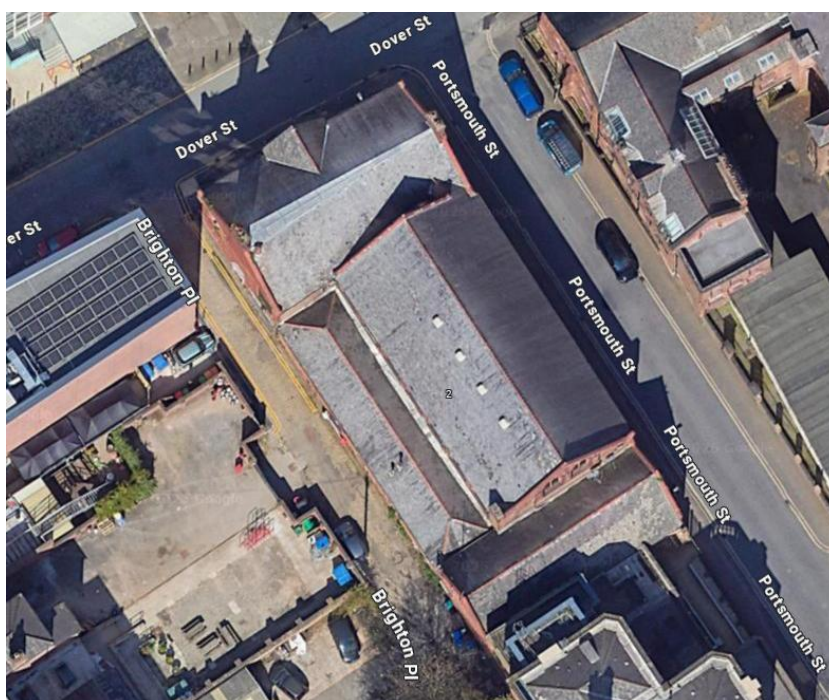


Specification for Asbestos Abatement Works

Jabez Clegg



Customer: University of Manchester

Project Reference: TBC

Customer Contact: Mark Henry

Specification Ref Number: INS-RP1135

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Consultancy: Inspectas Compliance

Author: Mark Holden

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Quality Management

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1.0 Project Information

1.1 Site Address

Jabez Clegg Building, 2 Portsmouth Street, Manchester, M13 9GB

1.2 Brief Overview of the Works

A Refurbishment survey was undertaken to specific areas on 21 March 2025 followed by a sampling survey to assess to contamination level of the listed building features within the floor void on the Ground Floor on 24 September 2025

This specification is to be read in conjunction with survey report RS3405 and register attached.

The aim of the project is to removal all asbestos-containing materials from Jabez Clegg Building. As the property has lain empty since the property was purchased in 2013, these works are essential for the recommissioning of the building.

This items include, but not limited to:

- Asbestos insulation and associated debris throughout the floor void on the Ground Floor.
- Acoustic Sink Pad to Ground Floor, Room 03.
- Textiles to electrics too Ground Floor, Room 16.
- A safe containing insulating board lining panels to Ground Floor, Room 22.
- Gaskets to pipework to Ground Floor, Room 26.
- Vinyl Floor Tiles and Adhesive to Ground Floor, Room 31

1.3 Contractor Specification

- The LARC (Licensed Asbestos Removal Contractor) must hold a valid 3-year licence for work with asbestos insulation, asbestos coatings and asbestos insulating board, issued under The Control of Asbestos Regulations 2012.
- The LARC must hold Employers' Liability Insurance to a minimum of £10,000,000 and Public Liability Insurance to a minimum of £5,000,000.
- The LARC must be able to provide copies of their health and safety policy, COSHH, risk assessments and safe systems of work.
- The LARC must be a member of a relevant Industry Association (i.e. ARCA/ACAD) and that associations' quality audit scheme.
- The LARC must use licensed sub-contractors for all ancillary work where applicable (i.e., scaffolding etc).
- The LARC must be registered under the Construction Health and Safety (CHAS) Scheme, or be able to demonstrate they are actively seeking registration.
- The LARC must have been approved by the University via formal contractual appointment.

1.4 Legislation, Codes of Practice & Official Guidance

All work must be undertaken strictly in compliance with the following ; (this list is not exhaustive and further regulations / guidance etc must be adhered to in all instances):-

The Health and Safety at Work etc Act 1974

- The Control of Asbestos Regulations 2012
- HSG 247 - Asbestos: The Licensed Contractors' Guide
- Construction (Design and Management) Regulations 2015
- UoM Asbestos Abatement Requirements
- In house documented procedures / standard operating procedures

1.5 Site Visit

The LARC is to visit the site to familiarise himself with the extent of the works, quantities of materials, local conditions, access, suitability and proximity of services, etc.

During the visit the LARC should specifically consider how the introduction of their work may impact upon the existing building, systems or persons. This is especially important where this could result in increased levels of risk or where this may place limitations upon the scope of work required. Particular attention should be given to;

- Electrical and mechanical equipment including isolations Section 8.0
- Cable routes, conduits, boxing
- Fire alarm systems
- Access requirements including emergency escape routes

In addition the LARC should provide details of how their enclosure / work area may impact upon normal use of an area or upon access to other areas, rooms or equipment. Where the potential for these issues are identified these must be communicated with the project manager and further clarification sought.

No claim will be allowable for additional items or lack of knowledge relating to things which were apparent or foreseeable at the time of the site visit.

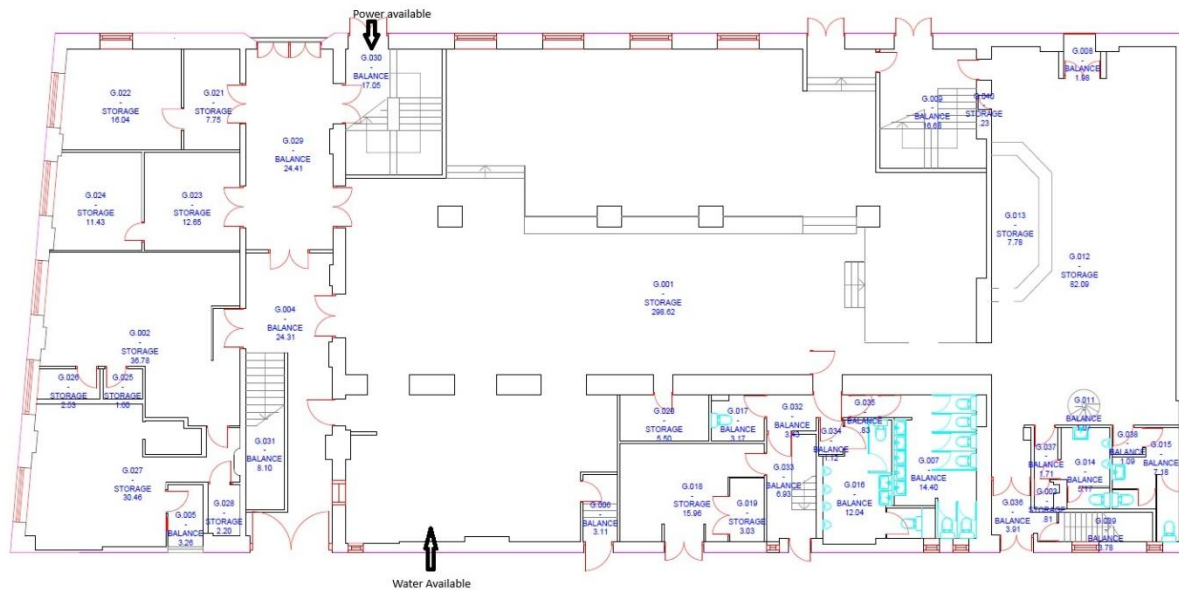
1.6 Lanpro Heritage Statement

The LARC is to ensure that the Heritage Statement is fully reviewed and understood prior to submitting the tender

2.0 Project Information

2.1 Power / Water Installation, Isolation & Protection

UoM will be installing a water feed taken from an adjacent building, as there is currently no feed. There is strictly no drinking water available within the building.



Maximum of 5kVa transformers to be used. If higher is needed, UoM must be informed during tender returns as UoM will have to install the correct temp feed.

Isolation of services involved and any re-commissioning, where required, is to be undertaken via the Universities employed / appointed competent electrical and mechanical operatives prior to the start of work. It must be noted that isolations via the University will be subject to adequate notice in writing (generally 7 days).

All tradespersons employed must be competent and therefore suitably trained in all relevant aspects of asbestos works, as per current legislation. There may also be a requirement as per the section 2.4 on leaking pipes referenced below for such tradespersons to enter enclosure environments. The operative(s) must also be competent in their relevant trade to commercial level where required.

The LARC must ensure that all remaining services are supported both during and following abatement works. During intensive cleaning methods i.e. blasting, services and plant cut out etc. existing services / plant etc. must be adequately protected and isolated and included within the LARC's price return and method statement / POW.

Any damage deemed as excessive due to negligence will be rectified at the cost of the LARC.

2.2 Electrical Guidance Notes - Cabling / Conduits / Cable Trays

Where the project requires the cleaning of cables and associated, this type of work activity will require risk assessment and subsequent methodology

Where the cables and trays are of recent installation, or do not specifically require abatement these may be pre-cleaned (non-abrasive / non-wet methods) and sheeted out of the work area.

Where it is unsafe to work on any specific item and isolations cannot be made, this specific item / group of items will be documented within the clearance paperwork and residual risks document. Each item will need to be fully justified why it cannot be cleaned and approval should be sought from the UoM asbestos team. Where items are identified which are of immediate concern (damaged cables, containment) works should stop immediately.

2.3 Asbestos Abatement & Electrical Guidance Notes

This document is a guidance note where asbestos abatement work is being completed in the vicinity of any electrical services.

The basis of proceeding with such work is that the scope of work and work methodology shall be Risk Assessed from an electrical safety point of view, by a Competent Person (Electrical). This must be arranged and provided by the Principal Contractor or LARC via the project manager or other University appointed person. The Risk Assessment is to be focused on ensuring the safety of the non-competent electrical staff completing the Asbestos abatement works.

The ongoing safety of the works onsite is the responsibility of the Principal Contractor or LARC.

Asbestos removal around Containment (Trunking / Conduit / Cable Tray / Cable Basket)

The LARC will:-

- Not remove any electrically associated fixings
- Not remove any lids or covers
- Not remove any cables
- Clean up to 100mm from either side of any electrical items and will only Hand clean / scrape within 100mm.

Asbestos removal around Cables (Armoured Cables / MICC / Soft-skin)

The LARC will:-

- Where directly fixed to the wall – Clean up to 100mm from either side. Hand clean / scrape within 100mm.
- Where fixed to tray – will not disturb cables

Asbestos removal around Electrical Equipment (Distribution Boards / Accessories)

The LARC will: -

- Clean up to 100mm from either side. Hand clean / scrape within 100mm.
- Do not open any distribution board covers
- Do not remove any accessories

Where the asbestos strip is intrusive to the electrical system / apparatus the whole of the installation being worked upon shall be isolated and proven dead and an isolation certificate provided to the Asbestos Removal Supervisor on site. This shall follow the principles in EPM HS16. This must be arranged and provided by the Principal Contractor or LARC via the project manager or other University appointed person.

There shall be no removal of any component part of the electrical system by any person other than a Competent Person (Electrical).

Assume all supplies are live until proven dead by a Competent Person (Electrical) this must be arranged by the Principal Contractor or LAC via the project manager or other University appointed person.

There shall be no wet blast around any live electrical services.

If in any doubt cease work and seek guidance from the project manager or other University appointed person.

2.4 Pipework & Plant

Where the project requires the cleaning of pipework systems / plant, specific details regarding the scope of the works required will be found in section 6.0. The extent of the level of cleaning required will be specific to the needs of the project and will range from making safe for access to full removal of all residual asbestos.

All systems / surfaces within the work area must be subject to cleaning works which must include, as a minimum, the scraping off of any lumps and bumps and associated cleaning. Unless specifically detailed within section 6.0 it is not expected that all paint will be removed as part of this process. However it is expected that any obvious residues, visible asbestos, soft patches beneath paint and areas of thick paint e.g. to flanges will require removal to the analysts satisfaction. This must include consideration for any brackets or hangers associated with these services. When possible, redundant brackets / hangers should be removed as part of the abatement process.

2.5 Protection of Existing Installations

Care is to be taken to protect and leave in an undisturbed and sound condition, the existing installation apart from the works specifically described.

Any disturbance to existing installations caused by the LARC's work which results in damage to the installation shall be rectified at their expense.

Any part of the installation found to be defective and in an apparently dangerous condition, through no fault of the LARC and not covered by this specification, is to be drawn to the attention of the University and rectified as directed, unless rectified by the University.

Particular care is to be taken to ensure that dust, waste materials, water etc. arising from the LARC's work does not enter electrical equipment, gas and oil burners, pumps, furniture or materials stored or used in the area, etc. causing damage and subsequent hazards.

If the LARC considers it will be necessary to temporarily remove any items to facilitate a clear working area, he should inform the University by covering letter with his price return and include for the cost of thorough cleaning before removal from the area, temporary protection and return of items.

The LARC shall provide a minimum of one fire extinguisher outside and one fire extinguisher inside each enclosure, suitable for use on electrical fires.

The LARC will be responsible for the costs of all damage including damage to the electrical installation and water damage resulting from his negligence or due to a lack of reasonable care.

2.6 Smoke / Fire detection

The PM will need to ensure the isolation of fire / smoke detection in order for the abatement works to be undertaken. This will also include the temporary capping of detection during a smoke test to ensure the enclosure integrity. A permit must be requested from UoM Fire team who will issue guidance on any isolations required.

The LARC must not cap / bag or remove any detection without prior written instruction from the UoM PM.

Further guidance is available from the UoM fire team and within Estates Policies & Procedures EPM HS37

2.7 Permit to Access & Permit to Work

The LARC must ensure that Risk & Method Statements are in place for the following and submitted to the PM (if required for the project). It is the responsibility of the PM to raise the necessary permits and not the LARC.

- Asbestos Abatement Works
- Confined Space
- Hot Works (cutting / abrasive)
- Roof Access
- Estates controlled areas, including Plant Room, Lift Motor Room & Risers

Further guidance can be found within Estates and Facilities EPM HS12 – Permit to Access & Permit to Work.

3.0 Reinstatement Standards

3.1 Re-instatement of Fire Resistance Materials

Installation of fire rated products i.e. supalux type boards / fire batt / fire rated plasterboard will be required where openings / voids / holes are present within the building structure etc, which poses a fire risk. Any fire rated products used must be in accordance with current British Standards and be of sufficient fire resistance for the areas in which they are to be installed. **All fire resistance MUST be installed by 3rd party accreditation Fire Stopping Contractors.**

The PM Must refer to the UoM Procedure and Information Manual EPM HS32 – Passive Fire Protection.

Where there is any doubt or guidance is required the LARC must consult with the University Fire Officers to ensure that the correct products have been installed.

3.2 Re-instatement of Ceilings / Floorings & Lighting

The project manager (PM) is responsible for ensuring that a competent person has undertaken the design of any suspended ceiling system, lighting requirements and flooring in accordance with The University of Manchester internal procedures EPM PM7 – Code of Practice for Design Teams and the Construction (Design and Management) Regulations 2015. Reinstatement includes replacing the timber joists, original floor the pews and pulpit in the original location.

4.0 Site Specific Requirements

4.1 Times on Site

Work is to take place during normal working hours weekend working within these times is allowable but not required by UoM, all additional costs must be included in the tender sum. The contractor's attention is also drawn to the section 5.0 below regarding additional laboratory costs.

4.2 Work Programme / Duration & Timescales

Cost Submission:	12pm 31 October 2025
Contractor Appointment:	TBC
Notification Submitted to HSE (where applicable):	TBC
Project Commencement:	TBC
Project Completion:	TBC

The following must be submitted with the price return:

- A detailed itemised breakdown of costs. These must be presented in accordance with items listed in Section 6.0, but must take into consideration all aspects of the specification i.e. enabling / investigation works, access equipment, re-instatement, labour, welfare etc
- A proposed programme of the abatement works on a day to day basis as far as practicable
- Contractor resource allocation (this will be reviewed on site on a daily basis during the works and will be consulted should any programme delays occur)
- A realistic proposed programme for analytical visual inspection attendance

The project completion date must be adhered to (once stipulated), the LARC must document prior to submission of prices if the allocated time scales are not achievable as alternative programmes will need to be considered, any such proposed programmes are to be submitted to the University for review.

It should be noted that the final agreed project completion date refers to the date at which all waste, scaffold, welfare, stored items etc are removed from site and the final 4th stage is issued by the appointed analyst.

4.2 Transit / Waste Routes

LARC vehicle access will be provided 3 spaces within the car park opposite Jabez Clegg. Most practical transits direct to this area to be utilised. Modular DCU (non optional due to transit route) is to be used within the entrance hall of Jabez Clegg where flooring does not need removing.

Access to be confirmed by UoM.

4.3 Waste Skip / Decontamination Unit Locations

LARC skip access and will be provided 3 spaces within the car park opposite Jabez Clegg. Most practical transits direct to this area to be utilised. Waste runs must take place before 8am and after 5pm each day.

Access to be confirmed by UoM.

4.4 Welfare Facilities / Arrangements

Temporary independent welfare will be required and located within 3 spaces within the car park opposite Jabez Clegg, welfare on site must be of sufficient size etc to accommodate all operatives on site, including the appointed analyst(s), all associated costs to supply must be included within the price return, as a separate cost option. This cost option must include provision to supply necessary connections. Where it is necessary to use temporary welfare and the units are to be sited against or directly adjacent to buildings it may be necessary to use fire resistant cabins for insurance purposes. Any such cabins must not restrict access or fire escape routes.

4.5 Access Equipment

The LARC is to provide safe and suitable access equipment during the work for both their own staff and the site analysts. The access equipment supplied must provide standing access to all areas of the enclosure / work area. Ladders do not fulfil the requirement for standing access as a work platform, the LARC is to therefore provide a written procedure for access arrangements to enable full safe access to all areas. Where access equipment is deemed unsuitable or unsafe by the analyst or where this does not allow free access to inspect all surfaces in close proximity then the visual inspection will fail until suitable access can be provided. Any associated programme delays / additional costs as a result of this will be borne by the LARC. All access equipment that will be required during the works is to be included in the Price Return.

5.0 Analytical Testing & Certification

The University PM is to arrange for independent analytical attendance. This work will be undertaken by a UKAS Accredited Laboratory; the consultants have been appointed in accordance with the formal framework agreement.

These costs will be borne by the University with the following exceptions when all costs incurred will be borne by the LARC by deduction from the tender sum:

- Costs associated with any escape of asbestos fibres due to the negligent actions or omissions of the LARC.
- All costs resulting from failure of the LARC to complete works by the agreed completion date (variations to the agreed specification will be excluded).

The analytical consultants will not be acting in a supervisory role, but will be acting in a management type role on behalf of the University in terms of analytical testing / inspection, site audits and site diaries.

It is envisaged that the works will be conducted over week night, weekend working, analytical fees will therefore be borne by the University on this basis. If weekend work is requested by the LARC due to the project falling behind schedule, then the analytical costs will be covered by the LARC in accordance with the UoM rates, this will be deducted from the LARC's final payment application.

The appointed analyst or University representative will be required to oversee and sign off smoke tests prior to live enclosure works.

A consistent approach in the allocation of staff for clearance testing will be adopted wherever possible, there will however be instances where this is not possible and in particular out of hours / weekend working. It may be prudent for the LARC to consider times / dates for clearance testing to ensure consistency as far as practicable i.e. weekday during normal working hours, wherever possible. Analytical attendance will always be accommodated wherever possible, however where requests are made at short notice due to a lack of planning, any such attendance cannot be guaranteed. The analytical consultancy will accept no liability for project delays / additional costs etc where any such lack of planning / late requests occur.

6.0 Summary of Asbestos Containing Materials / Scope of Works

Item Number	01			
Location(s)	Rooms 1, 2, 3, 5, 6, 7, 8, 9, 10, 14, 15, 16, 17, 18, 19, 20, 21, 28,31, 39, 53			
Sample Reference(s)	See register attached			
Asbestos Material and Quantity	350m2 Insulation			
Fully Controlled Conditions	Fully Controlled	LW / ASB5	x	
Permits Required (Highlight) LARC to provide RAMS for each highlighted permit requirement	Asbestos works/Contaminated areas (Section 2.7)	x	Access into plant/switch/boiler/lift motor rooms (Section 2.7)	
	LV electrical systems (Section 2.2)		Access onto and work on roofs (Section 2.7)	
	Access into/work within confined spaces (Section 2.7)		Work on fire alarms (Section 2.6)	
	Hot works (flames/abrasive cutting/ welding) (Section 2.7)		Other (specify)	
Additional: PM requirements following Abatement	Replacement of Ceiling Grid / Tiles (Section 3.4)		Fire Stopping. (Section 3.2)	
	Replacement of Lighting (Section 3.4)		Replacement of Flooring (Section 3.4)	x

Brief Overview

The pews balustrade and pulpit are to be carefully removed and stored on site. An option for re-instatement in the original position is required

Removal of timber flooring and timber joists which are rotten and contaminated, which is to be disposed of as asbestos waste, once floor is removed then the void below is to be cleaned of all dust and debris, all works are to be carried out under fully controlled conditions.

Pre-start Requirements

- 1.1 The PM must ensure that all permits have been issued to the LARC prior to work being allowed to commence. To help ensure this the LARC must ensure their RAMS are submitted to the PM no later than 7 days prior to commencement on site.
- 1.2 The LARC and the PM must take reasonable steps to ensure that adequate power / water supplies are available prior to any asbestos works commencing. This is to include a back up generator in case of too much load on the existing electrical system
- 1.3 Ensure that suitable isolations are in place before works commence.
- 1.4 LARC must ensure compliance with UoM section 4.0 Electrical guidance notes

Asbestos Works

- 1.5 Works are fully controlled – enclosures areas to be suitable designed/barriered, and suitable signage must be present.
- 1.6 Timber floor is to be removed under fully controlled conditions and disposed of, void below is to be cleaned of all dust and debris, all surfaces walls, and floors to be systematically cleaned to ensure no dust or debris remains any services present within the void must be fully cleaned or removed if possible any redundant pipe brackets and fixings are to be removed any pipe brackets that are still in use are to be removed and replaced. An allowance must be made that any redundant pipework is to be cut out and any oil or grease is to be removed as part of the works. All works are to be completed conventional cleaning works.
- 1.7 LARC must ensure compliance with UoM section 8.0 Electrical guidance notes

Encapsulation Requirements

- 1.8 No encapsulation is to take place, all ACM's must be removed

Analytical

- 1.9 Client to appoint asbestos consultant to conduct background, leak and personal air testing and issue four stage clearance certification of removal works.

Re-instatement Requirements

- 1.10 Timber flooring and joists are to be replaced like for like including the raised floor where the listed furniture is located, any pipe brackets that are still in use are to be removed and replaced.
- 1.11 Option to reinstate the pews, balustrade and pulpit in the original location after flooring is replaced

Item Number	02			
Location(s)	Room 03			
Sample Reference(s)	See register attached			
Asbestos Material and Quantity	1 x Sink pad			
Fully/Locally Controlled Conditions	Locally Controlled	NLW	x	
Permits Required (Highlight) LARC to provide RAMS for each highlighted permit requirement	Asbestos works/Contaminated areas (Section 2.7)	x	Access into plant/switch/boiler/lift motor rooms (Section 2.7)	
	LV electrical systems (Section 2.2)		Access onto and work on roofs (Section 2.7)	
	Access into/work within confined spaces (Section 2.7)		Work on fire alarms (Section 2.6)	
	Hot works (flames/abrasive cutting/ welding) (Section 2.7)		Other (specify)	
Additional: PM requirements following Abatement	Replacement of Ceiling Grid/ Tiles (Section 3.4)		Fire Stopping. (Section 3.2)	
	Replacement of Lighting (Section 3.4)		Replacement of Flooring (Section 3.4)	

Brief Overview

Sink pad within room 03 is to be removed by removing the full sink unit under suitably controlled conditions and disposed of as contaminated waste

Pre-start Requirements

- 1.1 The PM must ensure that all permits have been issued to the LARC prior to work being allowed to commence. To help ensure this the LARC must ensure their RAMS are submitted to the PM no later than 7 days prior to commencement on site.
- 1.2 The LARC and the PM must take reasonable steps to ensure that adequate power / water supplies are available prior to any asbestos works commencing.
- 1.3 Ensure that suitable isolations are in place before works commence.
- 1.4 LARC must ensure compliance with UoM section 4.0 Electrical guidance notes

Asbestos Works

- 1.5 Works are locally controlled – work areas to be suitable designated/barriered, and suitable signage must be present.
- 1.6 The water to the sink needs to be isolated then the sink can be removed in its entirety and disposed of.
- 1.7 Works will be visually checked by the appointed analyst as each area of works is completed.
- 1.8 LARC must ensure compliance with UoM section 8.0 Electrical guidance notes

Encapsulation Requirements

- 1.9 No encapsulation works are required.

