

Asbestos Re-Inspection

Client:

Carter Jonas



Ultima Safety Ltd

Ultima House
21 Egelwin Close, Perton
Wolverhampton
WV6 7NF

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Property Address:

The Bungalow (Horsley Brook
Farm)
Tamworth Road
Lichfield
WS14 9PT

Inspected By:

Ben Williams
Technical Manager

Issue Date:

15 Jul 2026

Report Approved by:

Rebecca Williams

Client Details

Carter Jonas

81
Colmore Row
Birmingham
B3 2BA



General Information & Quality Assurance:

Survey Conducted by:	Ben Williams
Property Construction:	Traditional brick built construction
Survey Type:	Reinspection of Previously Identified Material Only
Property Age (Circa):	1960
Original Survey Data Ref:	M-71542
Original Survey Date:	6 Jul 2020
Re-Inspection Date:	15 Jul 2026
Current Occupancy:	Not Occupied
Additional Comments:	None

Visual Re-Inspection Procedures

This re-inspection was carried out in accordance with the Health and Safety Executive's guidance document – HSG 264 and FFM's own in-house procedures.

Ultima Safety Ltd Ltd carried out a visual inspection and conditional re-assessment of all previously identified, strongly presumed or presumed ACM's only.

Any deterioration of in-situ materials, encapsulation or abatement would be noted by the surveyor and included within this report.

Any changes to the recommended action should be included in an Asbestos Management Plan.

The original survey must be consulted in order to determine limitations and restrictions imposed.

Asbestos Register & Non-Accessed Areas

The recommendation given against each recorded Asbestos Containing Material (ACM) is based upon information provided by the surveyor on the re-inspection date and any previous laboratory analytical results.

The recommended actions have been confined to a limited number, they are as follows:

Asbestos Register			
No.	Asbestos Material Inspected	Action Required	Priority
1	Damp Proof Course External	Monitor the ACM as part of a compliant asbestos management strategy.	Re-Inspected

Asbestos Containing Materials Removed Since Last Inspection			
No.	Asbestos Containing Materials Removed Since Last Inspection	Action Required	Priority

No Documented ACM Removal Since Last Inspection.

Sample Summary Tables

Damp Proof Course

External

Sample Information

Sample Type:	Sampled
Sample Ref:	S001
Area Ref:	016
Sample Photograph:	
Sample Material Description:	Bitumen
Approx. Extent:	35 Linear Metres

Material Assessment

Accessibility:	Low (Occasionally disturbed)
Product Type:	(1) Composites, T/C, Floor Tiles, Cement (A/C)
Surface Treatment:	(0) Composites, Textured Coating, Floor Tiles
Condition of ACM:	(0) Good Condition
Asbestos Type:	(1) Chrysotile (White Asbestos)

Material Assessment Score

Score:	2
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Recommended Action:

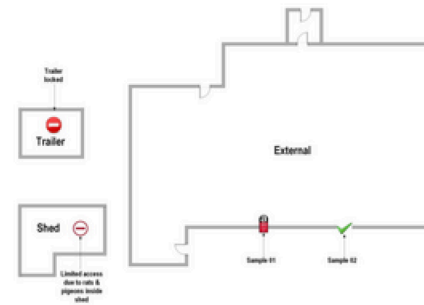
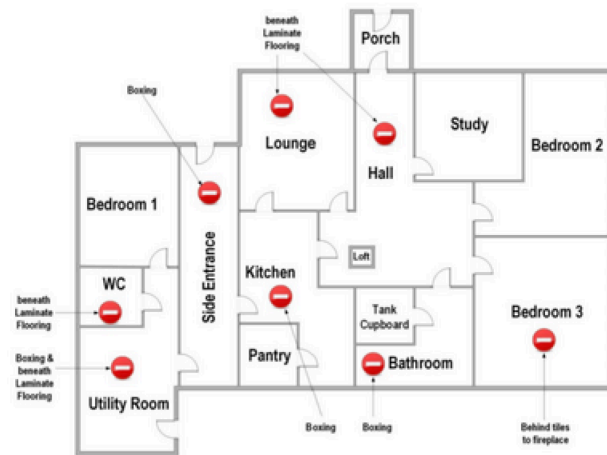
Recommended Action:	(H) Manage
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Additional Comments:

