

ASBESTOS 2GO LIMITED

On behalf of:

Adam Flett
Estate Manager
The Ramsbury Manor Foundation

Asbestos Management Survey

INTERIM REPORT TO MANOR HOUSE ONLY

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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

1 of 92

Asbestos 2Go Limited

25/12866

Interim Report – Manor House Only

Working on behalf of:

Adam Flett
Estate Manager
The Ramsbury Manor Foundation
Ramsbury Manor
Ramsbury
Marlborough
Wiltshire
SN8 2RG

Report Production

Report proof-read by:

Mr Dee Fitzgerald



Senior Surveyor (P402 Certificate number: 120505/028)

Date:

11/07/2025

Report reviewed by:

Mr Jorge Phillips



Contracts Manager

Date:

13/07/2025

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 Adam Flett, Estate Manager, The Ramsbury 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 Management Survey and Report a number of building on the estate including the manor house.

Access arrangements were made with Adam Flett to ensure all accessible areas were surveyed during the project.

The survey was conducted over a number a days during May & June 2025.

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 buildings remained occupied by staff or security personnel only.

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

2. Premises Description and Location.

Ramsbury Manor
Ramsbury
Marlborough
Wiltshire
SN8 2RG

The address above consists of multiple buildings located at the site; these buildings are known as:

- Ramsbury Manor House
- Courtyard buildings
- Pool, Garages & Estate Yard
- Greenhouse & Outbuildings
- Gate House
- Manor Cottage
- Monks House
- Garden Toilet
- Fisherman's Lodge
- Barn
- Woodshed

3. Purpose, Aim & Objective of the Survey

The survey was requested by Adam Flett, Estate Manager, The Ramsbury 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 Management 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 asbestos management survey & report to all listed buildings at the Ramsbury Manor Estate.

Special Notice:

This is an interim report to provide up to date information for the manor house only at this time.

4. Survey Report

This report is based on a Management Survey 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 every structure and enclosure 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.
Room Identification No.	=	1,2 /3, ... (arithmetic progression of rooms)

In total 129 samples were taken from various areas within the building on the estate. 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.

Archived Information. Supplied by client

Note: Historic assessment sheets have been copied from existing reports

This report contains historic material assessments from archived reports or sampling work completed over a number of years by other contractors who have attended the estate.

During the 2025 inspections by Asbestos 2Go Ltd, some locations previously accessed by other contractors were been deemed “not accessible” due to a number of reasons; these reasons include but are not limited to the following:

- Restricted due to safety issues.
- The known asbestos risk has since been enclosed behind a fixed barrier.
- A limited access or similar risk to our team; where specialist equipment may be required for safer access.
- To reduce risk of unnecessary damage to the buildings or contents within.

We employed an approach to collect samples from previously sampled materials only where possible & safe to do so; reserving the use of archived information for those few instances where it was deemed unsafe, or more appropriate to use existing information.

All historic recorded information used within this report has been labelled with the original reference / report numbers for ease to locate the materials within the original documentation.

Sample certificates can be accessed from within the original documents.

Any locations that were accessible have been risk rated for this inspection to provide an up to date account of the current condition for each instance.

Any location not accessed will have been reported using the original risk assessment.

Any samples originally collected during a sampling works (not a full survey) have been added to this report with an appropriate up to date risk assessment added for each instance.

Historic records have been entered into this report in a slightly different format to help the user recognise the older record with just a quick glance, an example of an historic record in this report can be seen in Figure 1 on the next page.

The historic entries have been carefully entered in strategic points in the report so as to follow the natural progression of the survey methodology which starts at the roof level of house & works towards the basement floor by floor, for the upper floors the inspection commences from the back stairs & where possible follows a route in a clockwise fashion along the rooms to the rear of the property before reaching the North side; then works back along the rooms to the front of the property ultimately coming back to the starting point, whilst picking up any middle rooms etc. along the way; before heading down to the next level, due to layout the basement level deviates slightly from this regime.

Figure 1.

Sampled by others: 25/06/2019 Refer to report: 19/9735				
Sample Reference:	Refer to S06			
Sample Location:	1 st floor hoist from kitchen to stairwell			
Sample Position:	Internal			
Sample Description:	Lining panels			
Material Risk Assessment Algorithm (MA):				
Product type/debris:	Insulation board		Ease of Access:	Difficult access – Specialist equipment required
Surface Treatment:	Unsealed	2	Quantity:	No access to measure material; Estimated at <10 Sqm
Extent of damage:	Medium	2	Material assessment score:	8
Asbestos Type:	Amosite Chrysotile	2	Material Risk Assessment	Medium
Not accessible 2025 (access unsafe) – Recommended management action • Restrict all access at all times to all personnel; label the access points to highlight the risk. • We recommend removal by a licensed asbestos removal contractor. • Manage risk until removed, due to no access, condition presumed as previously reported.				

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.

Disclaimer

It must be taken into account that 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 by means of a specific thorough survey.

For example:

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 management 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 maintenance liable to disturb the fabric of the building or that may uncover previously unidentified asbestos bearing materials.

It is not uncommon for asbestos materials to be concealed by either non-asbestos material or even in some cases by asbestos materials. During a management survey inspection, a concealed void may not always be accessible without employing a more destructive & intrusive approach which in turn may cause decorative or permanent damage to the building in order to access concealed voids during the survey. It is important to note that both non-licensable & licensable asbestos materials can be present within buildings & may remain hidden in some situations being concealed by other materials (i.e. pipe lagging within a cement box work or perhaps a cement pipe within a plasterboard riser), if access is required into voids where access panels are not present & the destructive approach is required an R&D survey may be required. Where asbestos materials are sampled as the surface material; any further asbestos materials behind the surface material 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.

PRIORITY RISK ASSESSMENT ALGORITHM

IMPORTANT NOTE: Add the normal occupant activity score to the three average scores from the likelihood of disturbance, human exposure potential and maintenance activity sections to get a total priority score. This is then added to the material score to give the total overall score.

Assessment Parameter	Examples of score variables		Score
NORMAL OCCUPANT ACTIVITY			
Main type of activity in area	Rare disturbance activity (e.g. little used store room)	0	
	Low disturbance activities (e.g. office type activity)	1	
	Periodic disturbance (e.g. industrial or vehicular activity which may contact ACMs)	2	
	High levels of disturbance, (e.g. fire door with asbestos insulating board sheet in constant use)	3	
Total			
LIKELIHOOD OF DISTURBANCE			
Location	Outdoors	0	
	Large rooms or well-ventilated areas	1	
	Rooms up to 100 m ²	2	
	Confined spaces	3	
Accessibility	Usually inaccessible or unlikely to be disturbed	0	
	Occasionally likely to be disturbed	1	
	Easily disturbed	2	
	Routinely disturbed	3	
Extent/amount	Small amounts or items (e.g. strings, gaskets)	0	
	<10 m ² or <10 m pipe run	1	
	>10 m ² to <50 m ² or >10 m to <50 m pipe run	2	
	>50 m ² or >50 m pipe run	3	
Average of scores for location, accessibility and extent/amount (maximum score of 3)			
HUMAN EXPOSURE POTENTIAL			
Number of occupants	None	0	
	1 to 3	1	
	4 to 10	2	
	>10	3	
Frequency of use of area	Infrequent	0	
	Monthly	1	
	Weekly	2	
	Daily	3	
Average time area is in use	<1 hour	0	
	>1 to <3 hours	1	
	>3 to <6 hours	2	
	>6 hours	3	
Average of scores for number of occupants, frequency of use, and average time area is in use (maximum score of 3)			
MAINTENANCE ACTIVITY			
Type of maintenance activity	Minor disturbance (e.g. possibility of contact when gaining access)	0	
	Low disturbance (e.g. changing light bulbs in asbestos insulating board ceiling)	1	
	Medium disturbance (e.g. lifting one or two asbestos insulating board ceiling tiles to access a valve)	2	
	High levels of disturbance (e.g. removing a number of asbestos insulating board ceiling tiles to replace a valve or for recabling)	3	
Frequency of maintenance activity	ACM unlikely to be disturbed for maintenance	0	
	<1 per year	1	
	>1 per year	2	
	>1 per month	3	
Average of scores for type of maintenance activity and frequency of maintenance activity (maximum score of 3)			
TOTAL MATERIAL SCORE (maximum score of 12)			
TOTAL OVERALL SCORE (PRIORITY + MATERIAL) (maximum score of 24)			

8. Asbestos Sample Forms & Risk Assessments



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

Name/use & level of room	Ref No.	Ceiling	Walls	Floor	Noted additional features
<u>Roof Level</u>					
Roof level tank room	0	T	B/LP/T	T	Timber, purpose built tank housing, built between two brick chimneys at the edge of one roof pitch, plastic water tanks, copper & steel pipes are present
<u>Top Floor Level</u>					
Central landing	1	LP	B/T	T+CPT	Timber cupboards, timber cupola
Roof access stairs	1a	LP	LP/B/T	T+CPT	
Back stairs	2	LP	BP	T+CPT	Timber wall linings & doors to ½ landing cupboards
Green bedroom	3	LP	T	T+MV+CPT	Timber access to eaves cupboard, steel pipes with fibreglass insulation, hardboard fireplace infill panel
Green bedroom cupboard	3a	T	T	T+MV+CPT	
Linen room	4	LP	T	T+MV+CPT	Timber fireplace infill panel
Store room 1 + cupboard	5	LP	T	T+MV+CPT	Timber fireplace infill panel
Restoration room	6	LP	T	T+MV+CPT	Timber fireplace infill panel
Sewing room + cupboard	7	LP	T	T+MV+CPT	Timber access to eaves cupboard, steel pipes with fibreglass insulation, timber fireplace infill panel
Staff bathroom 1	8	LP	T	T+CPT	Timber access to eaves cupboard, steel pipes with fibreglass insulation, hardboard bath panel, ceramic cistern, plastic soil pipe
Staff bathroom 2	9	LP	T	T+MV+CPT	Timber bath panel, ceramic cistern, plastic soil pipe, plasterboard infill behind toilet
Staff bedroom 1	10	LP	T	T+MV+CPT	Timber access to eaves cupboard, steel pipes with fibreglass insulation
Staff bedroom 2	11	LP	T	T+MV+CPT	
Staff bedroom 3	12	LP	BP/LP	T+MV+CPT	Timber access to eaves cupboard, steel pipes with fibreglass insulation, hardboard fireplace infill panel
Staff sitting room	13	LP	BP/LP	T+MV+CPT	Timber access to eaves cupboard, steel pipes with fibreglass insulation, hardboard fireplace infill panel
Store room 2	14	LP	T	T+MV+CPT	Hardboard fireplace infill panel
Bedroom	15	LP	T	T+MV+CPT	Hardboard fireplace infill panel
Bedroom	16	LP	T	T+CPT	Timber access to eaves cupboard, steel pipes with fibreglass insulation, timber register plate to chimney
Dressing room	17	LP	T	T+CPT	
Bathroom	18	LP	T	T+CPT	Timber boxing to ceramic cistern, hardboard with silk cushion bath panels
Lobby	19	LP	T	T+CPT	
Cupboard	20	LP	T	T+MV	
Cupboard	21	LP	T	T+MV	
Lobby	22	LP	T	T+CPT	
Lobby	23	LP	T	T+CPT	
Lobby	24	LP	T	T+CPT	
Cupboard beneath roof access staircase	25	T	T/LP	T+MV	
Back stairs ½ landing cleaners cupboard (LHS)	26	T	T/PB+CWT	T	Note: 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	Timber access hatch to clock tower 27a
Clock tower	27a	T	B/T	T	Very limited access, no obvious signs of acm's
<u>1st Floor Level</u>					
Back stairs	28	T	BP/T	T+CPT	2x small timber cupboards off landing contain electrical equipment & wiring
Mrs Hyams dressing room	29	LP	T	T+CPT	Timber boxing to toilet
Yellow bedroom	30	LP	BP/T/Silk	T+CPT	Marble hearth / metal register plate to fireplace
Mrs Hyams bathroom	31	LP	BP/T/Silk	T+CPT	Marble hearth / metal register plate to fireplace, timber bath surround & canopy
Mrs Hyams bedroom	32	LP	BP/T/Silk	T+CPT	Marble hearth / metal register plate to fireplace
Mr Hyams bedroom	33	LP	BP/T/Silk	T+CPT	Marble hearth / metal register plate to fireplace
Mr Hyams bathroom	34	LP	T	T+CPT	Marble hearth, timber boxing to ceramic cistern, timber bath panels,