Analytical

- 1.10 Client to appoint asbestos consultant to conduct reassurance air testing and issue certification of removal works

Re-instatement Requirements

- 1.11 No Re-instatement is required

Item Number	03			
Location(s)	Room 16			
Sample Reference(s)	See register attached			
Asbestos Material and Quantity	Textile within electrics			
Fully/Locally Controlled Conditions	Locally Controlled	NLW	x	
Permits Required (Highlight) LARC to provide RAMS for each highlighted permit requirement	Asbestos works/Contaminated areas (Section 2.7)	x	Access into plant/switch/boiler/lift motor rooms (Section 2.7)	
	LV electrical systems (Section 2.2)	x	Access onto and work on roofs (Section 2.7)	
	Access into/work within confined spaces (Section 2.7)		Work on fire alarms (Section 2.6)	
	Hot works (flames/abrasive cutting/ welding) (Section 2.7)		Other (specify)	
Additional: PM requirements following Abatement	Replacement of Ceiling Grid/ Tiles (Section 3.4)		Fire Stopping. (Section 3.2)	
	Replacement of Lighting (Section 3.4)		Replacement of Flooring (Section 3.4)	

Brief Overview

Removal of rope flash pads/seal within the consumer unit following suitably controlled conditions this must be undertaken last in the programme of work as there will be no electrical supply available once completed..

Pre-start Requirements

- 1.1 The PM must ensure that all permits have been issued to the LARC prior to work being allowed to commence. To help ensure this the LARC must ensure their RAMS are submitted to the PM no later than 7 days prior to commencement on site.
- 1.2 The LARC and the PM must take reasonable steps to ensure that adequate power / water supplies are available prior to any asbestos works commencing.
- 1.3 Ensure that suitable isolations are in place before works commence.
- 1.4 LARC must ensure compliance with UoM section 4.0 Electrical guidance notes

Asbestos Works

- 1.5 Works are locally controlled – work areas to be suitable designated/barriered, and suitable signage must be present.
- 1.6 Option 1- Electrics are to be isolated after which the box can be opened and any rope present removed, once removed the unit is to be tag-ragged clean
- 1.7 Option 2 – Electrics are to be isolated and then the power cables to the unit can be cut and the unit removed in its entirety.
- 1.8 Works will be visually checked by the appointed analyst as each area of works is completed.
- 1.9 LARC must ensure compliance with UoM section 8.0 Electrical guidance notes

Encapsulation Requirements

- 1.10 No encapsulation works are required.

Analytical

- 1.11 Client to appoint asbestos consultant to conduct reassurance air testing and issue certification of removal works

Re-instatement Requirements

- 1.12 No Re-instatement is required

Item Number	04			
Location(s)	Room 22			
Sample Reference(s)	See register attached			
Asbestos Material and Quantity	2 x lined safes			
Fully/Locally Controlled Conditions	Locally Controlled	NLW	x	
Permits Required (Highlight) LARC to provide RAMS for each highlighted permit requirement	Asbestos works/Contaminated areas (Section 2.7)	x	Access into plant/switch/boiler/lift motor rooms (Section 2.7)	
	LV electrical systems (Section 2.2)		Access onto and work on roofs (Section 2.7)	
	Access into/work within confined spaces (Section 2.7)		Work on fire alarms (Section 2.6)	
	Hot works (flames/abrasive cutting/ welding) (Section 2.7)		Other (specify)	
Additional: PM requirements following Abatement	Replacement of Ceiling Grid/ Tiles (Section 3.4)		Fire Stopping. (Section 3.2)	
	Replacement of Lighting (Section 3.4)		Replacement of Flooring (Section 3.4)	

Brief Overview

2 x safes within room 22 are to be removed intact and disposed of as contaminated waste

Pre-start Requirements

- 1.1 The PM must ensure that all permits have been issued to the LARC prior to work being allowed to commence. To help ensure this the LARC must ensure their RAMS are submitted to the PM no later than 7 days prior to commencement on site.
- 1.2 The LARC and the PM must take reasonable steps to ensure that adequate power / water supplies are available prior to any asbestos works commencing.
- 1.3 LARC must ensure compliance with UoM section 4.0 Electrical guidance notes

Asbestos Works

- 1.4 Works are locally controlled – work areas to be suitable designated/barriered, and suitable signage must be present.
- 1.5 2 x safes are to be removed intact care must be taken to ensure that there is adequate lifting equipment available due to the weight of the safes
- 1.6 Works will be visually checked by the appointed analyst as each area of works is completed.
- 1.7 LARC must ensure compliance with UoM section 8.0 Electrical guidance notes

Encapsulation Requirements

- 1.8 No encapsulation works are required.

Analytical

- 1.9 Client to appoint asbestos consultant to conduct reassurance air testing and issue certification of removal works

Re-instatement Requirements

- 1.10 No Re-instatement is required

Item Number	05			
Location(s)	Room 26			
Sample Reference(s)	See register attached			
Asbestos Material and Quantity	Gaskets to flanges			
Fully/Locally Controlled Conditions	Locally Controlled	NLW	x	
Permits Required (Highlight) LARC to provide RAMS for each highlighted permit requirement	Asbestos works/Contaminated areas (Section 2.7)	x	Access into plant/switch/boiler/lift motor rooms (Section 2.7)	
	LV electrical systems (Section 2.2)		Access onto and work on roofs (Section 2.7)	
	Access into/work within confined spaces (Section 2.7)		Work on fire alarms (Section 2.6)	
	Hot works (flames/abrasive cutting/ welding) (Section 2.7)	x	Other (specify)	
Additional: PM requirements following Abatement	Replacement of Ceiling Grid/ Tiles (Section 3.4)		Fire Stopping. (Section 3.2)	
	Replacement of Lighting (Section 3.4)		Replacement of Flooring (Section 3.4)	

Brief Overview

Gaskets to pipework in room 26 are to be removed, either the pipes are to be split and the flange cleaned under suitably controlled conditions or the full flange is to be cut out and disposed of as contaminated waste

Pre-start Requirements

- 1.1 The PM must ensure that all permits have been issued to the LARC prior to work being allowed to commence. To help ensure this the LARC must ensure their RAMS are submitted to the PM no later than 7 days prior to commencement on site.
- 1.2 The LARC and the PM must take reasonable steps to ensure that adequate power / water supplies are available prior to any asbestos works commencing.
- 1.3 Ensure that suitable isolations are in place before works commence
- 1.4 LARC must ensure compliance with UoM section 4.0 Electrical guidance notes

Asbestos Works

- 1.5 Works are locally controlled – work areas to be suitable designated/barriered, and suitable signage must be present.
- 1.6 Option 1 – Remove the gaskets by means of splitting the flange and then removing each gasket, the flange can then be wire brushed to ensure all traces of gasket have been removed.
- 1.7 Option 2 – the pipe is to be cut either side of the flange and then the full flange can be disposed of as asbestos waste.
- 1.8 Works will be visually checked by the appointed analyst as each area of works is completed.
- 1.9 LARC must ensure compliance with UoM section 8.0 Electrical guidance notes

Encapsulation Requirements

- 1.10 No encapsulation works are required.

Analytical

- 1.11 Client to appoint asbestos consultant to conduct reassurance air testing and issue certification of removal works

Re-instatement Requirements

- 1.12 No Re-instatement is required

Item Number	06			
Location(s)	Room 31			
Sample Reference(s)	See register attached			
Asbestos Material and Quantity	Vinyl floor tiles and adhesive 45m2			
Fully/Locally Controlled Conditions	Locally Controlled	NLW	x	
Permits Required (Highlight) LARC to provide RAMS for each highlighted permit requirement	Asbestos works/Contaminated areas (Section 2.7)	x	Access into plant/switch/boiler/lift motor rooms (Section 2.7)	
	LV electrical systems (Section 2.2)		Access onto and work on roofs (Section 2.7)	
	Access into/work within confined spaces (Section 2.7)		Work on fire alarms (Section 2.6)	
	Hot works (flames/abrasive cutting/ welding) (Section 2.7)		Other (specify)	
Additional: PM requirements following Abatement	Replacement of Ceiling Grid/ Tiles (Section 3.4)		Fire Stopping. (Section 3.2)	
	Replacement of Lighting (Section 3.4)		Replacement of Flooring (Section 3.4)	

Brief Overview

Floor tiles within room 31 are to be removed under suitably controlled conditions, the adhesive is to be included within the removal process

Pre-start Requirements

- 1.1 The PM must ensure that all permits have been issued to the LARC prior to work being allowed to commence. To help ensure this the LARC must ensure their RAMS are submitted to the PM no later than 7 days prior to commencement on site.
- 1.2 The LARC and the PM must take reasonable steps to ensure that adequate power / water supplies are available prior to any asbestos works commencing.
- 1.3 LARC must ensure compliance with UoM section 4.0 Electrical guidance notes

Asbestos Works

- 1.4 Works are locally controlled – work areas to be suitable designated/barriered, and suitable signage must be present.
- 1.5 Floor tiles and adhesive are to be removed, skirting board to the perimeter will be removed so that access to the full area can be gained and the all floor tiles can be lifted..
- 1.6 Once floor tiles are removed the floor needs to be scabbled to ensure the adhesive is fully removed.
- 1.7 Works will be visually checked by the appointed analyst as each area of works is completed.
- 1.8 LARC must ensure compliance with UoM section 8.0 Electrical guidance notes

Encapsulation Requirements

- 1.9 No encapsulation works are required.

Analytical

- 1.10 Client to appoint asbestos consultant to conduct reassurance air testing and issue certification of removal works

Re-instatement Requirements

- 1.11 No Re-instatement is required

Specifics below which must be detailed within RAMS

All original timber flooring is to be removed and disposed of, the church pews, pulpit and balustrade within the grade 2 listing status of the building and needs to be protected from damage and remain in situ.

Below the timber floor is a contaminated void the depth is envisaged to be 2 ft from viewing within the boiler room area. Due to this there is minimal risk of falling when lifting the timber floor. This needs documenting within detailed construction phase plan



Option 1 - Seating balustrade and pulpit to be removed carefully and stored during works and re-instated in the same place upon completion
Option 2 – Seating balustrade and pulpit to be removed carefully and stored without the need to re-instate



Flooring to be removed to access the void



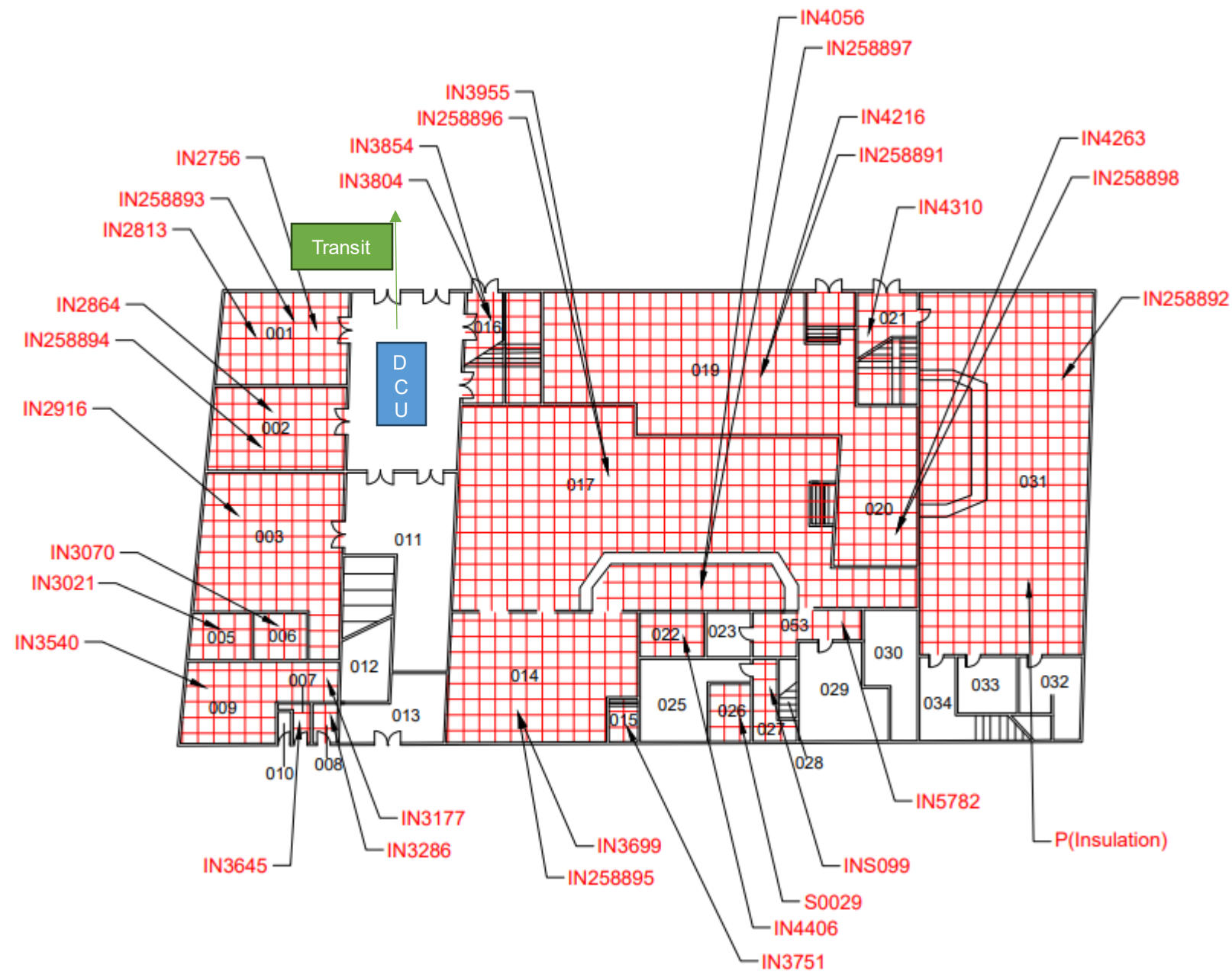
Sink, Safe lining, Vinyl flooring , Gasket and Rope



Exit for Transit Route across road to car park



Area for Skip, Welfare and transport



Site plan – Flooring and joists to be removed and void cleaned.



7.0 Replacement Insulation Specifications

The University of Manchester Service Insulation Specifications

Steam, LPHW and DHW systems

New Installations of Pipe work, Plant and Equipment

Thermal insulation shall be provided to all items of new and existing pipework and plant within the areas identified in the scheme.

The application of insulation shall be carried out by a specialist sub-contractor who is a member of the Thermal Insulation Contractor's Association.

Insulation and finishes shall be applied in strict accordance of manufacturer's specifications and recommendations.

All coverings and finishes shall provide a neat and tidy appearance. There shall be no loose covers or insulation.

All insulation shall be clearly identified in accordance with BS1710:1975, identification shall comprise of colour coding, system, pipe size and direction of flow.

Insulation shall be continuous to all pipelines and suitable insulated blocks / supports shall be provided:

Steam and condensate pipework all insulation canvas backed and painted. Metal finish only where mechanical damage may be incurred, and by agreement

All pipework shall be insulated with:-

2 layers of 50mm thick rigid rock wool sections with the joints not in line. The joints are to be closely butted up, a thermal camera will be used to check the insulation for unsatisfactory workmanship on completion of work.

LPHW Heating, Hot and Cold Water Pipework

15 mm – 35 mm pipework:-

30mm thick Kooltherm pre-formed sections

40 mm pipework and above:-

50 mm thick Kooltherm pre-formed sections

DHW Calorifiers, Break Tank and LPHW Calorifiers / Coolers

All surfaces are to be insulated with 50 mm pre-formed rock wool slabs. Any headers or manhole covers, fixtures or fittings that are required to be removed or opened for maintenance or survey work **will be provided** with removable covers or jackets to the specification listed in this document.

General Requirements

All insulation to pipe work and equipment shall be continuous, and shall be cut and mitred to provide a complete cover. The rock wool or pre-formed insulation sections will be wired in position and covered with foil or canvas. Where allowed to be used, hammer-finished aluminium cladding will be secured with screws or pop rivets and with all ends covered with aluminium end caps. For external cladding weather proofing shall be applied and any screws or rivets shall be **corrosion resistant**. Any parts of the installation that may be subject to mechanical damage shall be protected with suitable barriers or an adequate frame work.

All valves and fittings shall be fitted with **removable jackets** to the specification listed in this document for easy of maintenance and repair.

Removable Insulation Jackets for New Installations or Refurbishment

Insulation jackets should be TBA SEG approved or of equivalent manufacture to the following standards.

INSULATION

Steam, LPHW and DHW systems

New Installations of Pipework, Plant and Equipment

Thermal insulation shall be provided to all items of new and existing pipe work and plant within the areas identified in the scheme.

The application of insulation shall be carried out by a specialist sub-contractor who is a member of the Thermal Insulation Contractor's Association.

Insulation and finishes shall be applied in strict accordance of manufacturer's specifications and recommendations.

All coverings and finishes shall provide a neat and tidy appearance. There shall be no loose covers or insulation.

All insulation shall be clearly identified in accordance with BS1710:1975, identification shall comprise of colour coding, system, pipe size and direction of flow.

Insulation shall be continuous to all pipelines and suitable insulated blocks / supports shall be provided:

Steam and Condensate Pipework

All insulation is to be foil covered or canvas backed and painted. Metal finish insulation is only to be used on pipe work and where the insulation may be subject to mechanical damage. In any circumstances metal

finished insulation shall NOT be used for valves or pipe fittings. In all circumstances metal finished insulation shall only be only be used with prior, written agreement.

Insulation Minimum Thickness Steam Pipework

15 mm – 28 mm: -

2 layers of 30 mm thick rigid rock wool sections

Joints for the two layers are to be staggered.

32 mm pipe work and above:-

2 layers of 50 mm thick rigid rock wool sections

Joints for the two layers are to be staggered.

Insulation Minimum Thickness LPHW Heating, Hot and Cold Water Pipework

15 mm – 35 mm pipe work:-

30mm thick Kooltherm pre-formed sections

40 mm pipe work and above:-

50 mm thick Kooltherm pre-formed sections

DHW calorifiers, break tank and LPHW calorifiers / coolers

All surfaces are to be insulated with a minimum, 50 mm pre-formed rock wool slabs. Any headers or manhole covers, fixtures or fittings that require to be removed, or opened for maintenance or survey work **will be provided** with removable covers or jackets to the specification listed in this document.

General Requirements

All insulation to pipework and equipment shall be continuous, and shall be cut and mitred to provide a complete cover. The rock wool or pre-formed insulation sections will be wired in position and covered with hammer-finished aluminium cladding secured with screws or pop rivets and with all ends covered with aluminium end caps. For external cladding weather proofing shall applied and any screws or rivets shall be **corrosion resistant**. Any parts of the installation that may be subject to mechanical damage shall be protected with suitable barriers or an adequate frame work.

All valves and fittings shall be fitted with **removable jackets** to the specification listed in this document for easy of maintenance and repair.

Removable Insulation Jackets for New Installations or Refurbishment

Insulation jackets should be TBA SEG approved or of equivalent manufacture to the following standards.

1. The inner and outer covers should be flame resistant Class 1, surface spread of flame to BS 476 Part 7

2. The insulation infill should of minimum thickness to BS 5422. 1990
3. The infill should be non-combustible to BS 476 Part 4
4. Should be fitted with a drain hole for leak indication.
5. Each jacket should be labelled with the manufactures name and contact details and should have a unique ID for replacement if damaged at later time.
6. The inner and outer covers should be flame resistant Class 1, surface spread of flame to BS 476 Part 7
7. The insulation infill should of minimum thickness to BS 5422. 1990
8. The infill should be non-combustible to BS 476 Part 4
9. Should be fitted with a drain hole for leak indication.
10. Each jacket should be labelled with the manufactures name and contact details and should have a unique ID for replacement if damaged at later time.

Iso Covers Ltd

Unit 16

Trent Valley Trading Estate,
Station Road,
Rugeley, Staffordshire UK
WS15 2HQ

Chilled Water Systems / Refrigeration Systems

External Pipework

External insulation for refrigeration systems such as “Armaflex “ is subject to degradation by the weather, if it is not protected. Hence the foam rubber breaks down, reduces it insulation value and causing the refrigeration plant to run longer. To prevent degradation the manufacturer can provide a paint finish to weather proof the insulation. For all such **external** pipe insulation, the manufacturer’s recommended weatherproof application will be applied.

Corrosion

Remember for all pipe work which is insulated, whether it is installed indoors, or exposed to the weather, if moisture is allowed to penetrate the insulation then rapid corrosion of the pipe work may result. The moisture can leach chemicals out of the insulation, (rock wool, glass fibre from their manufacturing process) which react with the pipe material. Do not allow insulation to remain saturated with moisture for any period and if necessary replace the saturated material.

Appendix 1 Associated Survey Report(s) (if required) and CAD Drawings

Appendix to follow after sign off from 3rd party officer



Asbestos Survey Report 21/03/2025 - 26/03/2025

Refurbishment Survey

Full Refurbishment Survey - All - UoM Asbestos Team

Project Reference Number - PR2250

017AA
Ex Jabez Clegg
Portsmouth Street, Manchester

This report should be made available to all parties working in any area/floors mentioned

Document Authorisation

Mike Holmes
Lead Surveyor

Matthew Fahy
Project Manager

Powered by

Executive Summary

A Refurbishment Survey was carried out at Ex Jabez Clegg on 21/03/2025

Inspectas Compliance Ltd received an order of confirmation to undertake a Refurbishment Survey from Mark Henry of The University of Manchester. This order has been accepted on the basis of the original quotation and our terms and conditions of business.

The survey was carried out by Mike Holmes.

The Type of survey requested by the client was a Refurbishment Survey.

The reason for selecting this survey is to enable the client to identify asbestos within the premises so that it can be removed prior to major refurbishment

This survey was carried out in accordance with documented in house procedures, which are based on the HSE Guidance document HSG 264.

Purpose of Survey

The purpose of this Major Refurbishment Survey is to help the duty holder identify asbestos in these premises, prior to major refurbishment. It provides sufficient information to help the tendering process for removal works prior to any work starting. However it is strongly recommended that any asbestos removal should be undertaken against a detailed specification. We further recommend the appointed removal contractor should attend the site to confirm for themselves the quantities and location of asbestos to be removed, prior to costing.

This report was published on 24/07/2025 . Updated information may be present on the asbestos management system which should be checked on a regular basis

During this Survey 7 sample(s) were taken for analysis. There were 35 asbestos items identified or presumed to contain asbestos within the property.

Room/locations containing High Risk Material:

Of the areas inspected, there were no locations identified (or presumed) to contain High Risk ACMs.

Area/floor	Room/location	Item	Sample	Material Score
No Data Found				

Room/locations containing Medium Risk Material:

There were 28 room/locations with identified (or presumed) ACMs, containing a total of 28 Items with Medium Risk Material Scores.

