



ASBESTOS 2GO LIMITED

On behalf of:
The Ramsbury Manor Foundation

Asbestos Refurbishment and Demolition Survey
To Specific Locations Only

@
Ramsbury Manor
Ramsbury
Marlborough
Wiltshire
SN8 2RG



ASBESTOS 2GO LIMITED

W: www.asbestos2go.co.uk

E: office@a2go.co.uk

Asbestos Building Surveys
Asbestos Seminars & Training
Bulk Sample Collection & Analysis Services
Asbestos Air Monitoring Services
Environmental Health & Safety Services
Asbestos Project Management Services
Asbestos Removal & Remedial Services

Working on behalf of:

The Ramsbury Manor Foundation
Ramsbury Manor
Ramsbury
Wiltshire
SN8 2RG

Report Production

Report proof-read by:

Mr Dee Fitzgerald



Senior Surveyor (P402 Certificate number: 120505/028)

Date:

28/07/2025

Report reviewed by:

Mr Jorge Phillips



Contracts Manager

Date:

31/07/2025

Contents

- 1. Introduction.**
- 2. Premises Description & Location.**
- 3. Purpose, Aim & Objective of the Survey.**
- 4. Survey Report.**
- 5. Survey Methodology.**
- 6. Legal Requirements.**
- 7. Material Assessments Sheet Guide**
- 8. Asbestos Sample Forms & Risk Assessments.**
- 9. Conclusions & Recommendations.**
- 10. Areas Not Accessed.**
- 11. Bulk Sample Certificates.**
- 12. Site Drawing**
- 13. Executive Summary**

1. Introduction

Further to the instruction from The Ramsbury Manor Foundation, Asbestos 2Go Limited was requested to carry out an Asbestos Assessment Survey of the site known as:

Ramsbury Manor
Ramsbury
Marlborough
Wiltshire
SN8 2RG

The instructions received were for the undertaking of a Refurbishment and Demolition Survey and Report, to inspect floor void locations beneath specific floorboards as marked by others prior to removal of the boards.

Access into the voids beneath each board would be completed by carefully removing fixings from the boards, to allow to lift intact & return floorboards with minimal disruption & damage; once lifted Asbestos 2Go Ltd survey team can gain access for inspection purposes & bulk sampling & analysis at a UKAS accredited laboratory to confirm the presence or absence of asbestos materials within the voids.

The team involved were aware of the Grade I listing protecting the building; with this in mind a team of professional carpenters were employed by the client; to undertake the floorboard removal & return process, this was completed with great care whilst using the appropriate RPE/PPE to ensure the risk was kept to as low as reasonably practicable to all involved.

Access arrangements were made with Adam Flett, Estate Manager (Duty Holder) to ensure all accessible areas were surveyed during the project.

The survey was conducted over multiple visits between 14/07/2025 to 23/07/2025, and was completed in less 6 & 1/2 days.

The survey was undertaken and completed by one of Asbestos 2Go Limited Survey Teams. Namely:

- Dee Fitzgerald (Certificate No. 120505/028) May 2005

The bulk analysis of suspect materials was safely transported to:

- TVS Analysis Limited

(on behalf of Asbestos 2Go Limited) where the samples were analysed in accordance with the laboratory 'in – house method', based on HSG 248, using stereomicroscopy, polarised light microscopy and dispersion staining.

During the survey the building remained occupied by staff & contractors only, with only essential persons in close proximity of the work area during removal of floorboards & only persons from the Asbestos 2Go Ltd survey team present during the bulk sampling process.

Samples were taken of suspect materials and where possible digital photographs of the samples taken.

2. Premises Description and Location.



General building construction: Ramsbury Manor House

External Roof Materials:	Clay tiled quadrangle shaped pitched roof constructed with timber, lead lined timber flat roof with a timber cupola above the centre of the house, the roof was recently stripped off & refurbished with new materials, no known acm's were found during the original R&D surveys (18/9238) before the works started or during the stripping out works to the roof structure or voids.
External Soffits & Fascia's:	Presumed original timber feature in-situ from original construction
External Rain Goods:	Metal
External Perimeter walls:	Brickwork / stonework
External Windows Sills:	Stonework
Window frames; Doors & Frames:	Timber
Internal Roof area general construction:	Timber construction
Internal Roof area:	Fibreglass insulation to roof areas
Pipes & insulation type:	Steel, copper & plastic pipes were found with foam & fibreglass insulation types present, one pitch fibre pipe was found also
Loft Hatch:	Timber access hatches are present to eaves voids at the 1 st floor level
Pipe casings/boxings etc:	Timber
Ceiling linings:	Lath plaster ceiling are mainly present
Internal wall linings:	Timber, lath plaster, brick & plaster
Staircase construction:	Timber staircases
Floor construction:	Timber / concrete / stone

ROOMS MATERIALS LIST: Ramsbury Manor House

<u>Name/use & level of room</u>	<u>Ref No.</u>	<u>Ceiling</u>	<u>Walls</u>	<u>Floor</u>	<u>Noted additional features</u> <i>General Notes</i>
Roof Level					
Roof level tank room	0	T	B/LP/T	T	Not inspected within R&D scope of works
Top Floor Level – targeted board lifting above 1st floor ceiling lamp locations only					
Central landing	1	LP	B/T	T+CPT	2 No. locations inspected above 1 st floor area ceiling lamp locations only
Roof access stairs	1a	LP	LP/B/T	T+CPT	Not inspected – no 1st floor ceiling lamp located beneath this location
Back stairs	2	LP	BP	T+CPT	Not inspected – no 1st floor ceiling lamp located beneath this location
Green bedroom	3	LP	T	T+MV+CPT	1 No. location inspected above 1st floor area ceiling lamp location only
Green bedroom cupboard	3a	T	T	T+MV+CPT	1 No. location inspected above 1st floor area ceiling lamp location only
Linen room	4	LP	T	T+MV+CPT	Not inspected – no 1st floor ceiling lamp located beneath this location
Store room 1 + cupboard	5	LP	T	T+MV+CPT	1 No. location inspected above 1st floor area ceiling lamp location only
Restoration room	6	LP	T	T+MV+CPT	1 No. location inspected above 1st floor area ceiling lamp location only
Sewing room + cupboard	7	LP	T	T+MV+CPT	Not inspected – no 1st floor ceiling lamp located beneath this location
Staff bathroom 1	8	LP	T	T+CPT	1 No. location inspected above 1st floor area ceiling lamp location only
Staff bathroom 2	9	LP	T	T+MV+CPT	1 No. location inspected above 1st floor area ceiling lamp location only
Staff bedroom 1	10	LP	T	T+MV+CPT	Not inspected – no 1st floor ceiling lamp located beneath this location
Staff bedroom 2	11	LP	T	T+MV+CPT	2 No. locations inspected above 1st floor area ceiling lamp locations only
Staff bedroom 3	12	LP	BP/LP	T+MV+CPT	2 No. locations inspected above 1st floor area ceiling lamp locations only
Staff sitting room	13	LP	BP/LP	T+MV+CPT	1 No. location inspected above 1st floor area ceiling lamp location only

Store room 2	14	LP	T	T+MV+CPT	1 No. location inspected above 1st floor area ceiling lamp location only
Bedroom	15	LP	T	T+MV+CPT	1 No. location inspected above 1st floor area ceiling lamp location only
Bedroom	16	LP	T	T+CPT	Not inspected – no 1st floor ceiling lamp located beneath this location
Dressing room	17	LP	T	T+CPT	Not inspected – no 1st floor ceiling lamp located beneath this location
Bathroom	18	LP	T	T+CPT	2 No. locations inspected above 1st floor area ceiling lamp locations only
Lobby	19	LP	T	T+CPT	Not inspected – no 1st floor ceiling lamp located beneath this location
Cupboard	20	LP	T	T+MV	Not inspected – no 1st floor ceiling lamp located beneath this location
Cupboard	21	LP	T	T+MV	Not inspected – no 1st floor ceiling lamp located beneath this location
Lobby	22	LP	T	T+CPT	Not inspected – no 1st floor ceiling lamp located beneath this location
Lobby	23	LP	T	T+CPT	Not inspected – no 1st floor ceiling lamp located beneath this location
Lobby	24	LP	T	T+CPT	Not inspected – no 1st floor ceiling lamp located beneath this location
Cupboard beneath roof access staircase	25	T	T/LP	T+MV	Not inspected – no 1st floor ceiling lamp located beneath this location
Back stairs ½ landing cleaners cupboard (LHS)	26	T	T/PB+CWT	T	Floor void not accessible – known asbestos materials are present in this location. Refer to (25/12823) S04 - 6m2 asbestos bituminous adhesive residue to floor of cleaner cupboards 26 & 27 - noted in existing register.
Back stairs ½ landing cleaners cupboard (RHS)	27	T	T/PB+CWT	T	
Clock tower	27a	T	B/T	T	Not inspected within R&D scope of works
1st Floor Level					
Back stairs	28	T	BP/T	T+CPT	Not inspected – carpets in-situ
Mrs Hyams dressing room	29	LP	T	T+CPT	3 No. locations inspected
Yellow bedroom	30	LP	BP/T/Silk	T+CPT	4 No. locations inspected
Mrs Hyams bathroom	31	LP	BP/T/Silk	T+CPT	4 No. locations inspected

Mrs Hyams bedroom	32	LP	BP/T/Silk	T+CPT	4 No. locations inspected
Mr Hyams bedroom	33	LP	BP/T/Silk	T+CPT	6 No. locations inspected
Mr Hyams bathroom	34	LP	T	T+CPT	5 No. locations inspected
North hall	35	LP	BP/T	T+CPT/T	1 No. location inspected in cupboard under left stair to Mr Hyams Bathroom only. Carpets in situ in main stairwell
Central lobby	36	LP	BP/T	T+CPT	Not inspected – carpets in-situ
Blue bathroom	37	LP	T	T+CPT	3 No. locations inspected
Blue bedroom	38	LP	T	T+CPT	3 No. locations inspected
Chinese bedroom	39	LP	B/T	T	4 No. locations inspected
Chinese bathroom	40	LP	BP/T/Silk	T+CPT	1 No. locations inspected
Chinese bathroom cupboard	40a	LP	T	T+CPT	Not inspected – no marked boards. Carpets in situ
Chinese bathroom lobby	40b	LP	BP/T/Silk	T+CPT	Not inspected – no marked boards. Carpets in situ
Pink bedroom	41	LP	BP/T/Silk	T+CPT	3 No. locations inspected
Pink bathroom	42	LP	T	T+CPT	1 No. locations inspected
Model kitchen	43	LP	T	T+Cork tiles	Not inspected – no marked boards. Cork tiles in situ
Back stairs ½ landing	44	LP	T	T+CPT	Not inspected – no marked boards. Carpets in situ
<u>Ground floor level</u>					
Back stairs	45	LP	BP/T	T+CPT/MV	2 No. locations inspected. Part concealed by vinyl floor covering to landing & staircase
Hoist	45a	T	B/T/AIB	N/A	Refer to (19/9725) S06 - <10m2 damaged asbestos insulation board linings inside hoist from ground floor to basement level with debris to the floor of main kitchen hoist (59a) - noted in existing register.
Butler's pantry	46	LP	T	T+MV	Not inspected – no marked boards. Vinyl floor covering in situ
Small dining room	47	LP	B/Silk	T	4 No. locations inspected
Salon	48	LP	T	T	5 No. locations inspected
Chinese sitting room	49	LP	B/Silk	T	5 No. locations inspected
Small Chinese room	50	LP	BP/T	T	4 No. locations inspected
North hall	51	LP	BP/T	T	2 No. locations inspected

Cloak cupboard	52	T	BP/T	T+CPT	Not inspected – no marked boards.
North hall toilet	53	LP	T	T+CPT	Not inspected – no marked boards.
Library	54	LP	BP	T+CPT	4 No. locations inspected
Hall	55	LP	T	T	3 No. locations inspected
Large dining room	56	LP	T	T	4 No. locations inspected
<u>Basement level</u>					
Lobby	57	LP	T	C+ABV	Not inspected within R&D scope of works
Back stairs	58	PB	BP/AIB	C+ABV+CPT	Not inspected within R&D scope of works
Main kitchen	59	LP	BP/AIB	C+ABV	Not inspected within R&D scope of works
Main kitchen hoist	59a	N/A	B/T/AIB	C	Not inspected within R&D scope of works
Main kitchen chimney void	59b	M	B	C	Not inspected within R&D scope of works
Scullery	60	PB	BP+CWT	C+ABV	Not inspected within R&D scope of works
Larder	61	PB	BP+CWT	C+ABV	Not inspected within R&D scope of works
Dustbin shed	62	T/LP	B	C	Not inspected within R&D scope of works
Office	63	LP	BP	T+CPT	Not inspected – no marked boards.
Projection room	64	LP	BP/T	C+ABV/VFT	Not inspected within R&D scope of works
Strong room	65	LP	BP/T	C+VFT	Not inspected within R&D scope of works
Telephone exchange	66	LP	BP/T	C+VFT	Not inspected within R&D scope of works
Central lobby	67	LP	BP/T	C+VFT+CPT	Not inspected within R&D scope of works
Cinema	68	LP	BP/T/HB/FG/LP	C+PQT	Not inspected within R&D scope of works
Laundry room	69	LP	BP+CWT	C+VFT	Not inspected within R&D scope of works
Store room	70	LP	BP/T	C+VFT	Not inspected within R&D scope of works
Safe	71	Steel safe in former doorway			Not inspected within R&D scope of works
Staff room	72	LP	BP	T+CPT	1 No. location inspected
Security office	73	LP	BP	C+MV	Not inspected within R&D scope of works
Games room	74	B	BP/PB	C+CPT	Not inspected within R&D scope of works register.
Games room electrical cupboard	74a	T	BP/T	C	Not inspected within R&D scope of works
Cloak room	75	LP	BP/T	C+ABV	Not inspected within R&D scope of works

Lobby to boiler room	76	PB	BP/PB	C+QT	Not inspected within R&D scope of works
Store cupboard	77	PB	PB	C+QT	Not inspected within R&D scope of works
Boiler room	78	PB	PB/B	C+QT	Not inspected within R&D scope of works
Cellar lobby	79	BP	BP	C	Not inspected within R&D scope of works
Wine cellar A	80	CPS	B	C	Not inspected within R&D scope of works
Wine cellar B	81	CMS/LP	B	C	Not inspected within R&D scope of works
Old tank room	82	CPS	B	C	Not inspected within R&D scope of works

PB = Plasterboard	BP = Brick or block & plaster	HB = Hardboard
FB = Fibreboard	B = Brick or block work	LP = Lathe & plaster
MV = Modern vinyl	AIB = Asbestos insulation board	VFT = Vinyl floor tiles
C = Concrete	MFT = Modern floor tiles	LM = Laminate flooring
PLY = Plywood	CWT = Ceramic wall tiles	TC = Textured coating
QT = Quarry tiles	CFT = Ceramic floor tiles	T = Timber
CPT = Carpet/tiles	ABV = Asbestos backed vinyl	FBT = Fibreboard ceiling tiles
	CPS = Corrugated plastic sheets	CMS = Corrugated metal sheets

3. Purpose, Aim & Objective of the Survey

The survey was requested by The Ramsbury Manor Foundation to ensure that any previously unidentified accessible asbestos bearing materials were located to prevent accidental exposure of employees, maintenance staff and the general public alike.

The appropriate level of survey was agreed as a Refurbishment Survey with samples taken of the materials and finishing's encountered as either asbestos bearing or definitely not asbestos bearing.

The purpose of the survey report is to enable the client to comply with the Control of Asbestos Regulations 2012, The Health & Safety at Work Act 1974, the Management of Health & Safety at Work Regulations 1999, The Construction (Design and Management) Regulations 2015 and HSG 264 – 2nd Edition 2012 – Surveying, sampling and assessment of asbestos bearing materials.

The objective of this survey report is to enable the client (in addition to the aforementioned) to confirm the location, type, condition and extent of asbestos containing materials within the property surveyed in compliance with the scope of the client's instructions received.

The client is responsible for all future removal works due to be undertaken.

The survey report will enable the client to manage or instruct a Consultant to manage safely (please read section 6.5 for further details), the removal of any asbestos materials identified within this survey report, therefore minimising their duty of care under the Health & Safety at Work Act – 1974 etc.

Agreed Scope of Works

The client has employed our services to undertake an R&D survey & report to specific floor voids, beneath marked floorboard locations only.

4. Survey Report

This report is based on a Partial Refurbishment and Demolition Survey to specified floor voids only and analysis of suspect asbestos containing materials where accessible, within the scope of the instructions received.

An agreed strategy was established to perform the survey by checking the void beneath each marked floorboard location (marked by client representative) for identifiable hazardous materials, accessibly possible. Samples were collected from potentially problematical areas for definitive identification.

Future works undertaken by Asbestos 2Go Limited will attach to this report with corresponding project numbers traceable to the reference numbers within this report / register. This will ensure ongoing records 'track-back' to the original Asbestos Register and maintain up to date status records.

Table Key

Building	=	Ramsbury Manor Ramsbury Marlborough Wiltshire SN8 2RG
Prefix	=	S/ ... Signifies bulk sample
	=	P/ ... Signifies presumption asbestos is present in the material
	=	SP/ ... Signifies strong presumption asbestos is present in the material
	=	R/ ... Signifies in reference to a previously collected bulk sample
Sample No.	=	S01/2, /3, ... (arithmetic progression of samples taken). Where access is restricted or additional information was deemed relevant the senior surveyor will use comments on the survey form.
Void Locations	=	A/B, /C, ... (alphabetic progression of specified floorboard locations) Where access is restricted or additional information was deemed relevant the senior surveyor will use comments on the survey form.

In total 52 samples were taken from various areas within the premises. For details of location and priority banding, see 'Asbestos Sample Forms & Risk Assessments' section at the rear of this report.

Samples were collected from the premises and referenced with unique individual sample numbers and Digital Photographs taken.

All quantities shown are approximate only; contractors are reminded to independently quantify the materials personally before entering into any contractual agreements to undertake asbestos works relating to materials shown in this report.

5. Survey Methodology.

5.1 The objective of the survey is to locate and quantify asbestos containing elements and those asbestos cement products which are specified within the Control of Asbestos Regulations 2012, HSG 264 etc.

5.2 The standard areas for inspection (access depending) are:

- Internal Partitions
- Roof & Floor Linings
- Boiler Flues
- Ceiling Tiles
- Beam Encasing
- Ceiling Return Panels
- Soffits
- Fire Breaks
- Thermal Insulation
- Sprayed Coatings
- Riser Shafts
- Heater Units
- Riser Access Panels
- Ventilation Linings
- False Ceilings
- Bulkheads
- Door Panels
- Seals and Gaskets
- External Roofs and Gutters
- Drain Pipes

This list is not exhaustive.

All samples were taken in accordance with Asbestos 2Go Limited in-house methods and in accordance with all current Legislation, Regulations and Guidance Notes.

NB Specific area surveys are conducted in areas at the clients' request.