North hall	35	LP	BP/T	T+CPT/T	
Central lobby	36	LP	BP/T	T+CPT	Timber cupola
Blue bathroom	37	LP	T	T+CPT	Marble hearth, timber bath panels
Blue bedroom	38	LP	T	T+CPT	Marble hearth / timber register plate to fireplace
Chinese bedroom	39	LP	B/T	T	A thin plaster skim is present to the walls in part, this was tested & deemed no asbestos detected
Chinese bathroom	40	LP	BP/T/Silk	T+CPT	Marble hearth / metal register plate to fireplace
Chinese bathroom cupboard	40a	LP	T	T+CPT	
Chinese bathroom lobby	40b	LP	BP/T/Silk	T+CPT	
Pink bedroom	41	LP	BP/T/Silk	T+CPT	Marble hearth / metal register plate to fireplace
Pink bathroom	42	LP	T	T+CPT	
Model kitchen	43	LP	T	T+Cork tiles	No access behind fitted kitchen
Back stairs ½ landing	44	LP	T	T+CPT	
<u>Ground floor level</u>					
Back stairs	45	LP	BP/T	T+CPT/MV	
Hoist	45a	T	B/T/AIB	N/A	Note: 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	
Small dining room	47	LP	B/Silk	T	Marble hearth
Salon	48	LP	T	T	
Chinese sitting room	49	LP	B/Silk	T	Marble hearth
Small Chinese room	50	LP	BP/T	T	Marble hearth, hardboard register plate, hinged timber & cast iron radiator casing x2
North hall	51	LP	BP/T	T	
Cloak cupboard	52	T	BP/T	T+CPT	
North hall toilet	53	LP	T	T+CPT	Metal cistern, timber boxings
Library	54	LP	BP	T+CPT	Marble hearth, hinged timber & cast iron radiator casing x2, no access behind bookshelf location
Hall	55	LP	T	T	Marble hearth, hinged timber & cast iron radiator casing x2
Large dining room	56	LP	T	T	Marble hearth
<u>Basement level</u>					
Lobby	57	LP	T	C+ABV	Possible stone floor, but covered by vinyl. Steel pipes visible overhead with foam, fibreglass & rubber sectional insulation types
Back stairs	58	LP	BP/AIB	C+ABV+CPT	Steel pipes visible overhead with compressed fibre sectional insulation
Back stairs cleaner cupboard under stairs	58a	LP	B	C+VFT	
Back stairs store under stairs	58b	LP	B	C+VFT	
Back stairs lobby to kitchen	58c	PB	BP	C+ABV	
Main kitchen	59	LP	BP/AIB	C+ABV	
Main kitchen hoist	59a	N/A	B/T/AIB	C	Note: 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.
Main kitchen chimney void	59b	M	B	C	
Scullery	60	PB	BP+CWT	C+ABV	Limited access behind fixed fridges
Larder	61	PB	BP+CWT	C+ABV	
Dustbin shed	62	T/LP	B	C	Pitch fibre pipe overhead terminates in outer wall but may continue behind fixed fridges in scullery.
Office	63	LP	BP	T+CPT	
Projection room	64	LP	BP/T	C+ABV/VFT	
Strong room	65	LP	BP/T	C+VFT	
Telephone exchange	66	LP	BP/T	C+VFT	
Central lobby	67	LP	BP/T	C+VFT+CPT	
Cinema	68	LP	BP/T/HB/FG/LP	C+PQT	Limited access to walls in part where insulation materials are in-situ, no access behind screen location
Laundry room	69	LP	BP+CWT	C+VFT	

Store room	70	LP	BP/T	C+VFT	
Safe	71	Steel safe in former doorway			
Staff room	72	LP	BP	T+CPT	Timber infill panel to fireplace
Security office	73	LP	BP	C+MV	Modernised location
Games room	74	B	BP/PB	C+CPT	Note: Refer to (19/9725) S04 – 76.4m2 damaged asbestos vinyl floor tiles (part) & bituminous adhesive residue to floor of games room, electrical cupboard & beneath sinks - noted in existing register.
Games room electrical cupboard	74a	T	BP/T	C	
Cloak room	75	LP	BP/T	C+ABV	Ceramic cisterns, metal & plastic soil pipes
Lobby to boiler room	76	PB	BP/PB	C+QT	Note: Refer to (19/9725) S08 - 2m2 paint sealed asbestos insulation board lining to door - noted in existing register.
Store cupboard	77	PB	PB	C+QT	
Boiler room	78	PB	PB/B	C+QT	Modernised
Cellar lobby	79	BP	BP	C	
Wine cellar A	80	CPS	B	C	
Wine cellar B	81	CMS/LP	B	C	
Old tank room	82	CPS	B	C	

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

Sampled by others: 25/06/2019 Refer to report: 19/9725				
Sample Reference:	19/9725-S01			
Sample Location:	External roof access via scaffolding			
Sample Position:	Within structure of 4x chimney			
Sample Description:	Chimneys 1, 4, 6 and 8, flue vent pipe x4			
Material Risk Assessment Algorithm (MA):			Room reference external roof	
Product type/debris:	Cement flue vent pipes	1	Ease of Access:	Difficult access – Specialist equipment required
Surface Treatment:	Unsealed	1	Quantity:	300 mm pipes x4 to an unknown length inside 4x chimneys
Extent of damage:	Low	1	Material assessment score:	6
Asbestos Type:	Crocidolite, Amosite & Chrysotile	3	Material Risk Assessment	Low
Not accessible 2025 (access blocked) – Recommended management action - The chimneys have been capped with a purpose made lead lined boxing. - Manage risk - Due to no access, condition presumed as previously reported. - Reinspect annually to update register				

Asbestos 2Go Limited W: www.asbestos2go.co.uk E: office@a2go.co.uk				
Sample Reference:	S01			
Sample Location:	Back stairs 2nd ½ Landing left side Cupboard			
Sample Position:	Beneath sink unit			
Sample Description:	Bituminous acoustic pads			
Material Risk Assessment Algorithm (MA):			Room reference number 26	
Product type/debris:	Bituminous product	1	Accessibility:	Easy access – Trafficked/touch regularly
Surface Treatment:	Composite	0		
Extent of damage:	Medium damage	2	Approximate Extent/Quantity:	<1 Sqm
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:	4			
Material Risk Assessment	Very low risk material			
Recommended Management Action:		Add to asbestos register; manage risk until removed		
Recommended Remedial Action:		N/A		
Recommended Removal Action:		The material is becoming loose & peeling away from the sink, we recommend removal by a competent asbestos trained contractor		
Other Recommended Action:		N/A		

Sampled by others: 12/03/2025 Refer to sample certificate: 25/12823			
Sample Reference:	25/12823-S04		
Sample Location:	Back stairs 2nd ½ Landing Cupboard x2		
Sample Position:	To floor		
Sample Description:	Bituminous adhesive residue		
Material Risk Assessment Algorithm (MA):		Room reference number 26 & 27	
Product type/debris:	Bituminous product	1	Ease of Access: Easy access – Trafficked/touch regularly
Surface Treatment:	Composite	0	Quantity: 2 No. Cupboard = total 6 Sqm
Extent of damage:	High	3	Material assessment score: 5
Asbestos Type:	Chrysotile	1	Material Risk Assessment Low
Accessible 2025 – Recommended management action			
- Manage risk until removal by a competent asbestos trained contractor. - Note: adhesive is susceptible to being transferred to other locations, when bitumen is heated, its viscosity decreases, causing it to become more fluid and stickier.			

Asbestos 2Go Limited W: www.asbestos2go.co.uk E: office@a2go.co.uk			
Sample Reference:	S02		
Sample Location:	1 st floor Chinese bedroom, Chinese bathroom & central lobby		
Sample Position:	Present to exposed walls in part		
Sample Description:	Plaster		
Material Risk Assessment Algorithm (MA):		Room reference number 36, 39 & 40	
Product type/debris:	N/A	Accessibility:	N/A
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:	N/A		

Asbestos 2Go Limited W: www.asbestos2go.co.uk E: office@a2go.co.uk					
Sample Reference:	S03				
Sample Location:	1 st floor model kitchen				
Sample Position:	To floor				
Sample Description:	Cork floor tiles & adhesive				
Material Risk Assessment Algorithm (MA):			Room reference number 43		
Product type/debris:	N/A		Accessibility:	N/A	
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:	N/A				

Sampled by others: 25/06/2019 Refer to report: 19/9725				
Sample Reference:	Refer to 19/9725-S06			
Sample Location:	Ground floor, back stairs hoist cabinet			
Sample Position:	Internal to timber hoist casing			
Sample Description:	Lining panels			
Material Risk Assessment Algorithm (MA):			Room reference number 45a	
Product type/debris:	Insulation board	2	Ease of Access:	Difficult access – Specialist equipment required
Surface Treatment:	Unsealed	2	Quantity:	No access to measure material; Estimated at <10 Sqm
Extent of damage:	Medium	2	Material assessment score:	8
Asbestos Type:	Amosite Chrysotile	2	Material Risk Assessment	Medium
Not accessible 2025 (access unsafe) – Recommended management action • Restrict all access at all times to all personnel; label the access points to highlight the risk. • We recommend removal by a licensed asbestos removal contractor. • Manage risk until removed. • Due to no access, condition presumed as previously reported.				