Area/floor	Room/location	Item	Sample	Material Score
-1	38	Insulation debris visible through clear panels sealing void	N/A	Medium Risk
-1	39	Insulation debris behind sheeting sealing void	N/A	Medium Risk
0	1	Debris to the concrete floor beneath timber floorboards - Sample No S0002 - SOSS Report S15-01792	S0002	Medium Risk
0	1	As 001 Pipe insulation	SS227/001 Insulation	Medium Risk
0	2	Insulation to pipework beneath timber floorboards - Sample No P0001 - SOSS Report S15-01792	N/A	Medium Risk
0	2	As 001 Pipe insulation	SS227/001 Insulation	Medium Risk
0	3	Insulation to pipework beneath timber floorboards - Sample No P0004 - SOSS Report S15-01792	N/A	Medium Risk
0	5	Insulation to pipework beneath timber floorboards - Sample No P0002 - SOSS Report S15-01792	N/A	Medium Risk
0	6	Insulation to pipework beneath timber floorboard - Sample No P0003 - SOSS Report S15-01792	N/A	Medium Risk
0	7	Insulation to pipework beneath timber floorboards - Sample No P0005 - SOSS Report S15-01792	N/A	Medium Risk
0	8	Insulation to pipework beneath timber floorboards - Sample No P0008 - SOSS Report S15-01792	N/A	Medium Risk
0	9	Insulation to pipework beneath timber floorboards - Sample No P006 - SOSS Report S15-01792	N/A	Medium Risk
0	10	Insulation to pipework beneath timber floorboards - Sample No P0007 - SOSS Report S15-01792	N/A	Medium Risk
0	14	Insulation to pipework beneath timber floorboards Sample No P0010 - SOSS Report S15-01792	N/A	Medium Risk
0	14	As 001 Pipe insulation	SS227/001 Insulation	Medium Risk
0	15	Insulation to pipework beneath timber floorboards - Sample No P0009 - SOSS Report S15-01792	N/A	Medium Risk

Area/floor	Room/location	Item	Sample	Material Score
0	16	Insulation to pipework beneath timber floorboards Sample No P0023 - SOSS Report S15-01792	N/A	Medium Risk
0	17	Insulation to pipework beneath timber floorboards Sample No P0012 - SOSS Report S15-01792	N/A	Medium Risk
0	17	As 001 Pipe insulation	SS227/001 Insulation	Medium Risk
0	18	Insulation to pipework beneath timber floorboards - Sample No P0016 - SOSS Report S15-01792	N/A	Medium Risk
0	18	As 001 Pipe insulation	SS227/001 Insulation	Medium Risk
0	19	Insulation to pipework beneath timber floorboards - Sample No P0013 - SOSS Report S15-01792	N/A	Medium Risk
0	19	001 Pipe insulation	SS227/001 Insulation	Medium Risk
0	20	Insulation to pipework beneath timber floorboards - Sample No P0015 - SOSS Report S15-01792	N/A	Medium Risk
0	20	As 001 Pipe insulation	SS227/001 Insulation	Medium Risk
0	21	Insulation to pipework beneath timber floorboards - Sample No P0014 - SOSS Report S15-01792	N/A	Medium Risk
0	28	Insulation to pipework beneath timber floorboards - Sample No P0021 - SOSS Report S15-01792	N/A	Medium Risk
0	53	Insulation to pipework beneath timber floorboards - Sample No P0018 - SOSS Report S15-01792	N/A	Medium Risk

Room/locations containing Low Risk Material:

There were 5 room/locations with identified (or presumed) ACMs, containing a total of 5 Items with Low Risk Material Scores.

Area/floor	Room/location	Item	Sample	Material Score
0	1	Insulation to pipework beneath timber floorboards - Sample No S0001 - SOSS Report S15-01792	S0001	Low Risk
0	16	To electrical switchgear - Sample No P0023 - SOSS Report S15-01792	N/A	Low Risk
0	22	Lining panels within safe units x2 - Sample No P0017 - SOSS Report S15-01792	N/A	Low Risk
0	31	Presumed insulation behind labelled panels	N/A	Low Risk
0	31	002 Vinyl floor tiles	SS227/002 Floor tiles & Adhesive	Low Risk

Room/locations containing Very Low Risk Material:

There were 2 room/locations with identified (or presumed) ACMs, containing a total of 2 Items with Very Low Risk Material Scores.

Area/floor	Room/location	Item	Sample	Material Score
0	3	Underside of the sink unit - Sample No S0005 - SOSS Report S15-01792	S0005	Very Low Risk
0	26	Flanges to pipework - Sample No S0029 - SOSS Report S15-01792	S0029	Very Low Risk

Inaccessible Room/locations:

All areas were accessed as agreed at the pre-survey stage.

Area/floor	Room/location	Reason
No Data Found		

Inaccessible Items:

All items were accessed during the survey.

Item	Area/floor	Room/location	Reason
No Data Found			

Survey Information

Objective & Scope

Aim of Survey

The aim of the survey was to;

1. Locate and record the location, extent, and product type as far as reasonably practicable of known or presumed ACM's.
2. Inspect and record information on the accessibility, condition and surface treatment of known or presumed ACM's
3. Determine and record the asbestos type based on sampling or by making a presumption based on product type and appearance
4. Locate all ACM's within the fabric of the building prior to refurbishment.

Type of Survey – Refurbishment Survey

The purpose of this major Refurbishment Survey is to identify ACM's to be removed prior to any major refurbishment work being carried out. This type of survey is used to locate and describe as far as is reasonably practicable all ACM's in the whole building if major refurbishment is planned.

Major Refurbishment Surveys are intended to locate all asbestos within the building. It is a disruptive, fully intrusive survey that involves destructive inspection techniques that penetrate the building structure extensively. This involves breaking into floors, through walls, into wall voids ceilings, cladding, boxing, as necessary to gain access to all areas, including the inner fabric of the building. A full sampling programme is undertaken to identify possible ACM's and estimate their quantities.

The survey is designed to be used to help the tendering process, and should be used to start generating a specification for tendering the removal of ACM's from the building prior to major refurbishment.

Whilst all asbestos materials have been identified as far as is reasonably practicable, some asbestos materials may remain unidentified buried within the fabric of the building during the survey. Asbestos shuttering buried within concrete slabs, asbestos hidden by structural supports, asbestos hidden behind other asbestos products, and building structures which are unsafe to fully access are potential locations.

It must be presumed that asbestos may remain unidentified to these type of areas and if suspect materials are uncovered during major refurbishment then samples should be taken for analysis.

Details of information requested from the Duty Holder by Inspectas Compliance Ltd in order to carry out a desk top review and plan the survey in accordance with HSG 264 were recorded on our pre-survey questionnaire, along with details of all the information that were provided by Mark Henry on behalf of The University of Manchester.

The Information provided was assessed during the desktop review and a survey plan, and risk assessment was produced for the survey of:

Ex Jabex Clegg

Portsmouth Street, Manchester

M13 9GB

The survey was carried out to all areas.

Where information was provided regarding the presence of known or presumed asbestos materials then this has been validated during the course of the survey, and recorded within this report.

Detailed drawings were provided by the client at the time of the survey.

A decontamination unit was not needed onsite during the survey.

Utilities and services were mostly disconnected prior to the survey.

Access equipment for working at heights was required.

The survey did not involve confined space working.

The client did/did not inform Inspectas of any chemical/biological hazards.

Previous asbestos information was made available to Inspectas prior to survey works. This was supplied via site soft copy prior to works.

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

No access into contaminated areas.

Survey Information

Method

This survey has been undertaken in accordance with the following:

- HSE Guidance document HSG 264 Asbestos: The Survey Guide
- Inspectas Compliance Ltd in-house documented procedures
- Project risk assessments and method statements.

The refurbishment survey has been carried out to locate and record the extent, as far as reasonably practicable, ACMs that may be otherwise disturbed by the proposed works. The investigations may involve destructive inspections, as necessary, to gain access to areas to determine if ACMs may be present to areas of the site that may be affected by the proposed Demolition works.

The survey has been carried in so far as was reasonably practical, to gather information on the nature, extent and condition of suspect ACMs. Where suspect ACMs were encountered a Material Assessment was made. The survey was carried out in a methodical and systematic manner to all areas included in the agreed scope of works, where safe and reasonable access could be made.

Survey Allowance Summary		
Access Allowances – Based on the agreed Refurbishment Survey	Areas included within the Scope of the Survey	Access Allowance Further Details and Comment
Below Ground Drainage Systems	No	No safe access into drainage systems
Beyond Suspected or Known Asbestos	No	Access behind known asbestos is not undertaken as this is classed as working with asbestos by the HSE, and surveyors do not hold a licence from the HSE to work with asbestos.
Boxing	Yes	boxing accessed
Ceiling Void	Yes	Access into the ceiling void was via a tower scaffold.
Concealed Voids	No	No accesses into concealed risers or voids hidden within the fabric of the building.
Confined Spaces	No	No safe access systems into confined spaces
Door Frames	Yes	frames investigated
Doors Internally	Yes	only where required, building integrity to be preserved
Electrical Switchgear	No	No access into live electrical switchgear or panels
Escalator Pits	No	No safe access into escalator pits
External Soffits & Fascias	No	No safe access to soffits and fascias over 3 metres.
Fixed Ceiling (Plaster/Fibreboard/Interlocking)	No	No access above fixed ceilings
Fixed Flooring	Yes	flooring inspected below where known contamination was not present
Floor Ducts	Yes	Access into floor ducts/spaces was only where safe, known contaminated areas were not investigated
Floor Voids	No	No safe access into floor voids.
Glazing	No	No access to window surrounds due to building security
Height Access Provision	Yes	ladders and mobile scaffold tower utilised to access all areas
Installations	No	
Lift Shafts	No	No safe access into lift shafts
Locked Room/locations	No	During the course of the survey it may not have been possible to access all areas of the site. Details of areas requiring further access are identified within the Data Sheets of this report. In accordance with HSG 264, asbestos is presumed to be present within these areas and should be treated accordingly until further inspection and analysis of building fabric and services proves otherwise.
Loft Spaces	Yes	roof/loft spaces accessed internally
Partition Walls	No	Partition walls were not inspected internally
Plant & Equipment	Yes	non asbestos insulations investigated beyond
Roof	Yes	roof voids/loft spaces were accessed internally
Skirting	Yes	Skirting boards were removed to allow full inspection of the internal building structure
Slab	No	Core boring into slab not specified as part of the survey
Solid Wall Cavities	No	Access to internal wall linings and general cavities was restricted to avoid excessive damage to surface finishes.
Ventilation Trunking	No	Ventilation systems not accessed due to invalidating their function
Wall Cladding & Covering	No	
Window Frames	No	No access to window surrounds due to building security
Window Sills	Yes	these were accessed as far as practicable, given the protected nature of some elements of the building

Survey Information

Limitations

This document should not be used as a bill of quantities or to scope and specify asbestos remedial works.

Specific agreed restrictions that have been imposed on the scope and extent of the survey have been confirmed with the client prior to the commencement of the site works. The specific survey requirements, agreed scope of works and exclusions are detailed with our quotation / project plan document.

Specific areas of no access that have been encountered during inspections are recorded with the executive summary of this report, Appendix 1 - Asbestos Register and Appendix 2 - Survey Data Sheets. All areas or items that have not been accessed during the survey should be presumed to contain asbestos until proven otherwise.

- Typical exclusions from the intrusive survey (where special arrangements would be required to facilitate access) or specific areas of no access are documented below. It should be noted that the list is not exhaustive.
- Live Plant and Electrical Equipment. Access to live plant and electrical equipment is excluded from the scope of survey unless specifically requested by the Client. Safe access, including copies of isolation certificates must be provided by the client in the event that such equipment is inspected.
- Portable Plant or Equipment. Portable plant or equipment will not be accessed.

It should be noted that whilst the surveyor makes every effort to locate all suspect ACMs as far as is reasonably practicable, it can not be guaranteed that all ACMs have been located. Some materials may be hidden within the fabric of the building or in other non-accessible areas, and may only be discovered during more intrusive surveys to parts of the building / site outside the scope of this refurbishment survey.

Action Summary

The following actions and recommendations have been made following the assessment and where relevant appropriate timescales for action have been allocated. Care should still be taken and any suspicious materials cross referenced with this report or highlighted to the Asbestos Management Team;

Item	Sample Name	Product/debris Type	Area/floor Ref	Room/location Ref	Action/recommendations
Debris to the concrete floor beneath timber floorboards - Sample No S0002 - SOSS Report S15-01792	S0002	Insulation Debris/residue	0	1	Remove Remove if affected by refurbishment
Insulation to pipework beneath timber floorboards - Sample No S0001 - SOSS Report S15-01792	S0001	Insulation Pre-formed Pipe Section(s)	0	1	Remove Remove if affected by refurbishment
As 001 Pipe insulation	SS227/001 Insulation	Insulation Pipe/boiler Lagging	0	1	Remove Remove if affected by refurbishment
Insulation to pipework beneath timber floorboards - Sample No P0001 - SOSS Report S15-01792	N/A	Insulation Pre-formed Pipe Section(s)	0	2	Remove Remove if affected by refurbishment
As 001 Pipe insulation	SS227/001 Insulation	Insulation Pipe/boiler Lagging	0	2	Remove Remove if affected by refurbishment
Insulation to pipework beneath timber floorboards - Sample No P0004 - SOSS Report S15-01792	N/A	Insulation Pre-formed Pipe Section(s)	0	3	Remove Remove if affected by refurbishment
Underside of the sink unit - Sample No S0005 - SOSS Report S15-01792	S0005	Other Bituminous Products	0	3	Remove Remove if affected by refurbishment
Insulation to pipework beneath timber floorboards - Sample No P0002 - SOSS Report S15-01792	N/A	Insulation Pre-formed Pipe Section(s)	0	5	Remove Remove if affected by refurbishment
Insulation to pipework beneath timber floorboard - Sample No P0003 - SOSS Report S15-01792	N/A	Insulation Pre-formed Pipe Section(s)	0	6	Remove Remove if affected by refurbishment
Insulation to pipework beneath timber floorboards - Sample No P0005 - SOSS Report S15-01792	N/A	Insulation Pre-formed Pipe Section(s)	0	7	Remove Remove if affected by refurbishment
Insulation to pipework beneath timber floorboards - Sample No P0008 - SOSS Report S15-01792	N/A	Insulation Pre-formed Pipe Section(s)	0	8	Remove Remove if affected by refurbishment
Insulation to pipework beneath timber floorboards - Sample No P006 - SOSS Report S15-01792	N/A	Insulation Pre-formed Pipe Section(s)	0	9	Remove Remove if affected by refurbishment
Insulation to pipework beneath timber floorboards - Sample No P0007 - SOSS Report S15-01792	N/A	Insulation Pre-formed Pipe Section(s)	0	10	Remove Remove if affected by refurbishment

Item	Sample Name	Product/debris Type	Area/floor Ref	Room/location Ref	Action/recommendations
Insulation to pipework beneath timber floorboards Sample No P0010 - SOSS Report S15-01792	N/A	Insulation Pre-formed Pipe Section(s)	0	14	Remove Remove if affected by refurbishment
As 001 Pipe insulation	SS227/001 Insulation	Insulation Pipe/boiler Lagging	0	14	Remove Remove if affected by refurbishment
Insulation to pipework beneath timber floorboards - Sample No P0009 - SOSS Report S15-01792	N/A	Insulation Pre-formed Pipe Section(s)	0	15	Remove Remove if affected by refurbishment
Insulation to pipework beneath timber floorboards Sample No P0023 - SOSS Report S15-01792	N/A	Insulation Pre-formed Pipe Section(s)	0	16	Remove Remove if affected by refurbishment
To electrical switchgear - Sample No P0023 - SOSS Report S15-01792	N/A	Textile(s) Flash Pads Flash Pads to Fuse Box	0	16	Remove Remove if affected by refurbishment
Insulation to pipework beneath timber floorboards Sample No P0012 - SOSS Report S15-01792	N/A	Insulation Pre-formed Pipe Section(s)	0	17	Remove Remove if affected by refurbishment
As 001 Pipe insulation	SS227/001 Insulation	Insulation Pipe/boiler Lagging	0	17	Remove Remove if affected by refurbishment
Insulation to pipework beneath timber floorboards - Sample No P0016 - SOSS Report S15-01792	N/A	Insulation Pre-formed Pipe Section(s)	0	18	Remove Remove if affected by refurbishment
As 001 Pipe insulation	SS227/001 Insulation	Insulation Pipe/boiler Lagging	0	18	Remove Remove if affected by refurbishment
Insulation to pipework beneath timber floorboards - Sample No P0013 - SOSS Report S15-01792	N/A	Insulation Pre-formed Pipe Section(s)	0	19	Remove Remove if affected by refurbishment
001 Pipe insulation	SS227/001 Insulation	Insulation Pipe/boiler Lagging	0	19	Remove Remove if affected by refurbishment
Insulation to pipework beneath timber floorboards - Sample No P0015 - SOSS Report S15-01792	N/A	Insulation Pre-formed Pipe Section(s)	0	20	Remove Remove if affected by refurbishment
As 001 Pipe insulation	SS227/001 Insulation	Insulation Pipe/boiler Lagging	0	20	Remove Remove if affected by refurbishment
Insulation to pipework beneath timber floorboards - Sample No P0014 - SOSS Report S15-01792	N/A	Insulation Pre-formed Pipe Section(s)	0	21	Remove Remove if affected by refurbishment
Lining panels within safe units x2 - Sample No P0017 - SOSS Report S15-01792	N/A	Other Presumed asbestos board. An intrusive inspection within the safe will be required to confirm if ACMs are present. The serial number / make of the safe may give details if asbestos was uses in this particular model.	0	22	Remove Remove if affected by refurbishment

Item	Sample Name	Product/debris Type	Area/floor Ref	Room/location Ref	Action/recommendations
Flanges to pipework - Sample No S0029 - SOSS Report S15-01792	S0029	Other Gasket	0	26	Remove Remove if affected by refurbishment
Insulation to pipework beneath timber floorboards - Sample No P0021 - SOSS Report S15-01792	N/A	Insulation Pre-formed Pipe Section(s)	0	28	Remove Remove if affected by refurbishment
Presumed insulation behind labelled panels	N/A	Insulation Pipe/boiler Lagging	0	31	Remove Remove if affected by refurbishment
002 Vinyl floor tiles	SS227/002 Floor tiles & Adhesive	Other Bonded Material Flooring Floor Tile(s)	0	31	Remove Remove if affected by refurbishment
Insulation to pipework beneath timber floorboards - Sample No P0018 - SOSS Report S15-01792	N/A	Insulation Pre-formed Pipe Section(s)	0	53	Remove Remove if affected by refurbishment
Insulation debris visible through clear panels sealing void	N/A	Insulation Pipe/boiler Lagging	-1	38	Remove Remove if affected by refurbishment
Insulation debris behind sheeting sealing void	N/A	Insulation Pipe/boiler Lagging	-1	39	Remove Remove if affected by refurbishment

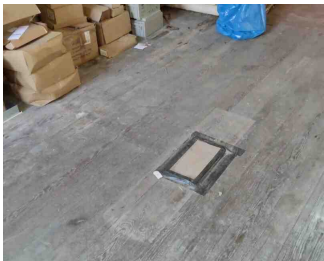
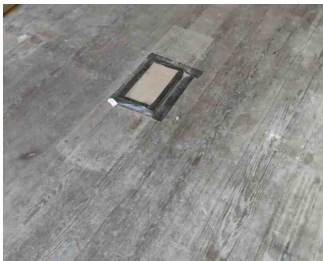
Room/location Details



Room/location Details

Room/location Reference:	1
Room/location Description:	Store
Area/floor Reference:	0
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	3
Total NoACMs:	0

Comments: Lathe and plaster ceiling via existing damage revealed plastic pipework and the underside of the timber floorboards above. Suspended ceiling is mmmf, plaster/timber partition, timber floor



Item Detail

Item ID	Debris to the concrete floor beneath timber floorboards - Sample No S0002 - SOSS Report S15-01792(OS)
Referenced to	S0002
Property Name	Ex Jabez Clegg
Area/floor	0
Room/location	1
Specific location	Voids
Product/debris type	Insulation Debris/residue
Asbestos type	Identified Amphibole (exc. Crocidolite)
Extent	20 m²
Air Test	

Material Assessment

Product Type (a)	3
Extent of Damage (b)	3
Surface Treatment (c)	3
Asbestos Fibre (d)	2
Total (a+b+c+d)	11
Material Risk Assessment	High

Overall Assessment

Total (a+b+c+d+e+f+g+h)	15
Overall Risk Assessment	Medium

Actions/recommendations

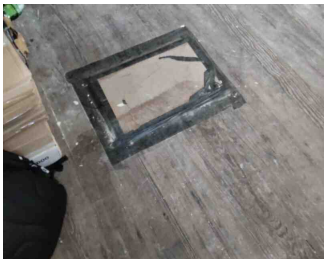
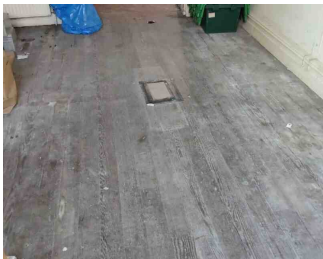
Action/recommendations	Remove Remove if affected by refurbishment
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Priority Assessment

Normal Occupant Activity (e)	1
Likelihood of Disturbance (f)	2
Human Exposure Potential (g)	0
Maintenance Activity (h)	1
Total (e+f+g+h)	04
Priority Risk Assessment	Very Low

Comments

Due to contamination risk & fungus/biological hazard, seals have remained in place



Item Detail

Item ID	Insulation to pipework beneath timber floorboards - Sample No S0001 - SOSS Report S15-01792(OS)
Referenced to	S0001
Property Name	Ex Jabez Clegg
Area/floor	0
Room/location	1
Specific location	Voids
Product/debris type	Insulation Pre-formed Pipe Section(s)
Asbestos type	Identified Amphibole (exc. Crocidolite)
Extent	20 m
Air Test	

Material Assessment

Product Type (a)	3
Extent of Damage (b)	2
Surface Treatment (c)	3
Asbestos Fibre (d)	2
Total (a+b+c+d)	10
Material Risk Assessment	High

Overall Assessment

Total (a+b+c+d+e+f+g+h)	11
Overall Risk Assessment	Low

Actions/recommendations

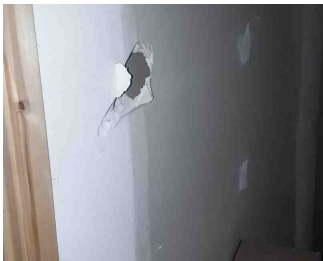
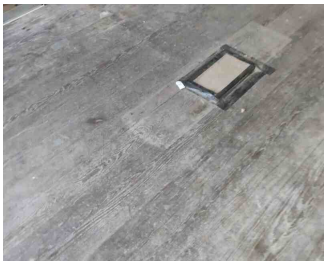
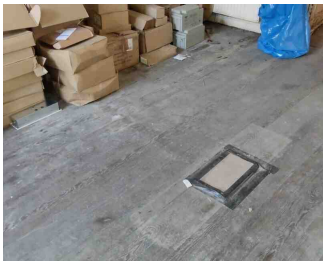
Action/recommendations	Remove Remove if affected by refurbishment
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Priority Assessment

Normal Occupant Activity (e)	0
Likelihood of Disturbance (f)	1
Human Exposure Potential (g)	0
Maintenance Activity (h)	0
Total (e+f+g+h)	01
Priority Risk Assessment	Very Low

Comments

Due to contamination risk & fungus/biological hazard, seals have remained in place



Item Detail

Item ID	As 001 Pipe insulation(VRS)
Sample Linked/ID	SS227/001 Insulation
Property Name	Ex Jabez Clegg
Area/floor	0
Room/location	1
Specific location	Floor void
Product/debris type	Insulation Pipe/boiler Lagging
Asbestos type	Strongly Presumed Crocidolite
Extent	0 Throughout
Air Test	

Material Assessment

Product Type (a)	3
Extent of Damage (b)	3
Surface Treatment (c)	3
Asbestos Fibre (d)	3
Total (a+b+c+d)	12
Material Risk Assessment	High

Overall Assessment

Total (a+b+c+d+e+f+g+h)	13
Overall Risk Assessment	Low

Actions/recommendations

Action/recommendations	Remove Remove if affected by refurbishment
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Priority Assessment

Normal Occupant Activity (e)	0
Likelihood of Disturbance (f)	1
Human Exposure Potential (g)	0
Maintenance Activity (h)	0
Total (e+f+g+h)	01
Priority Risk Assessment	Very Low

Comments

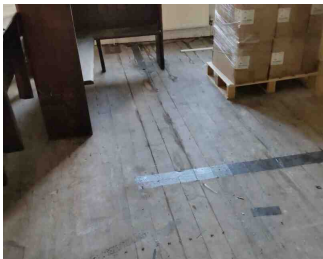
Due to contamination risk & fungus/biological hazard, seals have remained in place



Room/location Details

Room/location Reference:	2
Room/location Description:	Cloaks
Area/floor Reference:	0
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	2
Total NoACMs:	0

Comments: plaster ceiling via existing damage revealed plastic pipework and the underside of the timber floorboards above, solid/plaster/timber walls, timber floor



Item Detail

Item ID	Insulation to pipework beneath timber floorboards - Sample No P0001 - SOSS Report S15-01792
Property Name	Ex Jabez Clegg
Area/floor	0
Room/location	2
Specific location	Voids
Product/debris type	Insulation Pre-formed Pipe Section(s)
Asbestos type	Presumed Crocidolite
Extent	20 m
Air Test	

Material Assessment

Product Type (a)	3
Extent of Damage (b)	2
Surface Treatment (c)	3
Asbestos Fibre (d)	3
Total (a+b+c+d)	11
Material Risk Assessment	High

Overall Assessment

Total (a+b+c+d+e+f+g+h)	15
Overall Risk Assessment	Medium

Actions/recommendations

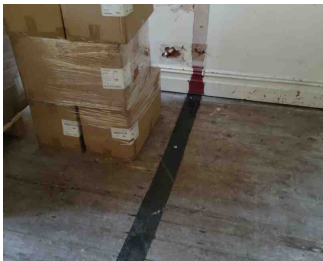
Action/recommendations	Remove Remove if affected by refurbishment
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Priority Assessment

Normal Occupant Activity (e)	1
Likelihood of Disturbance (f)	2
Human Exposure Potential (g)	0
Maintenance Activity (h)	1
Total (e+f+g+h)	04
Priority Risk Assessment	Very Low

Comments

Due to contamination risk & fungus/biological hazard, seals have remained in place voids.