Additional Comments:	None
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Reporting Terminology Key (Material Assessment)

Level of Identification	Product Type	Asbestos Type	Accessibility
ID = Sample Taken and Analysed SP = Strongly Presumption in accordance with HSG 264 P = Material Presumed to contain Asbestos PS = Previously sampled X = Cross Referenced R = Removed	3 = Sprays, Thermal Insulation, Loose Asbestos 2 = Asbestos Insulating Board (AIB), Textiles, Ropes, Paper 1 = Composites, T/C, Floor Tiles, Cement (A/C)	3 = Crocidolite (Blue Asbestos) 2 = Amosite (Brown Asbestos) 1 = Chrysotile (White Asbestos) NAD = No Asbestos Detected	3 = High (Routinely disturbed) 2 = Medium (Easily disturbed) 1 = Low (Occasionally disturbed) N/A = Not Accessible / Unlikely to be disturbed
Surface Treatment	Approx Extent	Condition of ACM	Recommendations
3 = Unsealed Sprays, Unsealed Thermal Insulation 2 = Unsealed AIB, Encapsulated Sprays & Insulation 1 = Sealed AIB or Cement, Enclosed Sprays & Insulation 0 = Composites, T/C, Floor Tiles	N/Q = Not Quantifiable	3 = High Damage 2 = Medium Damage 1 = Low Damage 0 = Good Condition	A = Programme Removal and Restrict Access (Condition) B = Programme Removal (Works) C = Remove D = Repair and Manage E = Encapsulate and Manage F = Further Inspection Required G = Manage or Programme Removal H = Manage R = Removed since last inspection



DRAWING NOT
TO SCALE

Conclusion

The Client should ensure that any identified, strongly presumed and presumed ACM's are subject to the recommendations given in Table 1 Asbestos Register and Recommendation Options Key in accordance with HSG264 and CAR2012.

The client should be aware that if any identified, strongly presumed & presumed ACM's are in an area due for renovation or refurbishment works, employees should work with extreme caution and the necessary inspection carried out. Further inspection and testing is recommended to all non-accessed areas and materials if they become accessible.

This report is NOT an asbestos management plan.

It is recommended that the results contained within this report are held in file with the original survey report and used to create and / or update the existing asbestos management plan.

Note:

Ultima Safety Ltd can assist with the formulation of an asbestos management plan upon request.

This report has been compiled for the sole use of the client only and should not be relied upon by any third party or organisation. The data contained within this report is intended to provide factual information only as to the presence of ACM's. Measurements or quantities described herein should not be relied upon for any contractual purpose.

Recommended Option Key

This section provides guidance for the recommendation action plan for each previously identified, strongly presumed & presumed ACM as per the client specifications and in accordance with CAR 2012. The recommended action should be included in an Asbestos Management Plan.

KEY			
A – Programme Removal and Restrict Access (Due to the condition of the material) The material has been identified with significant damage and removal works should be carried out immediately in accordance with the relevant ACOP, L143. Access to this area should be restricted.	B – Programme Removal (If the material will be affected by subsequent works) The material has been identified in an area due for refurbishment and removal works should be carried out in accordance with the relevant ACOP, L143 if it is likely to be affected by subsequent works.	C – Remove Asbestos that is redundant, in poor condition or has the potential to be easily damaged, has been identified. It is recommended that these items are removed in accordance with the relevant ACOP, L143.	D – Repair and Manage The material should be repaired in such a manner that will prevent the release of any asbestos fibre and monitored at regular intervals. Labelling is recommended in a non-domestic setting but is not mandatory.
E – Encapsulate and Manage The material should be encapsulated in such a manner that will prevent the release of any asbestos fibre and monitored at regular intervals. Labelling is recommended in a non-domestic setting but is not mandatory.	F – Further Inspection Required The material has been presumed to contain asbestos and should be monitored at regular intervals until further inspection is possible.	G – Manage or Programme Removal (If the material will be affected by subsequent works) The material should be monitored at regular intervals or removal works should be carried out in accordance with the relevant ACOP, L143 if it is likely to be affected by subsequent works.	H – Manage The material should be monitored at regular intervals. Labelling is recommended in a non-domestic setting but is not mandatory.