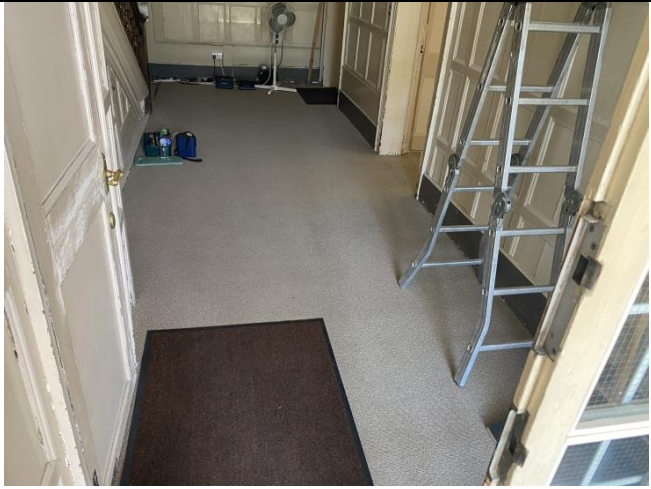
Asbestos 2Go Limited W: www.asbestos2go.co.uk E: office@a2go.co.uk			
Sample Reference:	S04		
Sample Location:	Ground floor back stairs		
Sample Position:	Electrical cupboard walls & ceiling		
Sample Description:	Paper lining		
Material Risk Assessment Algorithm (MA):		Room reference number 45a	
Product type/debris:	N/A	Accessibility:	N/A
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:	N/A		

Asbestos 2Go Limited W: www.asbestos2go.co.uk E: office@a2go.co.uk				
Sample Reference:	S05			
Sample Location:	Ground floor small Chinese room			
Sample Position:	2 No. radiator casing			
Sample Description:	Lining above 2 No. radiator			
Material Risk Assessment Algorithm (MA):			Room reference number 50	
Product type/debris:	Insulation board	2	Accessibility:	Medium access – Touch without ladder Can easily be accessed when vented casings are opened.
Surface Treatment:	Unsealed	2		
Extent of damage:	Medium	2	Approximate Extent/Quantity:	<1 Sqm each 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; restrict access into radiator casings, manage risk until removed			
Recommended Remedial Action:	N/A			
Recommended Removal Action:	Removal by a licensed asbestos removal contractor			
Other Recommended Action:	Very limited access inside casing / behind radiators, making encapsulation very difficult. This material is an unsealed insulation board; it is screw fixed to the underside of the radiator casing above the radiators. This is a difficult space to keep clean, dust & debris are present beneath the radiators, due to limited internal access & the unsealed surface of the material we must strongly presume the internal parts of these casings are contaminated.			

Asbestos 2Go Limited W: www.asbestos2go.co.uk E: office@a2go.co.uk				
Sample Reference:	S06			
Sample Location:	Ground floor hall			
Sample Position:	2 No. radiator casing			
Sample Description:	Lining above 2 No. radiator			
Material Risk Assessment Algorithm (MA):			Room reference number 55	
Product type/debris:	Paper product	2	Accessibility:	Medium access – Touch without ladder Can easily be accessed when vented casings are opened.
Surface Treatment:	Unsealed textile	2		
Extent of damage:	Medium	2	Approximate Extent/Quantity:	<1 Sqm each location
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:	7			
Material Risk Assessment	Medium risk materials			
Recommended Management Action:	Add to asbestos register; restrict access into radiator casings, manage risk until removed			
Recommended Remedial Action:	N/A			
Recommended Removal Action:	Removal by a licensed asbestos removal contractor			
Other Recommended Action:	Very limited access inside casing/behind radiators, making encapsulation very difficult. This material is an unsealed, thick flexible textile insulation matting, which is pinned to the underside of the radiator casing above the radiators. This is a difficult space to keep clean, dust & debris are present beneath the radiators, due to limited internal access & the unsealed surface of the material we must strongly presume the internal parts of these casings are contaminated.			

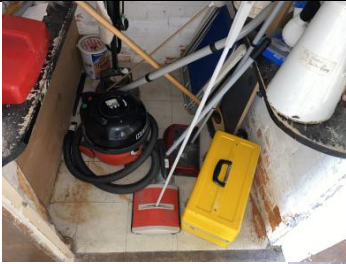
Asbestos 2Go Limited W: www.asbestos2go.co.uk E: office@a2go.co.uk				
Sample Reference:	Refer to S06			
Sample Location:	Ground floor library			
Sample Position:	2 No. radiator casing			
Sample Description:	Lining above 2 No. radiator			
Material Risk Assessment Algorithm (MA):			Room reference number 54	
Product type/debris:	Paper product	2	Accessibility:	Medium access – Touch without ladder Can easily be accessed when vented casings are opened.
Surface Treatment:	Unsealed textile	2		
Extent of damage:	Medium	2	Approximate Extent/Quantity:	<1 Sqm each location
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:	7			
Material Risk Assessment	Medium risk materials			
Recommended Management Action:		Add to asbestos register; restrict access into radiator casings, manage risk until removed		
Recommended Remedial Action:		N/A		
Recommended Removal Action:		Removal by a licensed asbestos removal contractor		
Other Recommended Action:		Very limited access inside casing/behind radiators, making encapsulation very difficult. This material is an unsealed, thick flexible textile insulation matting, which is pinned to the underside of the radiator casing above the radiators. This is a difficult space to keep clean, dust & debris are present beneath the radiators, due to limited internal access & the unsealed surface of the material we must strongly presume the internal parts of these casings are contaminated.		

Asbestos 2Go Limited W: www.asbestos2go.co.uk E: office@a2go.co.uk					
Sample Reference:	S07				
Sample Location:	Basement lobby entrance & back stairs lobby				
Sample Position:	To floor beneath modern lino / carpet				
Sample Description:	Vinyl with textile paper backing				
Material Risk Assessment Algorithm (MA):			Room reference number 57		
Product type/debris:	Vinyl / paper	2	Accessibility:	Difficult access – material covered by lino	
Surface Treatment:	Composite / unsealed textile	2			
Extent of damage:	Low	1	Approximate Extent/Quantity:	Entrance lobby beneath lino = 3.4 Sqm	
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:	6				
Material Risk Assessment	Low risk materials				
Recommended Management Action:		Add to asbestos register; manage risk			
Recommended Remedial Action:		N/A			
Recommended Removal Action:		N/A			
Other Recommended Action:		N/A			

Asbestos 2Go Limited W: www.asbestos2go.co.uk E: office@a2go.co.uk				
Sample Reference:	Refer to S07			
Sample Location:	Basement back stairs lobby & lobby to main kitchen			
Sample Position:	To floor beneath modern lino / carpet			
Sample Description:	Vinyl with textile paper backing			
Material Risk Assessment Algorithm (MA):			Room reference number 58 & 58c	
Product type/debris:	Vinyl / paper	2	Accessibility:	Difficult access – material covered by carpet
Surface Treatment:	Composite / unsealed textile	2		
Extent of damage:	Low	1	Approximate Extent/Quantity:	Back stairs lobby beneath carpet = 21 Sqm Lobby to main kitchen = 4 Sqm
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:	6			
Material Risk Assessment	Low risk materials			
Recommended Management Action:		Add to asbestos register; manage risk		
Recommended Remedial Action:		N/A		
Recommended Removal Action:		N/A		
Other Recommended Action:		N/A		

Asbestos 2Go Limited W: www.asbestos2go.co.uk E: office@a2go.co.uk				
Sample Reference:	S08			
Sample Location:	Basement back stairs			
Sample Position:	From basement ceiling to base of staircase			
Sample Description:	Lining to lobby side of balustrade			
Material Risk Assessment Algorithm (MA):			Room reference number 58	
Product type/debris:	Insulation board	2	Accessibility:	Easy access – Trafficked/touch regularly
Surface Treatment:	Adequately paint sealed	2		
Extent of damage:	Good	0	Approximate Extent/Quantity:	6 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:	6			
Material Risk Assessment	Low risk materials			
Recommended Management Action:		Add to asbestos register; manage risk		
Recommended Remedial Action:		N/A		
Recommended Removal Action:		N/A		
Other Recommended Action:		Staircase side of balustrade is timber panelled		

Asbestos 2Go Limited W: www.asbestos2go.co.uk E: office@a2go.co.uk					
Sample Reference:	S09				
Sample Location:	Basement back stairs				
Sample Position:	Door to kitchen				
Sample Description:	Insulation board internal door lining				
Material Risk Assessment Algorithm (MA):			Room reference number 58		
Product type/debris:	N/A		Accessibility:	N/A	
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:		N/A			

Asbestos 2Go Limited W: www.asbestos2go.co.uk E: office@a2go.co.uk				
Sample Reference:	S10			
Sample Location:	Basement back stairs, 2 No. cupboard beneath staircase			
Sample Position:	To floor in 2 No. cupboard			
Sample Description:	Vinyl floor tiles & adhesive			
Material Risk Assessment Algorithm (MA):			Room reference number 58a & 58b	
Product type/debris:	Vinyl & bituminous adhesive	1	Accessibility:	Easy access – Trafficked/touch regularly
Surface Treatment:	Composite	0		
Extent of damage:	Low	1	Approximate Extent/Quantity:	2 No. cupboard beneath the staircase = 1.3 Sqm
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:	3			
Material Risk Assessment	Very low risk materials			
Recommended Management Action:		Add to asbestos register; manage risk		
Recommended Remedial Action:		N/A		
Recommended Removal Action:		N/A		
Other Recommended Action:		N/A		

Asbestos 2Go Limited W: www.asbestos2go.co.uk E: office@a2go.co.uk				
Sample Reference:	S11			
Sample Location:	Basement kitchen			
Sample Position:	Beneath double sink			
Sample Description:	Bituminous paint			
Material Risk Assessment Algorithm (MA):			Room reference number 59	
Product type/debris:	N/A		Accessibility:	N/A
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:	N/A			

Asbestos 2Go Limited W: www.asbestos2go.co.uk E: office@a2go.co.uk					
Sample Reference:	S12				
Sample Location:	Basement kitchen				
Sample Position:	Beneath single sink				
Sample Description:	Bituminous paint				
Material Risk Assessment Algorithm (MA):			Room reference number 59		
Product type/debris:	N/A		Accessibility:	N/A	
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:		N/A			

Sampled by others: 12/03/2025 Refer to sample certificate: 25/12823				
<u>Sample Reference:</u>	25/12823-S06 (same material in A2Go S07)			
<u>Sample Location:</u>	Basement main kitchen, scullery & larder			
<u>Sample Position:</u>	To floor			
<u>Sample Description:</u>	Vinyl with textile paper backing			
<u>Material Risk Assessment Algorithm (MA):</u>			Room reference number 59	
<u>Product type/debris:</u>	Vinyl / paper	2	<u>Ease of Access:</u>	Easy access – Trafficked/touch regularly
<u>Surface Treatment:</u>	Composite / unsealed textile	2	<u>Quantity:</u>	Material is present in kitchen; scullery & larder areas calculated to 52 Sqm
<u>Extent of damage:</u>	Medium	2	<u>Material assessment score:</u>	5
<u>Asbestos Type:</u>	Chrysotile	1	<u>Material Risk Assessment</u>	Low
<u>Accessible 2025 – Recommended management action</u> - Consider removal by a competent asbestos removal contractor - Manage risk or remove. - Material is starting to curl up at edges along walls in part - Reinspect annually to update register if to remain in-situ.				