Item Detail

Item ID	As 001 Pipe insulation(VRS)
Sample Linked/ID	SS227/001 Insulation
Property Name	Ex Jabez Clegg
Area/floor	0
Room/location	2
Specific location	Floor void
Product/debris type	Insulation Pipe/boiler Lagging
Asbestos type	Strongly Presumed Crocidolite
Extent	0 Throughout
Air Test	

Material Assessment

Product Type (a)	3
Extent of Damage (b)	3
Surface Treatment (c)	3
Asbestos Fibre (d)	3
Total (a+b+c+d)	12
Material Risk Assessment	High

Overall Assessment

Total (a+b+c+d+e+f+g+h)	13
Overall Risk Assessment	Low

Actions/recommendations

Action/recommendations	Remove Remove if affected by refurbishment
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Priority Assessment

Normal Occupant Activity (e)	0
Likelihood of Disturbance (f)	1
Human Exposure Potential (g)	0
Maintenance Activity (h)	0
Total (e+f+g+h)	01
Priority Risk Assessment	Very Low

Comments

Due to contamination risk & fungus/biological hazard, seals have remained in place



Room/location Details

Room/location Reference:	3
Room/location Description:	Kitchen
Area/floor Reference:	0
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	2
Total NoACMs:	0

Comments: Suspended plasterboard ceiling, lathe and plaster above, timber floor above. Solid/plaster walls, sheet vinyl to timber floor



Item Detail

Item ID	Insulation to pipework beneath timber floorboards - Sample No P0004 - SOSS Report S15-01792
Property Name	Ex Jabez Clegg
Area/floor	0
Room/location	3
Specific location	Voids
Product/debris type	Insulation Pre-formed Pipe Section(s)
Asbestos type	Presumed Crocidolite
Extent	20 m
Air Test	

Material Assessment

Product Type (a)	3
Extent of Damage (b)	2
Surface Treatment (c)	3
Asbestos Fibre (d)	3
Total (a+b+c+d)	11
Material Risk Assessment	High

Overall Assessment

Total (a+b+c+d+e+f+g+h)	15
Overall Risk Assessment	Medium

Actions/recommendations

Action/recommendations	Remove Remove if affected by refurbishment
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Priority Assessment

Normal Occupant Activity (e)	1
Likelihood of Disturbance (f)	2
Human Exposure Potential (g)	0
Maintenance Activity (h)	1
Total (e+f+g+h)	04
Priority Risk Assessment	Very Low

Comments

Due to contamination risk & fungus/biological hazard, seals have remained in place



Item Detail

Item ID	Underside of the sink unit - Sample No S0005 - SOSS Report S15-01792(OS)
Referenced to	S0005
Property Name	Ex Jabez Clegg
Area/floor	0
Room/location	3
Specific location	Acoustic sink pad to the underside of the sink.
Product/debris type	Other Bituminous Products
Asbestos type	Identified Chrysotile
Extent	1 m²
Air Test	

Material Assessment

Product Type (a)	1
Extent of Damage (b)	0
Surface Treatment (c)	0
Asbestos Fibre (d)	1
Total (a+b+c+d)	02
Material Risk Assessment	Very Low

Overall Assessment

Total (a+b+c+d+e+f+g+h)	05
Overall Risk Assessment	Very Low

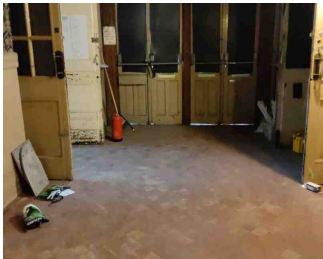
Actions/recommendations

Action/recommendations	Remove Remove if affected by refurbishment
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Priority Assessment

Normal Occupant Activity (e)	1
Likelihood of Disturbance (f)	1
Human Exposure Potential (g)	0
Maintenance Activity (h)	1
Total (e+f+g+h)	03
Priority Risk Assessment	Very Low

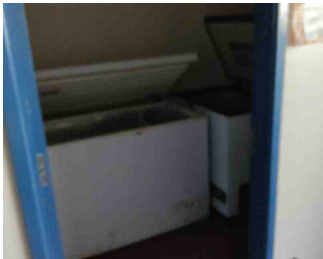
Comments



Room/location Details

Room/location Reference:	4
Room/location Description:	Entrance lobby
Area/floor Reference:	0
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

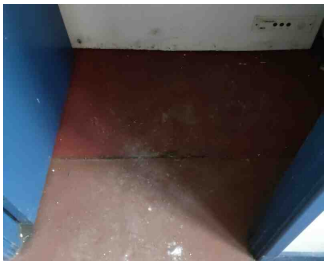
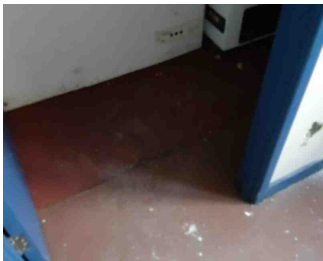
Comments: Plaster ceiling, solid/plaster walls, timber panelling, earthenware tiles to floor



Room/location Details

Room/location Reference:	5
Room/location Description:	Store
Area/floor Reference:	0
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	1
Total NoACMs:	0

Comments: lath and plaster ceiling via existing damage revealed plastic pipework and the underside of the timber floorboards above.



Item Detail

Item ID	Insulation to pipework beneath timber floorboards - Sample No P0002 - SOSS Report S15-01792
Property Name	Ex Jabez Clegg
Area/floor	0
Room/location	5
Specific location	Voids
Product/debris type	Insulation Pre-formed Pipe Section(s)
Asbestos type	Presumed Crocidolite
Extent	8 m
Air Test	

Material Assessment

Product Type (a)	3
Extent of Damage (b)	2
Surface Treatment (c)	3
Asbestos Fibre (d)	3
Total (a+b+c+d)	11
Material Risk Assessment	High

Overall Assessment

Total (a+b+c+d+e+f+g+h)	14
Overall Risk Assessment	Medium

Actions/recommendations

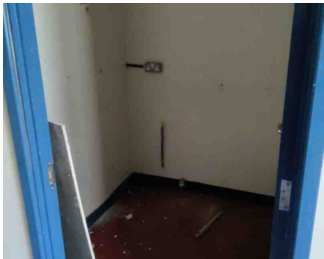
Action/recommendations	Remove Remove if affected by refurbishment
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Priority Assessment

Normal Occupant Activity (e)	1
Likelihood of Disturbance (f)	1
Human Exposure Potential (g)	0
Maintenance Activity (h)	1
Total (e+f+g+h)	03
Priority Risk Assessment	Very Low

Comments

Due to contamination risk & fungus/biological hazard, floor has remained in place



Room/location Details

Room/location Reference:	6
Room/location Description:	Store
Area/floor Reference:	0
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	1
Total NoACMs:	0

Comments: lath and plaster ceiling via existing damage revealed plastic pipework and the underside of the timber floorboards above.



Item Detail

Item ID	Insulation to pipework beneath timber floorboard - Sample No P0003 - SOSS Report S15-01792
Property Name	Ex Jabez Clegg
Area/floor	0
Room/location	6
Specific location	Voids
Product/debris type	Insulation Pre-formed Pipe Section(s)
Asbestos type	Presumed Crocidolite
Extent	8 m
Air Test	

Material Assessment

Product Type (a)	3
Extent of Damage (b)	2
Surface Treatment (c)	3
Asbestos Fibre (d)	3
Total (a+b+c+d)	11
Material Risk Assessment	High

Overall Assessment

Total (a+b+c+d+e+f+g+h)	14
Overall Risk Assessment	Medium

Actions/recommendations

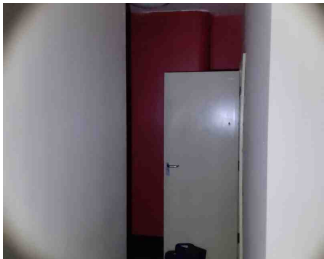
Action/recommendations	Remove Remove if affected by refurbishment
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Priority Assessment

Normal Occupant Activity (e)	1
Likelihood of Disturbance (f)	1
Human Exposure Potential (g)	0
Maintenance Activity (h)	1
Total (e+f+g+h)	03
Priority Risk Assessment	Very Low

Comments

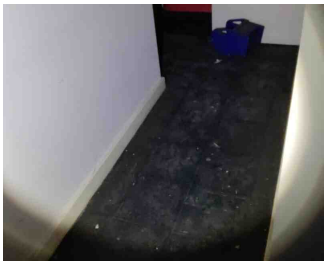
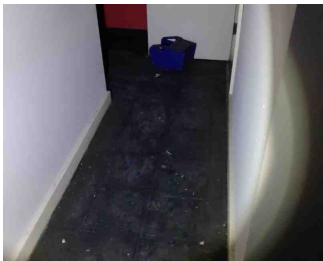
Due to contamination risk & fungus/biological hazard, floor has remained in place



Room/location Details

Room/location Reference:	7
Room/location Description:	Circulation
Area/floor Reference:	0
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	1
Total NoACMs:	0

Comments:



Item Detail

Item ID	Insulation to pipework beneath timber floorboards - Sample No P0005 - SOSS Report S15-01792
Property Name	Ex Jabez Clegg
Area/floor	0
Room/location	7
Specific location	Voids
Product/debris type	Insulation Pre-formed Pipe Section(s)
Asbestos type	Presumed Crocidolite
Extent	8 m
Air Test	

Material Assessment

Product Type (a)	3
Extent of Damage (b)	2
Surface Treatment (c)	3
Asbestos Fibre (d)	3
Total (a+b+c+d)	11
Material Risk Assessment	High

Overall Assessment

Total (a+b+c+d+e+f+g+h)	14
Overall Risk Assessment	Medium

Actions/recommendations

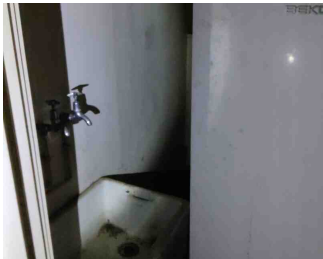
Action/recommendations	Remove Remove if affected by refurbishment
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Priority Assessment

Normal Occupant Activity (e)	1
Likelihood of Disturbance (f)	1
Human Exposure Potential (g)	0
Maintenance Activity (h)	1
Total (e+f+g+h)	03
Priority Risk Assessment	Very Low

Comments

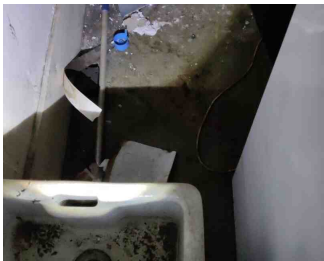
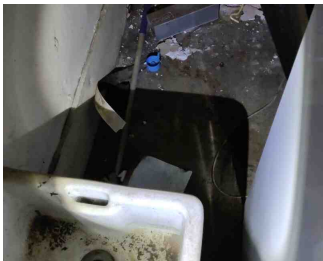
Due to contamination risk & fungus/biological hazard, floor seals have remained in place



Room/location Details

Room/location Reference:	8
Room/location Description:	Store room
Area/floor Reference:	0
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	1
Total NoACMs:	0

Comments:



Item Detail

Item ID	Insulation to pipework beneath timber floorboards - Sample No P0008 - SOSS Report S15-01792
Property Name	Ex Jabez Clegg
Area/floor	0
Room/location	8
Specific location	Voids
Product/debris type	Insulation Pre-formed Pipe Section(s)
Asbestos type	Presumed Crocidolite
Extent	6 m
Air Test	

Material Assessment

Product Type (a)	3
Extent of Damage (b)	2
Surface Treatment (c)	3
Asbestos Fibre (d)	3
Total (a+b+c+d)	11
Material Risk Assessment	High

Overall Assessment

Total (a+b+c+d+e+f+g+h)	14
Overall Risk Assessment	Medium

Actions/recommendations

Action/recommendations	Remove Remove if affected by refurbishment
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Priority Assessment

Normal Occupant Activity (e)	1
Likelihood of Disturbance (f)	1
Human Exposure Potential (g)	0
Maintenance Activity (h)	1
Total (e+f+g+h)	03
Priority Risk Assessment	Very Low

Comments

Due to contamination risk & fungus/biological hazard, seals have remained in place



Room/location Details

Room/location Reference:	9
Room/location Description:	Bottle store
Area/floor Reference:	0
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	1
Total NoACMs:	0

Comments: Plaster ceiling, solid/plaster walls, non ACM floor tiles to timber floor



Item Detail

Item ID	Insulation to pipework beneath timber floorboards - Sample No P006 - SOSS Report S15-01792
Property Name	Ex Jabez Clegg
Area/floor	0
Room/location	9
Specific location	Voids
Product/debris type	Insulation Pre-formed Pipe Section(s)
Asbestos type	Presumed Crocidolite
Extent	20 m
Air Test	

Material Assessment

Product Type (a)	3
Extent of Damage (b)	2
Surface Treatment (c)	3
Asbestos Fibre (d)	3
Total (a+b+c+d)	11
Material Risk Assessment	High

Overall Assessment

Total (a+b+c+d+e+f+g+h)	15
Overall Risk Assessment	Medium

Actions/recommendations

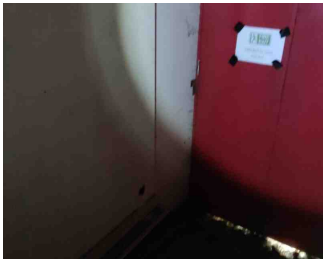
Action/recommendations	Remove Remove if affected by refurbishment
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Priority Assessment

Normal Occupant Activity (e)	1
Likelihood of Disturbance (f)	2
Human Exposure Potential (g)	0
Maintenance Activity (h)	1
Total (e+f+g+h)	04
Priority Risk Assessment	Very Low

Comments

Due to contamination risk & fungus/biological hazard, seals have remained in place



Room/location Details

Room/location Reference:	10
Room/location Description:	Fire exit
Area/floor Reference:	0
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	1
Total NoACMs:	0

Comments: Plaster ceiling, plaster/solid walls, timber floor under carpet appears to be rotten and unsafe



Item Detail

Item ID	Insulation to pipework beneath timber floorboards - Sample No P0007 - SOSS Report S15-01792
Property Name	Ex Jabez Clegg
Area/floor	0
Room/location	10
Specific location	Voids
Product/debris type	Insulation Pre-formed Pipe Section(s)
Asbestos type	Presumed Crocidolite
Extent	4 m
Air Test	

Material Assessment

Product Type (a)	3
Extent of Damage (b)	2
Surface Treatment (c)	3
Asbestos Fibre (d)	3
Total (a+b+c+d)	11
Material Risk Assessment	High

Overall Assessment

Total (a+b+c+d+e+f+g+h)	14
Overall Risk Assessment	Medium

Actions/recommendations

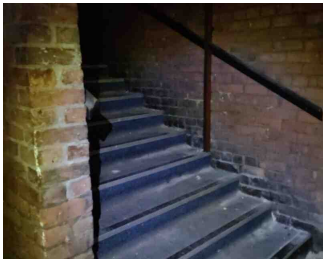
Action/recommendations	Remove Remove if affected by refurbishment
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Priority Assessment

Normal Occupant Activity (e)	1
Likelihood of Disturbance (f)	1
Human Exposure Potential (g)	0
Maintenance Activity (h)	1
Total (e+f+g+h)	03
Priority Risk Assessment	Very Low

Comments

Due to contamination risk & fungus/biological hazard, seals have remained in place



Room/location Details

Room/location Reference:	11
Room/location Description:	Stairwell
Area/floor Reference:	0
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

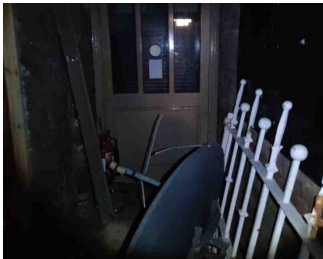
Comments: Rubber stair treads, modern electrical switchgear, plaster ceiling, brick/plaster walls, timber panelling



Room/location Details

Room/location Reference:	12
Room/location Description:	Understairs cupboard
Area/floor Reference:	0
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Comments: Plasterboard underdrawing, brick walls, concrete floor



Room/location Details

Room/location Reference:	13
Room/location Description:	Lobby
Area/floor Reference:	0
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Comments: Plaster ceiling, timber above, Brick walls, earthenware tiles to floor

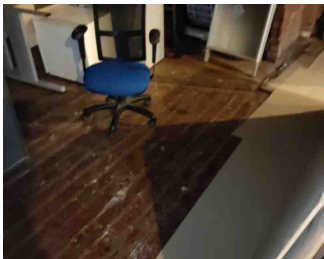
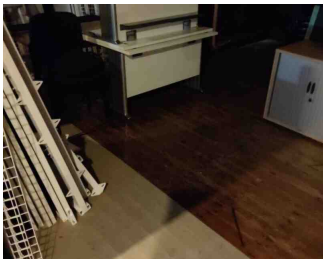


Room/location Details

Room/location Reference:	14
Room/location Description:	Restaurant
Area/floor Reference:	0
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	2
Total NoACMs:	0

Comments: Roof survey area: Lath and plaster ceilings. Timber trusses, modern sarking above. Timber beams. Masonry walls. Loosefill MMMF insulation to plasterboard ceiling beneath.

Due to contamination risk & fungus/biological hazard, floor seals have remained in place. Solid/plaster walls, timber panelling, timber flooring



Item Detail

Item ID	Insulation to pipework beneath timber floorboards Sample No P0010 - SOSS Report S15-01792
Property Name	Ex Jabez Clegg
Area/floor	0
Room/location	14
Specific location	Voids
Product/debris type	Insulation Pre-formed Pipe Section(s)
Asbestos type	Presumed Crocidolite
Extent	35 m²
Air Test	

Material Assessment

Product Type (a)	3
Extent of Damage (b)	2
Surface Treatment (c)	3
Asbestos Fibre (d)	3
Total (a+b+c+d)	11
Material Risk Assessment	High

Overall Assessment

Total (a+b+c+d+e+f+g+h)	15
Overall Risk Assessment	Medium

Actions/recommendations

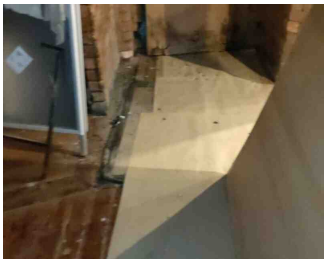
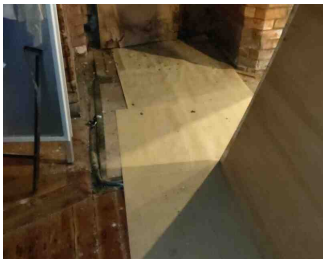
Action/recommendations	Remove Remove if affected by refurbishment
------------------------	--

Priority Assessment

Normal Occupant Activity (e)	1
Likelihood of Disturbance (f)	2
Human Exposure Potential (g)	0
Maintenance Activity (h)	1
Total (e+f+g+h)	04
Priority Risk Assessment	Very Low

Comments

Due to contamination risk & fungus/biological hazard, seals have remained in place



Item Detail

Item ID	As 001 Pipe insulation(VRS)
Sample Linked/ID	SS227/001 Insulation
Property Name	Ex Jabez Clegg
Area/floor	0
Room/location	14
Specific location	Floor void
Product/debris type	Insulation Pipe/boiler Lagging
Asbestos type	Strongly Presumed Crocidolite
Extent	0 Throughout
Air Test	

Material Assessment

Product Type (a)	3
Extent of Damage (b)	3
Surface Treatment (c)	3
Asbestos Fibre (d)	3
Total (a+b+c+d)	12
Material Risk Assessment	High

Overall Assessment

Total (a+b+c+d+e+f+g+h)	13
Overall Risk Assessment	Low

Actions/recommendations

Action/recommendations	Remove Remove if affected by refurbishment
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Priority Assessment

Normal Occupant Activity (e)	0
Likelihood of Disturbance (f)	1
Human Exposure Potential (g)	0
Maintenance Activity (h)	0
Total (e+f+g+h)	01
Priority Risk Assessment	Very Low

Comments

Due to contamination risk & fungus/biological hazard, seals have remained in place



Room/location Details

Room/location Reference:	15
Room/location Description:	Fire exit
Area/floor Reference:	0
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	1
Total NoACMs:	0

Comments:



Item Detail

Item ID	Insulation to pipework beneath timber floorboards - Sample No P0009 - SOSS Report S15-01792
Property Name	Ex Jabez Clegg
Area/floor	0
Room/location	15
Specific location	Voids
Product/debris type	Insulation Pre-formed Pipe Section(s)
Asbestos type	Presumed Crocidolite
Extent	3 m
Air Test	

Material Assessment

Product Type (a)	3
Extent of Damage (b)	2
Surface Treatment (c)	3
Asbestos Fibre (d)	3
Total (a+b+c+d)	11
Material Risk Assessment	High

Overall Assessment

Total (a+b+c+d+e+f+g+h)	14
Overall Risk Assessment	Medium

Actions/recommendations

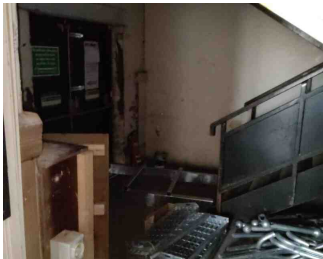
Action/recommendations	Remove Remove if affected by refurbishment
------------------------	--

Priority Assessment

Normal Occupant Activity (e)	1
Likelihood of Disturbance (f)	1
Human Exposure Potential (g)	0
Maintenance Activity (h)	1
Total (e+f+g+h)	03
Priority Risk Assessment	Very Low

Comments

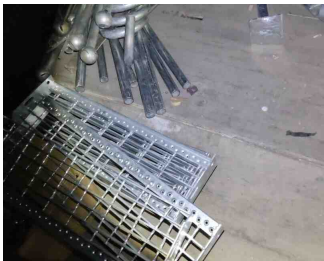
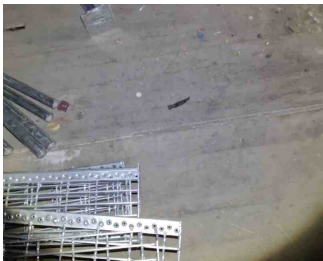
Due to contamination risk & fungus/biological hazard, floor seals have remained in place, plaster ceiling, solid/plaster walls, timber/concrete floor



Room/location Details

Room/location Reference:	16
Room/location Description:	Stairwell
Area/floor Reference:	0
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	2
Total NoACMs:	0

Comments: Metal staircase,solid/plaster walls, plaster ceiling, timber floor



Item Detail

Item ID	Insulation to pipework beneath timber floorboards Sample No P0023 - SOSS Report S15-01792
Property Name	Ex Jabez Clegg
Area/floor	0
Room/location	16
Specific location	Voids
Product/debris type	Insulation Pre-formed Pipe Section(s)
Asbestos type	Presumed Crocidolite
Extent	12 m²
Air Test	

Material Assessment

Product Type (a)	3
Extent of Damage (b)	2
Surface Treatment (c)	3
Asbestos Fibre (d)	3
Total (a+b+c+d)	11
Material Risk Assessment	High