Note: In any instance where sampling has been carried out on suspect surface materials such as claddings, linings, boxing or pipe casings etc, the surveyor will not have removed these materials at the time of the survey to look for further suspect materials that may be concealed behind or under the material sampled. Whilst laboratory testing can prove conclusively if asbestos is or is not present in the surface material, it is possible that further asbestos materials may remain concealed by the surface material & will not have been located at the time of the survey. For further advice, please contact our office:

Disclaimer

It must be taken into account the way in which asbestos containing materials have been used in the course of construction of buildings, certain installations may only be detected in the course of subsequent demolition or asbestos removal works which may conceal further asbestos materials behind the initial obstruction; these materials may only be found by means of a specific thorough survey of previously inaccessible areas which may be required as a revisit after the initial surveys & only once the known asbestos bearing materials have been removed.

For example: (e.g. thermal insulation on pipes concealed behind asbestos boarding)

During the course of a survey the Senior Surveyor in attendance cannot disturb suspect asbestos bearing products in any way, to establish other materials, behind, beyond or in close vicinity to these materials as this would possibly produce a risk of airborne asbestos inhalation by Asbestos 2Go Limited staff, employees of the client, workmen, maintenance staff and the general public alike.

Sampling can only be undertaken in areas of good access and that cause no health risk to persons undertaking the survey.

When producing costing implications for the removal of asbestos in buildings, it is recommended that 'over budgeting' is taken into consideration, as the way in which asbestos was used in concealed and composite structures, some items may only be detected in further specific area surveys or during the course of subsequent refurbishment or demolition works.

Particular care must be exercised when lifting the main slab of any building, as we are unable to access this area. Pipe work laid through or under the slab is often lagged with Asbestos.

Proceed with caution during any subsequent refurbishment or part/full demolition of the building or any activity that may uncover previously unidentified asbestos bearing materials.

It is not uncommon for further asbestos materials to be concealed by known asbestos materials in this instance the void behind the known asbestos will not have been accessed during the survey, licensable asbestos materials can be present within buildings concealed by non-licensable asbestos materials (i.e. pipe lagging within a cement box work), these materials may not always be found until the known asbestos materials are professionally removed, contractors etc. should exercise caution during the removal of any asbestos materials licensable or not; to ensure safe precautions are taken to prevent the spread of asbestos once the surface material has been removed or during the removal procedure.

6. Legal Requirements

- 6.1 All work with asbestos containing materials is controlled under the Control of Asbestos Regulations 2012. The object of these regulations, which are made under the Health and Safety at Work etc. Act 1974; is to minimise workers' exposure to asbestos fibres within the work place.
- 6.2 Two Approved Codes of Practice and a number of technical Guidance Notes have been produced by the Health and Safety Commission and the Health and Safety Executive respectively, designed so that building managers, employers, employees and contractors can achieve compliance with the requirements of the regulations.
- 6.3 All projects, which involve work with asbestos spray coating and thermal insulation, require the contractor to be licensed under The Control of Asbestos Regulations 2012. Since the 1st August 1999 work with asbestos insulation board has been similarly controlled and now requires a fourteen day notification to the H.S.E., work must be conducted in accordance with the Approved Code of Practice "Work with asbestos insulation, asbestos coating and asbestos insulating board" (4th Edition 2002).
- 6.4 Unless the work is short term repair work in premises occupied by the employer or self-employed; asbestos removal by an unlicensed contractor may be an offence. The building owner has, however, ultimate responsibility under the Health and Safety at Work Act 1974. The principal statutory and regulatory requirements are:
- Health and Safety at Work etc. Act 1974
 - Management of Health and Safety at Work Regulations 1999
 - HSG 264 (2nd Edition 2012)
 - Control of Asbestos Regulations 2012
- 6.5 If, during the refurbishment / demolition of the premises following a Management Asbestos Survey, it becomes necessary for asbestos materials to be worked upon or disturbed in any way, there is a requirement under CAWR 2012 for both a risk assessment and a written " plan of work" to be prepared before work commences or is resumed after the discovery of previously unknown asbestos materials. Asbestos 2Go Limited can undertake this as and when necessary, in the form of a works specification document which, upon approval by the client, is issued to contractors for them to submit quotes to undertake the works. This system aids in the maintenance of the building register and gives the client more control over works undertaken on their behalf. (Client's duty of supervision).
- 6.6 The purpose of both the risk assessment and the plan of work are to minimise workers' exposure to asbestos fibres and should be undertaken by the employer engaged in work with the asbestos.

With certain minor exceptions, a contractor licensed under the Control of Asbestos Regulations 2012 must undertake the removal of asbestos insulation and spray coating. Since the 1st August 1999 work with asbestos insulation board is similarly covered by the Legislation and any work must be carried out by a Licensed Asbestos Contractor and must be notified to the H.S.E. A Licensed Asbestos Contractor will have the proper equipment, procedures, experience, Insurance, etc., in order to be able to carry out such removal/remedial works.

7. Material Assessments Sheet Guide

7.1 For each sample/inspection, a material assessment has been compiled using an algorithm. A point score (weighting) is allocated on the basis of the examination of a number of parameters. The value assigned to each of these parameters is added together to give a total score, the higher scores indicating high-risk materials. The scoring for each parameter is based on the material assessment algorithm set out in HSG 264, which is shown below.

Sample variable	Score	Examples of scores
Product type (or debris from product)	1	Asbestos-reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement, bitumen products etc.)
	2	Asbestos insulating board, millboards, other low-density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.
	3	Thermal insulation (e.g. pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.
Surface treatment	0	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles, painted cement, and textured coating, bitumen products.
	1	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated), unsealed asbestos cement sheets etc.
	2	Unsealed AIB, or encapsulated lagging and sprays, textiles.
	3	Unsealed lagging and sprays
Extent of damage/deterioration	0	Good condition: no visible damage.
	1	Low damage: a few scratches or surface marks; broken edges on boards, tiles etc.
	2	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres.
	3	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris.
Asbestos type	1	Chrysotile.
	2	Amphibole asbestos excluding crocidolite.
	3	Crocidolite.

7.2 The four main parameters which determine the risk of fibre release from an ACM when subject to a standard disturbance are:

- Product type
- Extent of damage or deterioration
- Surface treatment
- Asbestos type

7.3 In addition to the material assessment, an assessment is also made of the vulnerability of the material. These are defined as

- Easy - Trafficked or touched on a regular basis
- Medium - Within accessible zone of personnel without access aids
- Difficult - Access equipment required or covered material.

7.3 The material assessment identifies the high-risk materials, that is, those which will mostly readily release airborne fibres if disturbed. It does not automatically follow that those materials assigned the highest score in the material assessment will be the materials that should be given priority for a remedial action. Management priority must be determined by carrying out a risk assessment that will take into account factors such as:

- The location of the material;
- Its extent;
- The use to which the location is put;
- The occupancy of the area;
- The activities carried out in the area; and
- The likelihood/frequency with which maintenance activities are likely to take place.

Risk Evaluation Definitions

7.4 Each sampled or presumed Asbestos Containing Material identified during the survey has been allocated a risk assessment based on its overall score obtained by adding together the individual scores to give a total score of between 2 and 12. Presumed or strongly presumed asbestos containing materials are scored as Crocidolite (3), unless analysis of similar samples from the building shows a different asbestos type, or if there is a reasoned argument that another type of asbestos was almost always used. The score denotes the potential to release fibres if disturbed.

- High Risk Material - 10 points or more
- Medium Risk Material - 7-9 points
- Low Risk Material - 5-6 points
- Very Low Risk Material - 4 or less points
- N/A – Not Applicable as No Asbestos Detected in Sample (NADIS)

7.5 The final risk terms have been based on interpretation of current legislation and guidance. The evaluations and associated terms shall require review when other considerations, such as future legislation or building use, come into effect.

7.6 These risk terms should be considered as a guide to the overall probability' of the asbestos containing materials to release asbestos fibre. Changes to any of the above criteria shall necessitate the need for reassessment of the risk value

8. Asbestos Sample Forms & Risk Assessments

Asbestos 2Go Limited W: www.asbestos2go.co.uk E: office@a2go.co.uk				
Sample Reference:	S01			
Sample Location:	Ground Floor Salon			
Sample Position:	Location A			
Sample Description:	Debris / dust			
Material Risk Assessment Algorithm (MA):				
Product type/debris:	N/A		Accessibility:	Note: fibreglass insulation restricts visibility into the voids.
Surface Treatment:	N/A			
Extent of damage:	N/A		Approximate Extent/Quantity:	N/A
Asbestos Type:	NADIS		Priority Risk Assessment Where a duty to manage applies the Duty Holder must add all positive asbestos locations to an asbestos register. We recommend the Duty Holder use the priority risk assessment algorithm within this document to calculate the priority risk rating for each positive instance & prioritise the recommended action noted for each instance starting with the highest risk to the lowest to ensure each risk is reduced to as low as reasonably practicable within an agreed timeframe. For more advice contact our offices or visit the Health & Safety Executive website: https://www.hse.gov.uk/asbestos/managing/index.htm	
Material assessment score:	N/A			
Material Risk Assessment	N/A			
Recommended Management Action:	N/A			
Recommended Remedial Action:	N/A			
Recommended Removal Action:	N/A			
Other Recommended Action:	Asbestos has been found within the floor voids at all levels within the building, these materials were found during a restricted access inspection; leaving much of the floor voids uninspected. Further ACM's may be present & widespread within the uninspected parts of the floor voids. We recommend to restrict all access into the floor voids, pending licensed asbestos removal works to decontaminate the voids.			

Asbestos 2Go Limited W: www.asbestos2go.co.uk E: office@a2go.co.uk			
Sample Reference:	S02		
Sample Location:	Ground Floor Salon		
Sample Position:	Location B		
Sample Description:	Debris / dust		
Material Risk Assessment Algorithm (MA):			
Product type/debris:	N/A	Accessibility:	Note: fibreglass insulation restricts visibility into the voids.
Surface Treatment:	N/A		
Extent of damage:	N/A	Approximate Extent/Quantity:	N/A
Asbestos Type:	NADIS	Priority Risk Assessment Where a duty to manage applies the Duty Holder must add all positive asbestos locations to an asbestos register. We recommend the Duty Holder use the priority risk assessment algorithm within this document to calculate the priority risk rating for each positive instance & prioritise the recommended action noted for each instance starting with the highest risk to the lowest to ensure each risk is reduced to as low as reasonably practicable within an agreed timeframe. For more advice contact our offices or visit the Health & Safety Executive website: https://www.hse.gov.uk/asbestos/managing/index.htm	
Material assessment score:	N/A		
Material Risk Assessment	N/A		
Recommended Management Action:	N/A		
Recommended Remedial Action:	N/A		
Recommended Removal Action:	N/A		
Other Recommended Action:	Asbestos has been found within the floor voids at all levels within the building, these materials were found during a restricted access inspection; leaving much of the floor voids uninspected. Further ACM's may be present & widespread within the uninspected parts of the floor voids. We recommend to restrict all access into the floor voids, pending licensed asbestos removal works to decontaminate the voids.		

Asbestos 2Go Limited W: www.asbestos2go.co.uk E: office@a2go.co.uk				
Sample Reference:	S03			
Sample Location:	Ground Floor Salon			
Sample Position:	Location C Boxing No. 1			
Sample Description:	Lining panels			
Material Risk Assessment Algorithm (MA):				
Product type/debris:	Insulation board	2	Accessibility:	Easy access – once void exposed Difficult access – when floorboards are in-situ. Note: fibreglass insulation restricts visibility into the voids.
Surface Treatment:	Unsealed	2		
Extent of damage:	Medium damage	2	Approximate Extent/Quantity:	Boxing = <1 Sqm
Asbestos Type:	Amosite	2	Priority Risk Assessment Where a duty to manage applies the Duty Holder must add all positive asbestos locations to an asbestos register. We recommend the Duty Holder use the priority risk assessment algorithm within this document to calculate the priority risk rating for each positive instance & prioritise the recommended action noted for each instance starting with the highest risk to the lowest to ensure each risk is reduced to as low as reasonably practicable within an agreed timeframe. For more advice contact our offices or visit the Health & Safety Executive website: https://www.hse.gov.uk/asbestos/managing/index.htm	
Material assessment score:	8			
Material Risk Assessment	Medium risk materials			
Recommended Management Action:		Add to asbestos register; Label & manage risk until removed		
Recommended Remedial Action:		N/A		
Recommended Removal Action:		Removal by a licensed asbestos removal contractor		
Other Recommended Action:		Asbestos has been found within the floor voids at all levels within the building, these materials were found during a restricted access inspection; leaving much of the floor voids uninspected. Further ACM's may be present & widespread within the uninspected parts of the floor voids. We recommend to restrict all access into the floor voids, pending licensed asbestos removal works to decontaminate the voids.		

Asbestos 2Go Limited W: www.asbestos2go.co.uk E: office@a2go.co.uk				
Sample Reference:	S04			
Sample Location:	Ground Floor Salon			
Sample Position:	Location C Boxing No. 2			
Sample Description:	Lining panels			
Material Risk Assessment Algorithm (MA):				
Product type/debris:	Insulation board	2	Accessibility:	Easy access – once void exposed Difficult access – when floorboards are in-situ. Note: fibreglass insulation restricts visibility into the voids.
Surface Treatment:	Unsealed	2		
Extent of damage:	Medium damage	2	Approximate Extent/Quantity:	Boxing = <1 Sqm
Asbestos Type:	Amosite	2	Priority Risk Assessment Where a duty to manage applies the Duty Holder must add all positive asbestos locations to an asbestos register. We recommend the Duty Holder use the priority risk assessment algorithm within this document to calculate the priority risk rating for each positive instance & prioritise the recommended action noted for each instance starting with the highest risk to the lowest to ensure each risk is reduced to as low as reasonably practicable within an agreed timeframe. For more advice contact our offices or visit the Health & Safety Executive website: https://www.hse.gov.uk/asbestos/managing/index.htm	
Material assessment score:	8			
Material Risk Assessment	Medium risk materials			
Recommended Management Action:		Add to asbestos register; Label & manage risk until removed		
Recommended Remedial Action:		N/A		
Recommended Removal Action:		Removal by a licensed asbestos removal contractor		
Other Recommended Action:		Asbestos has been found within the floor voids at all levels within the building, these materials were found during a restricted access inspection; leaving much of the floor voids uninspected. Further ACM's may be present & widespread within the uninspected parts of the floor voids. We recommend to restrict all access into the floor voids, pending licensed asbestos removal works to decontaminate the voids.		

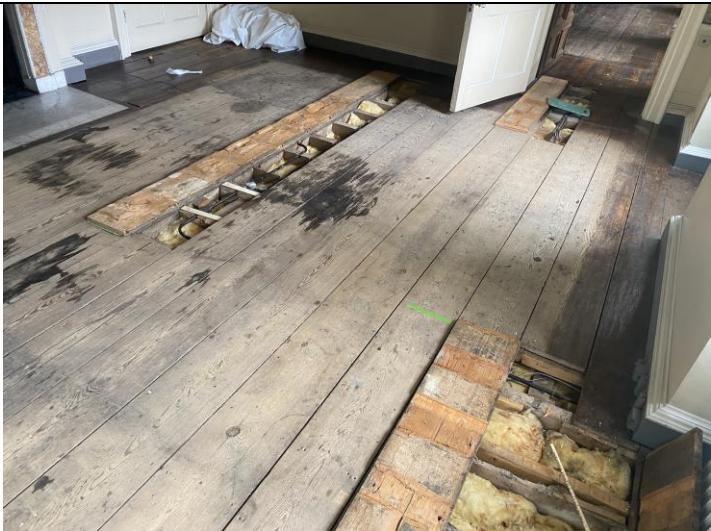
Asbestos 2Go Limited W: www.asbestos2go.co.uk E: office@a2go.co.uk			
Sample Reference:	S05		
Sample Location:	Ground Floor Salon		
Sample Position:	Location D		
Sample Description:	Redundant wiring sheathing (rope)		
Material Risk Assessment Algorithm (MA):			
Product type/debris:	N/A	Accessibility:	Note: fibreglass insulation restricts visibility into the voids.
Surface Treatment:	N/A		
Extent of damage:	N/A	Approximate Extent/Quantity:	N/A
Asbestos Type:	NADIS	Priority Risk Assessment Where a duty to manage applies the Duty Holder must add all positive asbestos locations to an asbestos register. We recommend the Duty Holder use the priority risk assessment algorithm within this document to calculate the priority risk rating for each positive instance & prioritise the recommended action noted for each instance starting with the highest risk to the lowest to ensure each risk is reduced to as low as reasonably practicable within an agreed timeframe. For more advice contact our offices or visit the Health & Safety Executive website: https://www.hse.gov.uk/asbestos/managing/index.htm	
Material assessment score:	N/A		
Material Risk Assessment	N/A		
Recommended Management Action:	N/A		
Recommended Remedial Action:	N/A		
Recommended Removal Action:	N/A		
Other Recommended Action:	Asbestos has been found within the floor voids at all levels within the building, these materials were found during a restricted access inspection; leaving much of the floor voids uninspected. Further ACM's may be present & widespread within the uninspected parts of the floor voids. We recommend to restrict all access into the floor voids, pending licensed asbestos removal works to decontaminate the voids.		

Asbestos 2Go Limited W: www.asbestos2go.co.uk E: office@a2go.co.uk			
Sample Reference:	S06		
Sample Location:	Ground Floor Small Dining Room		
Sample Position:	Location A		
Sample Description:	Redundant paper product		
Material Risk Assessment Algorithm (MA):			
Product type/debris:	N/A	Accessibility:	Limited access into voids
Surface Treatment:	N/A		
Extent of damage:	N/A	Approximate Extent/Quantity:	N/A
Asbestos Type:	NADIS	Priority Risk Assessment Where a duty to manage applies the Duty Holder must add all positive asbestos locations to an asbestos register. We recommend the Duty Holder use the priority risk assessment algorithm within this document to calculate the priority risk rating for each positive instance & prioritise the recommended action noted for each instance starting with the highest risk to the lowest to ensure each risk is reduced to as low as reasonably practicable within an agreed timeframe. For more advice contact our offices or visit the Health & Safety Executive website: https://www.hse.gov.uk/asbestos/managing/index.htm	
Material assessment score:	N/A		
Material Risk Assessment	N/A		
Recommended Management Action:	N/A		
Recommended Remedial Action:	N/A		
Recommended Removal Action:	N/A		
Other Recommended Action:	Asbestos has been found within the floor voids at all levels within the building, these materials were found during a restricted access inspection; leaving much of the floor voids uninspected. Further ACM's may be present & widespread within the uninspected parts of the floor voids. We recommend to restrict all access into the floor voids, pending licensed asbestos removal works to decontaminate the voids.		

Asbestos 2Go Limited W: www.asbestos2go.co.uk E: office@a2go.co.uk				
Sample Reference:	S07			
Sample Location:	Ground Floor Small Dining Room			
Sample Position:	Location B			
Sample Description:	Redundant plaster product			
Material Risk Assessment Algorithm (MA):				
Product type/debris:	N/A		Accessibility: Limited access into voids	
Surface Treatment:	N/A			
Extent of damage:	N/A		Approximate Extent/Quantity: N/A	
Asbestos Type:	NADIS		Priority Risk Assessment Where a duty to manage applies the Duty Holder must add all positive asbestos locations to an asbestos register. We recommend the Duty Holder use the priority risk assessment algorithm within this document to calculate the priority risk rating for each positive instance & prioritise the recommended action noted for each instance starting with the highest risk to the lowest to ensure each risk is reduced to as low as reasonably practicable within an agreed timeframe. For more advice contact our offices or visit the Health & Safety Executive website: https://www.hse.gov.uk/asbestos/managing/index.htm	
Material assessment score:	N/A			
Material Risk Assessment	N/A			
Recommended Management Action:	N/A			
Recommended Remedial Action:	N/A			
Recommended Removal Action:	N/A			
Other Recommended Action:	Asbestos has been found within the floor voids at all levels within the building, these materials were found during a restricted access inspection; leaving much of the floor voids uninspected. Further ACM's may be present & widespread within the uninspected parts of the floor voids. We recommend to restrict all access into the floor voids, pending licensed asbestos removal works to decontaminate the voids.			