Asbestos 2Go Limited W: www.asbestos2go.co.uk E: office@a2go.co.uk				
Sample Reference:	S13			
Sample Location:	Basement kitchen			
Sample Position:	To walls			
Sample Description:	Decorative wallpaper			
Material Risk Assessment Algorithm (MA):			Room reference number 59	
Product type/debris:	N/A		Accessibility:	N/A
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:		N/A		

Asbestos 2Go Limited W: www.asbestos2go.co.uk E: office@a2go.co.uk				
Sample Reference:	Refer to S10			
Sample Location:	Basement kitchen cupboard			
Sample Position:	To floor in 1 No. cupboard			
Sample Description:	Vinyl floor tiles & adhesive			
Material Risk Assessment Algorithm (MA):			Room reference number 59a	
Product type/debris:	Vinyl & bituminous adhesive	1	Accessibility:	Easy access – Trafficked/touch regularly
Surface Treatment:	Composite	0		
Extent of damage:	Low	1	Approximate Extent/Quantity:	1 No. cupboard = <1 Sqm
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:	3			
Material Risk Assessment	Very low risk materials			
Recommended Management Action:		Add to asbestos register; manage risk		
Recommended Remedial Action:		N/A		
Recommended Removal Action:		N/A		
Other Recommended Action:		N/A		

Asbestos 2Go Limited W: www.asbestos2go.co.uk E: office@a2go.co.uk					
Sample Reference:	S14				
Sample Location:	Basement kitchen				
Sample Position:	Void behind AGA stove				
Sample Description:	Flue pipe from AGA to brick chimney				
Material Risk Assessment Algorithm (MA):			Room reference number 59b		
Product type/debris:	Cement product	1	Accessibility:	Difficult access – void accessed by moving fixed kitchen equipment	
Surface Treatment:	Adequately paint sealed	0			
Extent of damage:	Low	1	Approximate Extent/Quantity:	<1 Lm	
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:	3				
Material Risk Assessment	Very low risk materials				
Recommended Management Action:		Add to asbestos register; manage risk			
Recommended Remedial Action:		N/A			
Recommended Removal Action:		N/A			
Other Recommended Action:		N/A			

Sampled by others: 25/06/2019 Refer to report: 19/9725				
<u>Sample Reference:</u>	19/9725-S06			
<u>Sample Location:</u>	Ground floor hoist lift shaft (Kitchen)			
<u>Sample Position:</u>	Internal walls			
<u>Sample Description:</u>	Lining panels			
<u>Material Risk Assessment Algorithm (MA):</u>			Room reference number 59c	
<u>Product type/debris:</u>	Insulation board	2	<u>Ease of Access:</u>	Difficult access – Specialist equipment required
<u>Surface Treatment:</u>	Unsealed	2	<u>Quantity:</u>	No access to measure material; Estimated at <10 Sqm
<u>Extent of damage:</u>	low	1	<u>Material assessment score:</u>	7
<u>Asbestos Type:</u>	Amosite Chrysotile	2	<u>Material Risk Assessment</u>	Medium
<u>Not accessible 2025 (access unsafe) – Recommended management action</u>				
• Restrict all access at all times to all personnel; label the access points to highlight the risk. • We recommend removal by a licensed asbestos removal contractor. • Manage risk until removed, due to no access, condition presumed as previously reported.				

Sampled by others: 25/06/2019 Refer to report: 19/9735				
Sample Reference:	Refer to S06			
Sample Location:	Ground floor hoist lift shaft (Kitchen)			
Sample Position:	Internal floor			
Sample Description:	Board debris			
Material Risk Assessment Algorithm (MA):			Room reference number 59c	
Product type/debris:	Insulation board	2	Ease of Access:	Difficult access – Specialist equipment required
Surface Treatment:	Unsealed	2	Quantity:	Floor area of the shaft base is < 1 Sqm
Extent of damage:	High	3	Material assessment score:	9
Asbestos Type:	Amosite Chrysotile	2	Material Risk Assessment	Medium
Not accessible 2025 (access unsafe) – Recommended management action - Restrict all access at all times to all personnel; label the access points to highlight the risk. - We recommend removal by a licensed asbestos removal contractor. - Manage risk until removed, due to no access, condition presumed as previously reported.				

Asbestos 2Go Limited W: www.asbestos2go.co.uk E: office@a2go.co.uk					
Sample Reference:	S15				
Sample Location:	Basement office				
Sample Position:	Floor beneath carpet				
Sample Description:	Wood & adhesive				
Material Risk Assessment Algorithm (MA):			Room reference number 63		
Product type/debris:	N/A		Accessibility:	N/A	
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:	N/A				

Asbestos 2Go Limited W: www.asbestos2go.co.uk E: office@a2go.co.uk					
Sample Reference:	S16				
Sample Location:	Basement projection room				
Sample Position:	Beneath sink				
Sample Description:	Bituminous paint				
Material Risk Assessment Algorithm (MA):			Room reference number 64		
Product type/debris:	N/A		Accessibility:	N/A	
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:		N/A			

Asbestos 2Go Limited W: www.asbestos2go.co.uk E: office@a2go.co.uk				
Sample Reference:	Refer to S07			
Sample Location:	Basement projection room			
Sample Position:	To floor of main room			
Sample Description:	Vinyl with textile paper backing			
Material Risk Assessment Algorithm (MA):			Room reference number 64	
Product type/debris:	Vinyl / paper	2	Accessibility:	Easy access – Trafficked/touch regularly
Surface Treatment:	Composite / unsealed textile	2		
Extent of damage:	Low	1	Approximate Extent/Quantity:	Projection room main floor area = 10 Sqm
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:	6			
Material Risk Assessment	Low risk materials			
Recommended Management Action:		Add to asbestos register; manage risk		
Recommended Remedial Action:		N/A		
Recommended Removal Action:		N/A		
Other Recommended Action:		N/A		

Asbestos 2Go Limited W: www.asbestos2go.co.uk E: office@a2go.co.uk					
Sample Reference:	Refer to S10				
Sample Location:	Basement projection room				
Sample Position:	To floor beneath raised projector platform				
Sample Description:	Vinyl floor tiles & adhesive				
Material Risk Assessment Algorithm (MA):			Room reference number 64		
Product type/debris:	Vinyl & bituminous adhesive	1	Accessibility:	Easy access – Trafficked/touch regularly	
Surface Treatment:	Composite	0			
Extent of damage:	Low	1	Approximate Extent/Quantity:	Beneath raised projector platform floor area = 7 Sqm	
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:	3				
Material Risk Assessment	Very low risk materials				
Recommended Management Action:			Add to asbestos register; manage risk		
Recommended Remedial Action:			N/A		
Recommended Removal Action:			N/A		
Other Recommended Action:			N/A		

Asbestos 2Go Limited W: www.asbestos2go.co.uk E: office@a2go.co.uk				
Sample Reference:	Refer to S10			
Sample Location:	Basement strong room			
Sample Position:	To floor			
Sample Description:	Vinyl floor tiles & adhesive			
Material Risk Assessment Algorithm (MA):			Room reference number 65	
Product type/debris:	Vinyl & bituminous adhesive	1	Accessibility:	Easy access – Trafficked/touch regularly
Surface Treatment:	Composite	0		
Extent of damage:	Low	1	Approximate Extent/Quantity:	Floor area = 5 Sqm
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:	3			
Material Risk Assessment	Very low risk materials			
Recommended Management Action:		Add to asbestos register; manage risk		
Recommended Remedial Action:		N/A		
Recommended Removal Action:		N/A		
Other Recommended Action:		N/A		

Asbestos 2Go Limited W: www.asbestos2go.co.uk E: office@a2go.co.uk					
Sample Reference:	Refer to S10				
Sample Location:	Basement telephone exchange				
Sample Position:	To floor				
Sample Description:	Vinyl floor tiles & adhesive				
Material Risk Assessment Algorithm (MA):			Room reference number 66		
Product type/debris:	Vinyl & bituminous adhesive	1	Accessibility:	Easy access – Trafficked/touch regularly	
Surface Treatment:	Composite	0			
Extent of damage:	Low	1	Approximate Extent/Quantity:	Floor area = 4.2 Sqm	
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:	3				
Material Risk Assessment	Very low risk materials				
Recommended Management Action:		Add to asbestos register; manage risk			
Recommended Remedial Action:		N/A			
Recommended Removal Action:		N/A			
Other Recommended Action:		N/A			

Sampled by others: 25/06/2019 Refer to report: 19/9725				
Sample Reference:	19/9725-S20			
Sample Location:	Basement central lobby			
Sample Position:	Boxing to wall			
Sample Description:	Lining panels			
Material Risk Assessment Algorithm (MA):			Room reference number 67	
Product type/debris:	Cement sheeting	1	Ease of Access:	Medium access – Touch without ladder
Surface Treatment:	Adequately paint sealed	0	Quantity:	<1 Sqm
Extent of damage:	Low	1	Material assessment score:	3
Asbestos Type:	Chrysotile	1	Material Risk Assessment	Very low
Accessible 2025 – Recommended management action - Manage risk. - Reinspect annually to update register.				

Sampled by others: 12/03/2025 Refer to sample certificate: 25/12823			
Sample Reference:	25/12823-S06 & 25/12823-S07		
Sample Location:	Basement Corridor (Central lobby)		
Sample Position:	To Safe		
Sample Description:	Woven rope door Seals		
Material Risk Assessment Algorithm (MA):		Room reference number 67	
Product type/debris:	Textile product	2	Ease of Access: Difficult access when safe is closed. Easy access when safe is open.
Surface Treatment:	Unsealed textile	2	Quantity: 2 Lm
Extent of damage:	Low	1	Material assessment score: 6
Asbestos Type:	Chrysotile	1	Material Risk Assessment Low
Accessible upon request 2025 (safe is kept locked at this time) – Recommended management action - Manage risk until removal by a competent asbestos trained contractor. - Reinspect annually to update register if to remain in-situ. - This risk increases when the safe is opened, the material is not accessible when the safe in closed.			