Overall Assessment

Total (a+b+c+d+e+f+g+h)	15
Overall Risk Assessment	Medium

Actions/recommendations

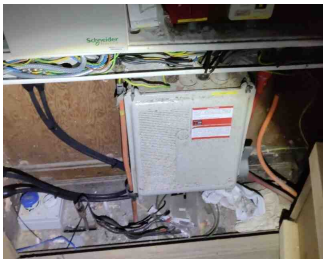
Action/recommendations	Remove Remove if affected by refurbishment
------------------------	--

Priority Assessment

Normal Occupant Activity (e)	1
Likelihood of Disturbance (f)	2
Human Exposure Potential (g)	0
Maintenance Activity (h)	1
Total (e+f+g+h)	04
Priority Risk Assessment	Very Low

Comments

Due to contamination risk & fungus/biological hazard, seals have remained in place



Item Detail

Item ID	To electrical switchgear - Sample No P0023 - SOSS Report S15-01792		
Property Name	Ex Jabez Clegg		
Area/floor	0		
Room/location	16		
Specific location	Wall		
Product/debris type	Textile(s) Flash Pads Flash Pads to Fuse Box		
Asbestos type	Presumed Crocidolite		
Extent	2 m²		
Air Test			

Material Assessment

Product Type (a)	2
Extent of Damage (b)	1
Surface Treatment (c)	1
Asbestos Fibre (d)	3
Total (a+b+c+d)	07
Material Risk Assessment	Medium

Overall Assessment

Total (a+b+c+d+e+f+g+h)	10
Overall Risk Assessment	Low

Actions/recommendations

Action/recommendations	Remove Remove if affected by refurbishment
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Priority Assessment

Normal Occupant Activity (e)	1
Likelihood of Disturbance (f)	1
Human Exposure Potential (g)	0
Maintenance Activity (h)	1
Total (e+f+g+h)	03
Priority Risk Assessment	Very Low

Comments

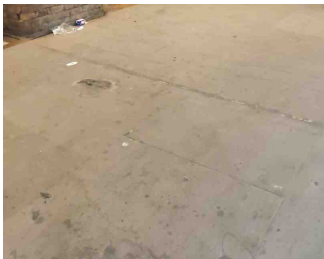
Presumed flash pads



Room/location Details

Room/location Reference:	17
Room/location Description:	Licensed Entertainment Lounge
Area/floor Reference:	0
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	2
Total NoACMs:	0

Comments: Due to contamination risk & fungus/biological hazard, floor seals have remained in place. Plaster ceiling,concrete above, brick walls, uninsulated pipework.
Solid/plaster walls, timber panelling, timber flooring



Item Detail

Item ID	Insulation to pipework beneath timber floorboards Sample No P0012 - SOSS Report S15-01792
Property Name	Ex Jabez Clegg
Area/floor	0
Room/location	17
Specific location	Voids
Product/debris type	Insulation Pre-formed Pipe Section(s)
Asbestos type	Presumed Crocidolite
Extent	150 m²
Air Test	

Material Assessment

Product Type (a)	3
Extent of Damage (b)	2
Surface Treatment (c)	3
Asbestos Fibre (d)	3
Total (a+b+c+d)	11
Material Risk Assessment	High

Overall Assessment

Total (a+b+c+d+e+f+g+h)	15
Overall Risk Assessment	Medium

Actions/recommendations

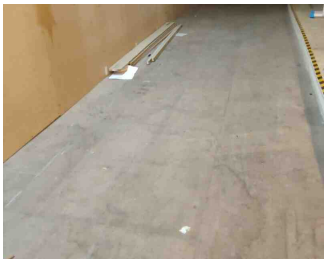
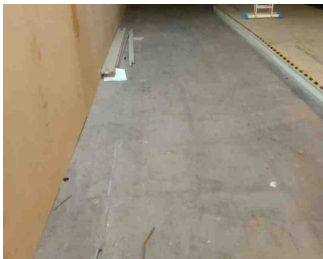
Action/recommendations	Remove Remove if affected by refurbishment
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Priority Assessment

Normal Occupant Activity (e)	1
Likelihood of Disturbance (f)	2
Human Exposure Potential (g)	0
Maintenance Activity (h)	1
Total (e+f+g+h)	04
Priority Risk Assessment	Very Low

Comments

Due to contamination risk & fungus/biological hazard, floor seals have remained in place.



Item Detail

Item ID	As 001 Pipe insulation(VRS)
Sample Linked/ID	SS227/001 Insulation
Property Name	Ex Jabez Clegg
Area/floor	0
Room/location	17
Specific location	Floor void
Product/debris type	Insulation Pipe/boiler Lagging
Asbestos type	Strongly Presumed Crocidolite
Extent	0 Throughout
Air Test	

Material Assessment

Product Type (a)	3
Extent of Damage (b)	3
Surface Treatment (c)	3
Asbestos Fibre (d)	3
Total (a+b+c+d)	12
Material Risk Assessment	High

Overall Assessment

Total (a+b+c+d+e+f+g+h)	13
Overall Risk Assessment	Low

Actions/recommendations

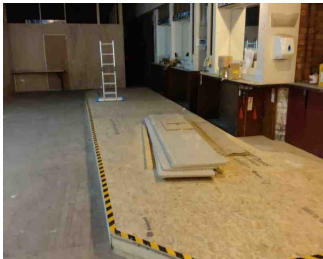
Action/recommendations	Remove Remove if affected by refurbishment
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Priority Assessment

Normal Occupant Activity (e)	0
Likelihood of Disturbance (f)	1
Human Exposure Potential (g)	0
Maintenance Activity (h)	0
Total (e+f+g+h)	01
Priority Risk Assessment	Very Low

Comments

Due to contamination risk & fungus/biological hazard, seals have remained in place



Room/location Details

Room/location Reference:	18
Room/location Description:	Bar
Area/floor Reference:	0
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	2
Total NoACMs:	0

Comments: Due to contamination risk & fungus/biological hazard, floor seals have remained in place. Bar no longer present

Plaster ceiling,concrete above, brick walls, uninsulated pipework.
Solid/plaster walls, timber panelling, timber flooring



Item Detail

Item ID	Insulation to pipework beneath timber floorboards - Sample No P0016 - SOSS Report S15-01792
Property Name	Ex Jabez Clegg
Area/floor	0
Room/location	18
Specific location	Voids
Product/debris type	Insulation Pre-formed Pipe Section(s)
Asbestos type	Presumed Crocidolite
Extent	20 m²
Air Test	

Material Assessment

Product Type (a)	3
Extent of Damage (b)	2
Surface Treatment (c)	3
Asbestos Fibre (d)	3
Total (a+b+c+d)	11
Material Risk Assessment	High

Overall Assessment

Total (a+b+c+d+e+f+g+h)	15
Overall Risk Assessment	Medium

Actions/recommendations

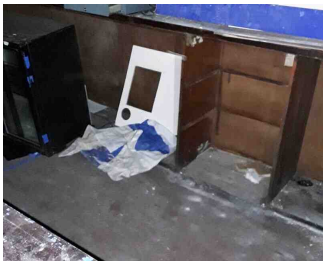
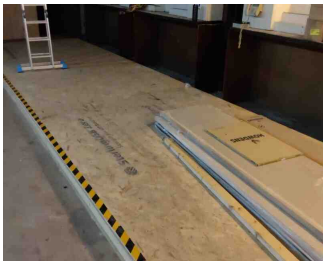
Action/recommendations	Remove Remove if affected by refurbishment
------------------------	--

Priority Assessment

Normal Occupant Activity (e)	1
Likelihood of Disturbance (f)	2
Human Exposure Potential (g)	0
Maintenance Activity (h)	1
Total (e+f+g+h)	04
Priority Risk Assessment	Very Low

Comments

Due to contamination risk & fungus/biological hazard, seals have remained in place



Item Detail

Item ID	As 001 Pipe insulation(VRS)
Sample Linked/ID	SS227/001 Insulation
Property Name	Ex Jabez Clegg
Area/floor	0
Room/location	18
Specific location	Floor void
Product/debris type	Insulation Pipe/boiler Lagging
Asbestos type	Strongly Presumed Crocidolite
Extent	0 Throughout
Air Test	

Material Assessment

Product Type (a)	3
Extent of Damage (b)	3
Surface Treatment (c)	3
Asbestos Fibre (d)	3
Total (a+b+c+d)	12
Material Risk Assessment	High

Overall Assessment

Total (a+b+c+d+e+f+g+h)	13
Overall Risk Assessment	Low

Actions/recommendations

Action/recommendations	Remove Remove if affected by refurbishment
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Priority Assessment

Normal Occupant Activity (e)	0
Likelihood of Disturbance (f)	1
Human Exposure Potential (g)	0
Maintenance Activity (h)	0
Total (e+f+g+h)	01
Priority Risk Assessment	Very Low

Comments

Due to contamination risk & fungus/biological hazard, seals have remained in place



Room/location Details

Room/location Reference:	19
Room/location Description:	Raised floor area
Area/floor Reference:	0
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	2
Total NoACMs:	0

Comments: Void below raised area does not contain pipework, however below original floor is unsealed thermal insulation, this is presumed to be present throughout. stated refurb works not planning to enter Into contaminated level, however decay of original floor has revealed ACM in poor condition at fire escape. Ceiling void contains non ACM sealed ducts, MMMF insulation, plaster ceiling.



Item Detail

Item ID	Insulation to pipework beneath timber floorboards - Sample No P0013 - SOSS Report S15-01792
Property Name	Ex Jabez Clegg
Area/floor	0
Room/location	19
Specific location	Voids
Product/debris type	Insulation Pre-formed Pipe Section(s)
Asbestos type	Presumed Crocidolite
Extent	75 m²
Air Test	

Material Assessment

Product Type (a)	3
Extent of Damage (b)	2
Surface Treatment (c)	3
Asbestos Fibre (d)	3
Total (a+b+c+d)	11
Material Risk Assessment	High

Overall Assessment

Total (a+b+c+d+e+f+g+h)	15
Overall Risk Assessment	Medium

Actions/recommendations

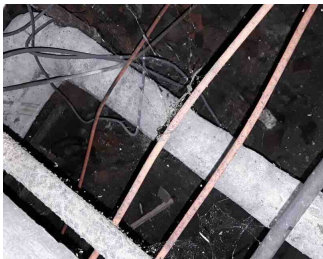
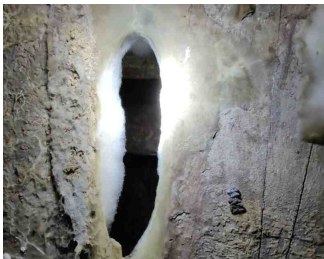
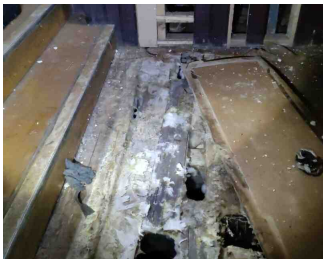
Action/recommendations	Remove Remove if affected by refurbishment
------------------------	--

Priority Assessment

Normal Occupant Activity (e)	1
Likelihood of Disturbance (f)	2
Human Exposure Potential (g)	0
Maintenance Activity (h)	1
Total (e+f+g+h)	04
Priority Risk Assessment	Very Low

Comments

Due to contamination risk & fungus/biological hazard, seals have remained in place



Item Detail

Item ID	001 Pipe insulation(OS)
Referenced to	SS227/001 Insulation
Property Name	Ex Jabez Clegg
Area/floor	0
Room/location	19
Specific location	Floor void
Product/debris type	Insulation Pipe/boiler Lagging
Asbestos type	Identified Crocidolite
Extent	Throughout void Throughout
Air Test	

Material Assessment

Product Type (a)	3
Extent of Damage (b)	3
Surface Treatment (c)	3
Asbestos Fibre (d)	3
Total (a+b+c+d)	12
Material Risk Assessment	High

Overall Assessment

Total (a+b+c+d+e+f+g+h)	13
Overall Risk Assessment	Low

Actions/recommendations

Action/recommendations	Remove Remove if affected by refurbishment
------------------------	--

Priority Assessment

Normal Occupant Activity (e)	0
Likelihood of Disturbance (f)	1
Human Exposure Potential (g)	0
Maintenance Activity (h)	0
Total (e+f+g+h)	01
Priority Risk Assessment	Very Low

Comments

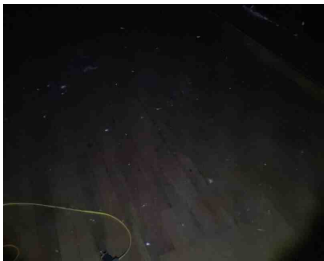
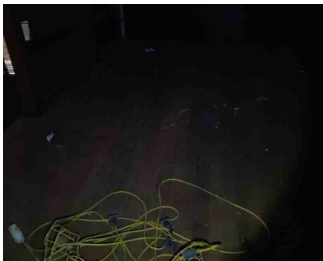
Pipework visible through in gap in floor, no further investigation possible due to contamination risk, and biological hazard (excessive fungus growth)



Room/location Details

Room/location Reference:	20
Room/location Description:	Dance floor
Area/floor Reference:	0
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	2
Total NoACMs:	0

Comments: Due to contamination risk & fungus/biological hazard, floor seals have remained in place. Plaster ceiling,concrete above, brick walls, uninsulated pipework.
Solid/plaster walls, timber panelling, timber flooring



Item Detail

Item ID	Insulation to pipework beneath timber floorboards - Sample No P0015 - SOSS Report S15-01792
Property Name	Ex Jabez Clegg
Area/floor	0
Room/location	20
Specific location	Voids
Product/debris type	Insulation Pre-formed Pipe Section(s)
Asbestos type	Presumed Crocidolite
Extent	25 m²
Air Test	

Material Assessment

Product Type (a)	3
Extent of Damage (b)	2
Surface Treatment (c)	3
Asbestos Fibre (d)	3
Total (a+b+c+d)	11
Material Risk Assessment	High

Overall Assessment

Total (a+b+c+d+e+f+g+h)	15
Overall Risk Assessment	Medium

Actions/recommendations

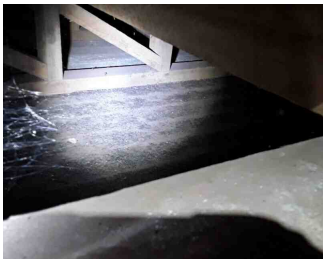
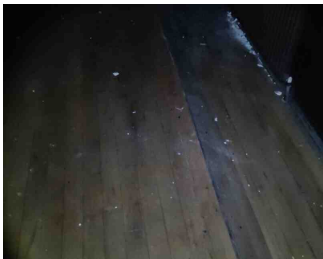
Action/recommendations	Remove Remove if affected by refurbishment
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Priority Assessment

Normal Occupant Activity (e)	1
Likelihood of Disturbance (f)	2
Human Exposure Potential (g)	0
Maintenance Activity (h)	1
Total (e+f+g+h)	04
Priority Risk Assessment	Very Low

Comments

Due to contamination risk & fungus/biological hazard, seals have remained in place



Item Detail

Item ID	As 001 Pipe insulation(VRS)
Sample Linked/ID	SS227/001 Insulation
Property Name	Ex Jabez Clegg
Area/floor	0
Room/location	20
Specific location	Floor void
Product/debris type	Insulation Pipe/boiler Lagging
Asbestos type	Strongly Presumed Crocidolite
Extent	0 Throughout
Air Test	

Material Assessment

Product Type (a)	3
Extent of Damage (b)	3
Surface Treatment (c)	3
Asbestos Fibre (d)	3
Total (a+b+c+d)	12
Material Risk Assessment	High

Overall Assessment

Total (a+b+c+d+e+f+g+h)	13
Overall Risk Assessment	Low

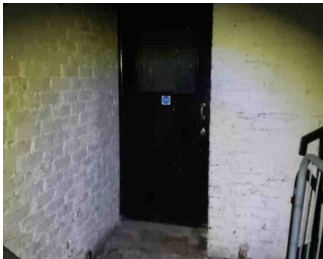
Actions/recommendations

Action/recommendations	Remove Remove if affected by refurbishment
------------------------	--

Priority Assessment

Normal Occupant Activity (e)	0
Likelihood of Disturbance (f)	1
Human Exposure Potential (g)	0
Maintenance Activity (h)	0
Total (e+f+g+h)	01
Priority Risk Assessment	Very Low

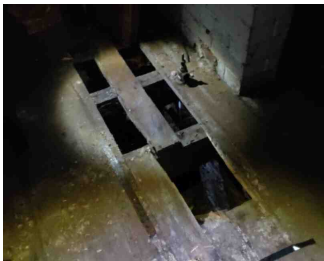
Comments



Room/location Details

Room/location Reference:	21
Room/location Description:	Stairwell
Area/floor Reference:	0
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	1
Total NoACMs:	0

Comments:



Item Detail

Item ID	Insulation to pipework beneath timber floorboards - Sample No P0014 - SOSS Report S15-01792
Property Name	Ex Jabez Clegg
Area/floor	0
Room/location	21
Specific location	Voids
Product/debris type	Insulation Pre-formed Pipe Section(s)
Asbestos type	Presumed Crocidolite
Extent	10 m²
Air Test	

Material Assessment

Product Type (a)	3
Extent of Damage (b)	2
Surface Treatment (c)	3
Asbestos Fibre (d)	3
Total (a+b+c+d)	11
Material Risk Assessment	High

Overall Assessment

Total (a+b+c+d+e+f+g+h)	14
Overall Risk Assessment	Medium

Actions/recommendations

Action/recommendations	Remove Remove if affected by refurbishment
------------------------	--

Priority Assessment

Normal Occupant Activity (e)	1
Likelihood of Disturbance (f)	1
Human Exposure Potential (g)	0
Maintenance Activity (h)	1
Total (e+f+g+h)	03
Priority Risk Assessment	Very Low

Comments

Panel was removed, has been replaced. Solid walls, timber floor, steel stairs, plaster ceiling



Room/location Details

Room/location Reference:	22
Room/location Description:	Office
Area/floor Reference:	0
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	1
Total NoACMs:	0

Comments: Plasterboard ceiling, void above has timber supports, foam insulated lines, timber panels, steel beams. Solid/plaster walls, sheet vinyl to solid floor



Item Detail

Item ID	Lining panels within safe units x2 - Sample No P0017 - SOSS Report S15-01792
Property Name	Ex Jabez Clegg
Area/floor	0
Room/location	22
Specific location	Asbestos has been presumed to be lining the safe.
Product/debris type	Other Presumed asbestos board. An intrusive inspection within the safe will be required to confirm if ACMs are present. The serial number / make of the safe may give details if asbestos was uses in this particular model.
Asbestos type	Presumed Crocidolite
Extent	2 m²
Air Test	

Material Assessment

Product Type (a)	2
Extent of Damage (b)	0
Surface Treatment (c)	2
Asbestos Fibre (d)	3
Total (a+b+c+d)	07
Material Risk Assessment	Medium

Overall Assessment

Total (a+b+c+d+e+f+g+h)	10
Overall Risk Assessment	Low

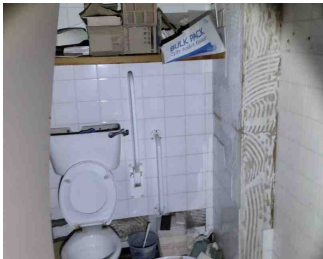
Actions/recommendations

Action/recommendations	Remove Remove if affected by refurbishment
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Priority Assessment

Normal Occupant Activity (e)	1
Likelihood of Disturbance (f)	1
Human Exposure Potential (g)	0
Maintenance Activity (h)	1
Total (e+f+g+h)	03
Priority Risk Assessment	Very Low

Comments



Room/location Details

Room/location Reference:	23
Room/location Description:	Disabled WC
Area/floor Reference:	0
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Comments: Ceramic toilet cistern, Plastic soil pipe. Ceramic toilet cistern, Plastic soil pipe. Plasterboard suspended ceiling, solid/plaster walls, plaster debris on top of suspended ceiling, solid/plaster walls, ceramic tiles to concrete floor



Room/location Details

Room/location Reference:	25
Room/location Description:	Cask store
Area/floor Reference:	0
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

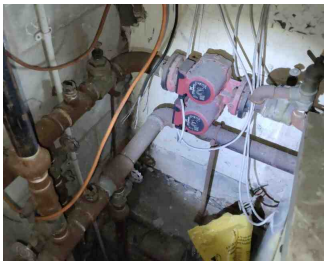
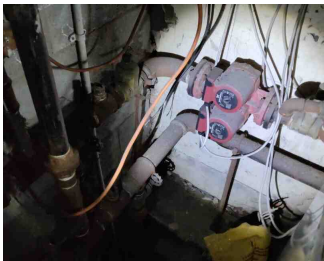
Comments: Plasterboard suspended ceiling, solid/plaster walls, plaster debris on top of suspended ceiling, solid/plaster walls, ceramic tiles to concrete floor



Room/location Details

Room/location Reference:	26
Room/location Description:	Boiler Room
Area/floor Reference:	0
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	1
Total NoACMs:	0

Comments:



Item Detail

Item ID	Flanges to pipework - Sample No S0029 - SOSS Report S15-01792(OS)
Referenced to	S0029
Property Name	Ex Jabez Clegg
Area/floor	0
Room/location	26
Specific location	Pipework
Product/debris type	Other Gasket
Asbestos type	Identified Chrysotile
Extent	1 m²
Air Test	

Material Assessment

Product Type (a)	2
Extent of Damage (b)	1
Surface Treatment (c)	1
Asbestos Fibre (d)	1
Total (a+b+c+d)	05
Material Risk Assessment	Low

Overall Assessment

Total (a+b+c+d+e+f+g+h)	07
Overall Risk Assessment	Very Low

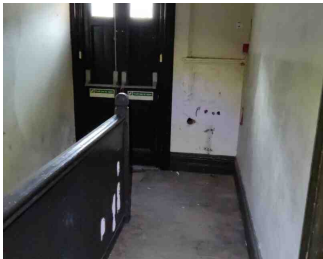
Actions/recommendations

Action/recommendations	Remove Remove if affected by refurbishment
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Priority Assessment

Normal Occupant Activity (e)	0
Likelihood of Disturbance (f)	1
Human Exposure Potential (g)	0
Maintenance Activity (h)	1
Total (e+f+g+h)	02
Priority Risk Assessment	Very Low

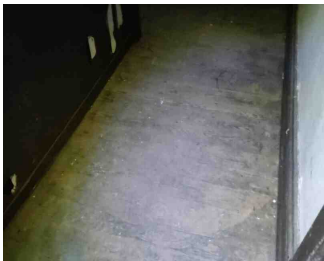
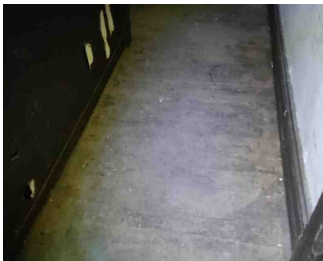
Comments



Room/location Details

Room/location Reference:	28
Room/location Description:	Stairwell
Area/floor Reference:	0
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	1
Total NoACMs:	0

Comments: A limited inspection above the lath and plaster ceiling via existing damage revealed plastic pipework and the underside of the timber floorboards above.