Asbestos 2Go Limited W: www.asbestos2go.co.uk E: office@a2go.co.uk				
Sample Reference:	S08			
Sample Location:	Ground Floor Chinese Sitting Room			
Sample Position:	Location C Boxing			
Sample Description:	Lining panels			
Material Risk Assessment Algorithm (MA):				
Product type/debris:	Insulation board	2	Accessibility:	Easy access – once void exposed Difficult access – when floorboards are in-situ. Note: fibreglass insulation restricts visibility into the voids.
Surface Treatment:	Unsealed	2		
Extent of damage:	Medium damage	2	Approximate Extent/Quantity:	Boxing = <1 Sqm Visible debris is present in the same location
Asbestos Type:	Amosite	2	Priority Risk Assessment Where a duty to manage applies the Duty Holder must add all positive asbestos locations to an asbestos register. We recommend the Duty Holder use the priority risk assessment algorithm within this document to calculate the priority risk rating for each positive instance & prioritise the recommended action noted for each instance starting with the highest risk to the lowest to ensure each risk is reduced to as low as reasonably practicable within an agreed timeframe. For more advice contact our offices or visit the Health & Safety Executive website: https://www.hse.gov.uk/asbestos/managing/index.htm	
Material assessment score:	8			
Material Risk Assessment	Medium risk materials			
Recommended Management Action:		Add to asbestos register; Label & manage risk until removed		
Recommended Remedial Action:		N/A		
Recommended Removal Action:		Removal by a licensed asbestos removal contractor		
Other Recommended Action:		Asbestos has been found within the floor voids at all levels within the building, these materials were found during a restricted access inspection; leaving much of the floor voids uninspected. Further ACM's may be present & widespread within the uninspected parts of the floor voids. We recommend to restrict all access into the floor voids, pending licensed asbestos removal works to decontaminate the voids.		

Asbestos 2Go Limited W: www.asbestos2go.co.uk E: office@a2go.co.uk					
Sample Reference:	S09				
Sample Location:	Ground Floor Chinese Sitting Room				
Sample Position:	Location C Loose in void				
Sample Description:	Board dust / debris				
Material Risk Assessment Algorithm (MA):					
Product type/debris:	Insulation board	2	Accessibility:	Easy access – once void exposed Difficult access – when floorboards are in-situ. Note: fibreglass insulation restricts visibility into the voids.	
Surface Treatment:	Unsealed	2			
Extent of damage:	High damage	3	Approximate Extent/ Quantity:	Not confirmed – it is not uncommon for materials to be cut adjacent to where they will be installed, we presume dust / debris will be present in voids adjacent to all boxings.	
Asbestos Type:	Amosite	2	Priority Risk Assessment Where a duty to manage applies the Duty Holder must add all positive asbestos locations to an asbestos register. We recommend the Duty Holder use the priority risk assessment algorithm within this document to calculate the priority risk rating for each positive instance & prioritise the recommended action noted for each instance starting with the highest risk to the lowest to ensure each risk is reduced to as low as reasonably practicable within an agreed timeframe. For more advice contact our offices or visit the Health & Safety Executive website: https://www.hse.gov.uk/asbestos/managing/index.htm		
Material assessment score:	9				
Material Risk Assessment	Medium risk materials				
Recommended Management Action:		Add to asbestos register; Label & manage risk until removed			
Recommended Remedial Action:		N/A			
Recommended Removal Action:		Removal by a licensed asbestos removal contractor			
Other Recommended Action:		Asbestos has been found within the floor voids at all levels within the building, these materials were found during a restricted access inspection; leaving much of the floor voids uninspected. Further ACM's may be present & widespread within the uninspected parts of the floor voids. We recommend to restrict all access into the floor voids, pending licensed asbestos removal works to decontaminate the voids.			

Asbestos 2Go Limited W: www.asbestos2go.co.uk E: office@a2go.co.uk			
Sample Reference:	S10		
Sample Location:	Ground Floor Chinese Sitting Room		
Sample Position:	Location D Loose in void		
Sample Description:	Debris / dust		
Material Risk Assessment Algorithm (MA):			
Product type/debris:	N/A	Accessibility:	Note: fibreglass insulation restricts visibility into the voids.
Surface Treatment:	N/A		
Extent of damage:	N/A	Approximate Extent/Quantity:	N/A
Asbestos Type:	NADIS	Priority Risk Assessment Where a duty to manage applies the Duty Holder must add all positive asbestos locations to an asbestos register. We recommend the Duty Holder use the priority risk assessment algorithm within this document to calculate the priority risk rating for each positive instance & prioritise the recommended action noted for each instance starting with the highest risk to the lowest to ensure each risk is reduced to as low as reasonably practicable within an agreed timeframe. For more advice contact our offices or visit the Health & Safety Executive website: https://www.hse.gov.uk/asbestos/managing/index.htm	
Material assessment score:	N/A		
Material Risk Assessment	N/A		
Recommended Management Action:	N/A		
Recommended Remedial Action:	N/A		
Recommended Removal Action:	N/A		
Other Recommended Action:	Asbestos has been found within the floor voids at all levels within the building, these materials were found during a restricted access inspection; leaving much of the floor voids uninspected. Further ACM's may be present & widespread within the uninspected parts of the floor voids. We recommend to restrict all access into the floor voids, pending licensed asbestos removal works to decontaminate the voids.		

Asbestos 2Go Limited W: www.asbestos2go.co.uk E: office@a2go.co.uk			
Sample Reference:	S11		
Sample Location:	Ground Floor Chinese Sitting Room		
Sample Position:	Location D Loose in void		
Sample Description:	Debris / dust		
Material Risk Assessment Algorithm (MA):			
Product type/debris:	N/A	Accessibility:	Note: fibreglass insulation restricts visibility into the voids.
Surface Treatment:	N/A		
Extent of damage:	N/A	Approximate Extent/Quantity:	N/A
Asbestos Type:	NADIS	Priority Risk Assessment Where a duty to manage applies the Duty Holder must add all positive asbestos locations to an asbestos register. We recommend the Duty Holder use the priority risk assessment algorithm within this document to calculate the priority risk rating for each positive instance & prioritise the recommended action noted for each instance starting with the highest risk to the lowest to ensure each risk is reduced to as low as reasonably practicable within an agreed timeframe. For more advice contact our offices or visit the Health & Safety Executive website: https://www.hse.gov.uk/asbestos/managing/index.htm	
Material assessment score:	N/A		
Material Risk Assessment	N/A		
Recommended Management Action:	N/A		
Recommended Remedial Action:	N/A		
Recommended Removal Action:	N/A		
Other Recommended Action:	Asbestos has been found within the floor voids at all levels within the building, these materials were found during a restricted access inspection; leaving much of the floor voids uninspected. Further ACM's may be present & widespread within the uninspected parts of the floor voids. We recommend to restrict all access into the floor voids, pending licensed asbestos removal works to decontaminate the voids.		

Asbestos 2Go Limited W: www.asbestos2go.co.uk E: office@a2go.co.uk			
Sample Reference:	S12		
Sample Location:	Ground Floor Small Chinese Room		
Sample Position:	Location B Loose in void		
Sample Description:	Debris / dust		
Material Risk Assessment Algorithm (MA):			
Product type/debris:	N/A	Accessibility:	Note: fibreglass insulation restricts visibility into the voids.
Surface Treatment:	N/A		
Extent of damage:	N/A	Approximate Extent/Quantity:	N/A
Asbestos Type:	NADIS	Priority Risk Assessment Where a duty to manage applies the Duty Holder must add all positive asbestos locations to an asbestos register. We recommend the Duty Holder use the priority risk assessment algorithm within this document to calculate the priority risk rating for each positive instance & prioritise the recommended action noted for each instance starting with the highest risk to the lowest to ensure each risk is reduced to as low as reasonably practicable within an agreed timeframe. For more advice contact our offices or visit the Health & Safety Executive website: https://www.hse.gov.uk/asbestos/managing/index.htm	
Material assessment score:	N/A		
Material Risk Assessment	N/A		
Recommended Management Action:	N/A		
Recommended Remedial Action:	N/A		
Recommended Removal Action:	N/A		
Other Recommended Action:	Asbestos has been found within the floor voids at all levels within the building, these materials were found during a restricted access inspection; leaving much of the floor voids uninspected. Further ACM's may be present & widespread within the uninspected parts of the floor voids. We recommend to restrict all access into the floor voids, pending licensed asbestos removal works to decontaminate the voids.		

Asbestos 2Go Limited W: www.asbestos2go.co.uk E: office@a2go.co.uk			
Sample Reference:	S13		
Sample Location:	Ground Floor Small Chinese Room		
Sample Position:	Location D Loose in void		
Sample Description:	Debris / dust		
Material Risk Assessment Algorithm (MA):			
Product type/debris:	N/A	Accessibility:	Note: fibreglass insulation restricts visibility into the voids.
Surface Treatment:	N/A		
Extent of damage:	N/A	Approximate Extent/Quantity:	N/A
Asbestos Type:	NADIS	Priority Risk Assessment Where a duty to manage applies the Duty Holder must add all positive asbestos locations to an asbestos register. We recommend the Duty Holder use the priority risk assessment algorithm within this document to calculate the priority risk rating for each positive instance & prioritise the recommended action noted for each instance starting with the highest risk to the lowest to ensure each risk is reduced to as low as reasonably practicable within an agreed timeframe. For more advice contact our offices or visit the Health & Safety Executive website: https://www.hse.gov.uk/asbestos/managing/index.htm	
Material assessment score:	N/A		
Material Risk Assessment	N/A		
Recommended Management Action:	N/A		
Recommended Remedial Action:	N/A		
Recommended Removal Action:	N/A		
Other Recommended Action:	Asbestos has been found within the floor voids at all levels within the building, these materials were found during a restricted access inspection; leaving much of the floor voids uninspected. Further ACM's may be present & widespread within the uninspected parts of the floor voids. We recommend to restrict all access into the floor voids, pending licensed asbestos removal works to decontaminate the voids.		

Asbestos 2Go Limited W: www.asbestos2go.co.uk E: office@a2go.co.uk			
Sample Reference:	S14		
Sample Location:	Ground Floor North Hall		
Sample Position:	Location A		
Sample Description:	Dust		
Material Risk Assessment Algorithm (MA):			
Product type/debris:	N/A	Accessibility:	Limited access into voids
Surface Treatment:	N/A		
Extent of damage:	N/A	Approximate Extent/Quantity:	N/A
Asbestos Type:	NADIS	Priority Risk Assessment Where a duty to manage applies the Duty Holder must add all positive asbestos locations to an asbestos register. We recommend the Duty Holder use the priority risk assessment algorithm within this document to calculate the priority risk rating for each positive instance & prioritise the recommended action noted for each instance starting with the highest risk to the lowest to ensure each risk is reduced to as low as reasonably practicable within an agreed timeframe. For more advice contact our offices or visit the Health & Safety Executive website: https://www.hse.gov.uk/asbestos/managing/index.htm	
Material assessment score:	N/A		
Material Risk Assessment	N/A		
Recommended Management Action:	N/A		
Recommended Remedial Action:	N/A		
Recommended Removal Action:	N/A		
Other Recommended Action:	Asbestos has been found within the floor voids at all levels within the building, these materials were found during a restricted access inspection; leaving much of the floor voids uninspected. Further ACM's may be present & widespread within the uninspected parts of the floor voids. We recommend to restrict all access into the floor voids, pending licensed asbestos removal works to decontaminate the voids.		

Asbestos 2Go Limited W: www.asbestos2go.co.uk E: office@a2go.co.uk			
Sample Reference:	S15		
Sample Location:	Ground Floor North Hall		
Sample Position:	Location B		
Sample Description:	Dust		
Material Risk Assessment Algorithm (MA):			
Product type/debris:	N/A	Accessibility:	Limited access into voids
Surface Treatment:	N/A		
Extent of damage:	N/A	Approximate Extent/Quantity:	N/A
Asbestos Type:	NADIS	Priority Risk Assessment Where a duty to manage applies the Duty Holder must add all positive asbestos locations to an asbestos register. We recommend the Duty Holder use the priority risk assessment algorithm within this document to calculate the priority risk rating for each positive instance & prioritise the recommended action noted for each instance starting with the highest risk to the lowest to ensure each risk is reduced to as low as reasonably practicable within an agreed timeframe. For more advice contact our offices or visit the Health & Safety Executive website: https://www.hse.gov.uk/asbestos/managing/index.htm	
Material assessment score:	N/A		
Material Risk Assessment	N/A		
Recommended Management Action:	N/A		
Recommended Remedial Action:	N/A		
Recommended Removal Action:	N/A		
Other Recommended Action:	Asbestos has been found within the floor voids at all levels within the building, these materials were found during a restricted access inspection; leaving much of the floor voids uninspected. Further ACM's may be present & widespread within the uninspected parts of the floor voids. We recommend to restrict all access into the floor voids, pending licensed asbestos removal works to decontaminate the voids.		

Asbestos 2Go Limited W: www.asbestos2go.co.uk E: office@a2go.co.uk			
Sample Reference:	S16		
Sample Location:	Ground Floor North Hall		
Sample Position:	Location C		
Sample Description:	Dust		
Material Risk Assessment Algorithm (MA):			
Product type/debris:	N/A	Accessibility:	Limited access into voids
Surface Treatment:	N/A		
Extent of damage:	N/A	Approximate Extent/Quantity:	N/A
Asbestos Type:	NADIS	Priority Risk Assessment Where a duty to manage applies the Duty Holder must add all positive asbestos locations to an asbestos register. We recommend the Duty Holder use the priority risk assessment algorithm within this document to calculate the priority risk rating for each positive instance & prioritise the recommended action noted for each instance starting with the highest risk to the lowest to ensure each risk is reduced to as low as reasonably practicable within an agreed timeframe. For more advice contact our offices or visit the Health & Safety Executive website: https://www.hse.gov.uk/asbestos/managing/index.htm	
Material assessment score:	N/A		
Material Risk Assessment	N/A		
Recommended Management Action:	N/A		
Recommended Remedial Action:	N/A		
Recommended Removal Action:	N/A		
Other Recommended Action:	Asbestos has been found within the floor voids at all levels within the building, these materials were found during a restricted access inspection; leaving much of the floor voids uninspected. Further ACM's may be present & widespread within the uninspected parts of the floor voids. We recommend to restrict all access into the floor voids, pending licensed asbestos removal works to decontaminate the voids.		

Asbestos 2Go Limited W: www.asbestos2go.co.uk E: office@a2go.co.uk			
Sample Reference:	S17		
Sample Location:	Ground Floor Library		
Sample Position:	Location A		
Sample Description:	Dust		
Material Risk Assessment Algorithm (MA):			
Product type/debris:	N/A	Accessibility:	Note: fibreglass insulation restricts visibility into the voids.
Surface Treatment:	N/A		
Extent of damage:	N/A	Approximate Extent/Quantity:	N/A
Asbestos Type:	NADIS	Priority Risk Assessment Where a duty to manage applies the Duty Holder must add all positive asbestos locations to an asbestos register. We recommend the Duty Holder use the priority risk assessment algorithm within this document to calculate the priority risk rating for each positive instance & prioritise the recommended action noted for each instance starting with the highest risk to the lowest to ensure each risk is reduced to as low as reasonably practicable within an agreed timeframe. For more advice contact our offices or visit the Health & Safety Executive website: https://www.hse.gov.uk/asbestos/managing/index.htm	
Material assessment score:	N/A		
Material Risk Assessment	N/A		
Recommended Management Action:	N/A		
Recommended Remedial Action:	N/A		
Recommended Removal Action:	N/A		
Other Recommended Action:	Asbestos has been found within the floor voids at all levels within the building, these materials were found during a restricted access inspection; leaving much of the floor voids uninspected. Further ACM's may be present & widespread within the uninspected parts of the floor voids. We recommend to restrict all access into the floor voids, pending licensed asbestos removal works to decontaminate the voids.		

Asbestos 2Go Limited		
W: www.asbestos2go.co.uk E: office@a2go.co.uk		
Sample Reference:	S18	
Sample Location:	Ground Floor Hall	
Sample Position:	Location A	
Sample Description:	Dust	
Material Risk Assessment Algorithm (MA):		
Product type/debris:	N/A	Accessibility: Limited access into voids
Surface Treatment:	N/A	
Extent of damage:	N/A	Approximate Extent/Quantity: N/A
Asbestos Type:	NADIS	Priority Risk Assessment Where a duty to manage applies the Duty Holder must add all positive asbestos locations to an asbestos register. We recommend the Duty Holder use the priority risk assessment algorithm within this document to calculate the priority risk rating for each positive instance & prioritise the recommended action noted for each instance starting with the highest risk to the lowest to ensure each risk is reduced to as low as reasonably practicable within an agreed timeframe. For more advice contact our offices or visit the Health & Safety Executive website: https://www.hse.gov.uk/asbestos/managing/index.htm
Material assessment score:	N/A	
Material Risk Assessment	N/A	
Recommended Management Action:	N/A	
Recommended Remedial Action:	N/A	
Recommended Removal Action:	N/A	
Other Recommended Action:	Asbestos has been found within the floor voids at all levels within the building, these materials were found during a restricted access inspection; leaving much of the floor voids uninspected. Further ACM's may be present & widespread within the uninspected parts of the floor voids. We recommend to restrict all access into the floor voids, pending licensed asbestos removal works to decontaminate the voids.	

Asbestos 2Go Limited W: www.asbestos2go.co.uk E: office@a2go.co.uk						
Sample Reference:	S19					
Sample Location:	Ground Floor Large Dining Room					
Sample Position:	Location B					
Sample Description:	Residue to 2 no. pipes					
Material Risk Assessment Algorithm (MA):						
Product type/debris:	N/A		Accessibility:	Limited access into voids		
Surface Treatment:	N/A					
Extent of damage:	N/A		Approximate Extent/Quantity:	N/A		
Asbestos Type:	NADIS		Priority Risk Assessment Where a duty to manage applies the Duty Holder must add all positive asbestos locations to an asbestos register. We recommend the Duty Holder use the priority risk assessment algorithm within this document to calculate the priority risk rating for each positive instance & prioritise the recommended action noted for each instance starting with the highest risk to the lowest to ensure each risk is reduced to as low as reasonably practicable within an agreed timeframe. For more advice contact our offices or visit the Health & Safety Executive website: https://www.hse.gov.uk/asbestos/managing/index.htm			
Material assessment score:	N/A					
Material Risk Assessment	N/A					
Recommended Management Action:	N/A					
Recommended Remedial Action:	N/A					
Recommended Removal Action:	N/A					
Other Recommended Action:	Asbestos has been found within the floor voids at all levels within the building, these materials were found during a restricted access inspection; leaving much of the floor voids uninspected. Further ACM's may be present & widespread within the uninspected parts of the floor voids. We recommend to restrict all access into the floor voids, pending licensed asbestos removal works to decontaminate the voids.					