Sampled by others: 12/03/2025 Refer to sample certificate: 25/12823				
Sample Reference:	25/12823-S09			
Sample Location:	Basement Corridor (Central Lobby)			
Sample Position:	To floor beneath carpet			
Sample Description:	Vinyl floor tiles & adhesive			
Material Risk Assessment Algorithm (MA):			Room reference number 67	
Product type/debris:	Vinyl and bituminous adhesive	1	Ease of Access:	Easy access – adjacent safe where tiles are visible
Surface Treatment:	Composite	0	Quantity:	Main lobby & cupboard floor areas = 32 Sqm
Extent of damage:	Low	1	Material assessment score:	3
Asbestos Type:	Chrysotile	1	Material Risk Assessment	Very low
Partially accessible 2025 (access limited) – Recommended management action - Manage risk. - Reinspect annually to update register.				

Asbestos 2Go Limited W: www.asbestos2go.co.uk E: office@a2go.co.uk				
Sample Reference:	S17			
Sample Location:	Basement cinema room			
Sample Position:	Walls			
Sample Description:	Bituminous vapour paper			
Material Risk Assessment Algorithm (MA):			Room reference number 68	
Product type/debris:	N/A		Accessibility:	N/A
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:	N/A			

Asbestos 2Go Limited W: www.asbestos2go.co.uk E: office@a2go.co.uk				
Sample Reference:	Refer to S10			
Sample Location:	Basement laundry room			
Sample Position:	To floor			
Sample Description:	Vinyl floor tiles & adhesive			
Material Risk Assessment Algorithm (MA):			Room reference number 69	
Product type/debris:	Vinyl & bituminous adhesive	1	Accessibility:	Easy access – Trafficked/touch regularly
Surface Treatment:	Composite	0		
Extent of damage:	Low	1	Approximate Extent/Quantity:	Tiles fixed to floor = 22 Sqm Loose tiles stored in laundry = 6 Sqm Bituminous adhesive to floor = 28 Sqm
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:	3			
Material Risk Assessment	Very low risk materials			
Recommended Management Action:		Add to asbestos register; manage risk or remove all / remove in part		
Recommended Remedial Action:		N/A		
Recommended Removal Action:		Removal of loose tiles by a competent asbestos trained contractor Removal of exposed bituminous adhesive by a competent asbestos trained contractor		
Other Recommended Action:		The laundry room is an area that is constantly exposed to temperature changes & moisture issues due to the nature of the room use. The loosening of tiles may indicate an ongoing issue with the adhesive to the tiles having failed in parts of the room, the client is advised to consider removal of all tiles within this room.		

Asbestos 2Go Limited W: www.asbestos2go.co.uk E: office@a2go.co.uk				
Sample Reference:	Refer to S10			
Sample Location:	Basement store room off central lobby			
Sample Position:	To floor			
Sample Description:	Vinyl floor tiles & adhesive			
Material Risk Assessment Algorithm (MA):			Room reference number 70	
Product type/debris:	Vinyl & bituminous adhesive	1	Accessibility:	Easy access – Trafficked/touch regularly
Surface Treatment:	Composite	0		
Extent of damage:	Low	1	Approximate Extent/Quantity:	Tiles fixed to floor = 4.2 Sqm Loose tiles in store room = <1 Sqm Bituminous adhesive to floor = 4.3 Sqm
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:	3			
Material Risk Assessment	Very low risk materials			
Recommended Management Action:		Add to asbestos register; manage risk or remove all / remove in part		
Recommended Remedial Action:		N/A		
Recommended Removal Action:		We recommend removal by a competent asbestos trained contractor		
Other Recommended Action:		N/A		

Asbestos 2Go Limited W: www.asbestos2go.co.uk E: office@a2go.co.uk				
Sample Reference:	Refer to S10			
Sample Location:	Basement staff room cupboard			
Sample Position:	To floor in 1 No. cupboard			
Sample Description:	Vinyl floor tiles & adhesive			
Material Risk Assessment Algorithm (MA):			Room reference number 72a	
Product type/debris:	Vinyl & bituminous adhesive	1	Accessibility:	Easy access – Trafficked/touch regularly
Surface Treatment:	Composite	0		
Extent of damage:	Low	1	Approximate Extent/Quantity:	<1 Sqm
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:	3			
Material Risk Assessment	Very low risk materials			
Recommended Management Action:		Add to asbestos register; manage risk		
Recommended Remedial Action:		N/A		
Recommended Removal Action:		N/A		
Other Recommended Action:		N/A		

Sampled by others: 25/06/2019 Refer to report: 19/9725 Also refer to sample certificate: 25/12823-S10		 	
Sample Reference:	19/9725-S04 & 25/12823-S10		
Sample Location:	Games room, electrical cupboard & beneath sink unit		
Sample Position:	Beneath sinks / carpeted areas		
Sample Description:	Vinyl floor tiles and/or adhesive only	 	
Material Risk Assessment Algorithm (MA):		Room reference number 74, 74a & 74b	
Product type/debris:	Vinyl and bituminous adhesive	1	Ease of Access: Easy access – Trafficked/touch regularly
Surface Treatment:	Composite	0	Quantity: Total area = 76.4 Sqm
Extent of damage:	High	3	Material assessment score: 5
Asbestos Type:	Chrysotile	1	Material Risk Assessment Low
Partially accessible 2025 (access limited) – Recommended management action - The materials are enclosed beneath sinks & carpet, the tiles are no longer in the cupboard but the adhesive remains present, where it is unlikely to be disturbed or transferred to other locations by footfall. - Manage risk or removal by a competent asbestos trained contractor. - Reinspect annually to update register if to remain in-situ			

Asbestos 2Go Limited W: www.asbestos2go.co.uk E: office@a2go.co.uk				
Sample Reference:	S18			
Sample Location:	Basement games room			
Sample Position:	Passing through corner walls			
Sample Description:	Thermal insulation to 2 No. pipe elbow			
Material Risk Assessment Algorithm (MA):			Room reference number 74	
Product type/debris:	N/A		Accessibility:	N/A
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:	N/A			

Asbestos 2Go Limited W: www.asbestos2go.co.uk E: office@a2go.co.uk					
Sample Reference:	S19				
Sample Location:	Basement games room				
Sample Position:	Coating to walls				
Sample Description:	Paint				
Material Risk Assessment Algorithm (MA):			Room reference number 74		
Product type/debris:	N/A		Accessibility:	N/A	
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:	N/A				

Asbestos 2Go Limited W: www.asbestos2go.co.uk E: office@a2go.co.uk					
Sample Reference:	S20				
Sample Location:	Basement games room				
Sample Position:	To overhead pipework				
Sample Description:	Residue beneath fibreglass insulation				
Material Risk Assessment Algorithm (MA):			Room reference number 74		
Product type/debris:	N/A		Accessibility:	N/A	
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:	N/A				

Asbestos 2Go Limited W: www.asbestos2go.co.uk E: office@a2go.co.uk			
Sample Reference:	S21		
Sample Location:	Basement games room		
Sample Position:	To overhead pipework		
Sample Description:	Residue beneath fibreglass insulation		
Material Risk Assessment Algorithm (MA):		Room reference number 74	
Product type/debris:	N/A	Accessibility:	N/A
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:	N/A		

Asbestos 2Go Limited W: www.asbestos2go.co.uk E: office@a2go.co.uk					
Sample Reference:	S22				
Sample Location:	Basement games room				
Sample Position:	To overhead pipework				
Sample Description:	Residue beneath fibreglass insulation				
Material Risk Assessment Algorithm (MA):			Room reference number 74		
Product type/debris:	N/A		Accessibility:	N/A	
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:	N/A				

Asbestos 2Go Limited W: www.asbestos2go.co.uk E: office@a2go.co.uk					
Sample Reference:	S23				
Sample Location:	Basement cloak room				
Sample Position:	To overhead pipework				
Sample Description:	Residue beneath fibreglass insulation				
Material Risk Assessment Algorithm (MA):			Room reference number 75		
Product type/debris:	N/A		Accessibility:	N/A	
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:	N/A				

Asbestos 2Go Limited W: www.asbestos2go.co.uk E: office@a2go.co.uk					
Sample Reference:	Refer to S07				
Sample Location:	Basement cloak room				
Sample Position:	To floor beneath lino				
Sample Description:	Vinyl with textile paper backing				
Material Risk Assessment Algorithm (MA):			Room reference number 75		
Product type/debris:	Vinyl / paper	2	Accessibility:	Difficult access – material covered by barrier	
Surface Treatment:	Composite / unsealed textile	2			
Extent of damage:	Low	1	Approximate Extent/Quantity:	Cloak room floor beneath lino = 8.8 Sqm	
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:	6				
Material Risk Assessment	Low risk materials				
Recommended Management Action:		Add to asbestos register; manage risk			
Recommended Remedial Action:		N/A			
Recommended Removal Action:		N/A			
Other Recommended Action:		N/A			

Sampled by others: 25/06/2019 Refer to report: 19/9725				
Sample Reference:	19/9725-S08			
Sample Location:	Basement lobby to boiler room (newly formed room)			
Sample Position:	Internal door			
Sample Description:	Lining panel			
Material Risk Assessment Algorithm (MA):			Room reference number 76	
Product type/debris:	Insulation board	2	Ease of Access:	Easy access – Trafficked/touch regularly
Surface Treatment:	Adequately paint sealed	1	Quantity:	2.4 Sqm
Extent of damage:	Low	1	Material assessment score:	6
Asbestos Type:	Amosite Chrysotile	2	Material Risk Assessment	Low
Accessible 2025 – Recommended management action - We recommend removal by a licensed asbestos removal contractor if door to be replaced. - Manage risk. - Reinspect annually to update register.				

Asbestos 2Go Limited W: www.asbestos2go.co.uk E: office@a2go.co.uk				
Sample Reference:	S24			
Sample Location:	Basement boiler room			
Sample Position:	To old pipe hanger			
Sample Description:	Thermal insulation residue			
Material Risk Assessment Algorithm (MA):			Room reference number 78	
Product type/debris:	Thermal insulation	3	Accessibility:	Medium access – Touch without ladder
Surface Treatment:	Unsealed	3		
Extent of damage:	High	3	Approximate Extent/Quantity:	<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:	11			
Material Risk Assessment	High risk materials			
Recommended Management Action:		Restrict all access to all personnel until removed or encapsulated. Add to asbestos register; Encapsulate or remove; manage risk		
Recommended Remedial Action:		N/A		
Recommended Removal Action:		Removal or encapsulation by a licensed asbestos removal contractor		
Other Recommended Action:		Important notice: this old pipe hanger was exposed due to difficulties in boarding over this location, no access was possible to other old pipe hanger locations. Although this room was recently refurbished, due to this risk having been found, the client is recommended to have a full R&D survey completed, prior to any future refurbishments commencing within this room as a minimum precaution to reduce risk. Upon finding this risk; the client was immediately verbally by our lead surveyor & the boiler room was deemed contaminated at that time, we also recommended the client contact the licensed asbestos contractor involved, to return to site to rectify & remedy this risk.		