Item Detail

Item ID	Insulation to pipework beneath timber floorboards - Sample No P0021 - SOSS Report S15-01792
Property Name	Ex Jabez Clegg
Area/floor	0
Room/location	28
Specific location	Voids
Product/debris type	Insulation Pre-formed Pipe Section(s)
Asbestos type	Presumed Crocidolite
Extent	12 m²
Air Test	

Material Assessment

Product Type (a)	3
Extent of Damage (b)	2
Surface Treatment (c)	3
Asbestos Fibre (d)	3
Total (a+b+c+d)	11
Material Risk Assessment	High

Overall Assessment

Total (a+b+c+d+e+f+g+h)	15
Overall Risk Assessment	Medium

Actions/recommendations

Action/recommendations	Remove Remove if affected by refurbishment
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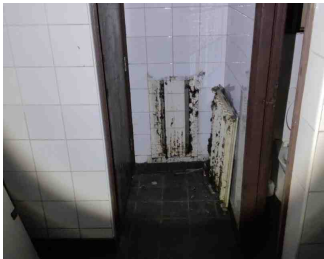
Priority Assessment

Normal Occupant Activity (e)	1
Likelihood of Disturbance (f)	2
Human Exposure Potential (g)	0
Maintenance Activity (h)	1
Total (e+f+g+h)	04
Priority Risk Assessment	Very Low

Comments

Due to contamination risk & fungus/biological hazard, seals have remained in place

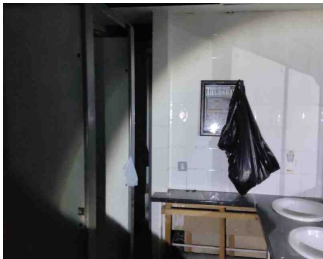
Suspended plasterboard ceiling, solid/plaster walls, timber floor



Room/location Details

Room/location Reference:	29
Room/location Description:	Male WC
Area/floor Reference:	0
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Comments: Ceramic toilet cistern, Plastic soil pipe. Plasterboard suspended ceiling, solid/plaster walls, plaster debris on top of suspended ceiling, solid/plaster walls, ceramic tiles to concrete floor



Room/location Details

Room/location Reference:	30
Room/location Description:	Ladies WC
Area/floor Reference:	0
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

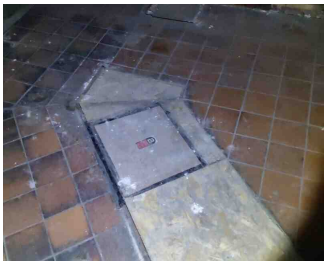
Comments: Ceramic toilet cistern, Plastic soil pipe, Ceramic toilet cistern, Plastic soil pipe. Plasterboard suspended ceiling, solid/plaster walls, plaster debris on top of suspended ceiling, solid/plaster walls, ceramic tiles to concrete floor



Room/location Details

Room/location Reference:	31
Room/location Description:	Small bar
Area/floor Reference:	0
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	2
Total NoACMs:	0

Comments: Concrete, earthenware tile floor, labelled timber panels, bitumen adhesive still present, fibreboard ceilings, timber supports, modern sarking cloth, brick walls, timber doors, uninsulated pipework



Item Detail

Item ID	Presumed insulation behind labelled panels
Property Name	Ex Jabez Clegg
Area/floor	0
Room/location	31
Specific location	Floor
Product/debris type	Insulation Pipe/boiler Lagging
Asbestos type	Presumed Crocidolite
Extent	5 m
Air Test	

Material Assessment

Product Type (a)	3
Extent of Damage (b)	3
Surface Treatment (c)	1
Asbestos Fibre (d)	3
Total (a+b+c+d)	10
Material Risk Assessment	High

Overall Assessment

Total (a+b+c+d+e+f+g+h)	11
Overall Risk Assessment	Low

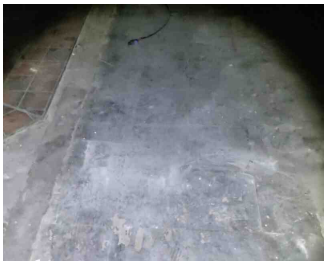
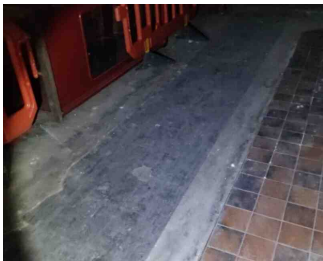
Actions/recommendations

Action/recommendations	Remove Remove if affected by refurbishment
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Priority Assessment

Normal Occupant Activity (e)	0
Likelihood of Disturbance (f)	1
Human Exposure Potential (g)	0
Maintenance Activity (h)	0
Total (e+f+g+h)	01
Priority Risk Assessment	Very Low

Comments



Item Detail

Item ID	002 Vinyl floor tiles(OS)
Referenced to	SS227/002 Floor tiles & Adhesive
Property Name	Ex Jabez Clegg
Area/floor	0
Room/location	31
Specific location	Floor
Product/debris type	Other Bonded Material Flooring Floor Tile(s)
Asbestos type	Identified Chrysotile
Extent	45 m²
Air Test	

Material Assessment

Product Type (a)	1
Extent of Damage (b)	2
Surface Treatment (c)	0
Asbestos Fibre (d)	1
Total (a+b+c+d)	04
Material Risk Assessment	Very Low

Overall Assessment

Total (a+b+c+d+e+f+g+h)	08
Overall Risk Assessment	Very Low

Actions/recommendations

Action/recommendations	Remove Remove if affected by refurbishment
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Priority Assessment

Normal Occupant Activity (e)	1
Likelihood of Disturbance (f)	2
Human Exposure Potential (g)	1
Maintenance Activity (h)	0
Total (e+f+g+h)	04
Priority Risk Assessment	Very Low

Comments

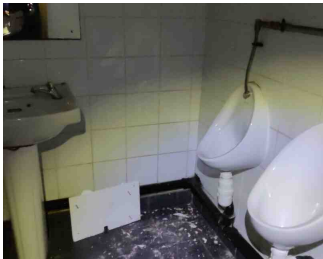
Bitumen adhesive remains



Room/location Details

Room/location Reference:	32
Room/location Description:	Ladies WC
Area/floor Reference:	0
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Comments: Ceramic toilet cistern, Plastic soil pipe, ceramic tiles to walls/floor, plasterboard to timber above, uninsulated pipework



Room/location Details

Room/location Reference:	33
Room/location Description:	Gents WC
Area/floor Reference:	0
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Comments: Ceramic toilet cistern, Plastic soil pipe, ceramic tiles to walls, plaster board ceiling, ceramic tiles to solid floor



Room/location Details

Room/location Reference:	34
Room/location Description:	Stairwell
Area/floor Reference:	0
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

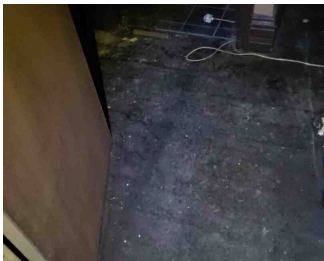
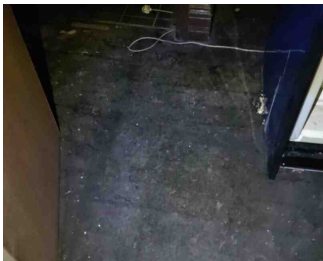
Comments: Timber staircase, plaster ceiling, brick walls, solid floor



Room/location Details

Room/location Reference:	53
Room/location Description:	Circulation
Area/floor Reference:	0
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	1
Total NoACMs:	0

Comments:



Item Detail

Item ID	Insulation to pipework beneath timber floorboards - Sample No P0018 - SOSS Report S15-01792
Property Name	Ex Jabez Clegg
Area/floor	0
Room/location	53
Specific location	Voids
Product/debris type	Insulation Pre-formed Pipe Section(s)
Asbestos type	Presumed Crocidolite
Extent	12 m²
Air Test	

Material Assessment

Product Type (a)	3
Extent of Damage (b)	2
Surface Treatment (c)	3
Asbestos Fibre (d)	3
Total (a+b+c+d)	11
Material Risk Assessment	High

Overall Assessment

Total (a+b+c+d+e+f+g+h)	15
Overall Risk Assessment	Medium

Actions/recommendations

Action/recommendations	Remove Remove if affected by refurbishment
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Priority Assessment

Normal Occupant Activity (e)	1
Likelihood of Disturbance (f)	2
Human Exposure Potential (g)	0
Maintenance Activity (h)	1
Total (e+f+g+h)	04
Priority Risk Assessment	Very Low

Comments

Due to contamination risk & fungus/biological hazard, floor seals have remained in place

Plaster suspended ceiling, felt/timber above solid/plaster walls, timber floor under vinyl



Room/location Details

Room/location Reference:	27
Room/location Description:	Beer Store
Area/floor Reference:	-1
Area/floor Description:	Basement
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

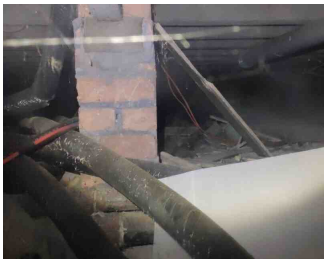
Comments: Concrete ceiling, brick walls, concrete floor



Room/location Details

Room/location Reference:	38
Room/location Description:	Store
Area/floor Reference:	-1
Area/floor Description:	Basement
Accessibility:	Accessible
Total ACMs:	1
Total NoACMs:	0

Comments: Room has been cleared, debris visible through vision panel seals



Item Detail

Item ID	Insulation debris visible through clear panels sealing void
Property Name	Ex Jabez Clegg
Area/floor	-1
Room/location	38
Specific location	Voids
Product/debris type	Insulation Pipe/boiler Lagging
Asbestos type	Strongly Presumed Crocidolite
Extent	400 m²
Air Test	

Material Assessment

Product Type (a)	3
Extent of Damage (b)	3
Surface Treatment (c)	3
Asbestos Fibre (d)	3
Total (a+b+c+d)	12
Material Risk Assessment	High

Overall Assessment

Total (a+b+c+d+e+f+g+h)	14
Overall Risk Assessment	Medium

Actions/recommendations

Action/recommendations	Remove Remove if affected by refurbishment
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Priority Assessment

Normal Occupant Activity (e)	0
Likelihood of Disturbance (f)	2
Human Exposure Potential (g)	0
Maintenance Activity (h)	0
Total (e+f+g+h)	02
Priority Risk Assessment	Very Low

Comments



Room/location Details

Room/location Reference:	39
Room/location Description:	Store
Area/floor Reference:	-1
Area/floor Description:	Basement
Accessibility:	Accessible
Total ACMs:	1
Total NoACMs:	0

Comments: Brick walls, plaster/timber ceiling, concrete floor



Item Detail

Item ID	Insulation debris behind sheeting sealing void
Property Name	Ex Jabez Clegg
Area/floor	-1
Room/location	39
Specific location	Voids
Product/debris type	Insulation Pipe/boiler Lagging
Asbestos type	Strongly Presumed Crocidolite
Extent	400 m²
Air Test	

Material Assessment

Product Type (a)	3
Extent of Damage (b)	3
Surface Treatment (c)	3
Asbestos Fibre (d)	3
Total (a+b+c+d)	12
Material Risk Assessment	High

Overall Assessment

Total (a+b+c+d+e+f+g+h)	14
Overall Risk Assessment	Medium

Actions/recommendations

Action/recommendations	Remove Remove if affected by refurbishment
------------------------	--

Priority Assessment

Normal Occupant Activity (e)	0
Likelihood of Disturbance (f)	2
Human Exposure Potential (g)	0
Maintenance Activity (h)	0
Total (e+f+g+h)	02
Priority Risk Assessment	Very Low

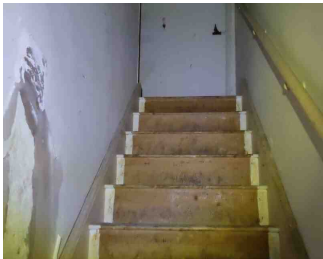
Comments



Room/location Details

Room/location Reference:	35
Room/location Description:	Kitchen
Area/floor Reference:	1
Area/floor Description:	First Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Comments: Plasterboard suspended ceiling, modern felt/timber brick above, lino to timber floor, timber boing plasterboard/solid wall



Room/location Details

Room/location Reference:	36
Room/location Description:	Stairwell
Area/floor Reference:	1
Area/floor Description:	First Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Comments: Timber staircase, plaster/solid walls, plaster ceiling



Room/location Details

Room/location Reference:	37
Room/location Description:	Office
Area/floor Reference:	1
Area/floor Description:	First Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Comments: Metal flue pipe, boiler unit, plasterboard suspended ceiling, above which fibreboard, MMMF, plaster, timber beams, solid/plaster walls, timber floor under carpet



Room/location Details

Room/location Reference:	40
Room/location Description:	Stairwell
Area/floor Reference:	1
Area/floor Description:	First Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Comments: Metal staircase, plaster ceiling, brick walls, steel beams, plastic conduit



Room/location Details

Room/location Reference:	41
Room/location Description:	Main Hall
Area/floor Reference:	1
Area/floor Description:	First Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

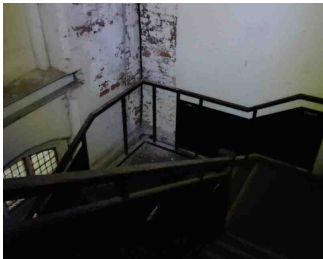
Comments: Lath and plaster ceilings. Timber trusses, modern sarking above. Timber beams. Masonry walls. Loosefill MMMF insulation to plasterboard ceiling beneath, MMMF fire curtain in void, plasterboard boxing, timber floor onto concrete base, uninsulated pipework



Room/location Details

Room/location Reference:	42
Room/location Description:	Circulation
Area/floor Reference:	1
Area/floor Description:	First Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

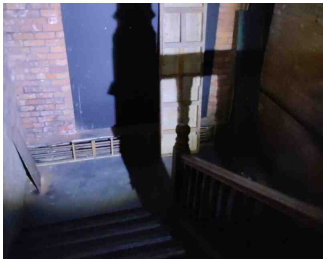
Comments: Plasterboard ceiling, roof void above. Plaster/timber walls, timber floors



Room/location Details

Room/location Reference:	43
Room/location Description:	Stairwell
Area/floor Reference:	1
Area/floor Description:	First Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Comments: Metal staircase, plaster ceiling, brick walls, steel beams, plastic conduit



Room/location Details

Room/location Reference:	044
Room/location Description:	Stairwell
Area/floor Reference:	1
Area/floor Description:	First Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Comments: Solid staircase, rubber stair treads, plaster ceiling, sarking felt above timber cupboard, vinyl covering to timber floor



Room/location Details

Room/location Reference:	45
Room/location Description:	Corridor
Area/floor Reference:	1
Area/floor Description:	First Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

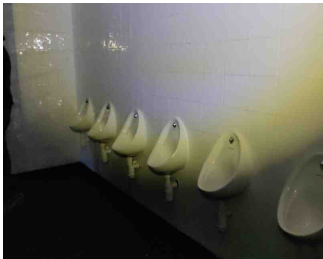
Comments: Plasterboard ceiling, roof void above. Plaster/timber walls, timber floors



Room/location Details

Room/location Reference:	46
Room/location Description:	Ladies WC
Area/floor Reference:	1
Area/floor Description:	First Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Comments: Plastic toilet cistern, Plastic soil pipe, ceramic sinks etc, modern vinyl to timber, void visible below. Ceramic tiles to solid/plaster/timber walls, timber doors, metal ventilation duct



Room/location Details

Room/location Reference:	47
Room/location Description:	Male WC
Area/floor Reference:	1
Area/floor Description:	First Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Comments: Plastic toilet cistern, Plastic soil pipe, ceramic sinks/urinals etc, modern vinyl to timber, Ceramic tiles to solid/plaster/timber walls, timber doors



Room/location Details

Room/location Reference:	48
Room/location Description:	Dance floor
Area/floor Reference:	1
Area/floor Description:	First Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

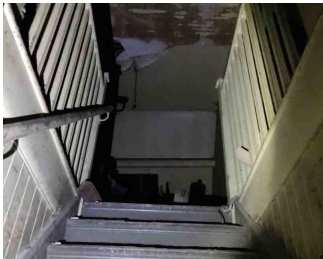
Comments: Plaster ceiling, above which modern sarking felt, timber beams, plaster/timber/brick partitions, timber bar, uninsulated pipes to radiators, unlined fireplace with natural slate base, timber floor, open void below



Room/location Details

Room/location Reference:	49
Room/location Description:	Store
Area/floor Reference:	1
Area/floor Description:	First Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

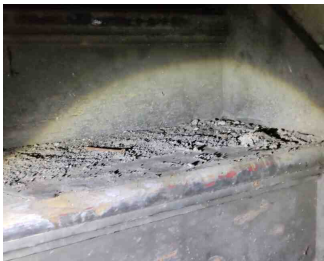
Comments: Plaster ceiling, timber floor void brick/plaster walls



Room/location Details

Room/location Reference:	052
Room/location Description:	Tank room
Area/floor Reference:	1
Area/floor Description:	First Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	1

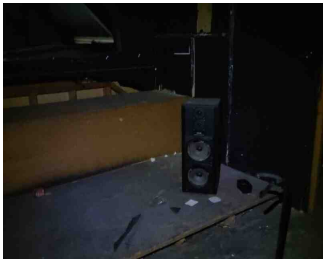
Comments: Access at high level, plastic/metal tanks, plasterboard ceiling, timber floor, general debris throughout room



Item Detail

Item ID	Vinyl to stairs (OS)
Referenced to	RS3405/001
Property Name	Ex Jabez Clegg
Area/floor	1
Room/location	052
Specific location	Floor
Product/debris type	Other Bonded Material Flooring Floor Covering
Asbestos type	No ACM Detected
Extent	5 m
	No Risk

Comments



Room/location Details

Room/location Reference:	54
Room/location Description:	Store
Area/floor Reference:	1
Area/floor Description:	First Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Comments: Plaster ceiling, modern sarking felt above, timber base above stairs brick/plaster walls, disconnected uninsulated metal pipe, modern electrical consumer unit



Room/location Details

Room/location Reference:	E.001
Room/location Description:	Externals
Area/floor Reference:	99
Area/floor Description:	External
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Comments: Slate packing panels; slate roof tiles, plastic and metal rainwater goods and guttering, plastic downpipes, natural slate damp-proof course



Room/location Details

Room/location Reference:	R1 - Roof void
Room/location Description:	Roof void
Area/floor Reference:	R - Roof voids
Area/floor Description:	Roof voids
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Comments: Survey area: Lath and plaster ceilings. Timber trusses, modern sarking above. Timber beams. Masonry walls. Loosefill MMMF insulation to plasterboard ceiling beneath. MMMF curtain firebreak in void



Room/location Details

Room/location Reference:	R2 - Roof void
Room/location Description:	Roof void
Area/floor Reference:	R - Roof voids
Area/floor Description:	Roof voids
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Comments: Survey area: Lath and plaster ceilings. Timber trusses, modern sarking above. Masonry walls. Plasterboard ceiling beneath.



Room/location Details

Room/location Reference:	R3 - Roof void
Room/location Description:	Roof void
Area/floor Reference:	R - Roof voids
Area/floor Description:	Roof voids
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Comments: Survey area: Lath and plaster ceilings. Timber trusses, modern sarking above. Timber beams. Masonry walls. Loosefill MMMF insulation to plasterboard ceiling beneath. MMMF fire breaks. Metal and plastic ducting.

Asbestos Register



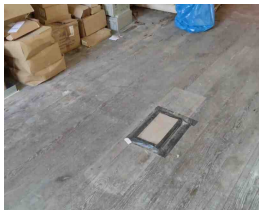
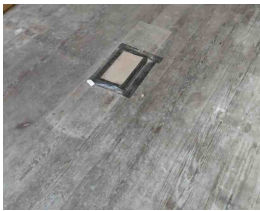
Location	Item
Item ID	Insulation debris visible through clear panels sealing void
Property Name	Ex Jabez Clegg
Area/floor	-1
Room/location	38
Specific location	Voids
Product/debris type	Insulation Pipe/boiler Lagging
Asbestos type	Strongly Presumed Crocidolite
Extent	400 m ²
Actions/recommendations	
Action/recommendations	Remove Remove if affected by refurbishment

Material Assessment	
Product Type (a)	3
Extent of Damage (b)	3
Surface Treatment (c)	3
Asbestos Fibre (d)	3
Total (a+b+c+d)	12
Material Risk Assessment	High
Priority Assessment	
Normal Occupant Activity (e)	0
Likelihood of Disturbance (f)	2
Human Exposure Potential (g)	0
Maintenance Activity (h)	0
Total (e+f+g+h)	02
Priority Risk Assessment	Very Low
Overall Assessment	
Total (a+b+c+d+e+f+g+h)	14
Overall Risk Assessment	Medium
Comments	



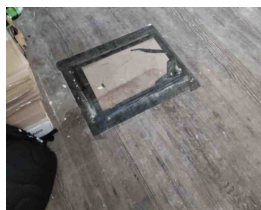
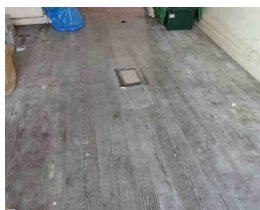
Location	Item
Item ID	Insulation debris behind sheeting sealing void
Property Name	Ex Jabez Clegg
Area/floor	-1
Room/location	39
Specific location	Voids
Product/debris type	Insulation Pipe/boiler Lagging
Asbestos type	Strongly Presumed Crocidolite
Extent	400 m ²
Actions/recommendations	
Action/recommendations	Remove Remove if affected by refurbishment

Material Assessment	
Product Type (a)	3
Extent of Damage (b)	3
Surface Treatment (c)	3
Asbestos Fibre (d)	3
Total (a+b+c+d)	12
Material Risk Assessment	High
Priority Assessment	
Normal Occupant Activity (e)	0
Likelihood of Disturbance (f)	2
Human Exposure Potential (g)	0
Maintenance Activity (h)	0
Total (e+f+g+h)	02
Priority Risk Assessment	Very Low
Overall Assessment	
Total (a+b+c+d+e+f+g+h)	14
Overall Risk Assessment	Medium
Comments	



Location	Item
Item ID	Debris to the concrete floor beneath timber floorboards - Sample No S0002 - SOSS Report S15-01792(OS)
Referenced to	S0002
Property Name	Ex Jabez Clegg
Area/floor	0
Room/location	1
Specific location	Voids
Product/debris type	Insulation Debris/residue
Asbestos type	Identified Amphibole (exc. Crocidolite)
Extent	20 m ²
Actions/recommendations	
Action/recommendations	Remove Remove if affected by refurbishment

Material Assessment	
Product Type (a)	3
Extent of Damage (b)	3
Surface Treatment (c)	3
Asbestos Fibre (d)	2
Total (a+b+c+d)	11
Material Risk Assessment	High
Priority Assessment	
Normal Occupant Activity (e)	1
Likelihood of Disturbance (f)	2
Human Exposure Potential (g)	0
Maintenance Activity (h)	1
Total (e+f+g+h)	04
Priority Risk Assessment	Very Low
Overall Assessment	
Total (a+b+c+d+e+f+g+h)	15
Overall Risk Assessment	Medium
Comments	
Due to contamination risk & fungus/biological hazard, seals have remained in place	



Location

Item

Item ID

Referenced to

Property Name

Area/floor

Room/location

Specific location

Product/debris type

Asbestos type

Extent

Actions/recommendations

Action/recommendations

Insulation to pipework beneath timber floorboards - Sample No S0001 - SOSS

Report S15-01792(OS)

S0001

Ex Jabez Clegg

0

1

Voids

Insulation Pre-formed Pipe Section(s)

Identified Amphibole (exc. Crocidolite)

20 m

Remove Remove if affected by refurbishment

Material Assessment

Product Type (a)	3
Extent of Damage (b)	2
Surface Treatment (c)	3
Asbestos Fibre (d)	2
Total (a+b+c+d)	10

Material Risk Assessment

High

Priority Assessment

Normal Occupant Activity (e)	0
Likelihood of Disturbance (f)	1
Human Exposure Potential (g)	0
Maintenance Activity (h)	0
Total (e+f+g+h)	01

Priority Risk Assessment

Very Low

Overall Assessment

Total (a+b+c+d+e+f+g+h)

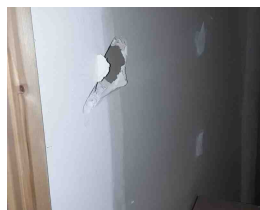
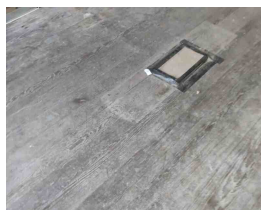
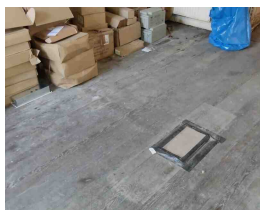
11

Overall Risk Assessment

Low

Comments

Due to contamination risk & fungus/biological hazard, seals have remained in place



Location

Item

Additional

Item ID

Sample Linked/ID

Property Name

Area/floor

Room/location

Specific location

Product/debris type

Asbestos type

Extent

Actions/recommendations

Action/recommendations

As 001 Pipe insulation(VRS)

SS227/001 Insulation

Ex Jabez Clegg

0

1

Floor void

Insulation Pipe/boiler Lagging

Strongly Presumed Crocidolite

0 Throughout

Remove Remove if affected by refurbishment

Material Assessment

Product Type (a)	3
Extent of Damage (b)	3
Surface Treatment (c)	3
Asbestos Fibre (d)	3
Total (a+b+c+d)	12

Material Risk Assessment

High

Priority Assessment

Normal Occupant Activity (e)	0
Likelihood of Disturbance (f)	1
Human Exposure Potential (g)	0
Maintenance Activity (h)	0
Total (e+f+g+h)	01

Priority Risk Assessment

Very Low

Overall Assessment

Total (a+b+c+d+e+f+g+h)

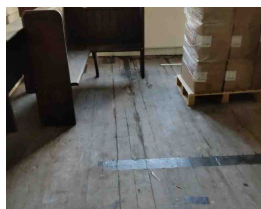
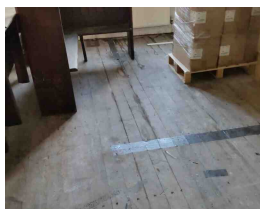
13

Overall Risk Assessment

Low

Comments

Due to contamination risk & fungus/biological hazard, seals have remained in place



Location

Item

Item ID

Property Name

Area/floor

Room/location

Specific location

Product/debris type

Asbestos type

Extent

Actions/recommendations

Action/recommendations

Insulation to pipework beneath timber floorboards - Sample No P0001 - SOSS

Report S15-01792

Ex Jabez Clegg

0

2

Voids

Insulation Pre-formed Pipe Section(s)

Presumed Crocidolite

20 m

Remove Remove if affected by refurbishment

Material Assessment

Product Type (a)	3
Extent of Damage (b)	2
Surface Treatment (c)	3
Asbestos Fibre (d)	3
Total (a+b+c+d)	11

Material Risk Assessment

High

Priority Assessment

Normal Occupant Activity (e)	1
Likelihood of Disturbance (f)	2
Human Exposure Potential (g)	0
Maintenance Activity (h)	1
Total (e+f+g+h)	04

Priority Risk Assessment

Very Low

Overall Assessment

Total (a+b+c+d+e+f+g+h)

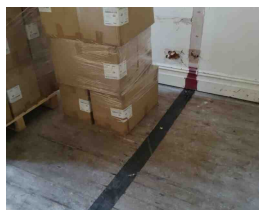
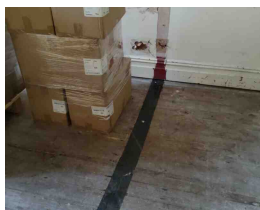
15

Overall Risk Assessment

Medium

Comments

Due to contamination risk & fungus/biological hazard, seals have remained in place voids.