Asbestos 2Go Limited W: www.asbestos2go.co.uk E: office@a2go.co.uk				
Sample Reference:	S20			
Sample Location:	Ground Floor Large Dining Room			
Sample Position:	Location B			
Sample Description:	Dust			
Material Risk Assessment Algorithm (MA):				
Product type/debris:	N/A		Accessibility:	Limited access into voids
Surface Treatment:	N/A			
Extent of damage:	N/A		Approximate Extent/Quantity:	N/A
Asbestos Type:	NADIS		Priority Risk Assessment Where a duty to manage applies the Duty Holder must add all positive asbestos locations to an asbestos register. We recommend the Duty Holder use the priority risk assessment algorithm within this document to calculate the priority risk rating for each positive instance & prioritise the recommended action noted for each instance starting with the highest risk to the lowest to ensure each risk is reduced to as low as reasonably practicable within an agreed timeframe. For more advice contact our offices or visit the Health & Safety Executive website: https://www.hse.gov.uk/asbestos/managing/index.htm	
Material assessment score:	N/A			
Material Risk Assessment	N/A			
Recommended Management Action:	N/A			
Recommended Remedial Action:	N/A			
Recommended Removal Action:	N/A			
Other Recommended Action:	Asbestos has been found within the floor voids at all levels within the building, these materials were found during a restricted access inspection; leaving much of the floor voids uninspected. Further ACM's may be present & widespread within the uninspected parts of the floor voids. We recommend to restrict all access into the floor voids, pending licensed asbestos removal works to decontaminate the voids.			

Asbestos 2Go Limited W: www.asbestos2go.co.uk E: office@a2go.co.uk			
Sample Reference:	S21		
Sample Location:	Ground Floor Large Dining Room		
Sample Position:	Location B		
Sample Description:	Residue to 2 no. pipes		
Material Risk Assessment Algorithm (MA):			
Product type/debris:	N/A	Accessibility:	Limited access into voids
Surface Treatment:	N/A		
Extent of damage:	N/A	Approximate Extent/Quantity:	N/A
Asbestos Type:	NADIS	Priority Risk Assessment Where a duty to manage applies the Duty Holder must add all positive asbestos locations to an asbestos register. We recommend the Duty Holder use the priority risk assessment algorithm within this document to calculate the priority risk rating for each positive instance & prioritise the recommended action noted for each instance starting with the highest risk to the lowest to ensure each risk is reduced to as low as reasonably practicable within an agreed timeframe. For more advice contact our offices or visit the Health & Safety Executive website: https://www.hse.gov.uk/asbestos/managing/index.htm	
Material assessment score:	N/A		
Material Risk Assessment	N/A		
Recommended Management Action:	N/A		
Recommended Remedial Action:	N/A		
Recommended Removal Action:	N/A		
Other Recommended Action:	Asbestos has been found within the floor voids at all levels within the building, these materials were found during a restricted access inspection; leaving much of the floor voids uninspected. Further ACM's may be present & widespread within the uninspected parts of the floor voids. We recommend to restrict all access into the floor voids, pending licensed asbestos removal works to decontaminate the voids.		

Asbestos 2Go Limited W: www.asbestos2go.co.uk E: office@a2go.co.uk				
Sample Reference:	S22			
Sample Location:	Ground Floor Large Dining Room			
Sample Position:	Location B			
Sample Description:	Dust			
Material Risk Assessment Algorithm (MA):				
Product type/debris:	N/A		Accessibility:	Limited access into voids
Surface Treatment:	N/A			
Extent of damage:	N/A		Approximate Extent/Quantity:	N/A
Asbestos Type:	NADIS		Priority Risk Assessment Where a duty to manage applies the Duty Holder must add all positive asbestos locations to an asbestos register. We recommend the Duty Holder use the priority risk assessment algorithm within this document to calculate the priority risk rating for each positive instance & prioritise the recommended action noted for each instance starting with the highest risk to the lowest to ensure each risk is reduced to as low as reasonably practicable within an agreed timeframe. For more advice contact our offices or visit the Health & Safety Executive website: https://www.hse.gov.uk/asbestos/managing/index.htm	
Material assessment score:	N/A			
Material Risk Assessment	N/A			
Recommended Management Action:	N/A			
Recommended Remedial Action:	N/A			
Recommended Removal Action:	N/A			
Other Recommended Action:	Asbestos has been found within the floor voids at all levels within the building, these materials were found during a restricted access inspection; leaving much of the floor voids uninspected. Further ACM's may be present & widespread within the uninspected parts of the floor voids. We recommend to restrict all access into the floor voids, pending licensed asbestos removal works to decontaminate the voids.			

Asbestos 2Go Limited W: www.asbestos2go.co.uk E: office@a2go.co.uk						
Sample Reference:	S23					
Sample Location:	Ground Floor Large Dining Room					
Sample Position:	Location B					
Sample Description:	Residue to 2 no. pipes					
Material Risk Assessment Algorithm (MA):						
Product type/debris:	N/A		Accessibility:	Limited access into voids		
Surface Treatment:	N/A					
Extent of damage:	N/A		Approximate Extent/Quantity:	N/A		
Asbestos Type:	NADIS		Priority Risk Assessment Where a duty to manage applies the Duty Holder must add all positive asbestos locations to an asbestos register. We recommend the Duty Holder use the priority risk assessment algorithm within this document to calculate the priority risk rating for each positive instance & prioritise the recommended action noted for each instance starting with the highest risk to the lowest to ensure each risk is reduced to as low as reasonably practicable within an agreed timeframe. For more advice contact our offices or visit the Health & Safety Executive website: https://www.hse.gov.uk/asbestos/managing/index.htm			
Material assessment score:	N/A					
Material Risk Assessment	N/A					
Recommended Management Action:	N/A					
Recommended Remedial Action:	N/A					
Recommended Removal Action:	N/A					
Other Recommended Action:	Asbestos has been found within the floor voids at all levels within the building, these materials were found during a restricted access inspection; leaving much of the floor voids uninspected. Further ACM's may be present & widespread within the uninspected parts of the floor voids. We recommend to restrict all access into the floor voids, pending licensed asbestos removal works to decontaminate the voids.					

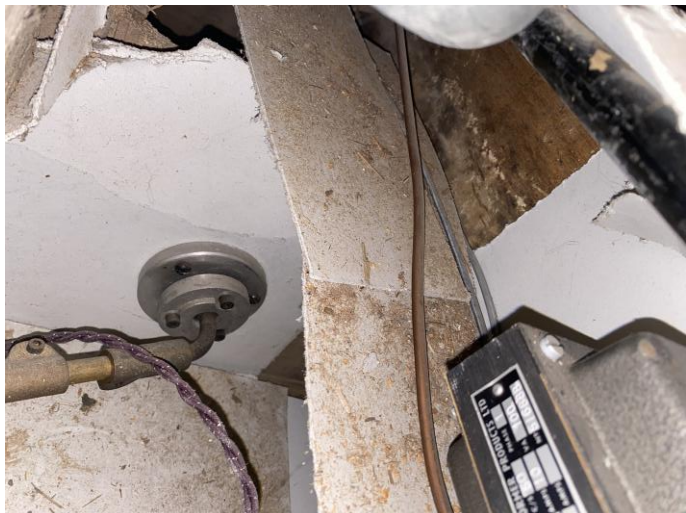
Asbestos 2Go Limited W: www.asbestos2go.co.uk E: office@a2go.co.uk					
<u>Sample Reference:</u>	S24				
<u>Sample Location:</u>	Ground Floor Large Dining Room				
<u>Sample Position:</u>	Location B				
<u>Sample Description:</u>	Dust				
<u>Material Risk Assessment Algorithm (MA):</u>					
<u>Product type/debris:</u>	N/A		<u>Accessibility:</u>	Limited access into voids	
<u>Surface Treatment:</u>	N/A				
<u>Extent of damage:</u>	N/A		<u>Approximate Extent/ Quantity:</u>	N/A	
<u>Asbestos Type:</u>	NADIS		<u>Priority Risk Assessment</u> Where a duty to manage applies the Duty Holder must add all positive asbestos locations to an asbestos register. We recommend the Duty Holder use the priority risk assessment algorithm within this document to calculate the priority risk rating for each positive instance & prioritise the recommended action noted for each instance starting with the highest risk to the lowest to ensure each risk is reduced to as low as reasonably practicable within an agreed timeframe. For more advice contact our offices or visit the Health & Safety Executive website: https://www.hse.gov.uk/asbestos/managing/index.htm		
<u>Material assessment score:</u>	N/A				
<u>Material Risk Assessment</u>	N/A				
<u>Recommended Management Action:</u>	N/A				
<u>Recommended Remedial Action:</u>	N/A				
<u>Recommended Removal Action:</u>	N/A				
<u>Other Recommended Action:</u>	Asbestos has been found within the floor voids at all levels within the building, these materials were found during a restricted access inspection; leaving much of the floor voids uninspected. Further ACM's may be present & widespread within the uninspected parts of the floor voids. We recommend to restrict all access into the floor voids, pending licensed asbestos removal works to decontaminate the voids.				

Asbestos 2Go Limited W: www.asbestos2go.co.uk E: office@a2go.co.uk						
Sample Reference:	S25					
Sample Location:	First Floor Mrs Hyams Dressing Room					
Sample Position:	Location A					
Sample Description:	Debris / dust					
Material Risk Assessment Algorithm (MA):						
Product type/debris:	N/A		Accessibility:	Limited access into voids		
Surface Treatment:	N/A					
Extent of damage:	N/A		Approximate Extent/Quantity:	N/A		
Asbestos Type:	NADIS		Priority Risk Assessment Where a duty to manage applies the Duty Holder must add all positive asbestos locations to an asbestos register. We recommend the Duty Holder use the priority risk assessment algorithm within this document to calculate the priority risk rating for each positive instance & prioritise the recommended action noted for each instance starting with the highest risk to the lowest to ensure each risk is reduced to as low as reasonably practicable within an agreed timeframe. For more advice contact our offices or visit the Health & Safety Executive website: https://www.hse.gov.uk/asbestos/managing/index.htm			
Material assessment score:	N/A					
Material Risk Assessment	N/A					
Recommended Management Action:	N/A					
Recommended Remedial Action:	N/A					
Recommended Removal Action:	N/A					
Other Recommended Action:	Asbestos has been found within the floor voids at all levels within the building, these materials were found during a restricted access inspection; leaving much of the floor voids uninspected. Further ACM's may be present & widespread within the uninspected parts of the floor voids. We recommend to restrict all access into the floor voids, pending licensed asbestos removal works to decontaminate the voids.					

Asbestos 2Go Limited W: www.asbestos2go.co.uk E: office@a2go.co.uk					
Sample Reference:	S26				
Sample Location:	First Floor Yellow Bedroom				
Sample Position:	Location A to 2 No. RSJ				
Sample Description:	Painted residue				
Material Risk Assessment Algorithm (MA):					
Product type/debris:	N/A		Accessibility:	Limited access into voids	
Surface Treatment:	N/A				
Extent of damage:	N/A		Approximate Extent/Quantity:	N/A	
Asbestos Type:	NADIS		Priority Risk Assessment Where a duty to manage applies the Duty Holder must add all positive asbestos locations to an asbestos register. We recommend the Duty Holder use the priority risk assessment algorithm within this document to calculate the priority risk rating for each positive instance & prioritise the recommended action noted for each instance starting with the highest risk to the lowest to ensure each risk is reduced to as low as reasonably practicable within an agreed timeframe. For more advice contact our offices or visit the Health & Safety Executive website: https://www.hse.gov.uk/asbestos/managing/index.htm		
Material assessment score:	N/A				
Material Risk Assessment	N/A				
Recommended Management Action:	N/A				
Recommended Remedial Action:	N/A				
Recommended Removal Action:	N/A				
Other Recommended Action:	Asbestos has been found within the floor voids at all levels within the building, these materials were found during a restricted access inspection; leaving much of the floor voids uninspected. Further ACM's may be present & widespread within the uninspected parts of the floor voids. We recommend to restrict all access into the floor voids, pending licensed asbestos removal works to decontaminate the voids.				

Asbestos 2Go Limited W: www.asbestos2go.co.uk E: office@a2go.co.uk				
Sample Reference:	S27			
Sample Location:	First Floor Yellow Bedroom			
Sample Position:	Location B Metal electrical box			
Sample Description:	Internal lining panels			
Material Risk Assessment Algorithm (MA):				
Product type/debris:	Insulation board	2	Accessibility:	Easy access – once void exposed Difficult access – when floorboards are in-situ. Note: pugging restricts visibility / access into the voids.
Surface Treatment:	Unsealed	2		
Extent of damage:	High damage	3	Approximate Extent/ Quantity:	Metal electrical box internal lining panels = <1 Sqm
Asbestos Type:	Amosite & Chrysotile	2	Priority Risk Assessment Where a duty to manage applies the Duty Holder must add all positive asbestos locations to an asbestos register. We recommend the Duty Holder use the priority risk assessment algorithm within this document to calculate the priority risk rating for each positive instance & prioritise the recommended action noted for each instance starting with the highest risk to the lowest to ensure each risk is reduced to as low as reasonably practicable within an agreed timeframe. For more advice contact our offices or visit the Health & Safety Executive website: https://www.hse.gov.uk/asbestos/managing/index.htm	
Material assessment score:	9			
Material Risk Assessment	Medium risk materials			
Recommended Management Action:	Add to asbestos register; Label & manage risk until removed			
Recommended Remedial Action:	N/A			
Recommended Removal Action:	Removal by a licensed asbestos removal contractor			
Other Recommended Action:	Asbestos has been found within the floor voids at all levels within the building, these materials were found during a restricted access inspection; leaving much of the floor voids uninspected. Further ACM's may be present & widespread within the uninspected parts of the floor voids. We recommend to restrict all access into the floor voids, pending licensed asbestos removal works to decontaminate the voids.			

Asbestos 2Go Limited W: www.asbestos2go.co.uk E: office@a2go.co.uk			
Sample Reference:	S28		
Sample Location:	First Floor Mrs Hyams Bathroom		
Sample Position:	Location A, B & C		
Sample Description:	Loose vermiculite insulation		
Material Risk Assessment Algorithm (MA):			
Product type/debris:	N/A	Accessibility:	Note: loose vermiculite insulation restricts visibility / access into the voids.
Surface Treatment:	N/A		
Extent of damage:	N/A	Approximate Extent/Quantity:	N/A
Asbestos Type:	NADIS	Priority Risk Assessment Where a duty to manage applies the Duty Holder must add all positive asbestos locations to an asbestos register. We recommend the Duty Holder use the priority risk assessment algorithm within this document to calculate the priority risk rating for each positive instance & prioritise the recommended action noted for each instance starting with the highest risk to the lowest to ensure each risk is reduced to as low as reasonably practicable within an agreed timeframe. For more advice contact our offices or visit the Health & Safety Executive website: https://www.hse.gov.uk/asbestos/managing/index.htm	
Material assessment score:	N/A		
Material Risk Assessment	N/A		
Recommended Management Action:	N/A		
Recommended Remedial Action:	N/A		
Recommended Removal Action:	N/A		
Other Recommended Action:	Asbestos has been found within the floor voids at all levels within the building, these materials were found during a restricted access inspection; leaving much of the floor voids uninspected. Further ACM's may be present & widespread within the uninspected parts of the floor voids. We recommend to restrict all access into the floor voids, pending licensed asbestos removal works to decontaminate the voids.		

Asbestos 2Go Limited W: www.asbestos2go.co.uk E: office@a2go.co.uk				
Sample Reference:	S29			
Sample Location:	First Floor Mrs Hyams Bathroom			
Sample Position:	Location C Boxing, joist cladding & top of dropped ceiling to Salon			
Sample Description:	Lining panels & debris			
Material Risk Assessment Algorithm (MA):				
Product type/debris:	Paper (textile)	2	Accessibility:	Easy access – once void exposed Difficult access – when floorboards are in-situ. Visible debris is present in the same location
Surface Treatment:	Unsealed	2		
Extent of damage:	High damage	3	Approximate Extent/Quantity:	Boxing to electrical equipment, lining panels to joist & top of ground floor Salon dropped level ceiling = full quantity not confirmed due to restricted access
Asbestos Type:	Chrysotile	1	Priority Risk Assessment Where a duty to manage applies the Duty Holder must add all positive asbestos locations to an asbestos register. We recommend the Duty Holder use the priority risk assessment algorithm within this document to calculate the priority risk rating for each positive instance & prioritise the recommended action noted for each instance starting with the highest risk to the lowest to ensure each risk is reduced to as low as reasonably practicable within an agreed timeframe. For more advice contact our offices or visit the Health & Safety Executive website: https://www.hse.gov.uk/asbestos/managing/index.htm	
Material assessment score:	8			
Material Risk Assessment	Medium risk materials			
Recommended Management Action:		Add to asbestos register; Label & manage risk until removed		
Recommended Remedial Action:		N/A		
Recommended Removal Action:		Removal by a licensed asbestos removal contractor		
Other Recommended Action:		Asbestos has been found within the floor voids at all levels within the building, these materials were found during a restricted access inspection; leaving much of the floor voids uninspected. Further ACM's may be present & widespread within the uninspected parts of the floor voids. We recommend to restrict all access into the floor voids, pending licensed asbestos removal works to decontaminate the voids.		

Asbestos 2Go Limited W: www.asbestos2go.co.uk E: office@a2go.co.uk			
Sample Reference:	S30		
Sample Location:	First Floor Mrs Hyams Bedroom		
Sample Position:	Location A		
Sample Description:	Dust / debris		
Material Risk Assessment Algorithm (MA):			
Product type/debris:	N/A	Accessibility:	Note: pugging restricts visibility / access into the voids.
Surface Treatment:	N/A		
Extent of damage:	N/A	Approximate Extent/Quantity:	N/A
Asbestos Type:	NADIS	Priority Risk Assessment Where a duty to manage applies the Duty Holder must add all positive asbestos locations to an asbestos register. We recommend the Duty Holder use the priority risk assessment algorithm within this document to calculate the priority risk rating for each positive instance & prioritise the recommended action noted for each instance starting with the highest risk to the lowest to ensure each risk is reduced to as low as reasonably practicable within an agreed timeframe. For more advice contact our offices or visit the Health & Safety Executive website: https://www.hse.gov.uk/asbestos/managing/index.htm	
Material assessment score:	N/A		
Material Risk Assessment	N/A		
Recommended Management Action:	N/A		
Recommended Remedial Action:	N/A		
Recommended Removal Action:	N/A		
Other Recommended Action:	Asbestos has been found within the floor voids at all levels within the building, these materials were found during a restricted access inspection; leaving much of the floor voids uninspected. Further ACM's may be present & widespread within the uninspected parts of the floor voids. We recommend to restrict all access into the floor voids, pending licensed asbestos removal works to decontaminate the voids.		