Asbestos 2Go Limited W: www.asbestos2go.co.uk E: office@a2go.co.uk					
Sample Reference:	S25				
Sample Location:	Basement boiler room				
Sample Position:	To old pipe flanges				
Sample Description:	Compressed fibre gaskets				
Material Risk Assessment Algorithm (MA):			Room reference number 78		
Product type/debris:	Compressed fibre gaskets	1	Accessibility:	Medium access – Touch without ladder	
Surface Treatment:	Composite	0			
Extent of damage:	Low	1	Approximate Extent/Quantity:	<1 Sqm each gasket – quantity of gaskets not confirmed.	
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:	3				
Material Risk Assessment	Very low risk materials				
Recommended Management Action:		Restrict all access to all personnel pending works to S24. Add to asbestos register. Once safe to enter this space label all older pipe flanges & manage risk.			
Recommended Remedial Action:		N/A			
Recommended Removal Action:		N/A			
Other Recommended Action:		Recent works were completed within the boiler room to remove much of the older plant & pipework, we recommend the client consult the contractor to ascertain which older pipework was left in-situ & label accordingly.			

Asbestos 2Go Limited W: www.asbestos2go.co.uk E: office@a2go.co.uk				
Sample Reference:	S26			
Sample Location:	Basement wine cellar B			
Sample Position:	Above corrugated metal sheets			
Sample Description:	Plaster			
Material Risk Assessment Algorithm (MA):			Room reference number 81	
Product type/debris:	N/A		Accessibility:	N/A
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:	N/A			

Asbestos 2Go Limited W: www.asbestos2go.co.uk E: office@a2go.co.uk					
Sample Reference:	S27				
Sample Location:	Basement dustbin shed				
Sample Position:	Overhead pipe				
Sample Description:	Pitch fibre				
Material Risk Assessment Algorithm (MA):			Room reference number 62		
Product type/debris:	Pitch fibre product	1	Accessibility:	Difficult access – Specialist equipment required	
Surface Treatment:	Composite / paint sealed	0			
Extent of damage:	Low	1	Approximate Extent/Quantity:	1.2 Lm visible Total quantity not confirmed, pipe terminates in left wall behind external vent cover, but presumed to continue behind fixed fridge in scullery. Max length 4 Lm	
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:	3				
Material Risk Assessment	Very low risk materials				
Recommended Management Action:		Add to asbestos register; manage risk			
Recommended Remedial Action:		N/A			
Recommended Removal Action:		N/A			
Other Recommended Action:		N/A			

Asbestos 2Go Limited W: www.asbestos2go.co.uk E: office@a2go.co.uk					
Sample Reference:	S28				
Sample Location:	Basement dustbin shed				
Sample Position:	Loose in box on window sill				
Sample Description:	Redundant mastic				
Material Risk Assessment Algorithm (MA):			Room reference number 62		
Product type/debris:	N/A		Accessibility:	N/A	
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:		N/A			

9. Conclusions and Recommendations

Conclusions

1. During the survey 129 samples were taken for analysis; these were collected from the list of buildings surveyed on the estate, 54 were identified as containing asbestos, with the remaining 75 deemed "No asbestos detected".
2. This report contains details for the manor house only.
3. 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.
4. 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.
5. Electrical services or live plant were not accessed nor checked for asbestos containing materials at the time of the survey, we must assume asbestos is present until it can be proven otherwise.
6. Please note: Unsealed asbestos insulation board (AIB), unsealed textiles & unsealed thermal insulation all have loose fibres on the surface of the materials that can be readily released & become airborne if damaged or disturbed posing significant risk to health.

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 or difficult areas to access due to the location of the suspect material & will not have been located at the time of the survey. For further advice, please contact our office:

Please note: a revisit may be required if you intend to carry out any refurbishment or demolition works; this revisit will not have been included in our original fee proposal.

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.

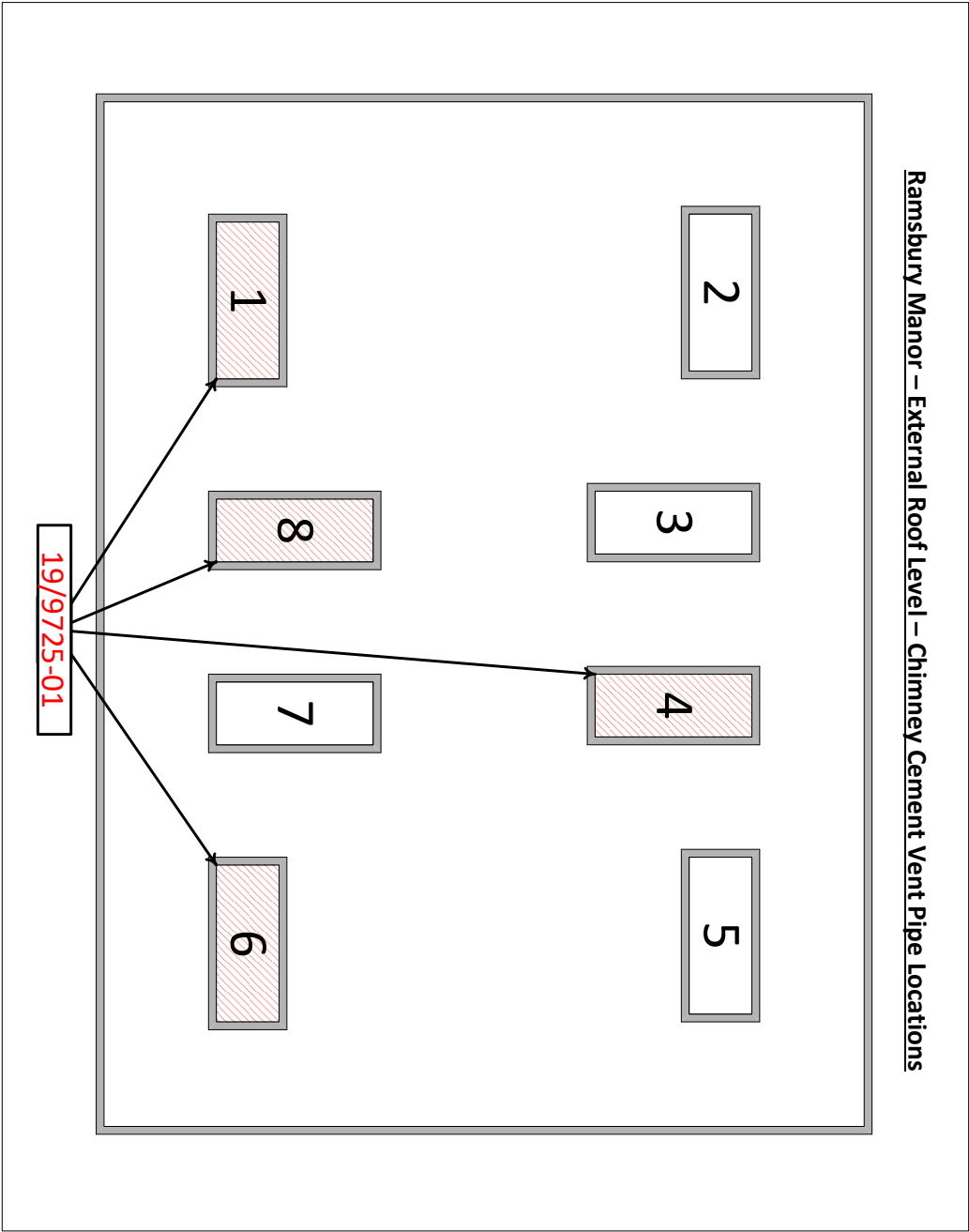
To minimise your 'duty of care' (HSG 264, Health & Safety at work act 1974, Control of Asbestos regulations 2012, CDM - 2015 etc) towards your employees, workmen and the general public alike, we strongly recommend that the following advises are adhered to:

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.

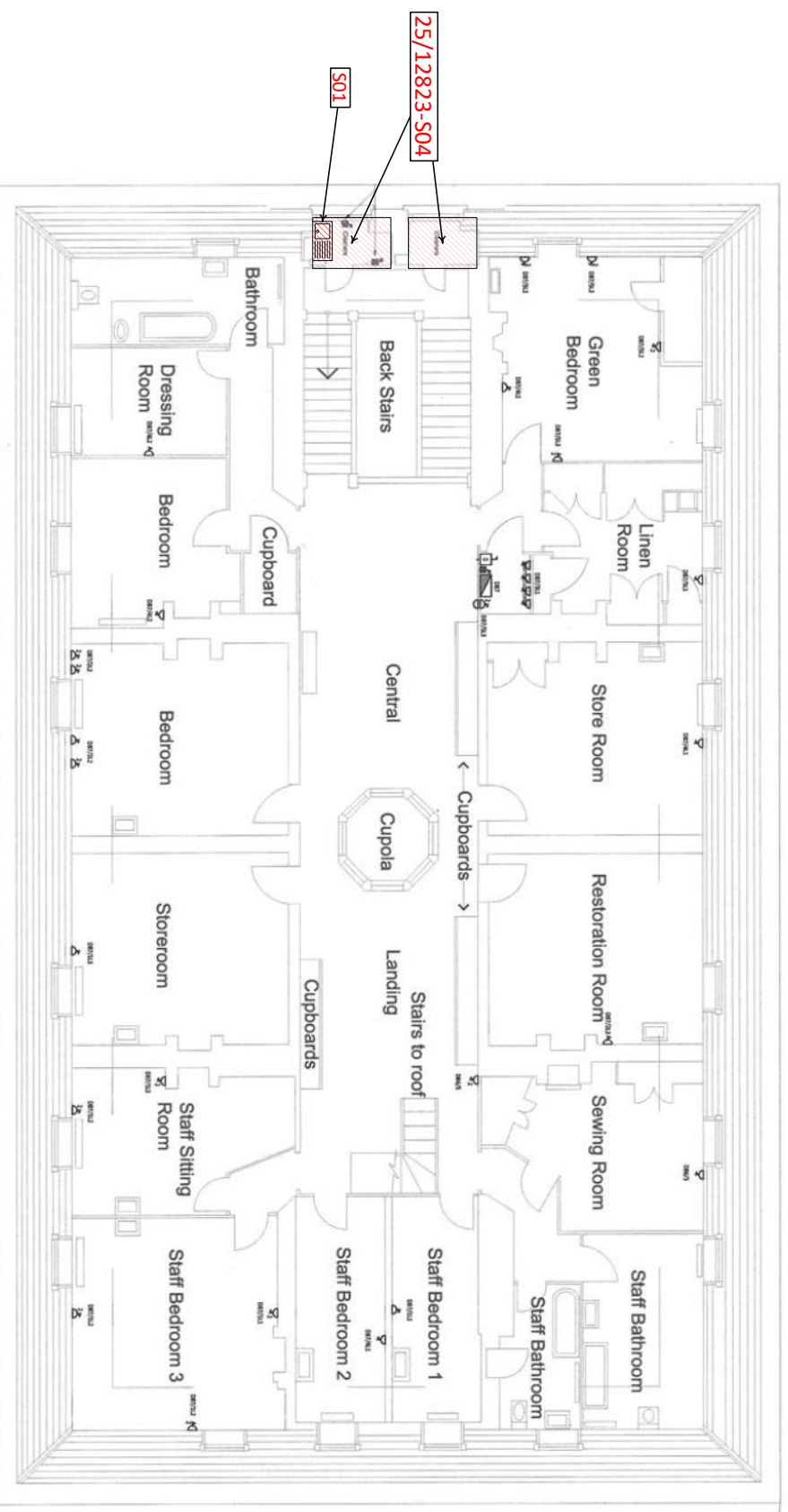
10. Areas Not Accessed/Notes.