Location	
Item ID	As 001 Pipe insulation(VRS)
Sample Linked/ID	SS227/001 Insulation
Property Name	Ex Jabez Clegg
Area/floor	0
Room/location	2
Specific location	Floor void
Product/debris type	Insulation Pipe/boiler Lagging
Asbestos type	Strongly Presumed Crocidolite
Extent	0 Throughout
Actions/recommendations	
Action/recommendations	Remove Remove if affected by refurbishment

Material Assessment

Product Type (a)	3
Extent of Damage (b)	3
Surface Treatment (c)	3
Asbestos Fibre (d)	3
Total (a+b+c+d)	12

Material Risk Assessment

High

Priority Assessment

Normal Occupant Activity (e)	0
Likelihood of Disturbance (f)	1
Human Exposure Potential (g)	0
Maintenance Activity (h)	0
Total (e+f+g+h)	01

Priority Risk Assessment

Very Low

Overall Assessment

Total (a+b+c+d+e+f+g+h)	13
Overall Risk Assessment	Low

Comments

Due to contamination risk & fungus/biological hazard, seals have remained in place



Location	
Item	Insulation to pipework beneath timber floorboards - Sample No P0004 - SOSS
Item ID	Report S15-01792
Property Name	Ex Jabez Clegg
Area/floor	0
Room/location	3
Specific location	Voids
Product/debris type	Insulation Pre-formed Pipe Section(s)
Asbestos type	Presumed Crocidolite
Extent	20 m
Actions/recommendations	
Action/recommendations	Remove Remove if affected by refurbishment

Material Assessment

Product Type (a)	3
Extent of Damage (b)	2
Surface Treatment (c)	3
Asbestos Fibre (d)	3
Total (a+b+c+d)	11

Material Risk Assessment

High

Priority Assessment

Normal Occupant Activity (e)	1
Likelihood of Disturbance (f)	2
Human Exposure Potential (g)	0
Maintenance Activity (h)	1
Total (e+f+g+h)	04

Priority Risk Assessment

Very Low

Overall Assessment

Total (a+b+c+d+e+f+g+h)	15
Overall Risk Assessment	Medium

Comments

Due to contamination risk & fungus/biological hazard, seals have remained in place



Location	
Item	Underside of the sink unit - Sample No S0005 - SOSS Report S15-01792(OS)
Item ID	S0005
Referenced to	S0005
Property Name	Ex Jabez Clegg
Area/floor	0
Room/location	3
Specific location	Acoustic sink pad to the underside of the sink.
Product/debris type	Other Bituminous Products
Asbestos type	Identified Chrysotile
Extent	1 m ²
Actions/recommendations	
Action/recommendations	Remove Remove if affected by refurbishment

Material Assessment

Product Type (a)	1
Extent of Damage (b)	0
Surface Treatment (c)	0
Asbestos Fibre (d)	1
Total (a+b+c+d)	02

Material Risk Assessment

Very Low

Priority Assessment

Normal Occupant Activity (e)	1
Likelihood of Disturbance (f)	1
Human Exposure Potential (g)	0
Maintenance Activity (h)	1
Total (e+f+g+h)	03

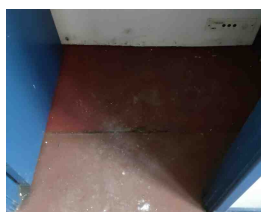
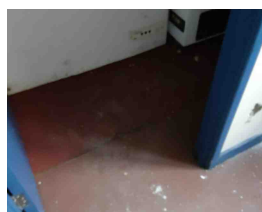
Priority Risk Assessment

Very Low

Overall Assessment

Total (a+b+c+d+e+f+g+h)	05
Overall Risk Assessment	Very Low

Comments



Location

Item

Item ID
Property Name
Area/floor
Room/location
Specific location
Product/debris type
Asbestos type
Extent
Actions/recommendations
Action/recommendations

Insulation to pipework beneath timber floorboards - Sample No P0002 - SOSS
Report S15-01792
Ex Jabez Clegg
0
5
Voids
Insulation Pre-formed Pipe Section(s)
Presumed Crocidolite
8 m
Remove Remove if affected by refurbishment

Material Assessment

Product Type (a) 3
Extent of Damage (b) 2
Surface Treatment (c) 3
Asbestos Fibre (d) 3
Total (a+b+c+d) 11

Material Risk Assessment

High

Priority Assessment

Normal Occupant Activity (e) 1
Likelihood of Disturbance (f) 1
Human Exposure Potential (g) 0
Maintenance Activity (h) 1
Total (e+f+g+h) 03

Priority Risk Assessment

Very Low

Overall Assessment

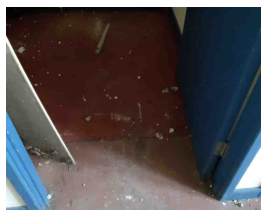
Total (a+b+c+d+e+f+g+h) 14

Overall Risk Assessment

Medium

Comments

Due to contamination risk & fungus/biological hazard, floor has remained in place



Location

Item

Item ID
Property Name
Area/floor
Room/location
Specific location
Product/debris type
Asbestos type
Extent
Actions/recommendations
Action/recommendations

Insulation to pipework beneath timber floorboard - Sample No P0003 - SOSS
Report S15-01792
Ex Jabez Clegg
0
6
Voids
Insulation Pre-formed Pipe Section(s)
Presumed Crocidolite
8 m
Remove Remove if affected by refurbishment

Material Assessment

Product Type (a) 3
Extent of Damage (b) 2
Surface Treatment (c) 3
Asbestos Fibre (d) 3
Total (a+b+c+d) 11

Material Risk Assessment

High

Priority Assessment

Normal Occupant Activity (e) 1
Likelihood of Disturbance (f) 1
Human Exposure Potential (g) 0
Maintenance Activity (h) 1
Total (e+f+g+h) 03

Priority Risk Assessment

Very Low

Overall Assessment

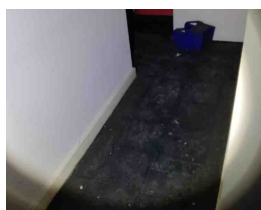
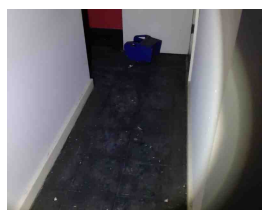
Total (a+b+c+d+e+f+g+h) 14

Overall Risk Assessment

Medium

Comments

Due to contamination risk & fungus/biological hazard, floor has remained in place



Location

Item

Item ID
Property Name
Area/floor
Room/location
Specific location
Product/debris type
Asbestos type
Extent
Actions/recommendations
Action/recommendations

Insulation to pipework beneath timber floorboards - Sample No P0005 - SOSS
Report S15-01792
Ex Jabez Clegg
0
7
Voids
Insulation Pre-formed Pipe Section(s)
Presumed Crocidolite
8 m
Remove Remove if affected by refurbishment

Material Assessment

Product Type (a) 3
Extent of Damage (b) 2
Surface Treatment (c) 3
Asbestos Fibre (d) 3
Total (a+b+c+d) 11

Material Risk Assessment

High

Priority Assessment

Normal Occupant Activity (e) 1
Likelihood of Disturbance (f) 1
Human Exposure Potential (g) 0
Maintenance Activity (h) 1
Total (e+f+g+h) 03

Priority Risk Assessment

Very Low

Overall Assessment

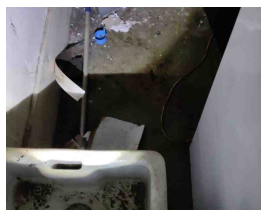
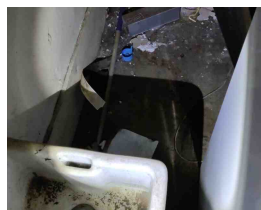
Total (a+b+c+d+e+f+g+h) 14

Overall Risk Assessment

Medium

Comments

Due to contamination risk & fungus/biological hazard, floor seals have remained in place



Location

Item

Item ID
Property Name
Area/floor
Room/location
Specific location
Product/debris type
Asbestos type
Extent

Insulation to pipework beneath timber floorboards - Sample No P0008 - SOSS
Report S15-01792
Ex Jabez Clegg
0
8
Voids
Insulation Pre-formed Pipe Section(s)
Presumed Crocidolite
6 m

Actions/recommendations

Action/recommendations
Remove Remove if affected by refurbishment

Material Assessment

Product Type (a) 3
Extent of Damage (b) 2
Surface Treatment (c) 3
Asbestos Fibre (d) 3
Total (a+b+c+d) 11

Material Risk Assessment

High

Priority Assessment

Normal Occupant Activity (e) 1
Likelihood of Disturbance (f) 1
Human Exposure Potential (g) 0
Maintenance Activity (h) 1
Total (e+f+g+h) 03

Priority Risk Assessment

Very Low

Overall Assessment

Total (a+b+c+d+e+f+g+h) 14

Overall Risk Assessment

Medium

Comments

Due to contamination risk & fungus/biological hazard, seals have remained in place



Location

Item

Item ID
Property Name
Area/floor
Room/location
Specific location
Product/debris type
Asbestos type
Extent

Insulation to pipework beneath timber floorboards - Sample No P0006 - SOSS
Report S15-01792
Ex Jabez Clegg
0
9
Voids
Insulation Pre-formed Pipe Section(s)
Presumed Crocidolite
20 m

Actions/recommendations

Action/recommendations
Remove Remove if affected by refurbishment

Material Assessment

Product Type (a) 3
Extent of Damage (b) 2
Surface Treatment (c) 3
Asbestos Fibre (d) 3
Total (a+b+c+d) 11

Material Risk Assessment

High

Priority Assessment

Normal Occupant Activity (e) 1
Likelihood of Disturbance (f) 2
Human Exposure Potential (g) 0
Maintenance Activity (h) 1
Total (e+f+g+h) 04

Priority Risk Assessment

Very Low

Overall Assessment

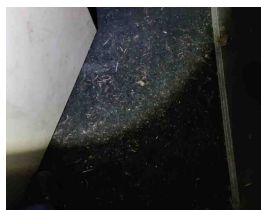
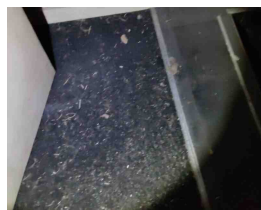
Total (a+b+c+d+e+f+g+h) 15

Overall Risk Assessment

Medium

Comments

Due to contamination risk & fungus/biological hazard, seals have remained in place



Location

Item

Item ID
Property Name
Area/floor
Room/location
Specific location
Product/debris type
Asbestos type
Extent

Insulation to pipework beneath timber floorboards - Sample No P0007 - SOSS
Report S15-01792
Ex Jabez Clegg
0
10
Voids
Insulation Pre-formed Pipe Section(s)
Presumed Crocidolite
4 m

Actions/recommendations

Action/recommendations
Remove Remove if affected by refurbishment

Material Assessment

Product Type (a) 3
Extent of Damage (b) 2
Surface Treatment (c) 3
Asbestos Fibre (d) 3
Total (a+b+c+d) 11

Material Risk Assessment

High

Priority Assessment

Normal Occupant Activity (e) 1
Likelihood of Disturbance (f) 1
Human Exposure Potential (g) 0
Maintenance Activity (h) 1
Total (e+f+g+h) 03

Priority Risk Assessment

Very Low

Overall Assessment

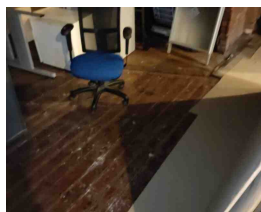
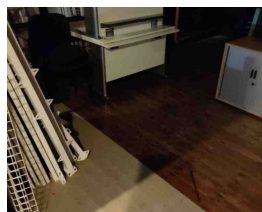
Total (a+b+c+d+e+f+g+h) 14

Overall Risk Assessment

Medium

Comments

Due to contamination risk & fungus/biological hazard, seals have remained in place



Location

Item

Item ID
 Property Name
 Area/floor
 Room/location
 Specific location
 Product/debris type
 Asbestos type
 Extent

Insulation to pipework beneath timber floorboards Sample No P0010 - SOSS
 Report S15-01792
 Ex Jabez Clegg
 0
 14
 Voids
 Insulation Pre-formed Pipe Section(s)
 Presumed Crocidolite
 35 m²

Actions/recommendations

Action/recommendations

Remove Remove if affected by refurbishment

Material Assessment

Product Type (a) 3
 Extent of Damage (b) 2
 Surface Treatment (c) 3
 Asbestos Fibre (d) 3
 Total (a+b+c+d) 11

Material Risk Assessment

High

Priority Assessment

Normal Occupant Activity (e) 1
 Likelihood of Disturbance (f) 2
 Human Exposure Potential (g) 0
 Maintenance Activity (h) 1
 Total (e+f+g+h) 04

Priority Risk Assessment

Very Low

Overall Assessment

Total (a+b+c+d+e+f+g+h)

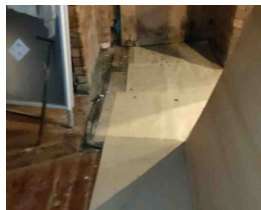
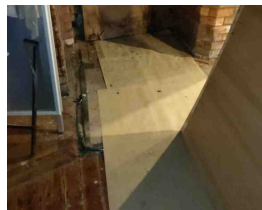
15

Overall Risk Assessment

Medium

Comments

Due to contamination risk & fungus/biological hazard, seals have remained in place



Location

Item

Additional

Item ID
 Sample Linked/ID
 Property Name
 Area/floor
 Room/location
 Specific location
 Product/debris type
 Asbestos type
 Extent

As 001 Pipe insulation(VRS)
 SS227/001 Insulation
 Ex Jabez Clegg
 0
 14
 Floor void
 Insulation Pipe/boiler Lagging
 Strongly Presumed Crocidolite
 0 Throughout

Actions/recommendations

Action/recommendations

Remove Remove if affected by refurbishment

Material Assessment

Product Type (a) 3
 Extent of Damage (b) 3
 Surface Treatment (c) 3
 Asbestos Fibre (d) 3
 Total (a+b+c+d) 12

Material Risk Assessment

High

Priority Assessment

Normal Occupant Activity (e) 0
 Likelihood of Disturbance (f) 1
 Human Exposure Potential (g) 0
 Maintenance Activity (h) 0
 Total (e+f+g+h) 01

Priority Risk Assessment

Very Low

Overall Assessment

Total (a+b+c+d+e+f+g+h)

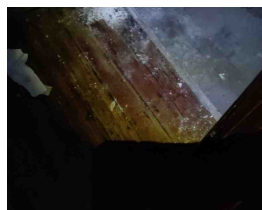
13

Overall Risk Assessment

Low

Comments

Due to contamination risk & fungus/biological hazard, seals have remained in place



Location

Item

Item ID
 Property Name
 Area/floor
 Room/location
 Specific location
 Product/debris type
 Asbestos type
 Extent

Insulation to pipework beneath timber floorboards - Sample No P0009 - SOSS
 Report S15-01792
 Ex Jabez Clegg
 0
 15
 Voids
 Insulation Pre-formed Pipe Section(s)
 Presumed Crocidolite
 3 m

Actions/recommendations

Action/recommendations

Remove Remove if affected by refurbishment

Material Assessment

Product Type (a) 3
 Extent of Damage (b) 2
 Surface Treatment (c) 3
 Asbestos Fibre (d) 3
 Total (a+b+c+d) 11

Material Risk Assessment

High

Priority Assessment

Normal Occupant Activity (e) 1
 Likelihood of Disturbance (f) 1
 Human Exposure Potential (g) 0
 Maintenance Activity (h) 1
 Total (e+f+g+h) 03

Priority Risk Assessment

Very Low

Overall Assessment

Total (a+b+c+d+e+f+g+h)

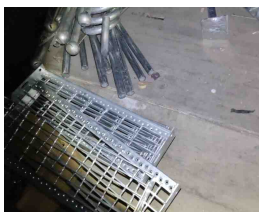
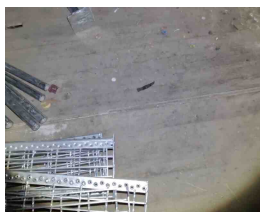
14

Overall Risk Assessment

Medium

Comments

Due to contamination risk & fungus/biological hazard, floor seals have remained in place, plaster ceiling, solid/plaster walls, timber/concrete floor



Location

Item

Item ID
Property Name
Area/floor
Room/location
Specific location
Product/debris type
Asbestos type
Extent

Insulation to pipework beneath timber floorboards Sample No P0023 - SOSS Report S15-01792
Ex Jabez Clegg
0
16
Voids
Insulation Pre-formed Pipe Section(s)
Presumed Crocidolite
12 m²

Actions/recommendations

Action/recommendations
Remove Remove if affected by refurbishment

Material Assessment

Product Type (a) 3
Extent of Damage (b) 2
Surface Treatment (c) 3
Asbestos Fibre (d) 3
Total (a+b+c+d) 11

Material Risk Assessment

High

Priority Assessment

Normal Occupant Activity (e) 1
Likelihood of Disturbance (f) 2
Human Exposure Potential (g) 0
Maintenance Activity (h) 1
Total (e+f+g+h) 04

Priority Risk Assessment

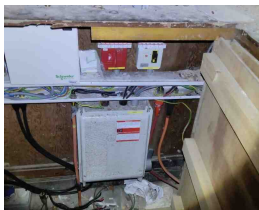
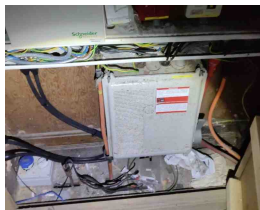
Very Low

Overall Assessment

Total (a+b+c+d+e+f+g+h) 15
Overall Risk Assessment Medium

Comments

Due to contamination risk & fungus/biological hazard, seals have remained in place



Location

Item

Item ID
Property Name
Area/floor
Room/location
Specific location
Product/debris type
Asbestos type
Extent

To electrical switchgear - Sample No P0023 - SOSS Report S15-01792
Ex Jabez Clegg
0
16
Wall
Textile(s) Flash Pads Flash Pads to Fuse Box
Presumed Crocidolite
2 m²

Actions/recommendations

Action/recommendations
Remove Remove if affected by refurbishment

Material Assessment

Product Type (a) 2
Extent of Damage (b) 1
Surface Treatment (c) 1
Asbestos Fibre (d) 3
Total (a+b+c+d) 07

Material Risk Assessment

Medium

Priority Assessment

Normal Occupant Activity (e) 1
Likelihood of Disturbance (f) 1
Human Exposure Potential (g) 0
Maintenance Activity (h) 1
Total (e+f+g+h) 03

Priority Risk Assessment

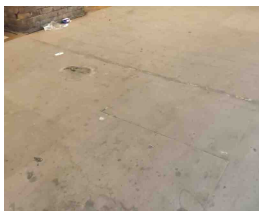
Very Low

Overall Assessment

Total (a+b+c+d+e+f+g+h) 10
Overall Risk Assessment Low

Comments

Presumed flash pads



Location

Item

Item ID
Property Name
Area/floor
Room/location
Specific location
Product/debris type
Asbestos type
Extent

Insulation to pipework beneath timber floorboards Sample No P0012 - SOSS Report S15-01792
Ex Jabez Clegg
0
17
Voids
Insulation Pre-formed Pipe Section(s)
Presumed Crocidolite
150 m²

Actions/recommendations

Action/recommendations
Remove Remove if affected by refurbishment

Material Assessment

Product Type (a) 3
Extent of Damage (b) 2
Surface Treatment (c) 3
Asbestos Fibre (d) 3
Total (a+b+c+d) 11

Material Risk Assessment

High

Priority Assessment

Normal Occupant Activity (e) 1
Likelihood of Disturbance (f) 2
Human Exposure Potential (g) 0
Maintenance Activity (h) 1
Total (e+f+g+h) 04

Priority Risk Assessment

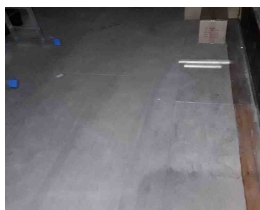
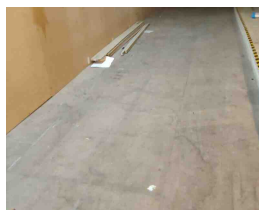
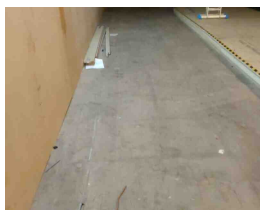
Very Low

Overall Assessment

Total (a+b+c+d+e+f+g+h) 15
Overall Risk Assessment Medium

Comments

Due to contamination risk & fungus/biological hazard, floor seals have remained in place.