Asbestos 2Go Limited W: www.asbestos2go.co.uk E: office@a2go.co.uk				
Sample Reference:	S31			
Sample Location:	First Floor Mrs Hyams Bedroom			
Sample Position:	Location B Metal electrical box			
Sample Description:	Internal lining panels			
Material Risk Assessment Algorithm (MA):				
Product type/debris:	Insulation board	2	Accessibility:	Easy access – once void exposed Difficult access – when floorboards are in-situ. Note: pugging restricts visibility / access into the voids.
Surface Treatment:	Unsealed	2		
Extent of damage:	High damage	3	Approximate Extent/Quantity:	Metal electrical box internal lining panels = <1 Sqm
Asbestos Type:	Amosite & Chrysotile	2	Priority Risk Assessment Where a duty to manage applies the Duty Holder must add all positive asbestos locations to an asbestos register. We recommend the Duty Holder use the priority risk assessment algorithm within this document to calculate the priority risk rating for each positive instance & prioritise the recommended action noted for each instance starting with the highest risk to the lowest to ensure each risk is reduced to as low as reasonably practicable within an agreed timeframe. For more advice contact our offices or visit the Health & Safety Executive website: https://www.hse.gov.uk/asbestos/managing/index.htm	
Material assessment score:	9			
Material Risk Assessment	Medium risk materials			
Recommended Management Action:		Add to asbestos register; Label & manage risk until removed		
Recommended Remedial Action:		N/A		
Recommended Removal Action:		Removal by a licensed asbestos removal contractor		
Other Recommended Action:		Asbestos has been found within the floor voids at all levels within the building, these materials were found during a restricted access inspection; leaving much of the floor voids uninspected. Further ACM's may be present & widespread within the uninspected parts of the floor voids. We recommend to restrict all access into the floor voids, pending licensed asbestos removal works to decontaminate the voids.		

Asbestos 2Go Limited W: www.asbestos2go.co.uk E: office@a2go.co.uk				
Sample Reference:	S32			
Sample Location:	First Floor Mr Hyams Bedroom			
Sample Position:	Location D Boxing			
Sample Description:	Lining panels			
Material Risk Assessment Algorithm (MA):				
Product type/debris:	Insulation board	2	Accessibility:	Easy access – once void exposed Difficult access – when floorboards are in-situ.
Surface Treatment:	Unsealed	2		
Extent of damage:	Medium damage	2	Approximate Extent/Quantity:	Boxing = <1 Sqm Visible debris is present in the same location
Asbestos Type:	Amosite & Chrysotile	2	Priority Risk Assessment Where a duty to manage applies the Duty Holder must add all positive asbestos locations to an asbestos register. We recommend the Duty Holder use the priority risk assessment algorithm within this document to calculate the priority risk rating for each positive instance & prioritise the recommended action noted for each instance starting with the highest risk to the lowest to ensure each risk is reduced to as low as reasonably practicable within an agreed timeframe. For more advice contact our offices or visit the Health & Safety Executive website: https://www.hse.gov.uk/asbestos/managing/index.htm	
Material assessment score:	8			
Material Risk Assessment	Medium risk materials			
Recommended Management Action:	Add to asbestos register; Label & manage risk until removed			
Recommended Remedial Action:	N/A			
Recommended Removal Action:	Removal by a licensed asbestos removal contractor			
Other Recommended Action:	Asbestos has been found within the floor voids at all levels within the building, these materials were found during a restricted access inspection; leaving much of the floor voids uninspected. Further ACM's may be present & widespread within the uninspected parts of the floor voids. We recommend to restrict all access into the floor voids, pending licensed asbestos removal works to decontaminate the voids.			

Asbestos 2Go Limited W: www.asbestos2go.co.uk E: office@a2go.co.uk				
Sample Reference:	S33			
Sample Location:	First Floor Mr Hyams Bedroom			
Sample Position:	Location D Loose in floor void			
Sample Description:	Debris / dust			
Material Risk Assessment Algorithm (MA):				
Product type/debris:	Insulation board	2	Accessibility:	Easy access – once void exposed Difficult access – when floorboards are in-situ.
Surface Treatment:	Unsealed	2		
Extent of damage:	High damage	3	Approximate Extent/Quantity:	Not possible to quantify Dust & debris likely created when cutting the material in situ
Asbestos Type:	Amosite & Chrysotile	2	Priority Risk Assessment Where a duty to manage applies the Duty Holder must add all positive asbestos locations to an asbestos register. We recommend the Duty Holder use the priority risk assessment algorithm within this document to calculate the priority risk rating for each positive instance & prioritise the recommended action noted for each instance starting with the highest risk to the lowest to ensure each risk is reduced to as low as reasonably practicable within an agreed timeframe. For more advice contact our offices or visit the Health & Safety Executive website: https://www.hse.gov.uk/asbestos/managing/index.htm	
Material assessment score:	9			
Material Risk Assessment	Medium risk materials			
Recommended Management Action:	Add to asbestos register; Label & manage risk until removed			
Recommended Remedial Action:	N/A			
Recommended Removal Action:	Removal by a licensed asbestos removal contractor			
Other Recommended Action:	Asbestos has been found within the floor voids at all levels within the building, these materials were found during a restricted access inspection; leaving much of the floor voids uninspected. Further ACM's may be present & widespread within the uninspected parts of the floor voids. We recommend to restrict all access into the floor voids, pending licensed asbestos removal works to decontaminate the voids.			

Asbestos 2Go Limited W: www.asbestos2go.co.uk E: office@a2go.co.uk				
Sample Reference:	S34			
Sample Location:	First Floor Mr Hyams Bedroom			
Sample Position:	Location D Loose in floor void			
Sample Description:	Debris / dust			
Material Risk Assessment Algorithm (MA):				
Product type/debris:	Insulation board	2	Accessibility:	Easy access – once void exposed Difficult access – when floorboards are in-situ.
Surface Treatment:	Unsealed	2		
Extent of damage:	High damage	3	Approximate Extent/Quantity:	Not possible to quantify Dust & debris likely created when cutting the material in situ
Asbestos Type:	Amosite & Chrysotile	2	Priority Risk Assessment Where a duty to manage applies the Duty Holder must add all positive asbestos locations to an asbestos register. We recommend the Duty Holder use the priority risk assessment algorithm within this document to calculate the priority risk rating for each positive instance & prioritise the recommended action noted for each instance starting with the highest risk to the lowest to ensure each risk is reduced to as low as reasonably practicable within an agreed timeframe. For more advice contact our offices or visit the Health & Safety Executive website: https://www.hse.gov.uk/asbestos/managing/index.htm	
Material assessment score:	9			
Material Risk Assessment	Medium risk materials			
Recommended Management Action:	Add to asbestos register; Label & manage risk until removed			
Recommended Remedial Action:	N/A			
Recommended Removal Action:	Removal by a licensed asbestos removal contractor			
Other Recommended Action:	Asbestos has been found within the floor voids at all levels within the building, these materials were found during a restricted access inspection; leaving much of the floor voids uninspected. Further ACM's may be present & widespread within the uninspected parts of the floor voids. We recommend to restrict all access into the floor voids, pending licensed asbestos removal works to decontaminate the voids.			

Asbestos 2Go Limited W: www.asbestos2go.co.uk E: office@a2go.co.uk				
Sample Reference:	S35			
Sample Location:	First Floor Mr Hyams Bedroom			
Sample Position:	Location C Loose on top of large beam			
Sample Description:	Debris / dust			
Material Risk Assessment Algorithm (MA):				
Product type/debris:	Insulation board	2	Accessibility:	Easy access – once void exposed Difficult access – when floorboards are in-situ.
Surface Treatment:	Unsealed	2		
Extent of damage:	High damage	3	Approximate Extent/Quantity:	Not possible to quantify Dust & debris likely created when cutting the material in situ
Asbestos Type:	Amosite & Chrysotile	2	Priority Risk Assessment Where a duty to manage applies the Duty Holder must add all positive asbestos locations to an asbestos register. We recommend the Duty Holder use the priority risk assessment algorithm within this document to calculate the priority risk rating for each positive instance & prioritise the recommended action noted for each instance starting with the highest risk to the lowest to ensure each risk is reduced to as low as reasonably practicable within an agreed timeframe. For more advice contact our offices or visit the Health & Safety Executive website: https://www.hse.gov.uk/asbestos/managing/index.htm	
Material assessment score:	9			
Material Risk Assessment	Medium risk materials			
Recommended Management Action:	Add to asbestos register; Label & manage risk until removed			
Recommended Remedial Action:	N/A			
Recommended Removal Action:	Removal by a licensed asbestos removal contractor			
Other Recommended Action:	Asbestos has been found within the floor voids at all levels within the building, these materials were found during a restricted access inspection; leaving much of the floor voids uninspected. Further ACM's may be present & widespread within the uninspected parts of the floor voids. We recommend to restrict all access into the floor voids, pending licensed asbestos removal works to decontaminate the voids.			

Asbestos 2Go Limited W: www.asbestos2go.co.uk E: office@a2go.co.uk				
Sample Reference:	S36			
Sample Location:	First Floor Mr Hyams Bedroom			
Sample Position:	Location D Loose in floor void			
Sample Description:	Debris / dust			
Material Risk Assessment Algorithm (MA):				
Product type/debris:	Insulation board	2	Accessibility:	Easy access – once void exposed Difficult access – when floorboards are in-situ.
Surface Treatment:	Unsealed	2		
Extent of damage:	High damage	3	Approximate Extent/Quantity:	Not possible to quantify Dust & debris likely created when cutting the material in situ
Asbestos Type:	Amosite & Chrysotile	2	Priority Risk Assessment Where a duty to manage applies the Duty Holder must add all positive asbestos locations to an asbestos register. We recommend the Duty Holder use the priority risk assessment algorithm within this document to calculate the priority risk rating for each positive instance & prioritise the recommended action noted for each instance starting with the highest risk to the lowest to ensure each risk is reduced to as low as reasonably practicable within an agreed timeframe. For more advice contact our offices or visit the Health & Safety Executive website: https://www.hse.gov.uk/asbestos/managing/index.htm	
Material assessment score:	9			
Material Risk Assessment	Medium risk materials			
Recommended Management Action:	Add to asbestos register; Label & manage risk until removed			
Recommended Remedial Action:	N/A			
Recommended Removal Action:	Removal by a licensed asbestos removal contractor			
Other Recommended Action:	Asbestos has been found within the floor voids at all levels within the building, these materials were found during a restricted access inspection; leaving much of the floor voids uninspected. Further ACM's may be present & widespread within the uninspected parts of the floor voids. We recommend to restrict all access into the floor voids, pending licensed asbestos removal works to decontaminate the voids.			

Asbestos 2Go Limited W: www.asbestos2go.co.uk E: office@a2go.co.uk			
Sample Reference:	S37		
Sample Location:	First Floor Mr Hyams Bedroom		
Sample Position:	Location D Loose on top of large beam		
Sample Description:	Debris / dust		
Material Risk Assessment Algorithm (MA):			
Product type/debris:	N/A	Accessibility:	Limited access into voids
Surface Treatment:	N/A		
Extent of damage:	N/A	Approximate Extent/Quantity:	N/A
Asbestos Type:	NADIS	Priority Risk Assessment Where a duty to manage applies the Duty Holder must add all positive asbestos locations to an asbestos register. We recommend the Duty Holder use the priority risk assessment algorithm within this document to calculate the priority risk rating for each positive instance & prioritise the recommended action noted for each instance starting with the highest risk to the lowest to ensure each risk is reduced to as low as reasonably practicable within an agreed timeframe. For more advice contact our offices or visit the Health & Safety Executive website: https://www.hse.gov.uk/asbestos/managing/index.htm	
Material assessment score:	N/A		
Material Risk Assessment	N/A		
Recommended Management Action:	N/A		
Recommended Remedial Action:	N/A		
Recommended Removal Action:	N/A		
Other Recommended Action:	Asbestos has been found within the floor voids at all levels within the building, these materials were found during a restricted access inspection; leaving much of the floor voids uninspected. Further ACM's may be present & widespread within the uninspected parts of the floor voids. We recommend to restrict all access into the floor voids, pending licensed asbestos removal works to decontaminate the voids.		

Asbestos 2Go Limited W: www.asbestos2go.co.uk E: office@a2go.co.uk				
Sample Reference:	SP01 strong presumption: Refer to S31			
Sample Location:	First Floor Mr Hyams Bathroom			
Sample Position:	Location C Metal electrical box			
Sample Description:	Internal lining panels			
Material Risk Assessment Algorithm (MA):				
Product type/debris:	Insulation board	2	Accessibility:	Difficult access – when floorboards are in-situ. Note: Material not visible, presumed to be present within electrical equipment.
Surface Treatment:	Enclosed	1		
Extent of damage:	Unknown	3	Approximate Extent/Quantity:	Metal electrical box internal lining panels = <1 Sqm
Asbestos Type:	Presumed Amosite & Chrysotile	2	Priority Risk Assessment Where a duty to manage applies the Duty Holder must add all positive asbestos locations to an asbestos register. We recommend the Duty Holder use the priority risk assessment algorithm within this document to calculate the priority risk rating for each positive instance & prioritise the recommended action noted for each instance starting with the highest risk to the lowest to ensure each risk is reduced to as low as reasonably practicable within an agreed timeframe. For more advice contact our offices or visit the Health & Safety Executive website: https://www.hse.gov.uk/asbestos/managing/index.htm	
Material assessment score:	9			
Material Risk Assessment	Medium risk materials			
Recommended Management Action:		Add to asbestos register; Label & manage risk until removed		
Recommended Remedial Action:		N/A		
Recommended Removal Action:		Removal by a licensed asbestos removal contractor		
Other Recommended Action:		Asbestos has been found within the floor voids at all levels within the building, these materials were found during a restricted access inspection; leaving much of the floor voids uninspected. Further ACM's may be present & widespread within the uninspected parts of the floor voids. We recommend to restrict all access into the floor voids, pending licensed asbestos removal works to decontaminate the voids.		

Asbestos 2Go Limited W: www.asbestos2go.co.uk E: office@a2go.co.uk			
Sample Reference:	S38		
Sample Location:	First Floor Mr Hyams Bathroom		
Sample Position:	Location D Loose in void		
Sample Description:	Vinyl debris		
Material Risk Assessment Algorithm (MA):			
Product type/debris:	N/A	Accessibility:	Limited access into voids
Surface Treatment:	N/A		
Extent of damage:	N/A	Approximate Extent/Quantity:	N/A
Asbestos Type:	NADIS	Priority Risk Assessment Where a duty to manage applies the Duty Holder must add all positive asbestos locations to an asbestos register. We recommend the Duty Holder use the priority risk assessment algorithm within this document to calculate the priority risk rating for each positive instance & prioritise the recommended action noted for each instance starting with the highest risk to the lowest to ensure each risk is reduced to as low as reasonably practicable within an agreed timeframe. For more advice contact our offices or visit the Health & Safety Executive website: https://www.hse.gov.uk/asbestos/managing/index.htm	
Material assessment score:	N/A		
Material Risk Assessment	N/A		
Recommended Management Action:	N/A		
Recommended Remedial Action:	N/A		
Recommended Removal Action:	N/A		
Other Recommended Action:	Asbestos has been found within the floor voids at all levels within the building, these materials were found during a restricted access inspection; leaving much of the floor voids uninspected. Further ACM's may be present & widespread within the uninspected parts of the floor voids. We recommend to restrict all access into the floor voids, pending licensed asbestos removal works to decontaminate the voids.		

Asbestos 2Go Limited W: www.asbestos2go.co.uk E: office@a2go.co.uk			
Sample Reference:	S39		
Sample Location:	First Floor Blue Bathroom		
Sample Position:	Location B		
Sample Description:	Redundant wiring sheathing (rope)		
Material Risk Assessment Algorithm (MA):			
Product type/debris:	N/A	Accessibility:	Limited access into voids
Surface Treatment:	N/A		
Extent of damage:	N/A	Approximate Extent/Quantity:	N/A
Asbestos Type:	NADIS	Priority Risk Assessment Where a duty to manage applies the Duty Holder must add all positive asbestos locations to an asbestos register. We recommend the Duty Holder use the priority risk assessment algorithm within this document to calculate the priority risk rating for each positive instance & prioritise the recommended action noted for each instance starting with the highest risk to the lowest to ensure each risk is reduced to as low as reasonably practicable within an agreed timeframe. For more advice contact our offices or visit the Health & Safety Executive website: https://www.hse.gov.uk/asbestos/managing/index.htm	
Material assessment score:	N/A		
Material Risk Assessment	N/A		
Recommended Management Action:	N/A		
Recommended Remedial Action:	N/A		
Recommended Removal Action:	N/A		
Other Recommended Action:	Asbestos has been found within the floor voids at all levels within the building, these materials were found during a restricted access inspection; leaving much of the floor voids uninspected. Further ACM's may be present & widespread within the uninspected parts of the floor voids. We recommend to restrict all access into the floor voids, pending licensed asbestos removal works to decontaminate the voids.		

Asbestos 2Go Limited W: www.asbestos2go.co.uk E: office@a2go.co.uk					
Sample Reference:	S40				
Sample Location:	First Floor Blue Bedroom				
Sample Position:	Location B Boxing / loose				
Sample Description:	Lining panels & debris				
Material Risk Assessment Algorithm (MA):					
Product type/debris:	Insulation board	2	Accessibility:	Easy access – once void exposed Difficult access – when floorboards are in-situ.	
Surface Treatment:	Unsealed	2			
Extent of damage:	High damage	3	Approximate Extent/Quantity:	Boxing = <1 Sqm Debris = Not possible to quantify Visible debris is present in the same location	
Asbestos Type:	Amosite & Chrysotile	2			
Material assessment score:	9				
Material Risk Assessment	Medium risk materials				
Recommended Management Action:			Add to asbestos register; Label & manage risk until removed		
Recommended Remedial Action:			N/A		
Recommended Removal Action:			Removal by a licensed asbestos removal contractor		
Other Recommended Action:			Asbestos has been found within the floor voids at all levels within the building, these materials were found during a restricted access inspection; leaving much of the floor voids uninspected. Further ACM's may be present & widespread within the uninspected parts of the floor voids. We recommend to restrict all access into the floor voids, pending licensed asbestos removal works to decontaminate the voids.		

Asbestos 2Go Limited W: www.asbestos2go.co.uk E: office@a2go.co.uk				
Sample Reference:	S41			
Sample Location:	First Floor Chinese Bedroom			
Sample Position:	Location D Boxing			
Sample Description:	Lining panels & debris			
Material Risk Assessment Algorithm (MA):				
Product type/debris:	Insulation board	2	Accessibility:	Easy access – once void exposed Difficult access – when floorboards are in-situ.
Surface Treatment:	Unsealed	2		
Extent of damage:	High damage	3	Approximate Extent/Quantity:	Boxing = <1 Sqm Visible debris is present in the same location
Asbestos Type:	Amosite & Chrysotile	2	Priority Risk Assessment Where a duty to manage applies the Duty Holder must add all positive asbestos locations to an asbestos register. We recommend the Duty Holder use the priority risk assessment algorithm within this document to calculate the priority risk rating for each positive instance & prioritise the recommended action noted for each instance starting with the highest risk to the lowest to ensure each risk is reduced to as low as reasonably practicable within an agreed timeframe. For more advice contact our offices or visit the Health & Safety Executive website: https://www.hse.gov.uk/asbestos/managing/index.htm	
Material assessment score:	9			
Material Risk Assessment	Medium risk materials			
Recommended Management Action:	Add to asbestos register; Label & manage risk until removed			
Recommended Remedial Action:	N/A			
Recommended Removal Action:	Removal by a licensed asbestos removal contractor			
Other Recommended Action:	Asbestos has been found within the floor voids at all levels within the building, these materials were found during a restricted access inspection; leaving much of the floor voids uninspected. Further ACM's may be present & widespread within the uninspected parts of the floor voids. We recommend to restrict all access into the floor voids, pending licensed asbestos removal works to decontaminate the voids.			

