSMENTS

CLIENT DETAILS	BUILDING NAME	Sample/Inspection Sheet
SITE DETAILS 11-13 FORTRESS ROAD LONDON NW5	FLOOR	
	LOCATION PITCHED ROOF GABLE END	
SURVEYOR STEVE ESPOSITO	Sample No AS 1	
DATE OF SURVEY 30/07/2025	ASBESTOS CEMENT	

MATERIAL RISK ASSESSMENT	3
Asbestos Material	1
CEMENT	
Extent of Damage	0
GOOD CONDITION	
Surface Treatment	1
UNSEALED/AIB/LAGGING/CEMENT	
Asbestos Type	1
CHRYSTILE (WHITE ASBESTOS)	





SURVEYORS ASSESSMENT OF REMEDIAL ACTION REQUIRED	MANAGE
MATERIAL RISK ASSESSMENT	LOW POTENTIAL FOR EXPOSURE
RECOMMENDATIONS	MANAGE

PRIORITY RISK ASSESSMENT				2	
Location	2	Accessibility	0	Extent/Amount	0
Outdoors		Unlikely to be disturbed		>10m2 or150m	
Type of Maintenance	1	Frequency of Maintenance	0	Main Type of Activity	0
Minor Disturbance		Unlikely to be disturbed		Rare Disturbance	
Number of Occupants	0	Frequency of Use	1	Average Time in Area	1
None		Infrequent		Less than 1 hour	

ADDITIONAL COMMENTS
ASBESTOS CEMENT IS IN GOOD CONDITION AND CAN BE MANAGED

ASBESTOS REGISTER
MATERIAL AND PRIORITY ASSESSMENTS

CLIENT DETAILS	BUILDING NAME	Sample/Inspection Sheet 
SITE DETAILS 11-13 FORTRESS ROAD LONDON NW5	FLOOR	
	LOCATION ELECTRICS CUPBOARD	
SURVEYOR STEVE ESPOSITO	Sample No	
DATE OF SURVEY 30/07/2025	STRONGLY PRESUME ELECTRIC UNIT TO CONTAIN ASBESTOS	

MATERIAL RISK ASSESSMENT	3	
Asbestos Material	1	
WOVEN TEXTILES		
Extent of Damage	0	
GOOD CONDITION		
Surface Treatment	1	
UNSEALED/AIB/LAGGING/CEMENT		
Asbestos Type	1	
CHRYSTOLE (WHITE ASBESTOS)		

SURVEYORS ASSESSMENT OF REMEDIAL ACTION REQUIRED	MANAGE
MATERIAL RISK ASSESSMENT	LOW POTENTIAL FOR EXPOSURE
RECOMMENDATIONS	MANAGE

PRIORITY RISK ASSESSMENT					2
Location	2	Accessibility	0	Extent/Amount	0
Rooms up to 100m		Unlikely to be disturbed		Small amount flash guards/rope	
Type of Maintenance	1	Frequency of Maintenance	0	Main Type of Activity	0
Minor Disturbance		Unlikely to be disturbed		Rare Disturbance	
Number of Occupants	0	Frequency of Use	1	Average Time in Area	1
None		Infrequent		Less than 1 hour	