Inspections

We recommend that further inspection, sampling and testing be carried out in areas that are not accessed or are outside of the scope of the re-inspection.

These fall into two categories:

Buildings and areas, for which access could not be obtained during previous inspections and this re-inspection.

- Materials that are presumed to contain asbestos. Sampling and testing is recommended, where practical, in these to establish the nature and extent of the material.

Management Re-inspection Limitations

During a re-inspection every effort is made to assess all previously identified, strongly presumed and presumed ACM's as far as is reasonably practicable. Because of the nature of Asbestos in composite structures and inaccessible places, Ultima Safety Ltd cannot guarantee that all ACM's will have been located during previous surveys as in some cases only refurbishment or demolition may reveal ACM's hidden within the fabric of a building. This re-inspection is not a survey and is only designed to re-assess the condition of previously identified, strongly presumed and presumed ACM's.

The following areas have been excluded from this re-inspection:

- Any areas where asbestos has not been identified previously.
- Any areas which have previously not been accessed (Please refer to original survey documentation to confirm previous survey restrictions).
- Any areas which require sampling.

Please Note: Any further inspection and testing as per above will need to be carried out as part of an asbestos management survey as a minimum.

Asbestos Containing Materials (ACM's)

All reasonable steps have been taken to ensure that the contents and findings of this report are true and accurate, though further undetected A.C.M.'s may still be present within the premises. The Client should therefore be aware of their responsibilities for identifying, locating, removing and/or managing all ACMs within the premises.

Re-Inspection Disclaimer

- All areas and materials excluded from this asbestos management re-inspection may require further inspection and testing, as these may contain Asbestos not identified..
- Presumed ACM's have not been sampled; therefore, they are presumed to contain Asbestos. These materials require further inspection and testing when they become accessible or are safe to sample, until which time they should be presumed to contain Asbestos.
- Ultima Safety Ltd will not carry out inspections and testing to any non-accessed areas and materials as they were outside of the scope of the re-inspection at the request of the client.
- Ultima Safety Ltd cannot accept liability for any additional ACM's identified. This project is an assessment of condition of previously identified ACM's only.
- Ultima Safety Ltd cannot accept liability for any damage or degradation in the condition of any ACM past the time of inspection. The assessment is valid for the time of inspection only.
- The data contained within this report is intended to provide information only as to the presence of ACM's. Measurements or quantities described herein should not be relied upon for any contractual or pricing purpose.
- Ultima Safety Ltd carried out a material assessment and gave recommendations on the survey date. The material assessment scores and recommendations given to all identified, strongly presumed & presumed ACMs are based on: the judgement of the surveyor on the survey date along with the laboratory analytical result. If any change to the condition, accessibility or surface treatment of an identified, strongly presumed or presumed ACM's is noted, re-assessment is required.
- The accessibility of a product is not incorporated into the material assessment score.
- If any works are to be carried out, which may cause disturbance/damage to any presumed, strongly presumed or identified ACM's. Re-assessment is required.
- The information contained within the sample summary table should only be used in conjunction with all other asbestos information contained within previous survey information and an asbestos management plan. In particular, the client should always refer to the survey limitations prior to commencing any works.
- The risk assessment for identified, strongly presumed & presumed ACM's can only be carried out with the detailed knowledge of: The Material Assessment Scores for the materials in question (provided by Ultima Safety Ltd); The Disturbance Potential for the materials in question (provided by the client); Areas where future work or maintenance activity, may lead to contact with materials, which are known to contain asbestos (provided by the client); The occupant activity that is undertaken in the area concerned (provided by the client) and; The human exposure potential (provided by the client).
- Although the Ultima Safety Ltd surveyor may have some of the information which will contribute to the risk assessment and may be part of an assessment team, the Client under CAR 2012 is required to make the risk assessment, using the information given in the survey and their detailed knowledge of the activities carried out within the premises. The risk assessment will form the basis of the Asbestos Management Plan. Further information on risk assessments and manage.
- Ultima Safety Ltd is not accredited to undertake priority risk assessments. We will not carry out priority risk assessments on the re-inspection date unless the client instructs us to.