Asbestos 2Go Limited W: www.asbestos2go.co.uk E: office@a2go.co.uk				
Sample Reference:	S42			
Sample Location:	First Floor Chinese Bedroom			
Sample Position:	Location D Loose in void			
Sample Description:	Debris / dust			
Material Risk Assessment Algorithm (MA):				
Product type/debris:	Insulation board	2	Accessibility:	Easy access – once void exposed Difficult access – when floorboards are in-situ.
Surface Treatment:	Unsealed	2		
Extent of damage:	High damage	3	Approximate Extent/Quantity:	Not possible to quantify Dust & debris likely created when cutting the material in situ
Asbestos Type:	Amosite & Chrysotile	2	Priority Risk Assessment Where a duty to manage applies the Duty Holder must add all positive asbestos locations to an asbestos register. We recommend the Duty Holder use the priority risk assessment algorithm within this document to calculate the priority risk rating for each positive instance & prioritise the recommended action noted for each instance starting with the highest risk to the lowest to ensure each risk is reduced to as low as reasonably practicable within an agreed timeframe. For more advice contact our offices or visit the Health & Safety Executive website: https://www.hse.gov.uk/asbestos/managing/index.htm	
Material assessment score:	9			
Material Risk Assessment	Medium risk materials			
Recommended Management Action:	Add to asbestos register; Label & manage risk until removed			
Recommended Remedial Action:	N/A			
Recommended Removal Action:	Removal by a licensed asbestos removal contractor			
Other Recommended Action:	Asbestos has been found within the floor voids at all levels within the building, these materials were found during a restricted access inspection; leaving much of the floor voids uninspected. Further ACM's may be present & widespread within the uninspected parts of the floor voids. We recommend to restrict all access into the floor voids, pending licensed asbestos removal works to decontaminate the voids.			

Asbestos 2Go Limited W: www.asbestos2go.co.uk E: office@a2go.co.uk				
Sample Reference:	Refer to S42			
Sample Location:	First Floor Chinese Bedroom			
Sample Position:	Location D to void beneath pugging			
Sample Description:	Debris / dust			
Material Risk Assessment Algorithm (MA):				
Product type/debris:	Insulation board	2	Accessibility:	Difficult access – when floorboards are in-situ. Difficult access - dropped ceiling level void
Surface Treatment:	Unsealed	2		
Extent of damage:	High damage	3	Approximate Extent/Quantity:	Not possible to quantify Dust & debris likely created when cutting the material in situ
Asbestos Type:	Amosite & Chrysotile	2	Priority Risk Assessment Where a duty to manage applies the Duty Holder must add all positive asbestos locations to an asbestos register. We recommend the Duty Holder use the priority risk assessment algorithm within this document to calculate the priority risk rating for each positive instance & prioritise the recommended action noted for each instance starting with the highest risk to the lowest to ensure each risk is reduced to as low as reasonably practicable within an agreed timeframe. For more advice contact our offices or visit the Health & Safety Executive website: https://www.hse.gov.uk/asbestos/managing/index.htm	
Material assessment score:	9			
Material Risk Assessment	Medium risk materials			
Recommended Management Action:		Add to asbestos register; Label & manage risk until removed		
Recommended Remedial Action:		N/A		
Recommended Removal Action:		Removal by a licensed asbestos removal contractor		
Other Recommended Action:		Asbestos has been found within the floor voids at all levels within the building, these materials were found during a restricted access inspection; leaving much of the floor voids uninspected. Further ACM's may be present & widespread within the uninspected parts of the floor voids. We recommend to restrict all access into the floor voids, pending licensed asbestos removal works to decontaminate the voids.		

Asbestos 2Go Limited W: www.asbestos2go.co.uk E: office@a2go.co.uk				
Sample Reference:	S43			
Sample Location:	First Floor Chinese Bathroom			
Sample Position:	Location B			
Sample Description:	Loose material debris			
Material Risk Assessment Algorithm (MA):				
Product type/debris:	Thermal insulation debris	3	Accessibility:	Easy access – once void exposed Difficult access – when floorboards are in-situ.
Surface Treatment:	Unsealed	3		
Extent of damage:	High damage	3	Approximate Extent/Quantity:	Not possible to quantify Note: opening in void reveals a concealed dropped ceiling void beneath
Asbestos Type:	Anthophyllite	2	Priority Risk Assessment Where a duty to manage applies the Duty Holder must add all positive asbestos locations to an asbestos register. We recommend the Duty Holder use the priority risk assessment algorithm within this document to calculate the priority risk rating for each positive instance & prioritise the recommended action noted for each instance starting with the highest risk to the lowest to ensure each risk is reduced to as low as reasonably practicable within an agreed timeframe. For more advice contact our offices or visit the Health & Safety Executive website: https://www.hse.gov.uk/asbestos/managing/index.htm	
Material assessment score:	11			
Material Risk Assessment	High risk materials			
Recommended Management Action:		Add to asbestos register; Label & manage risk until removed		
Recommended Remedial Action:		N/A		
Recommended Removal Action:		Removal by a licensed asbestos removal contractor		
Other Recommended Action:		Asbestos has been found within the floor voids at all levels within the building, these materials were found during a restricted access inspection; leaving much of the floor voids uninspected. Further ACM's may be present & widespread within the uninspected parts of the floor voids. We recommend to restrict all access into the floor voids, pending licensed asbestos removal works to decontaminate the voids.		

Asbestos 2Go Limited W: www.asbestos2go.co.uk E: office@a2go.co.uk				
Sample Reference:	Refer to S43 Presumed contamination			
Sample Location:	First Floor Chinese Bathroom			
Sample Position:	Location B dropped ceiling void to Hall			
Sample Description:	Loose material debris presumed in dropped ceiling void			
Material Risk Assessment Algorithm (MA):				
Product type/debris:	Presumed thermal insulation debris	3	Accessibility:	Difficult access – when floorboards are in-situ. Difficult access - dropped ceiling level void
Surface Treatment:	Unsealed	3		
Extent of damage:	High damage	3	Approximate Extent/Quantity:	Not possible to quantify Note: opening in void reveals a concealed dropped ceiling void beneath
Asbestos Type:	Anthophyllite	2	Priority Risk Assessment Where a duty to manage applies the Duty Holder must add all positive asbestos locations to an asbestos register. We recommend the Duty Holder use the priority risk assessment algorithm within this document to calculate the priority risk rating for each positive instance & prioritise the recommended action noted for each instance starting with the highest risk to the lowest to ensure each risk is reduced to as low as reasonably practicable within an agreed timeframe. For more advice contact our offices or visit the Health & Safety Executive website: https://www.hse.gov.uk/asbestos/managing/index.htm	
Material assessment score:	11			
Material Risk Assessment	High risk materials			
Recommended Management Action:		Add to asbestos register; Label & manage risk until removed		
Recommended Remedial Action:		N/A		
Recommended Removal Action:		Removal by a licensed asbestos removal contractor		
Other Recommended Action:		Asbestos has been found within the floor voids at all levels within the building, these materials were found during a restricted access inspection; leaving much of the floor voids uninspected. Further ACM's may be present & widespread within the uninspected parts of the floor voids. We recommend to restrict all access into the floor voids, pending licensed asbestos removal works to decontaminate the voids.		

Asbestos 2Go Limited W: www.asbestos2go.co.uk E: office@a2go.co.uk				
Sample Reference:	S44			
Sample Location:	First Floor Pink Bedroom			
Sample Position:	Location B Metal electrical box			
Sample Description:	Internal lining panels			
Material Risk Assessment Algorithm (MA):				
Product type/debris:	Insulation board	2	Accessibility:	Easy access – once void exposed Difficult access – when floorboards are in-situ.
Surface Treatment:	Unsealed	2		
Extent of damage:	Medium damage	2	Approximate Extent/Quantity:	Metal electrical box internal lining panels = <1 Sqm
Asbestos Type:	Amosite	2	Priority Risk Assessment Where a duty to manage applies the Duty Holder must add all positive asbestos locations to an asbestos register. We recommend the Duty Holder use the priority risk assessment algorithm within this document to calculate the priority risk rating for each positive instance & prioritise the recommended action noted for each instance starting with the highest risk to the lowest to ensure each risk is reduced to as low as reasonably practicable within an agreed timeframe. For more advice contact our offices or visit the Health & Safety Executive website: https://www.hse.gov.uk/asbestos/managing/index.htm	
Material assessment score:	8			
Material Risk Assessment	Medium risk materials			
Recommended Management Action:	Add to asbestos register; Label & manage risk until removed			
Recommended Remedial Action:	N/A			
Recommended Removal Action:	Removal by a licensed asbestos removal contractor			
Other Recommended Action:	Asbestos has been found within the floor voids at all levels within the building, these materials were found during a restricted access inspection; leaving much of the floor voids uninspected. Further ACM's may be present & widespread within the uninspected parts of the floor voids. We recommend to restrict all access into the floor voids, pending licensed asbestos removal works to decontaminate the voids.			

Asbestos 2Go Limited W: www.asbestos2go.co.uk E: office@a2go.co.uk				
Sample Reference:	S45			
Sample Location:	First Floor Pink Bedroom			
Sample Position:	Location B Loose in void			
Sample Description:	Debris			
Material Risk Assessment Algorithm (MA):				
Product type/debris:	N/A		Accessibility:	Limited access into voids
Surface Treatment:	N/A			
Extent of damage:	N/A		Approximate Extent/Quantity:	N/A
Asbestos Type:	NADIS		Priority Risk Assessment Where a duty to manage applies the Duty Holder must add all positive asbestos locations to an asbestos register. We recommend the Duty Holder use the priority risk assessment algorithm within this document to calculate the priority risk rating for each positive instance & prioritise the recommended action noted for each instance starting with the highest risk to the lowest to ensure each risk is reduced to as low as reasonably practicable within an agreed timeframe. For more advice contact our offices or visit the Health & Safety Executive website: https://www.hse.gov.uk/asbestos/managing/index.htm	
Material assessment score:	N/A			
Material Risk Assessment	N/A			
Recommended Management Action:	N/A			
Recommended Remedial Action:	N/A			
Recommended Removal Action:	N/A			
Other Recommended Action:	Asbestos has been found within the floor voids at all levels within the building, these materials were found during a restricted access inspection; leaving much of the floor voids uninspected. Further ACM's may be present & widespread within the uninspected parts of the floor voids. We recommend to restrict all access into the floor voids, pending licensed asbestos removal works to decontaminate the voids.			

Asbestos 2Go Limited W: www.asbestos2go.co.uk E: office@a2go.co.uk			
Sample Reference:	S46		
Sample Location:	First Floor Pink Bedroom		
Sample Position:	Location B Loose on beam		
Sample Description:	Debris		
Material Risk Assessment Algorithm (MA):			
Product type/debris:	N/A	Accessibility:	Limited access into voids
Surface Treatment:	N/A		
Extent of damage:	N/A	Approximate Extent/Quantity:	N/A
Asbestos Type:	NADIS	Priority Risk Assessment Where a duty to manage applies the Duty Holder must add all positive asbestos locations to an asbestos register. We recommend the Duty Holder use the priority risk assessment algorithm within this document to calculate the priority risk rating for each positive instance & prioritise the recommended action noted for each instance starting with the highest risk to the lowest to ensure each risk is reduced to as low as reasonably practicable within an agreed timeframe. For more advice contact our offices or visit the Health & Safety Executive website: https://www.hse.gov.uk/asbestos/managing/index.htm	
Material assessment score:	N/A		
Material Risk Assessment	N/A		
Recommended Management Action:	N/A		
Recommended Remedial Action:	N/A		
Recommended Removal Action:	N/A		
Other Recommended Action:	Asbestos has been found within the floor voids at all levels within the building, these materials were found during a restricted access inspection; leaving much of the floor voids uninspected. Further ACM's may be present & widespread within the uninspected parts of the floor voids. We recommend to restrict all access into the floor voids, pending licensed asbestos removal works to decontaminate the voids.		

Asbestos 2Go Limited W: www.asbestos2go.co.uk E: office@a2go.co.uk				
Sample Reference:	S47			
Sample Location:	Second Floor Staff Bedroom 2			
Sample Position:	Location A Pinned to floorboards			
Sample Description:	Lining panels			
Material Risk Assessment Algorithm (MA):				
Product type/debris:	Insulation board	2	Accessibility:	Easy access – once void exposed Difficult access – when floorboards are in-situ.
Surface Treatment:	Unsealed	2		
Extent of damage:	High damage	3	Approximate Extent/Quantity:	Pinned materials = <1 Sqm
Asbestos Type:	Amosite & Chrysotile	2	Priority Risk Assessment Where a duty to manage applies the Duty Holder must add all positive asbestos locations to an asbestos register. We recommend the Duty Holder use the priority risk assessment algorithm within this document to calculate the priority risk rating for each positive instance & prioritise the recommended action noted for each instance starting with the highest risk to the lowest to ensure each risk is reduced to as low as reasonably practicable within an agreed timeframe. For more advice contact our offices or visit the Health & Safety Executive website: https://www.hse.gov.uk/asbestos/managing/index.htm	
Material assessment score:	9			
Material Risk Assessment	Medium risk materials			
Recommended Management Action:		Add to asbestos register; Label & manage risk until removed		
Recommended Remedial Action:		N/A		
Recommended Removal Action:		Removal by a licensed asbestos removal contractor		
Other Recommended Action:		Asbestos has been found within the floor voids at all levels within the building, these materials were found during a restricted access inspection; leaving much of the floor voids uninspected. Further ACM's may be present & widespread within the uninspected parts of the floor voids. We recommend to restrict all access into the floor voids, pending licensed asbestos removal works to decontaminate the voids.		

Asbestos 2Go Limited W: www.asbestos2go.co.uk E: office@a2go.co.uk				
Sample Reference:	S48			
Sample Location:	Second Floor Staff Bedroom 2			
Sample Position:	Location A Loose in void			
Sample Description:	Debris			
Material Risk Assessment Algorithm (MA):				
Product type/debris:	Insulation board	2	Accessibility:	Easy access – once void exposed Difficult access – when floorboards are in-situ.
Surface Treatment:	Unsealed	2		
Extent of damage:	High damage	3	Approximate Extent/Quantity:	<1 Sqm visible Access to whole of floor void restricted
Asbestos Type:	Amosite & Chrysotile	2	Priority Risk Assessment Where a duty to manage applies the Duty Holder must add all positive asbestos locations to an asbestos register. We recommend the Duty Holder use the priority risk assessment algorithm within this document to calculate the priority risk rating for each positive instance & prioritise the recommended action noted for each instance starting with the highest risk to the lowest to ensure each risk is reduced to as low as reasonably practicable within an agreed timeframe. For more advice contact our offices or visit the Health & Safety Executive website: https://www.hse.gov.uk/asbestos/managing/index.htm	
Material assessment score:	9			
Material Risk Assessment	Medium risk materials			
Recommended Management Action:		Add to asbestos register; Label & manage risk until removed		
Recommended Remedial Action:		N/A		
Recommended Removal Action:		Removal by a licensed asbestos removal contractor		
Other Recommended Action:		Asbestos has been found within the floor voids at all levels within the building, these materials were found during a restricted access inspection; leaving much of the floor voids uninspected. Further ACM's may be present & widespread within the uninspected parts of the floor voids. We recommend to restrict all access into the floor voids, pending licensed asbestos removal works to decontaminate the voids.		

Asbestos 2Go Limited W: www.asbestos2go.co.uk E: office@a2go.co.uk					
Sample Reference:	S49				
Sample Location:	Second Floor Staff Sitting Room				
Sample Position:	Location A Boxing				
Sample Description:	Lining panels				
Material Risk Assessment Algorithm (MA):					
Product type/debris:	Insulation board	2	Accessibility:	Easy access – once void exposed Difficult access – when floorboards are in-situ. Fibreglass insulation restricts visibility into floor voids	
Surface Treatment:	Unsealed	2			
Extent of damage:	High damage	3	Approximate Extent/Quantity:	Boxing = <1 Sqm Visible debris is present in the same location	
Asbestos Type:	Amosite	2	Priority Risk Assessment Where a duty to manage applies the Duty Holder must add all positive asbestos locations to an asbestos register. We recommend the Duty Holder use the priority risk assessment algorithm within this document to calculate the priority risk rating for each positive instance & prioritise the recommended action noted for each instance starting with the highest risk to the lowest to ensure each risk is reduced to as low as reasonably practicable within an agreed timeframe. For more advice contact our offices or visit the Health & Safety Executive website: https://www.hse.gov.uk/asbestos/managing/index.htm		
Material assessment score:	9				
Material Risk Assessment	Medium risk materials				
Recommended Management Action:		Add to asbestos register; Label & manage risk until removed			
Recommended Remedial Action:		N/A			
Recommended Removal Action:		Removal by a licensed asbestos removal contractor			
Other Recommended Action:		Asbestos has been found within the floor voids at all levels within the building, these materials were found during a restricted access inspection; leaving much of the floor voids uninspected. Further ACM's may be present & widespread within the uninspected parts of the floor voids. We recommend to restrict all access into the floor voids, pending licensed asbestos removal works to decontaminate the voids.			

Asbestos 2Go Limited W: www.asbestos2go.co.uk E: office@a2go.co.uk				
Sample Reference:	S50			
Sample Location:	Second Floor Staff Sitting Room			
Sample Position:	Location A Loose in void			
Sample Description:	Debris / dust			
Material Risk Assessment Algorithm (MA):				
Product type/debris:	Insulation board	2	Accessibility:	Easy access – once void exposed Difficult access – when floorboards are in-situ. Fibreglass insulation restricts visibility into floor voids
Surface Treatment:	Unsealed	2		
Extent of damage:	High damage	3	Approximate Extent/Quantity:	Not possible to quantify Dust & debris likely created when cutting the material in situ
Asbestos Type:	Amosite	2	Priority Risk Assessment Where a duty to manage applies the Duty Holder must add all positive asbestos locations to an asbestos register. We recommend the Duty Holder use the priority risk assessment algorithm within this document to calculate the priority risk rating for each positive instance & prioritise the recommended action noted for each instance starting with the highest risk to the lowest to ensure each risk is reduced to as low as reasonably practicable within an agreed timeframe. For more advice contact our offices or visit the Health & Safety Executive website: https://www.hse.gov.uk/asbestos/managing/index.htm	
Material assessment score:	9			
Material Risk Assessment	Medium risk materials			
Recommended Management Action:		Add to asbestos register; Label & manage risk until removed		
Recommended Remedial Action:		N/A		
Recommended Removal Action:		Removal by a licensed asbestos removal contractor		
Other Recommended Action:		Asbestos has been found within the floor voids at all levels within the building, these materials were found during a restricted access inspection; leaving much of the floor voids uninspected. Further ACM's may be present & widespread within the uninspected parts of the floor voids. We recommend to restrict all access into the floor voids, pending licensed asbestos removal works to decontaminate the voids.		