ADDITIONAL COMMENTS
STRONGLY PRESUME ELCTRIC UNITS CONTAIN ASBESTOS IN THE FORM OF FLASH GUARDS / ROPE



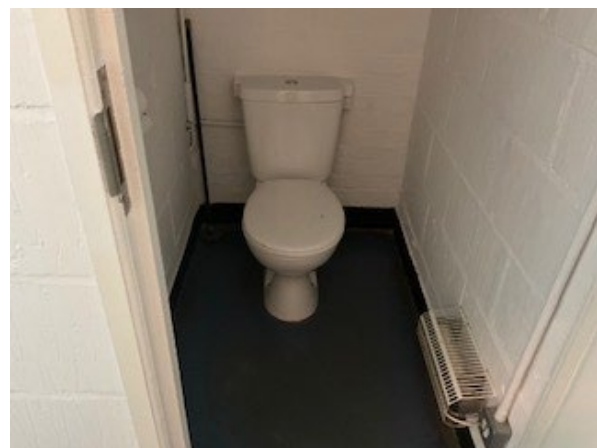
APPENDIX C

GENERAL PHOTOS

SITE DETAILS: 11-13 FORTRESS ROAD
LONDON NW5
DATE OF SURVEY: 30/07/2025

	<p>GENERAL PHOTO</p> <p>NO ASBESTOS MATERIALS DETECTED</p>
	<p>GENERAL PHOTO</p> <p>NO ASBESTOS MATERIALS DETECTED</p>
	<p>GENERAL PHOTO</p> <p>NO ASBESTOS MATERIALS DETECTED</p>

SITE DETAILS: 11-13 FORTRESS ROAD
LONDON NW5
DATE OF SURVEY: 30/07/2025



GENERAL PHOTO

NO ASBESTOS MATERIALS DETECTED



GENERAL PHOTO


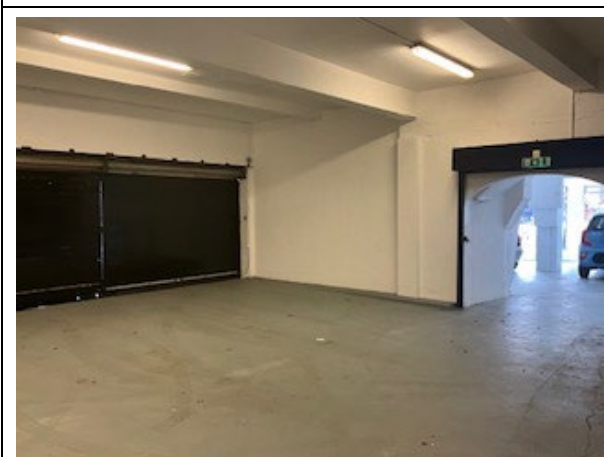

NO ASBESTOS MATERIALS DETECTED



GENERAL PHOTO

NO ASBESTOS MATERIALS DETECTED


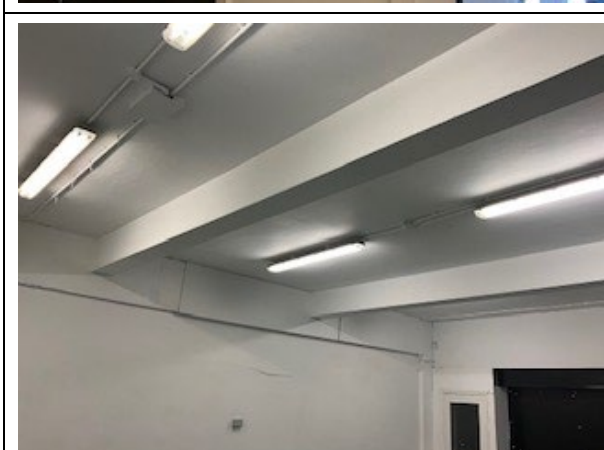
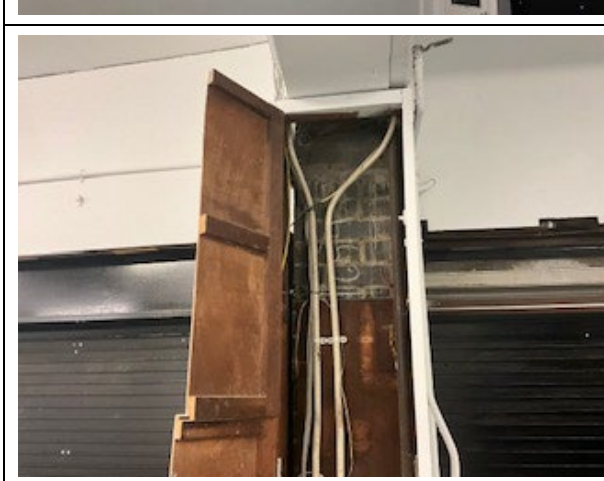
SITE DETAILS: 11-13 FORTRESS ROAD
LONDON NW5
DATE OF SURVEY: 30/07/2025