- *No access behind sampled materials*
- *No access into floor voids.*
- *Limited access into roof eaves voids.*
- *No access into wall cavities.*
- *No access into buried services or concealed ducts that require excavation or partial demolition.*
- *No allowance was made for access into confined spaces.*
- *Note: access into voids etc. has been restricted to using access hatches where present only, we recommend a full refurbishment & demolition survey to any areas where extensive works will be completed.*
- *We recommend labelling of all asbestos bearing materials that are to remain in-situ & the risk managed.*

12. **Site Drawing**



Top Floor

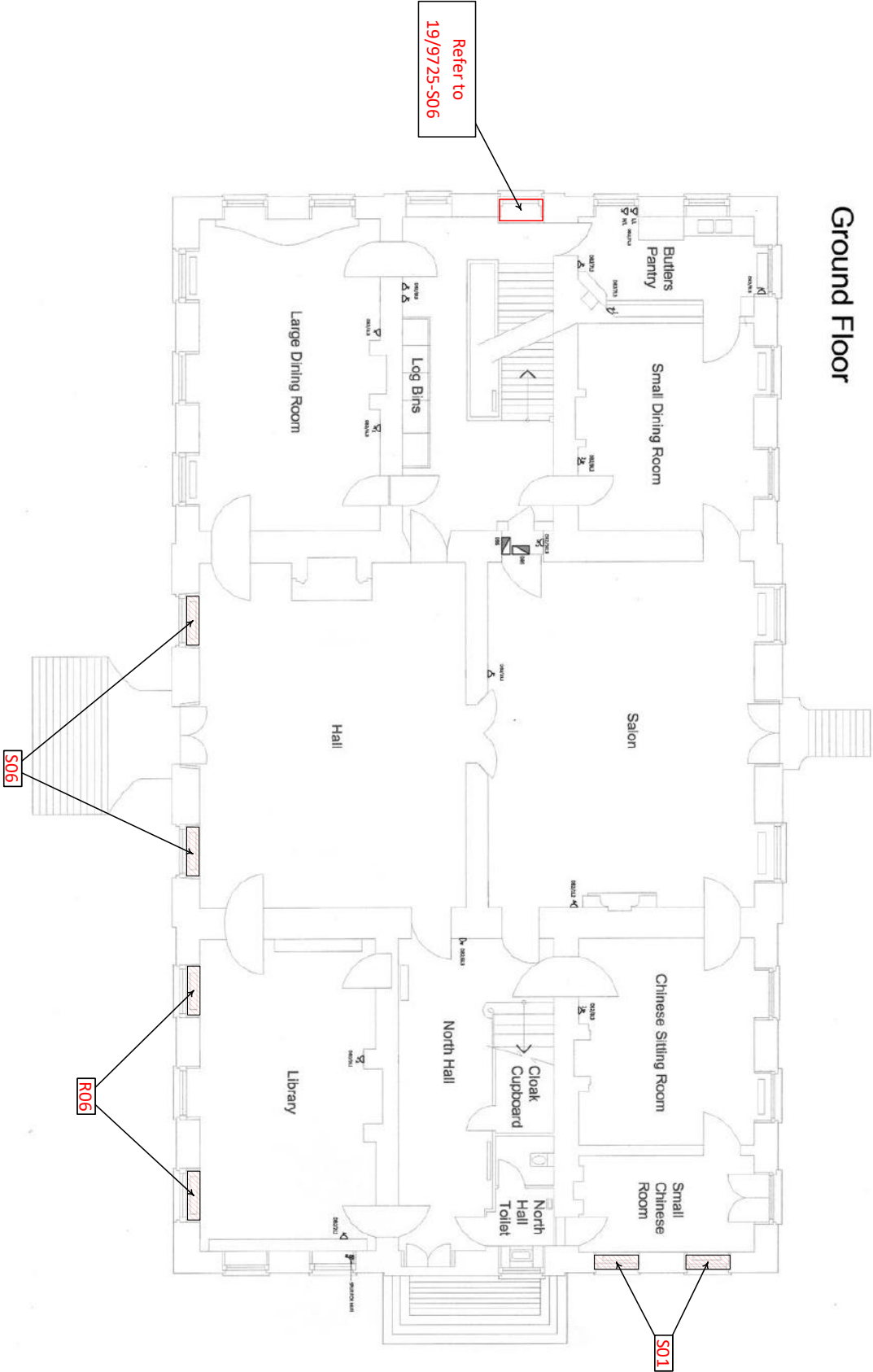


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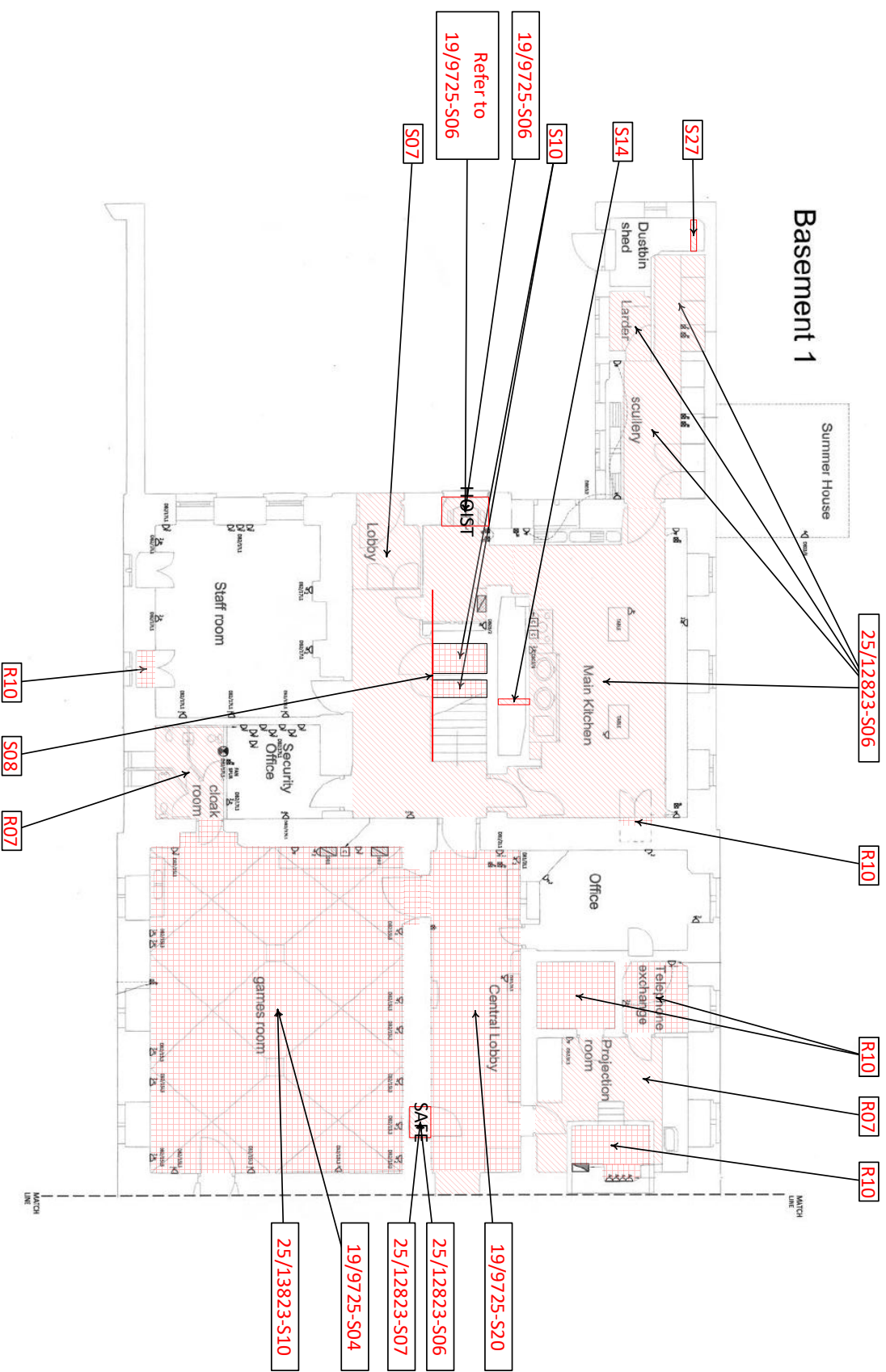
25/12866