Asbestos 2Go Limited W: www.asbestos2go.co.uk E: office@a2go.co.uk					
Sample Reference:	S51				
Sample Location:	Basement Staff room				
Sample Position:	Location A between top of joist & floorboards				
Sample Description:	Bituminous DPC				
Material Risk Assessment Algorithm (MA):					
Product type/debris:	N/A		Accessibility:	Limited access into voids	
Surface Treatment:	N/A				
Extent of damage:	N/A		Approximate Extent/Quantity:	N/A	
Asbestos Type:	NADIS		Priority Risk Assessment Where a duty to manage applies the Duty Holder must add all positive asbestos locations to an asbestos register. We recommend the Duty Holder use the priority risk assessment algorithm within this document to calculate the priority risk rating for each positive instance & prioritise the recommended action noted for each instance starting with the highest risk to the lowest to ensure each risk is reduced to as low as reasonably practicable within an agreed timeframe. For more advice contact our offices or visit the Health & Safety Executive website: https://www.hse.gov.uk/asbestos/managing/index.htm		
Material assessment score:	N/A				
Material Risk Assessment	N/A				
Recommended Management Action:		N/A			
Recommended Remedial Action:		N/A			
Recommended Removal Action:		N/A			
Other Recommended Action:		Asbestos has been found within the floor voids at all levels within the building, these materials were found during a restricted access inspection; leaving much of the floor voids uninspected. Further ACM's may be present & widespread within the uninspected parts of the floor voids. We recommend to restrict all access into the floor voids, pending licensed asbestos removal works to decontaminate the voids.			

Asbestos 2Go Limited W: www.asbestos2go.co.uk E: office@a2go.co.uk				
Sample Reference:	S52			
Sample Location:	Basement Staff room			
Sample Position:	Location A Used as packers beneath joists			
Sample Description:	Floor tiles with adhesive residue			
Material Risk Assessment Algorithm (MA):				
Product type/debris:	Vinyl & bituminous adhesive	1	Accessibility:	Easy access – once void exposed Difficult access – when floorboards are in-situ. Restricted access to whole void
Surface Treatment:	Composite	0		
Extent of damage:	High	3	Approximate Extent/Quantity:	Not possible to quantify Materials used as packers & associated debris are present
Asbestos Type:	Chrysotile	1	Priority Risk Assessment Where a duty to manage applies the Duty Holder must add all positive asbestos locations to an asbestos register. We recommend the Duty Holder use the priority risk assessment algorithm within this document to calculate the priority risk rating for each positive instance & prioritise the recommended action noted for each instance starting with the highest risk to the lowest to ensure each risk is reduced to as low as reasonably practicable within an agreed timeframe. For more advice contact our offices or visit the Health & Safety Executive website: https://www.hse.gov.uk/asbestos/managing/index.htm	
Material assessment score:	5			
Material Risk Assessment	Low risk materials			
Recommended Management Action:	Add to asbestos register; Label & manage risk until removed			
Recommended Remedial Action:	N/A			
Recommended Removal Action:	Removal by a licensed asbestos removal contractor (licensed asbestos found in floor voids at other levels)			
Other Recommended Action:	Asbestos has been found within the floor voids at all levels within the building, these materials were found during a restricted access inspection; leaving much of the floor voids uninspected. Further ACM's may be present & widespread within the uninspected parts of the floor voids. We recommend to restrict all access into the floor voids, pending licensed asbestos removal works to decontaminate the voids.			

9. Conclusions and Recommendations

Conclusions

1. During the survey 52 samples were taken for analysis, 22 were identified as containing asbestos, with the remaining 30 deemed "No asbestos detected".
2. During the survey materials were strongly presumed to be asbestos; all instances of this type should be considered as asbestos materials until access can be made & conclusive sampling can prove the presence or absence of asbestos within the materials.
3. During the survey materials were referred to a positive sample, this process is followed when the lead surveyor on site finds a material that is visually identical to another previously sampled material that is present in a similar location or use, instances of this type must be considered as asbestos materials.
4. Following the bulk sampling & analysis of samples collected; it has been proven that asbestos materials & debris are present in various different forms / uses within the floor voids, it is important to remember that these materials were found whilst following a strict restricted access regime into the voids at all levels of the building, considering the restrictive nature of the inspection & the fact that asbestos was found we must presume that further ACM's are likely to be present within the voids; with this in mind we deem all floor voids contaminated & recommend to restrict access to any untrained persons or maintenance personnel / contractors. Please contact our office for more information about this method.
5. Important note: the Salon is located at ground floor level directly beneath Mrs Hyams Bathroom & Bedroom. It has been recognised the Salon has a dropped ceiling height, the void to the Salon dropped ceiling is partially visible from within the floor void to Mrs Hyams Bathroom where asbestos board linings have been used to clad the joists / top of ceiling around a hidden ceiling lamp location to the Salon ceiling. Loose fill vermiculite is also present within the floor void to Mrs Hyams Bathroom & pugging insulation is present within the floor voids to Mrs Hyams Bedroom restricting visibility into the dropped void. Asbestos has been confirmed to be present in floor voids to both Mrs Hyams Bathroom & Bedroom, associated debris is also present, with this in mind we have deemed the floor voids & dropped ceiling void as contaminated with asbestos fibres.
6. Important note: the Hall is located at ground floor level directly beneath the Chinese Bathroom & Chinese Bedroom. It has been recognised the Hall has a dropped ceiling height. The void to the Hall dropped ceiling is partially visible through gaps in the pugging insulation layer within the floor voids to the Chinese Bedroom & Bathroom. Both loose asbestos insulation debris, asbestos board linings & associated board debris are present in the floor voids of the bedroom & bathroom, with this in mind we have deemed the floor voids & dropped ceiling void as contaminated with asbestos fibres.
7. Targeted inspections were completed to the second floor voids, specifically targeting areas above first floor ceiling lamp locations only.
8. It is not uncommon for materials to be cut adjacent to where they will be installed, we have found evidence of asbestos dust / debris adjacent to asbestos board installations within the floor voids. Where the floor void is concealed by insulation or building debris restricting visibility into the void; we presume asbestos dust / debris will be present adjacent to locations where asbestos materials are installed, we also recommend that this rule is extended floor voids adjacent to locations where asbestos materials have been installed within radiator casings; these are present within the Small Chinese Room, the Library & the Hall.

Recommendations

1. Care needs to be exercised in the normal way during demolition in case a notifiable form of asbestos is incorporated in the fabric of the buildings scheduled for destruction.
2. Employees, sub-contractors and visitors etc. should be informed of asbestos installations, work on and storage of asbestos to avoid risk of exposure. The usual signage should be employed.

Care needs to be exercised in the normal way during refurbishment in case a notifiable form of asbestos is incorporated in the fabric of the building scheduled for refurbishment.

To minimise your 'duty of care' (HSG 264, Health & Safety at work act 1974, Control of Asbestos regulations 2012, CDM - 2015 etc) towards your employees, workmen and the general public alike, we strongly recommend that the following advises are adhered to:

1. Nominate one 'Asbestos focal point' to be in charge of the Asbestos in your premises (If the amount and condition of the ACM's within your buildings are highly extensive, it may be advisable to employ an external 'Asbestos Management Consultant' to manage the Register on your behalf).
2. Contain a paragraph within any 'order of works' or 'contracts' held with external contractors to familiarise themselves with the Asbestos Register before commencement of any refurbishment or maintenance works due to be undertaken, thus reducing your liability as an employer.
3. Operate a 'permit to work' system (run by the 'Asbestos focal point') before any contract commences that could possibly affect or change the condition of known ACM's.
4. All recommendations in the 'Asbestos Sample Forms & Risk Assessments' section should seriously be considered. Once these items have either been removed or encapsulated, all relevant certification can be placed into the Asbestos Register, with subsequent updates issued following completion.
5. Items which require monitoring on an inspection cycle are checked regularly to ensure that any change in condition is noted and updated within the Register.
6. If removal is programmed, all notifiable asbestos findings should be removed by a licensed asbestos removal contractor, as ideally the other non-notifiable items should be also.
7. All asbestos materials, following removal, must be disposed of as contaminated asbestos waste, in a sealed asbestos skip or by transit in a sealed vehicle licensed. These vehicles must have a hazardous waste carrier's license, issued by the Environment Agency.
8. If any decision to be made regarding Asbestos Issues, raises any cause for concern or uncertainty, please do not hesitate to contact the writer or any senior member of Asbestos 2Go Limited for advice/recommendations.

10. Areas Not Accessed/Notes.

- All floorboard locations were marked up by the clients representative.
- All floorboards were removed & returned by the clients chosen professional carpenter / contractor.
- *No access into wall cavities.*
- *No access into buried services or concealed ducts that require excavation or partial demolition.*
- *Limited access into floor voids; access was strictly restricted to locations beneath marked floorboards.*
- *The floor voids are littered with old building material debris & years of dust collection, additionally clay pugging, fibreglass insulation & loose fill vermiculite thermal insulation types are present within the floor voids restricting access / visibility.*
- *Any future access for emergency maintenance tasks & or inspections to collect information for M & E or structural layout must be completed by a competent asbestos trained contractor whilst employing strict control measures with the use of the appropriate RPE/PPE & air monitoring.*
- *Unsealed asbestos insulation board (AIB) & associated debris has loose fibres on the surface of the material that can be readily released & become airborne if damaged or disturbed posing significant risk to health.*
- *Unsealed asbestos thermal insulation & associated debris has loose fibres on the surface of the material that can be readily released & become airborne if damaged or disturbed posing significant risk to health.*

Typical photos of restricted access due to insulation / beams etc. in voids beneath marked board locations



Deep fill fibreglass insulation



Large beams



Deep fill fibreglass insulation



Loose fill vermiculite insulation



Clay & straw pugging insulation conceals dropped void



Large beams



Rolled steel joist / clay & straw pugging insulation



Clay & straw pugging insulation conceals dropped void

11. Bulk Sample Certificates

TVS Analysis

Unit 821, Birchwood Boulevard, Birchwood, Warrington, Cheshire. WA3 7QZ
Telephone/Fax: (01925) 811622 E-mail: tvsanalysis@btconnect.com



2684

CERTIFICATE OF ASBESTOS FIBRE IDENTIFICATION.

Customer Name and Address: Asbestos 2go Ltd, 52 Ashbrook Road, Old Windsor, Berkshire. SL4 2NB

Site Reference: 25/12948 – Ramsbury Manor

Date Received: 17/07/25, 21/07/25 & 24/07/25

Date Analysed: 21/07/25, 21/07/25, 23/07/25 & 26/07/25

Certificate Number: TVS/25/3339

Analyst: N Tully & S Currie

Sample Number		**Sample Location	*Description of Product	Content
Lab	Customer			
001	01	Ground Floor Salon Location A	Debris	No Asbestos Detected
002	02	Ground Floor Salon Location B	Debris	No Asbestos Detected
003	03	Salon Location C Boxing No. 1	Insulating Board	Amosite
004	04	Salon Location C Boxing No. 2	Insulating Board	Amosite
005	05	Salon Location D Redundant Wiring	Rope	No Asbestos Detected
006	06	Small Dining Room Location A	Paper	No Asbestos Detected
007	07	Small Dining Room Location B	Plaster	No Asbestos Detected
008	08	Chinese Sitting Room Location C Boxing	Insulating Board	Amosite
009	09	Chinese Sitting Room Location C	Debris	Amosite
010	10	Chinese Sitting Room Location D	Debris	No Asbestos Detected
011	11	Chinese Sitting Room Location D	Debris	No Asbestos Detected
012	12	Small Chinese Room Location B	Dust	No Asbestos Detected
013	13	Small Chinese Room Location D	Dust	No Asbestos Detected
014	14	North Hall Location A	Dust	No Asbestos Detected
015	15	North Hall Location B	Dust	No Asbestos Detected
016	16	North Hall Location C	Dust	No Asbestos Detected
017	17	Library Location A	Dust	No Asbestos Detected
018	18	Hall Location A	Dust	No Asbestos Detected
019	19	Large Dining Room Location B 2x Pipes	Residue	No Asbestos Detected
020	20	Large Dining Room Location B	Dust	No Asbestos Detected
021	21	Large Dining Room Location B	Residue	No Asbestos Detected

Approved: Sign:

Date: 28/07/25

(Issued)

Print: N Tully

(Approved Signatory)

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Page 1 of 4

Form Issue Date: 6th March 2025

TVS016a

Form Issue No. 11

TVS Analysis

Unit 821, Birchwood Boulevard, Birchwood, Warrington, Cheshire. WA3 7QZ
Telephone/Fax: (01925) 811622 E-mail: tvsanalysis@btconnect.com



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Certificate Number: TVS/25/3339

Analyst: N Tully & S Currie

Sample Number	Lab	Customer	**Sample Location	*Description of Product	Content
022	22		Large Dining Room Location B	Dust	No Asbestos Detected
023	23		Large Dining Room Location B 10lm Pipework	Residue	No Asbestos Detected
024	24		Large Dining Room Location B	Dust	No Asbestos Detected
025	25		1 st Floor Mrs Hyams Dressing Room Location A	Debris	No Asbestos Detected
026	26		1 st Floor Yellow Bedroom Location A to RSJ x2	Paint	No Asbestos Detected
027	27		1 st Floor Yellow Bedroom Location B Internal to Electrical Box x1	Insulating Board	Amosite Chrysotile
028	28		1 st Floor Mrs Hyams Bathroom Locations A,B & C Loose	Vermiculite	No Asbestos Detected
029	29		Mrs Hyams Bathroom Location C Boxing, Joist Lining & Ceiling to Ground Floor Lining	Paper	Chrysotile
030	30		1 st Floor Mrs Hyams Bedroom Location A	Debris	No Asbestos Detected
031	31		1 st Floor Mrs Hyams Bedroom Location B Inside Electrical Box x1	Insulating Board	Amosite Chrysotile
032	32		Mr Hyams Bedroom Location D Boxing Linings	Insulating Board	Amosite Chrysotile
033	33		Mr Hyam Bedroom Location D Joist Line Adjacent Boxing	Dust & Debris	Amosite Chrysotile

Approved: Sign:

Date: 28/07/25

(Issued)

Print: N Tully
(Approved Signatory)

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Certificate Number: TVS/25/3339

Analyst: N Tully & S Currie

Sample Number Lab	Customer	**Sample Location	*Description of Product	Content
034	34	Mr Hyam Bedroom Location D 2 nd Joist from Boxing	Insulating Board	Amosite Chrysotile
035	35	Mr Hyam Bedroom Location C on top of Large Joist	Debris	Amosite Chrysotile
036	36	Mr Hyams Bedroom Location D 3 rd Joist from Boxing	Dust & Debris	Amosite Chrysotile
037	37	Mr Hyams Bedroom Location D Loose on Joist	Dust	No Asbestos Detected
038	38	Mr Hyams Bathroom Location D <1m ²	Vinyl	No Asbestos Detected
039	39	1 st Floor Blue Bathroom Location B Wiring Sheathing	Debris	No Asbestos Detected
040	40	1 st Floor Blue Bedroom Location B	Insulating Board	Amosite Chrysotile
041	41	1 st Floor Chinese Bedroom Location D Boxing	Insulating Board	Amosite Chrysotile
042	42	1 st Floor Chinese Bedroom Location D	Insulating Board	Amosite Chrysotile
043	43	1 st Floor Chinese Bathroom Location B	Insulation Debris	Anthophyllite
044	44	1 st Floor Pink Bedroom Location B Electric Box	Insulating Board	Amosite
045	45	1 st Floor Pink Bedroom Location B	Debris	No Asbestos Detected
046	46	1 st Floor Pink Bedroom Location B Loose on Beam	Debris	No Asbestos Detected

Approved: Sign:

Date: 28/07/25

(Issued)

Print: N Tully

(Approved Signatory)

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Date Analysed: 21/07/25, 21/07/25, 23/07/25 & 26/07/25

Certificate Number: TVS/25/3339

Analyst: N Tully & S Currie

Sample Number		**Sample Location	*Description of Product	Content
Lab	Customer			
047	47	Top Floor (2F) Staff Bedroom 2 Location A	Insulating Board	Amosite Chrysotile
048	48	Top Floor (2F) Staff Bedroom 2 Location A	Insulating Board	Amosite Chrysotile
049	49	Top Floor (2F) Staff Sitting Room Location A Boxing	Insulating Board	Amosite
050	50	Top Floor (2F) Staff Sitting Room Location A	Insulating Board	Amosite
051	51	Basement Staff Room Location A	Bituminous DPC	No Asbestos Detected
052	52	Basement Staff Room Location A	Floor Tile & Adhesive	Chrysotile

Approved: Sign:

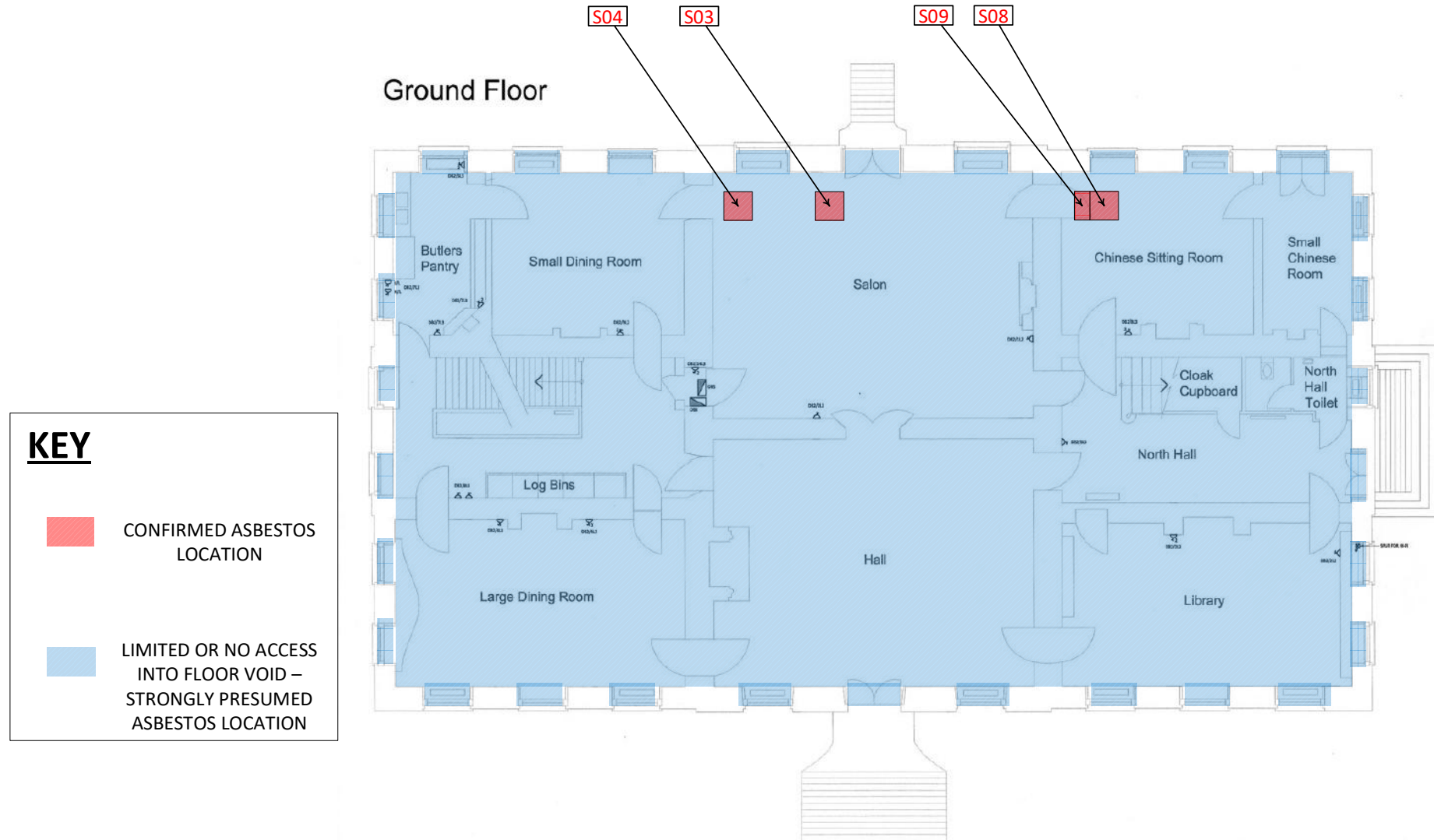
Date: 28/07/25

(Issued)