	<p>GENERAL PHOTO</p> <p>NO ASBESTOS MATERIALS DETECTED</p>
	<p>GENERAL PHOTO</p> <p>NO ASBESTOS MATERIALS DETECTED</p>
	<p>GENERAL PHOTO</p> <p>NO ASBESTOS MATERIALS DETECTED</p>

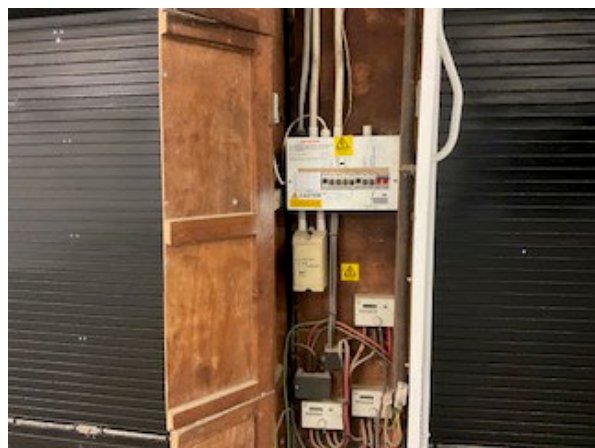
SITE DETAILS: 11-13 FORTRESS ROAD

LONDON NW5

DATE OF SURVEY: 30/07/2025

	<p>GENERAL PHOTO</p> <p>NO ASBESTOS MATERIALS DETECTED</p>
	<p>GENERAL PHOTO</p> <p>NO ASBESTOS MATERIALS DETECTED</p>
	<p>GENERAL PHOTO</p> <p>NO ASBESTOS MATERIALS DETECTED</p>

SITE DETAILS: 11-13 FORTRESS ROAD
LONDON NW5
DATE OF SURVEY: 30/07/2025



GENERAL PHOTO

NO ASBESTOS MATERIALS DETECTED



GENERAL PHOTO


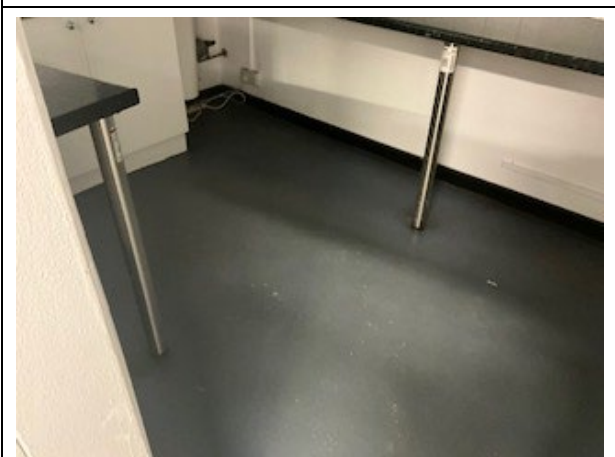

NO ASBESTOS MATERIALS DETECTED



GENERAL PHOTO

NO ASBESTOS MATERIALS DETECTED

SITE DETAILS: 11-13 FORTRESS ROAD
LONDON NW5
DATE OF SURVEY: 30/07/2025

	<p>GENERAL PHOTO</p> <p>NO ASBESTOS MATERIALS DETECTED</p>
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SITE DETAILS: 11-13 FORTRESS ROAD
LONDON NW5
DATE OF SURVEY: 30/07/2025



GENERAL PHOTO

NO ASBESTOS MATERIALS DETECTED



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SITE DETAILS: 11-13 FORTRESS ROAD
LONDON NW5
DATE OF SURVEY: 30/07/2025

	<p>GENERAL PHOTO</p> <p>NO ASBESTOS MATERIALS DETECTED</p>
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	<p>GENERAL PHOTO</p> <p>NO ASBESTOS MATERIALS DETECTED</p>

APPENDIX D
BULK CERTIFICATE



APPENDIX F

CONTRACTORS FORM