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Ground Floor

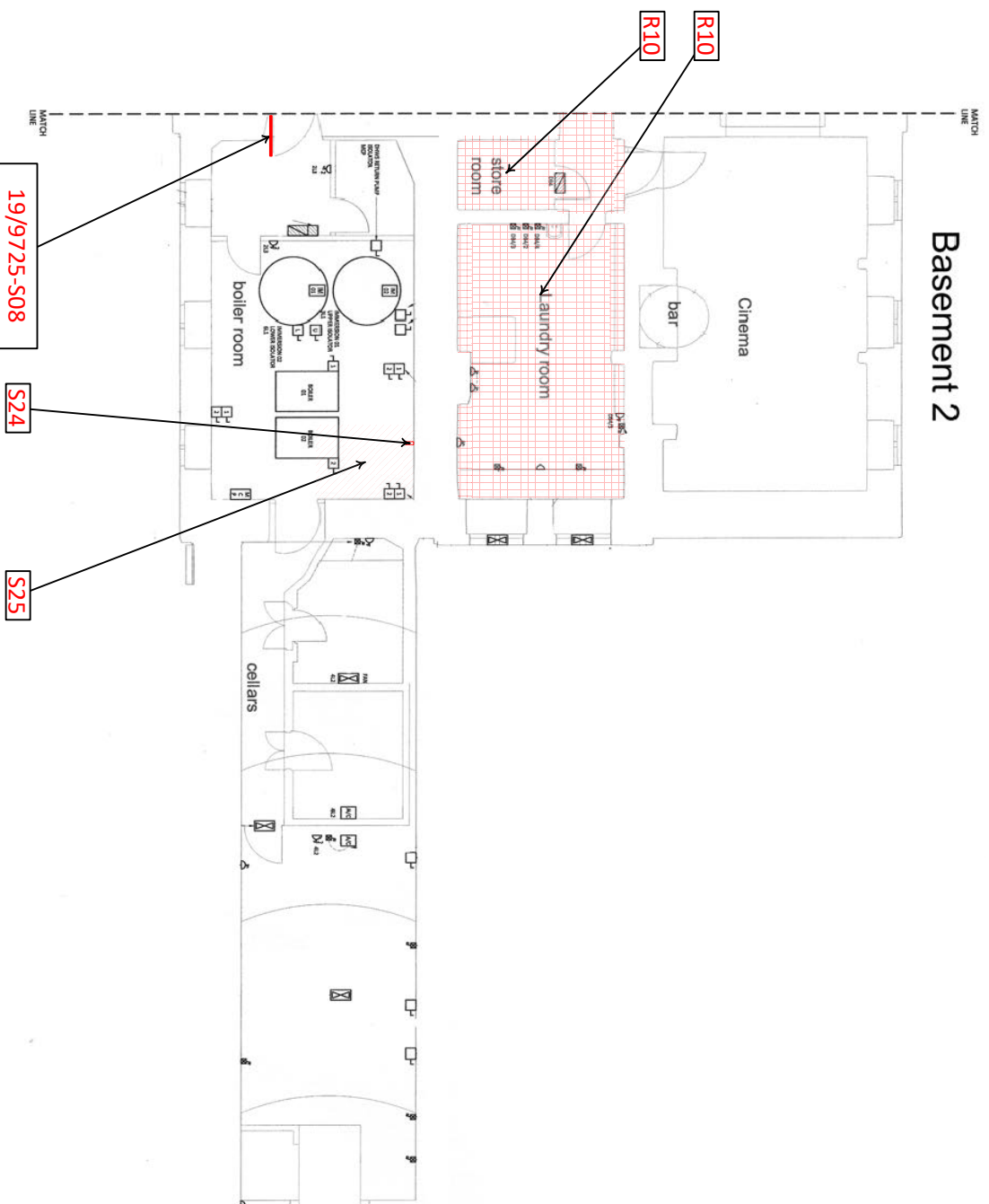


Basement 1



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25/12866
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Basement 2



13. Executive Summary

*MAT = Material Risk Assessment *RA = Recommended Action

Page No	Sample/ref Number	Building	Floor	Room/ Location	Position	Description	Approx. Extent	Asbestos type	MAT	R/A	Recommended Re-inspection for register updates
20	19/9725-S01	Manor house	Roof	External	Inside 4x chimney	Cement flue pipes	300 mm pipes x4 to an unknown length inside 4x chimneys	Crocidolite, Amosite & Chrysotile	Low	Manage risk	Annually
21	S01	Manor house	Top floor ½ landing	Back stairs left side cleaners cupboard	Beneath sink	Bituminous acoustic pads	<1 Sqm	Chrysotile	Very Low	Removal by a competent asbestos trained contractor	N/A
22	25/12823-S04	Manor house	Top floor ½ landing	Back stairs 2x cleaners cupboard	To floor	Bituminous adhesive residue	2No. Cupboard = total 6 Sqm	Chrysotile	Low	Removal by a competent asbestos trained contractor	N/A
25	Refer to 19/9725-S06	Manor house	Ground	Back stairs host cabinet / lift shaft	Internal walls, fire lining panels	Insulation board	Estimated 10 sqm	Amosite & Chrysotile	Medium	Removal by a licensed asbestos removal contractor	N/A
27	S05	Manor house	Ground	Small Chinese room	2 No. radiator casing Lining above 2 No. radiator	Insulation board	<1 Sqm each location	Amosite	Medium	Removal by a licensed asbestos removal contractor	N/A
28	S06	Manor house	Ground	Hall	2 No. radiator casing Lining above 2 No. radiator	Textile paper matting	<1 Sqm each location	Chrysotile	Medium	Removal by a licensed asbestos removal contractor	N/A
29	Refer to S06	Manor house	Ground	Library	2 No. radiator casing Lining above 2 No. radiator	Textile paper matting	<1 Sqm each location	Chrysotile	Medium	Removal by a licensed asbestos removal contractor	N/A
30	S07	Manor house	Basement	Entrance lobby	To floor beneath lino	Vinyl with textile paper backing	3.4 Sqm	Chrysotile	Low	Manage risk	Annually
31	Refer to S07	Manor house	Basement	Back stairs lobby	To floor beneath carpet	Vinyl with textile paper backing	21 Sqm	Chrysotile	Low	Manage risk	Annually
32	S08	Manor house	Basement	Back stairs lobby	Lining to staircase Balustrade from ceiling to base of staircase	Insulation board	6 Sqm	Amosite & Chrysotile	Low	Manage risk	Annually, with 3 monthly manager checks due to material type & location
34	S10	Manor house	Basement	Back stairs 2 No. under stairs cupboard	To floor	Vinyl floor tiles & bituminous adhesive	1.3 Sqm total	Chrysotile	Very Low	Manage risk	Annually
37	25/12823-S06	Manor house	Basement	Main Kitchen, scullery & larder	To floor	Vinyl with textile paper backing	3.4 Sqm	Chrysotile	Low	Manage risk or removal by a competent asbestos trained contractor	Annually, with 3 monthly manager checks due to material type & location

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25/12866

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Page No	Sample/ref Number	Building	Floor	Room/ Location	Position	Description	Approx. Extent	Asbestos type	MAT	R/A	Recommended Re-inspection for register updates
39	Refer to S10	Manor house	Basement	Main kitchen 1 No. cupboard	To floor	Vinyl floor tiles & bituminous adhesive	<1 Sqm total	Chrysotile	Very Low	Manage risk	Annually
40	S14	Manor house	Basement	Main kitchen Void behind AGA	Flue pipe from AGA to brick chimney	Cement pipe	<1 Lm	Chrysotile	Very Low	Manage risk	Annually
41	19/9725-S06	Manor house	Basement	Main kitchen Host / lift shaft	Internal walls, fire lining panels	Insulation board	Estimated 10 sqm	Amosite & Chrysotile	Medium	Removal by a licensed asbestos removal contractor	N/A
42	Refer to 19/9725-S06	Manor house	Basement	Main kitchen Host / lift shaft	to floor / plant	Insulation board debris	<1 Sqm	Amosite & Chrysotile	Medium	Removal by a licensed asbestos removal contractor	N/A
45	Refer to S07	Manor house	Basement	Projection room	To floor	Vinyl with textile paper backing	10 Sqm	Chrysotile	Low	Manage risk	Annually
46	Refer to S10	Manor house	Basement	Projection room	To floor beneath raised platform	Vinyl floor tiles & bituminous adhesive	7 Sqm total	Chrysotile	Very Low	Manage risk	Annually
47	Refer to S10	Manor house	Basement	Strong room	To floor beneath raised platform	Vinyl floor tiles & bituminous adhesive	5 Sqm total	Chrysotile	Very Low	Manage risk	Annually
48	Refer to S10	Manor house	Basement	Telephone exchange	To floor beneath raised platform	Vinyl floor tiles & bituminous adhesive	4.2 Sqm total	Chrysotile	Very Low	Manage risk	Annually
49	19/9725-S20	Manor house	Basement	Central lobby	Wall mounted boxing	Cement sheeting	<1 Lm	Chrysotile	Very Low	Manage risk	Annually
50	25/12823-S06 & 25/12823-S07	Manor house	Basement	Central lobby	To safe	Woven rope door seals	2 Lm	Chrysotile	Low	Manage risk	Annually
51	25/12823-S09	Manor house	Basement	Central lobby	To floor beneath Carpet also in cupboards	Vinyl floor tiles & bituminous adhesive	32 Sqm total	Chrysotile	Very Low	Manage risk	Annually
53	Refer to S10	Manor house	Basement	Laundry	To floor	Vinyl floor tiles & bituminous adhesive	Tiles fixed to floor = 22 Sqm Loose tiles stored in laundry = 6 Sqm Bituminous adhesive to floor = 28 Sqm	Chrysotile	Very Low	Manage risk or remove all / remove in part by a competent asbestos trained contractor	Annually if to remain in situ

Page No	Sample/ref Number	Building	Floor	Room/ Location	Position	Description	Approx. Extent	Asbestos type	MAT	R/A	Recommended Re-inspection for register updates
54	Refer to S10	Manor house	Basement	Store room off central lobby	To floor	Vinyl floor tiles & bituminous adhesive	Tiles fixed to floor = 4.2 Sqm Loose tiles in store room = <1 Sqm Bituminous adhesive to floor = 4.3 Sqm	Chrysotile	Very Low	Manage risk or remove all / remove in part by a competent asbestos trained contractor	Annually if to remain in situ
55	Refer to S10	Manor house	Basement	Staff room Cupboard	To floor	Vinyl floor tiles & bituminous adhesive	<1 Sqm	Chrysotile	Very Low	Manage risk	Annually
56	19/9725-S04 & 25/12823-S10	Manor house	Basement	Games room, electrical cupboard & beneath sink unit	To floor	Vinyl floor tiles and/or bituminous adhesive only	76.4 Sqm	Chrysotile	Low	Manage risk or remove by a competent asbestos trained contractor	Annually if to remain in situ
63	Refer to S07	Manor house	Basement	Clock room	To floor	Vinyl with textile paper backing beneath lino	8.8 Sqm	Chrysotile	Low	Manage risk	Annually
64	19/9725-S08	Manor house	Basement	Lobby to boiler room	Door lining panel	Insulation board	2.4 Sqm	Amosite & Chrysotile	Low	Manage risk	Annually; with 3 monthly manager checks due to material type & location
65	S24	Manor house	Basement	Boiler room	To old pipe hanger	Thermal insulation residue	<1 Sqm	Amosite & Chrysotile	High	Restrict all access to all personnel until removed or encapsulated. Add to asbestos register. Encapsulate or remove; manage risk by a licensed asbestos removal contractor	Annually if encapsulated or N/A
66	S25	Manor house	Basement	Boiler room	To old pipe flanges	Compressed fibre gaskets	<1 Sqm each gasket	Chrysotile	Very Low	Manage risk	Annually
68	S27	Manor house	Basement	Dustbin shed	Overhead pipe	Pitch fibre product	1.2 Lm visible Total quantity not confirmed, pipe terminates in left wall behind external vent cover, but presumed to continue behind fixed fridge in scullery. Max length 4 Lm	Chrysotile	Very Low	Manage risk	Annually