Print: N Tully
(Approved Signatory)

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12. Site Drawing

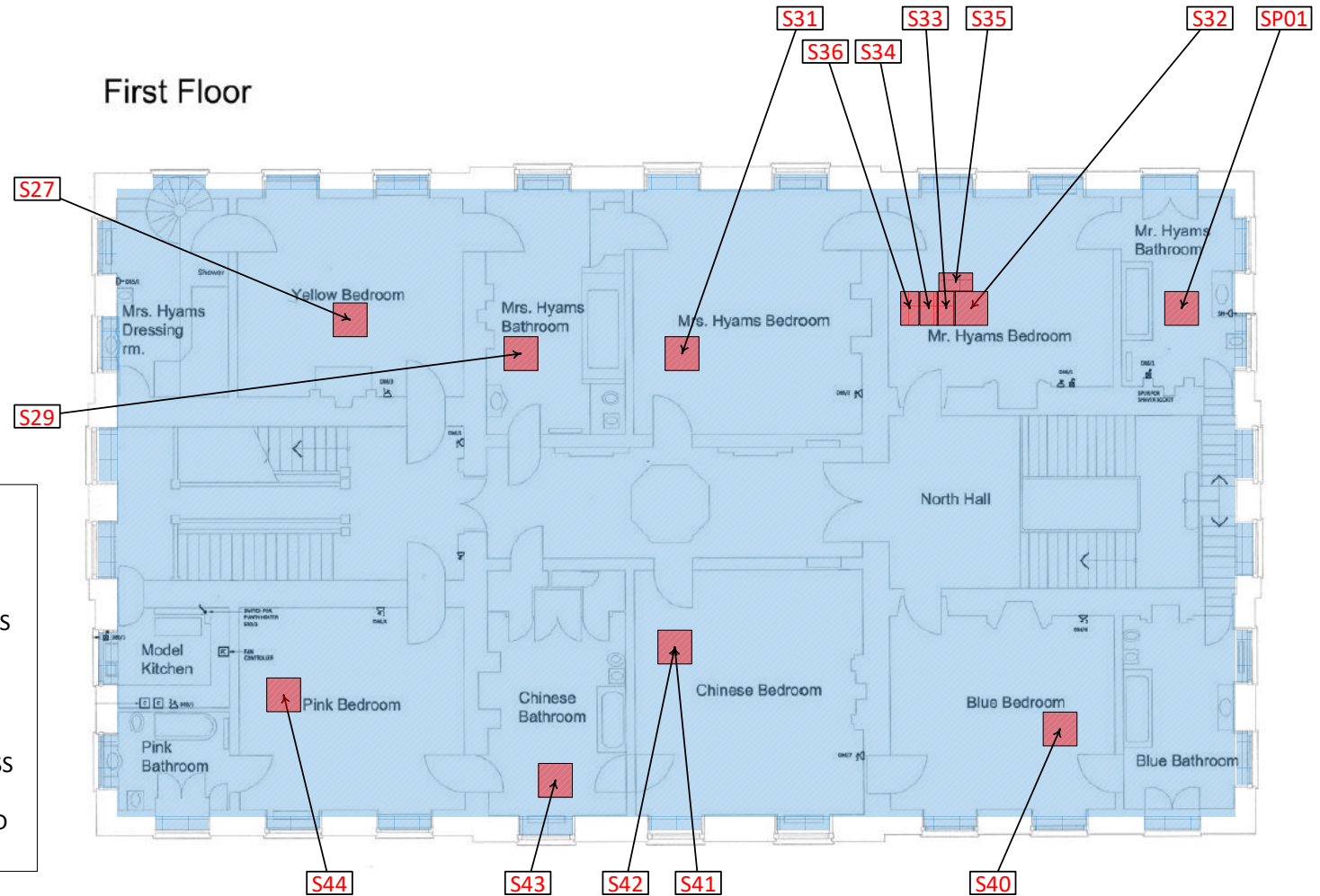


First Floor

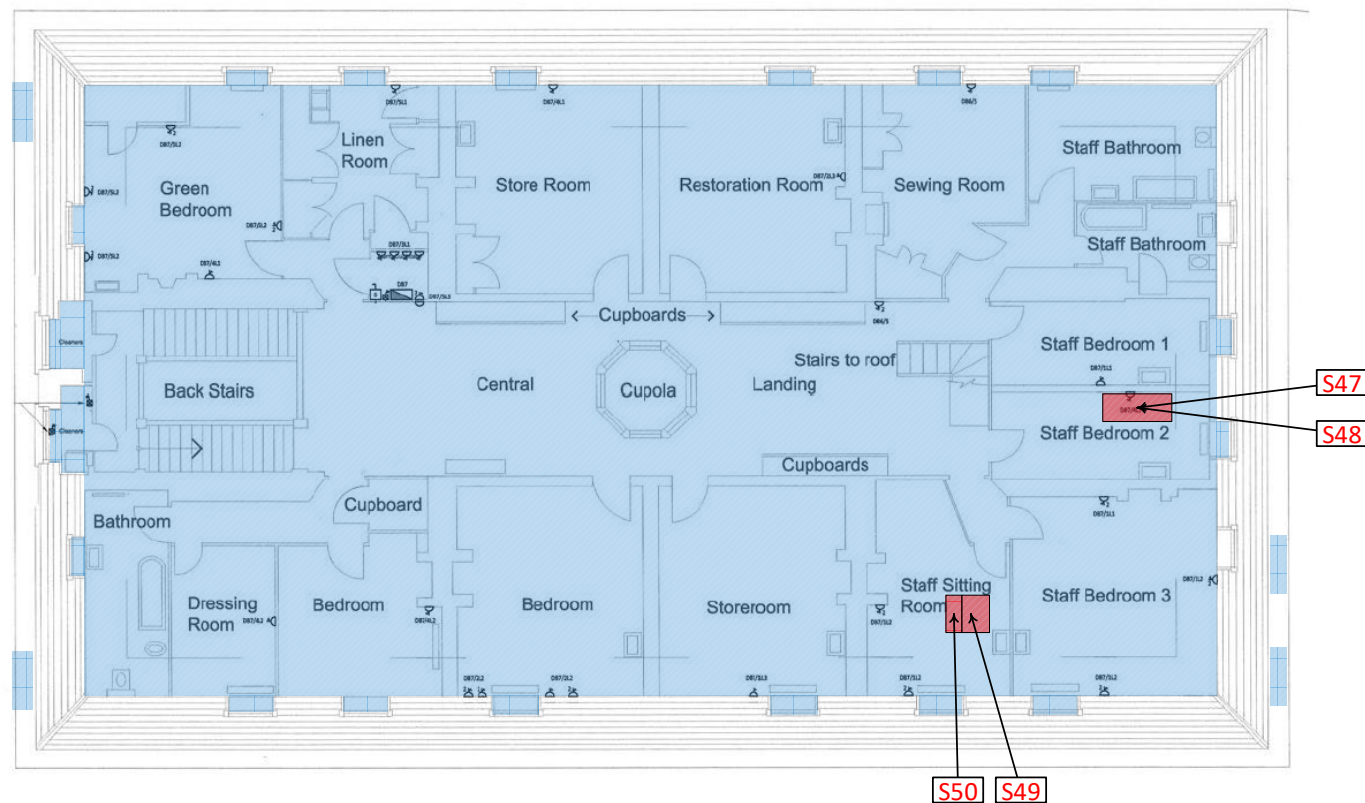
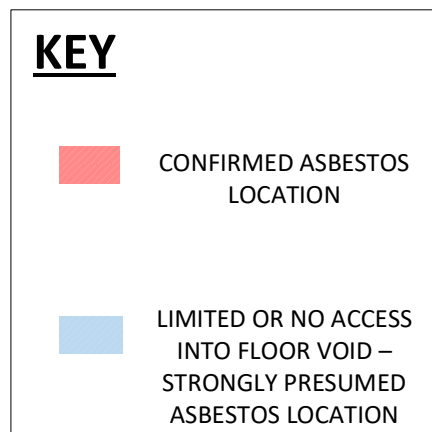
KEY

CONFIRMED ASBESTOS LOCATION

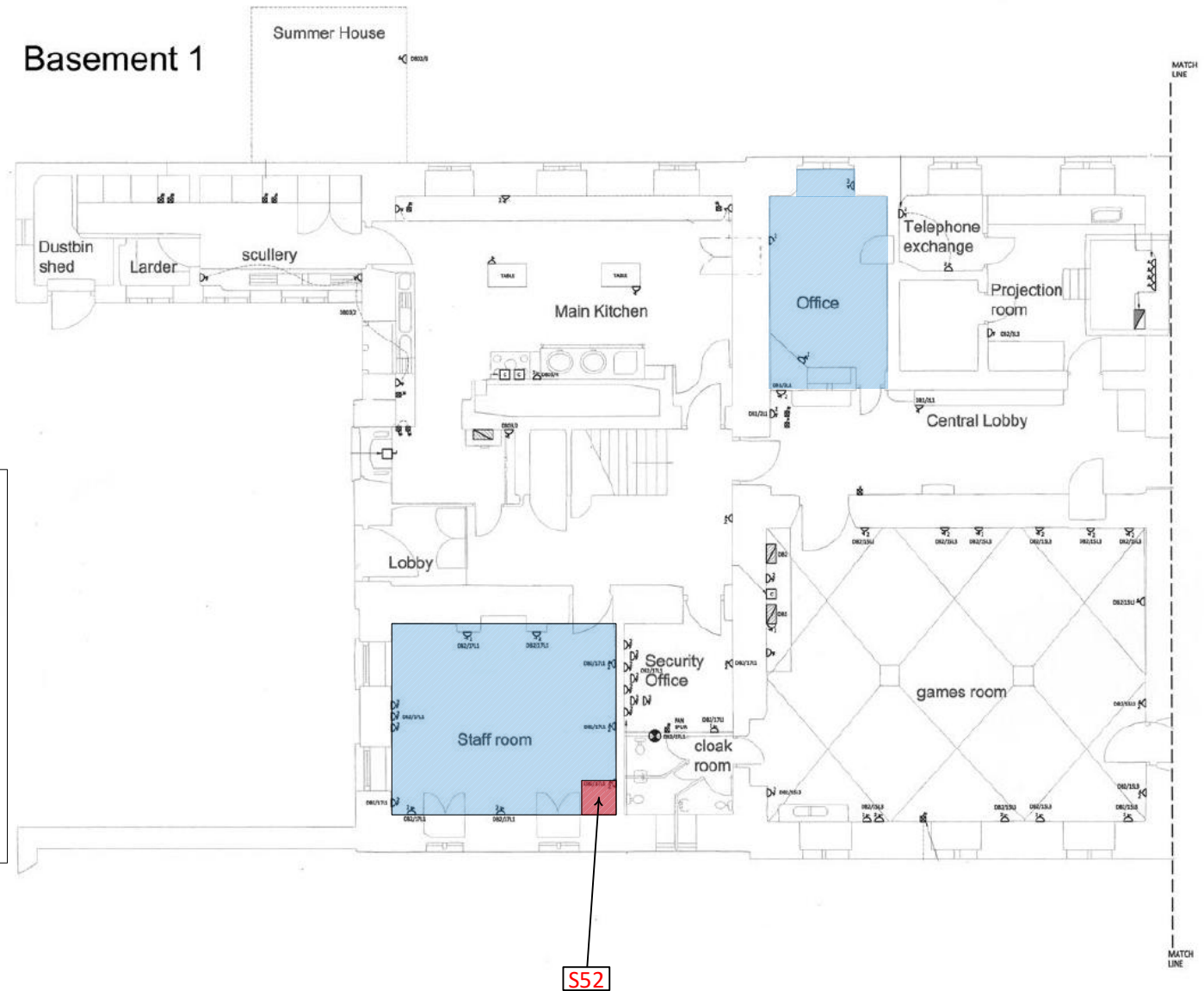
LIMITED OR NO ACCESS INTO FLOOR VOID – STRONGLY PRESUMED ASBESTOS LOCATION



Top Floor (Second Floor)



Basement 1



13. Executive Summary

***MAT = Material Risk Assessment** ***R/A = Recommended Action**

Page No	Sample/ref Number	Building	Floor	Room/ Location	Position	Description	Approx. Extent	Asbestos type	MAT	R/A
18	S03	Ramsbury Manor	Ground	Salon Location C	Boxing No. 1	Insulation board Lining panels	< 1 Sqm visible Limited access	Amosite	Medium	Removal by a licensed asbestos removal contractor
19	S04	Ramsbury Manor	Ground	Salon Location C	Boxing No. 2	Insulation board Lining panels	< 1 Sqm visible Limited access	Amosite	Medium	Removal by a licensed asbestos removal contractor
23	S08	Ramsbury Manor	Ground	Chinese Sitting Room Location C	Boxing & loose in void	Insulation board Lining panels & visible debris	Boxing = < 1 Sqm visible Debris = Not confirmed Limited access	Amosite	Medium	Removal by a licensed asbestos removal contractor
24	S09	Ramsbury Manor	Ground	Chinese Sitting Room Location C	Loose in void	Insulation board debris	Not confirmed Limited access	Amosite	Medium	Removal by a licensed asbestos removal contractor
42	S27	Ramsbury Manor	First	Yellow Bedroom Location B	Metal electrical box	Insulation board Lining panels	< 1 Sqm visible Limited access	Amosite & Chrysotile	Medium	Removal by a licensed asbestos removal contractor
44	S29	Ramsbury Manor	First	Mrs Hyams Bathroom Location C	Boxing, joist cladding & top of dropped ceiling to Salon	Textile paper Lining panels & debris	Not confirmed Limited access	Chrysotile	Medium	Removal by a licensed asbestos removal contractor
46	S31	Ramsbury Manor	First	Mrs Hyams Bedroom Location B	Metal electrical box	Insulation board Lining panels	< 1 Sqm visible Limited access	Amosite & Chrysotile	Medium	Removal by a licensed asbestos removal contractor
47	S32	Ramsbury Manor	First	Mr Hyams Bedroom Location D	Boxing & loose in void	Insulation board Lining panels & visible debris	Boxing = < 1 Sqm visible Debris = Not confirmed Limited access	Amosite & Chrysotile	Medium	Removal by a licensed asbestos removal contractor
48	S33	Ramsbury Manor	First	Mr Hyams Bedroom Location D	Loose in void	Insulation board debris	Not confirmed Limited access	Amosite & Chrysotile	Medium	Removal by a licensed asbestos removal contractor
49	S34	Ramsbury Manor	First	Mr Hyams Bedroom Location D	Loose in void	Insulation board debris	Not confirmed Limited access	Amosite & Chrysotile	Medium	Removal by a licensed asbestos removal contractor
50	S35	Ramsbury Manor	First	Mr Hyams Bedroom Location D	Loose on top of beam in void	Insulation board debris	Not confirmed Limited access	Amosite & Chrysotile	Medium	Removal by a licensed asbestos removal contractor
51	S36	Ramsbury Manor	First	Mr Hyams Bedroom Location D	Loose in void	Insulation board debris	Not confirmed Limited access	Amosite & Chrysotile	Medium	Removal by a licensed asbestos removal contractor
53	SP01 Refer to S31	Ramsbury Manor	First	Mr Hyams Bathroom Location C	Metal electrical box	Presumed insulation board Lining panels	< 1 Sqm visible Not accessible	Presumed Amosite & Chrysotile	Medium	Removal by a licensed asbestos removal contractor

This executive summary must be read in conjunction with the full report.

Page No	Sample/ref Number	Building	Floor	Room/ Location	Position	Description	Approx. Extent	Asbestos type	MAT	R/A
56	S40	Ramsbury Manor	First	Blue Bedroom Location B	Boxing & loose in void	Insulation board Lining panels & visible debris	Boxing = < 1 Sqm visible Debris = Not confirmed Limited access	Amosite & Chrysotile	Medium	Removal by a licensed asbestos removal contractor
57	S41	Ramsbury Manor	First	Chinese Bedroom Location D	Boxing & loose in void	Insulation board Lining panels & visible debris	Boxing = < 1 Sqm visible Debris = Not confirmed Limited access	Amosite & Chrysotile	Medium	Removal by a licensed asbestos removal contractor
58	S42	Ramsbury Manor	First	Chinese Bedroom Location D	Loose in void	Insulation board debris	Debris = Not confirmed Limited access	Amosite & Chrysotile	Medium	Removal by a licensed asbestos removal contractor
59	Refer to S42	Ramsbury Manor	First	Chinese Bedroom Location D	Presumed to be loose in dropped ceiling void to Hall	Presumed insulation board debris	Debris = Not confirmed Limited access	Presumed Amosite & Chrysotile	Medium	Removal by a licensed asbestos removal contractor
60	S43	Ramsbury Manor	First	Chinese Bathroom Location B	Loose in void	Loose thermal insulation debris	Debris = Not confirmed Limited access	Anthophyllite	High	Removal by a licensed asbestos removal contractor
61	Refer to S43	Ramsbury Manor	First	Chinese Bathroom Location B	Presumed to be loose in dropped ceiling void to Hall	Presumed loose thermal insulation debris	Debris = Not confirmed Limited access	Presumed Anthophyllite	High	Removal by a licensed asbestos removal contractor
62	S44	Ramsbury Manor	First	Pink Bedroom Location B	Metal electrical box	Insulation board Lining panels	< 1 Sqm visible Limited access	Amosite	Medium	Removal by a licensed asbestos removal contractor
65	S47	Ramsbury Manor	Second	Staff Bedroom 2 Location A	Pinned to underside of floorboards	Insulation board Lining panels	< 1 Sqm visible Limited access	Amosite & Chrysotile	Medium	Removal by a licensed asbestos removal contractor
66	S48	Ramsbury Manor	Second	Staff Bedroom 2 Location A	Loose in void	Insulation board debris	Debris = Not confirmed Limited access	Amosite & Chrysotile	Medium	Removal by a licensed asbestos removal contractor
67	S49	Ramsbury Manor	Second	Staff Sitting Room Location A	Boxing & loose in void	Insulation board Lining panels & visible debris	Boxing = < 1 Sqm visible Debris = Not confirmed Limited access	Amosite	Medium	Removal by a licensed asbestos removal contractor
68	S50	Ramsbury Manor	Second	Staff Sitting Room Location A	Loose in void	Insulation board debris	Debris = Not confirmed Limited access	Amosite	Medium	Removal by a licensed asbestos removal contractor
70	S52	Ramsbury Manor	Basement	Staff Room Location A	Used as packers beneath joists	Vinyl floor tiles & bituminous Adhesive residue	Debris = Not confirmed Limited access	Chrysotile	Low	Removal by a licensed asbestos removal contractor

This executive summary must be read in conjunction with the full report.