Location		Additional
Item ID	As 001 Pipe insulation(VRS)	
Sample Linked/ID	SS227/001 Insulation	
Property Name	Ex Jabez Clegg	
Area/floor	0	
Room/location	17	
Specific location	Floor void	
Product/debris type	Insulation Pipe/boiler Lagging	
Asbestos type	Strongly Presumed Crocidolite	
Extent	0 Throughout	
Actions/recommendations		
Action/recommendations	Remove Remove if affected by refurbishment	

Material Assessment

Product Type (a)	3
Extent of Damage (b)	3
Surface Treatment (c)	3
Asbestos Fibre (d)	3
Total (a+b+c+d)	12

Material Risk Assessment

High

Priority Assessment

Normal Occupant Activity (e)	0
Likelihood of Disturbance (f)	1
Human Exposure Potential (g)	0
Maintenance Activity (h)	0
Total (e+f+g+h)	01

Priority Risk Assessment

Very Low

Overall Assessment

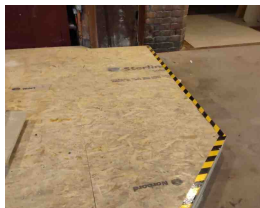
Total (a+b+c+d+e+f+g+h)	13
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Overall Risk Assessment

Low

Comments

Due to contamination risk & fungus/biological hazard, seals have remained in place



Location		Item
Item ID	Insulation to pipework beneath timber floorboards - Sample No P0016 - SOSS	
Property Name	Report S15-01792	
Area/floor	Ex Jabez Clegg	
Room/location	0	
Specific location	18	
Product/debris type	Voids	
Asbestos type	Insulation Pre-formed Pipe Section(s)	
Extent	Presumed Crocidolite	
	20 m ²	
Actions/recommendations		
Action/recommendations	Remove Remove if affected by refurbishment	

Material Assessment

Product Type (a)	3
Extent of Damage (b)	2
Surface Treatment (c)	3
Asbestos Fibre (d)	3
Total (a+b+c+d)	11

Material Risk Assessment

High

Priority Assessment

Normal Occupant Activity (e)	1
Likelihood of Disturbance (f)	2
Human Exposure Potential (g)	0
Maintenance Activity (h)	1
Total (e+f+g+h)	04

Priority Risk Assessment

Very Low

Overall Assessment

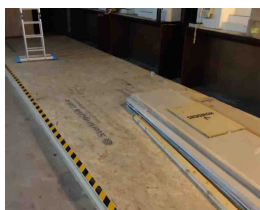
Total (a+b+c+d+e+f+g+h)	15
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Overall Risk Assessment

Medium

Comments

Due to contamination risk & fungus/biological hazard, seals have remained in place



Location		Additional
Item ID	As 001 Pipe insulation(VRS)	
Sample Linked/ID	SS227/001 Insulation	
Property Name	Ex Jabez Clegg	
Area/floor	0	
Room/location	18	
Specific location	Floor void	
Product/debris type	Insulation Pipe/boiler Lagging	
Asbestos type	Strongly Presumed Crocidolite	
Extent	0 Throughout	
Actions/recommendations		
Action/recommendations	Remove Remove if affected by refurbishment	

Material Assessment

Product Type (a)	3
Extent of Damage (b)	3
Surface Treatment (c)	3
Asbestos Fibre (d)	3
Total (a+b+c+d)	12

Material Risk Assessment

High

Priority Assessment

Normal Occupant Activity (e)	0
Likelihood of Disturbance (f)	1
Human Exposure Potential (g)	0
Maintenance Activity (h)	0
Total (e+f+g+h)	01

Priority Risk Assessment

Very Low

Overall Assessment

Total (a+b+c+d+e+f+g+h)	13
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Overall Risk Assessment

Low

Comments

Due to contamination risk & fungus/biological hazard, seals have remained in place



Location

Item

Item ID
Property Name
Area/floor
Room/location
Specific location
Product/debris type
Asbestos type
Extent

Insulation to pipework beneath timber floorboards - Sample No P0013 - SOSS
Report S15-01792
Ex Jabez Clegg
0
19
Voids
Insulation Pre-formed Pipe Section(s)
Presumed Crocidolite
75 m²

Actions/recommendations

Action/recommendations

Remove Remove if affected by refurbishment

Material Assessment

Product Type (a) 3
Extent of Damage (b) 2
Surface Treatment (c) 3
Asbestos Fibre (d) 3
Total (a+b+c+d) 11

Material Risk Assessment

High

Priority Assessment

Normal Occupant Activity (e) 1
Likelihood of Disturbance (f) 2
Human Exposure Potential (g) 0
Maintenance Activity (h) 1
Total (e+f+g+h) 04

Priority Risk Assessment

Very Low

Overall Assessment

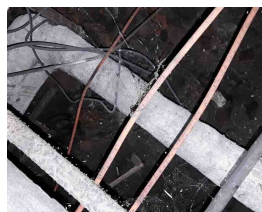
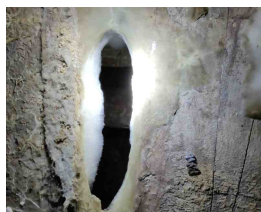
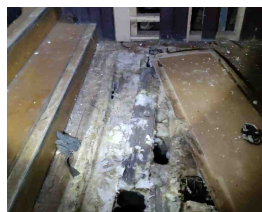
Total (a+b+c+d+e+f+g+h) 15

Overall Risk Assessment

Medium

Comments

Due to contamination risk & fungus/biological hazard, seals have remained in place



Location

Item

Additional

Item ID
Referenced to
Property Name
Area/floor
Room/location
Specific location
Product/debris type
Asbestos type
Extent

001 Pipe insulation(OS)
SS227/001 Insulation
Ex Jabez Clegg
0
19
Floor void
Insulation Pipe/boiler Lagging
Identified Crocidolite
Throughout void Throughout

Actions/recommendations

Action/recommendations

Remove Remove if affected by refurbishment

Material Assessment

Product Type (a) 3
Extent of Damage (b) 3
Surface Treatment (c) 3
Asbestos Fibre (d) 3
Total (a+b+c+d) 12

Material Risk Assessment

High

Priority Assessment

Normal Occupant Activity (e) 0
Likelihood of Disturbance (f) 1
Human Exposure Potential (g) 0
Maintenance Activity (h) 0
Total (e+f+g+h) 01

Priority Risk Assessment

Very Low

Overall Assessment

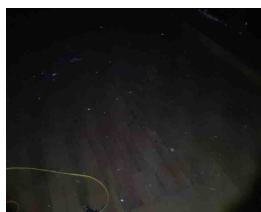
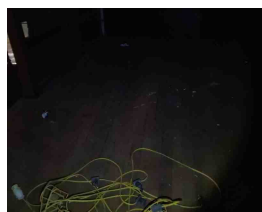
Total (a+b+c+d+e+f+g+h) 13

Overall Risk Assessment

Low

Comments

Pipework visible through in gap in floor, no further investigation possible due to contamination risk, and biological hazard (excessive fungus growth)



Location

Item

Item ID
Property Name
Area/floor
Room/location
Specific location
Product/debris type
Asbestos type
Extent

Insulation to pipework beneath timber floorboards - Sample No P0015 - SOSS
Report S15-01792
Ex Jabez Clegg
0
20
Voids
Insulation Pre-formed Pipe Section(s)
Presumed Crocidolite
25 m²

Actions/recommendations

Action/recommendations

Remove Remove if affected by refurbishment

Material Assessment

Product Type (a) 3
Extent of Damage (b) 2
Surface Treatment (c) 3
Asbestos Fibre (d) 3
Total (a+b+c+d) 11

Material Risk Assessment

High

Priority Assessment

Normal Occupant Activity (e) 1
Likelihood of Disturbance (f) 2
Human Exposure Potential (g) 0
Maintenance Activity (h) 1
Total (e+f+g+h) 04

Priority Risk Assessment

Very Low

Overall Assessment

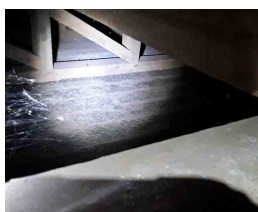
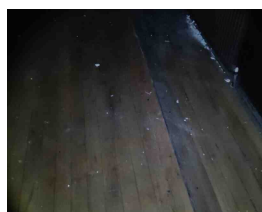
Total (a+b+c+d+e+f+g+h) 15

Overall Risk Assessment

Medium

Comments

Due to contamination risk & fungus/biological hazard, seals have remained in place



Location	
Item ID	As 001 Pipe insulation(VRS)
Sample Linked/ID	SS227/001 Insulation
Property Name	Ex Jabez Clegg
Area/floor	0
Room/location	20
Specific location	Floor void
Product/debris type	Insulation Pipe/boiler Lagging
Asbestos type	Strongly Presumed Crocidolite
Extent	0 Throughout
Actions/recommendations	
Action/recommendations	Remove Remove if affected by refurbishment

Material Assessment

Product Type (a)	3
Extent of Damage (b)	3
Surface Treatment (c)	3
Asbestos Fibre (d)	3
Total (a+b+c+d)	12

Material Risk Assessment

High

Priority Assessment

Normal Occupant Activity (e)	0
Likelihood of Disturbance (f)	1
Human Exposure Potential (g)	0
Maintenance Activity (h)	0
Total (e+f+g+h)	01

Priority Risk Assessment

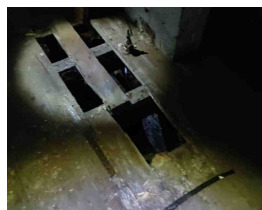
Very Low

Overall Assessment

Total (a+b+c+d+e+f+g+h)	13
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Overall Risk Assessment

Low

Comments

Location	
Item ID	Insulation to pipework beneath timber floorboards - Sample No P0014 - SOSS Report S15-01792
Property Name	Ex Jabez Clegg
Area/floor	0
Room/location	21
Specific location	Voids
Product/debris type	Insulation Pre-formed Pipe Section(s)
Asbestos type	Presumed Crocidolite
Extent	10 m ²
Actions/recommendations	
Action/recommendations	Remove Remove if affected by refurbishment

Material Assessment

Product Type (a)	3
Extent of Damage (b)	2
Surface Treatment (c)	3
Asbestos Fibre (d)	3
Total (a+b+c+d)	11

Material Risk Assessment

High

Priority Assessment

Normal Occupant Activity (e)	1
Likelihood of Disturbance (f)	1
Human Exposure Potential (g)	0
Maintenance Activity (h)	1
Total (e+f+g+h)	03

Priority Risk Assessment

Very Low

Overall Assessment

Total (a+b+c+d+e+f+g+h)	14
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Overall Risk Assessment

Medium

Comments

Panel was removed, has been replaced. Solid walls, timber floor, steel stairs, plaster ceiling



Location	
Item ID	Lining panels within safe units x2 - Sample No P0017 - SOSS Report S15-01792
Property Name	Ex Jabez Clegg
Area/floor	0
Room/location	22
Specific location	Asbestos has been presumed to be lining the safe. Other Presumed asbestos board. An intrusive inspection within the safe will be required to confirm if ACMs are present. The serial number / make of the safe may give details if asbestos was used in this particular model.
Product/debris type	Presumed Crocidolite
Asbestos type	Presumed Crocidolite
Extent	2 m ²
Actions/recommendations	
Action/recommendations	Remove Remove if affected by refurbishment

Material Assessment

Product Type (a)	2
Extent of Damage (b)	0
Surface Treatment (c)	2
Asbestos Fibre (d)	3
Total (a+b+c+d)	07

Material Risk Assessment

Medium

Priority Assessment

Normal Occupant Activity (e)	1
Likelihood of Disturbance (f)	1
Human Exposure Potential (g)	0
Maintenance Activity (h)	1
Total (e+f+g+h)	03

Priority Risk Assessment

Very Low

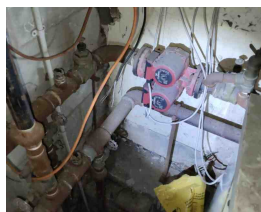
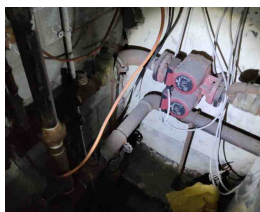
Overall Assessment

Total (a+b+c+d+e+f+g+h)	10
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Overall Risk Assessment

Low

Comments



Location	Item
Item ID	Flanges to pipework - Sample No S0029 - SOSS Report S15-01792(OS)
Referenced to	S0029
Property Name	Ex Jabez Clegg
Area/floor	0
Room/location	26
Specific location	Pipework
Product/debris type	Other Gasket
Asbestos type	Identified Chrysotile
Extent	1 m ²
Actions/recommendations	
Action/recommendations	Remove Remove if affected by refurbishment

Material Assessment

Product Type (a)	2
Extent of Damage (b)	1
Surface Treatment (c)	1
Asbestos Fibre (d)	1
Total (a+b+c+d)	05

Material Risk Assessment

Low

Priority Assessment

Normal Occupant Activity (e)	0
Likelihood of Disturbance (f)	1
Human Exposure Potential (g)	0
Maintenance Activity (h)	1
Total (e+f+g+h)	02

Priority Risk Assessment

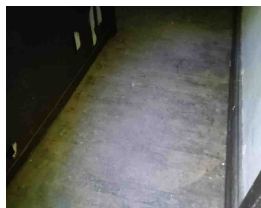
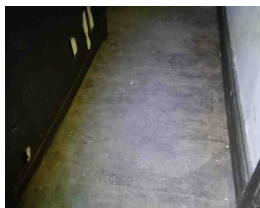
Very Low

Overall Assessment

Total (a+b+c+d+e+f+g+h)	07
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Overall Risk Assessment

Very Low

Comments

Location	Item
Item ID	Insulation to pipework beneath timber floorboards - Sample No P0021 - SOSS Report S15-01792
Property Name	Ex Jabez Clegg
Area/floor	0
Room/location	28
Specific location	Voids
Product/debris type	Insulation Pre-formed Pipe Section(s)
Asbestos type	Presumed Crocidolite
Extent	12 m ²
Actions/recommendations	
Action/recommendations	Remove Remove if affected by refurbishment

Material Assessment

Product Type (a)	3
Extent of Damage (b)	2
Surface Treatment (c)	3
Asbestos Fibre (d)	3
Total (a+b+c+d)	11

Material Risk Assessment

High

Priority Assessment

Normal Occupant Activity (e)	1
Likelihood of Disturbance (f)	2
Human Exposure Potential (g)	0
Maintenance Activity (h)	1
Total (e+f+g+h)	04

Priority Risk Assessment

Very Low

Overall Assessment

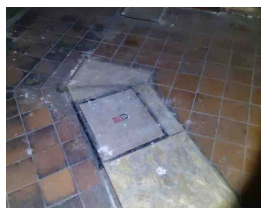
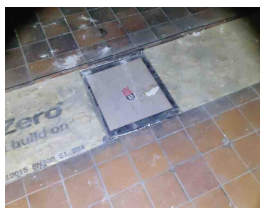
Total (a+b+c+d+e+f+g+h)	15
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Overall Risk Assessment

Medium

Comments

Due to contamination risk & fungus/biological hazard, seals have remained in place
Suspended plasterboard ceiling, solid/plaster walls, timber floor



Location	Item
Item ID	Presumed insulation behind labelled panels
Property Name	Ex Jabez Clegg
Area/floor	0
Room/location	31
Specific location	Floor
Product/debris type	Insulation Pipe/boiler Lagging
Asbestos type	Presumed Crocidolite
Extent	5 m
Actions/recommendations	
Action/recommendations	Remove Remove if affected by refurbishment

Material Assessment

Product Type (a)	3
Extent of Damage (b)	3
Surface Treatment (c)	1
Asbestos Fibre (d)	3
Total (a+b+c+d)	10

Material Risk Assessment

High

Priority Assessment

Normal Occupant Activity (e)	0
Likelihood of Disturbance (f)	1
Human Exposure Potential (g)	0
Maintenance Activity (h)	0
Total (e+f+g+h)	01

Priority Risk Assessment

Very Low

Overall Assessment

Total (a+b+c+d+e+f+g+h)	11
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Overall Risk Assessment

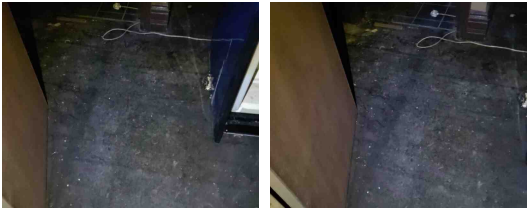
Low

Comments



Location	Item	Additional
Item ID	002 Vinyl floor tiles(OS)	
Referenced to	SS227/002 Floor tiles & Adhesive	
Property Name	Ex Jabez Clegg	
Area/floor	0	
Room/location	31	
Specific location	Floor	
Product/debris type	Other Bonded Material Flooring Floor Tile(s)	
Asbestos type	Identified Chrysotile	
Extent	45 m²	
Actions/recommendations		
Action/recommendations	Remove Remove if affected by refurbishment	

Material Assessment	
Product Type (a)	1
Extent of Damage (b)	2
Surface Treatment (c)	0
Asbestos Fibre (d)	1
Total (a+b+c+d)	04
Material Risk Assessment	Very Low
Priority Assessment	
Normal Occupant Activity (e)	1
Likelihood of Disturbance (f)	2
Human Exposure Potential (g)	1
Maintenance Activity (h)	0
Total (e+f+g+h)	04
Priority Risk Assessment	Very Low
Overall Assessment	
Total (a+b+c+d+e+f+g+h)	08
Overall Risk Assessment	Very Low
Comments	
Bitumen adhesive remains	



Location	Item
Item ID	Insulation to pipework beneath timber floorboards - Sample No P0018 - SOSS
Property Name	Report S15-01792
Area/floor	Ex Jabez Clegg
Room/location	0
Specific location	53
Product/debris type	Voids
Asbestos type	Insulation Pre-formed Pipe Section(s)
Extent	Presumed Crocidolite
	12 m²
Actions/recommendations	
Action/recommendations	Remove Remove if affected by refurbishment

Material Assessment	
Product Type (a)	3
Extent of Damage (b)	2
Surface Treatment (c)	3
Asbestos Fibre (d)	3
Total (a+b+c+d)	11
Material Risk Assessment	High
Priority Assessment	
Normal Occupant Activity (e)	1
Likelihood of Disturbance (f)	2
Human Exposure Potential (g)	0
Maintenance Activity (h)	1
Total (e+f+g+h)	04
Priority Risk Assessment	Very Low
Overall Assessment	
Total (a+b+c+d+e+f+g+h)	15
Overall Risk Assessment	Medium
Comments	
Due to contamination risk & fungus/biological hazard, floor seals have remained in place Plaster suspended ceiling, felt/timber above solid/plaster walls, timber floor under vinyl	

Sample Summary

Sample	Comment	Room/location	Asbestos Type
S0002	Bulk Sampling Undertaken	1	Identified Amphibole (exc. Crocidolite)
S0001	Bulk Sampling Undertaken	1	Identified Amphibole (exc. Crocidolite)
S0005	Bulk Sampling Undertaken	3	Identified Chrysotile
SS227/001 Insulation	Bulk Sampling Undertaken	19	Identified Crocidolite
S0029	Bulk Sampling Undertaken	26	Identified Chrysotile
SS227/002 Floor tiles & Adhesive	Bulk Sampling Undertaken	31	Identified Chrysotile
RS3405/001	Bulk Sampling Undertaken	052	No ACM detected in sample

Summary of Remedial or Removal Works 21/03/2025-26/03/2025

Item	Sample	Product/debris Type	Area/floor	Room/location	Action/recommendations
Insulation debris visible through clear panels sealing void		Insulation Pipe/boiler Lagging	-1	38	Remove Remove if affected by refurbishment
Insulation debris behind sheeting sealing void		Insulation Pipe/boiler Lagging	-1	39	Remove Remove if affected by refurbishment
Debris to the concrete floor beneath timber floorboards - Sample No S0002 - SOSS Report S15-01792	S0002	Insulation Debris/residue	0	1	Remove Remove if affected by refurbishment
Insulation to pipework beneath timber floorboards - Sample No S0001 - SOSS Report S15-01792	S0001	Insulation Pre-formed Pipe Section(s)	0	1	Remove Remove if affected by refurbishment
As 001 Pipe insulation	SS227/001 Insulation	Insulation Pipe/boiler Lagging	0	1	Remove Remove if affected by refurbishment
Insulation to pipework beneath timber floorboards - Sample No P0001 - SOSS Report S15-01792		Insulation Pre-formed Pipe Section(s)	0	2	Remove Remove if affected by refurbishment
As 001 Pipe insulation	SS227/001 Insulation	Insulation Pipe/boiler Lagging	0	2	Remove Remove if affected by refurbishment
Insulation to pipework beneath timber floorboards - Sample No P0004 - SOSS Report S15-01792		Insulation Pre-formed Pipe Section(s)	0	3	Remove Remove if affected by refurbishment
Underside of the sink unit - Sample No S0005 - SOSS Report S15-01792	S0005	Other Bituminous Products	0	3	Remove Remove if affected by refurbishment
Insulation to pipework beneath timber floorboards - Sample No P0002 - SOSS Report S15-01792		Insulation Pre-formed Pipe Section(s)	0	5	Remove Remove if affected by refurbishment
Insulation to pipework beneath timber floorboard - Sample No P0003 - SOSS Report S15-01792		Insulation Pre-formed Pipe Section(s)	0	6	Remove Remove if affected by refurbishment
Insulation to pipework beneath timber floorboards - Sample No P0005 - SOSS Report S15-01792		Insulation Pre-formed Pipe Section(s)	0	7	Remove Remove if affected by refurbishment

Item	Sample	Product/debris Type	Area/floor	Room/location	Action/recommendations
Insulation to pipework beneath timber floorboards - Sample No P0008 - SOSS Report S15-01792		Insulation Pre-formed Pipe Section(s)	0	8	Remove Remove if affected by refurbishment
Insulation to pipework beneath timber floorboards - Sample No P006 - SOSS Report S15-01792		Insulation Pre-formed Pipe Section(s)	0	9	Remove Remove if affected by refurbishment
Insulation to pipework beneath timber floorboards - Sample No P0007 - SOSS Report S15-01792		Insulation Pre-formed Pipe Section(s)	0	10	Remove Remove if affected by refurbishment
Insulation to pipework beneath timber floorboards Sample No P0010 - SOSS Report S15-01792		Insulation Pre-formed Pipe Section(s)	0	14	Remove Remove if affected by refurbishment
As 001 Pipe insulation	SS227/001 Insulation	Insulation Pipe/boiler Lagging	0	14	Remove Remove if affected by refurbishment
Insulation to pipework beneath timber floorboards - Sample No P0009 - SOSS Report S15-01792		Insulation Pre-formed Pipe Section(s)	0	15	Remove Remove if affected by refurbishment
Insulation to pipework beneath timber floorboards Sample No P0023 - SOSS Report S15-01792		Insulation Pre-formed Pipe Section(s)	0	16	Remove Remove if affected by refurbishment
To electrical switchgear - Sample No P0023 - SOSS Report S15-01792		Textile(s) Flash Pads Flash Pads to Fuse Box	0	16	Remove Remove if affected by refurbishment
Insulation to pipework beneath timber floorboards Sample No P0012 - SOSS Report S15-01792		Insulation Pre-formed Pipe Section(s)	0	17	Remove Remove if affected by refurbishment
As 001 Pipe insulation	SS227/001 Insulation	Insulation Pipe/boiler Lagging	0	17	Remove Remove if affected by refurbishment
Insulation to pipework beneath timber floorboards - Sample No P0016 - SOSS Report S15-01792		Insulation Pre-formed Pipe Section(s)	0	18	Remove Remove if affected by refurbishment
As 001 Pipe insulation	SS227/001 Insulation	Insulation Pipe/boiler Lagging	0	18	Remove Remove if affected by refurbishment
Insulation to pipework beneath timber floorboards - Sample No P0013 - SOSS Report S15-01792		Insulation Pre-formed Pipe Section(s)	0	19	Remove Remove if affected by refurbishment
001 Pipe insulation	SS227/001 Insulation	Insulation Pipe/boiler Lagging	0	19	Remove Remove if affected by refurbishment
Insulation to pipework beneath timber floorboards - Sample No P0015 - SOSS Report S15-01792		Insulation Pre-formed Pipe Section(s)	0	20	Remove Remove if affected by refurbishment
As 001 Pipe insulation	SS227/001 Insulation	Insulation Pipe/boiler Lagging	0	20	Remove Remove if affected by refurbishment

Item	Sample	Product/debris Type	Area/floor	Room/location	Action/recommendations
Insulation to pipework beneath timber floorboards - Sample No P0014 - SOSS Report S15-01792		Insulation Pre-formed Pipe Section(s)	0	21	Remove Remove if affected by refurbishment
Lining panels within safe units x2 - Sample No P0017 - SOSS Report S15-01792		Other Presumed asbestos board. An intrusive inspection within the safe will be required to confirm if ACMs are present. The serial number / make of the safe may give details if asbestos was used in this particular model.	0	22	Remove Remove if affected by refurbishment
Flanges to pipework - Sample No S0029 - SOSS Report S15-01792	S0029	Other Gasket	0	26	Remove Remove if affected by refurbishment
Insulation to pipework beneath timber floorboards - Sample No P0021 - SOSS Report S15-01792		Insulation Pre-formed Pipe Section(s)	0	28	Remove Remove if affected by refurbishment
Presumed insulation behind labelled panels		Insulation Pipe/boiler Lagging	0	31	Remove Remove if affected by refurbishment
002 Vinyl floor tiles	SS227/002 Floor tiles & Adhesive	Other Bonded Material Flooring Floor Tile(s)	0	31	Remove Remove if affected by refurbishment
Insulation to pipework beneath timber floorboards - Sample No P0018 - SOSS Report S15-01792		Insulation Pre-formed Pipe Section(s)	0	53	Remove Remove if affected by refurbishment

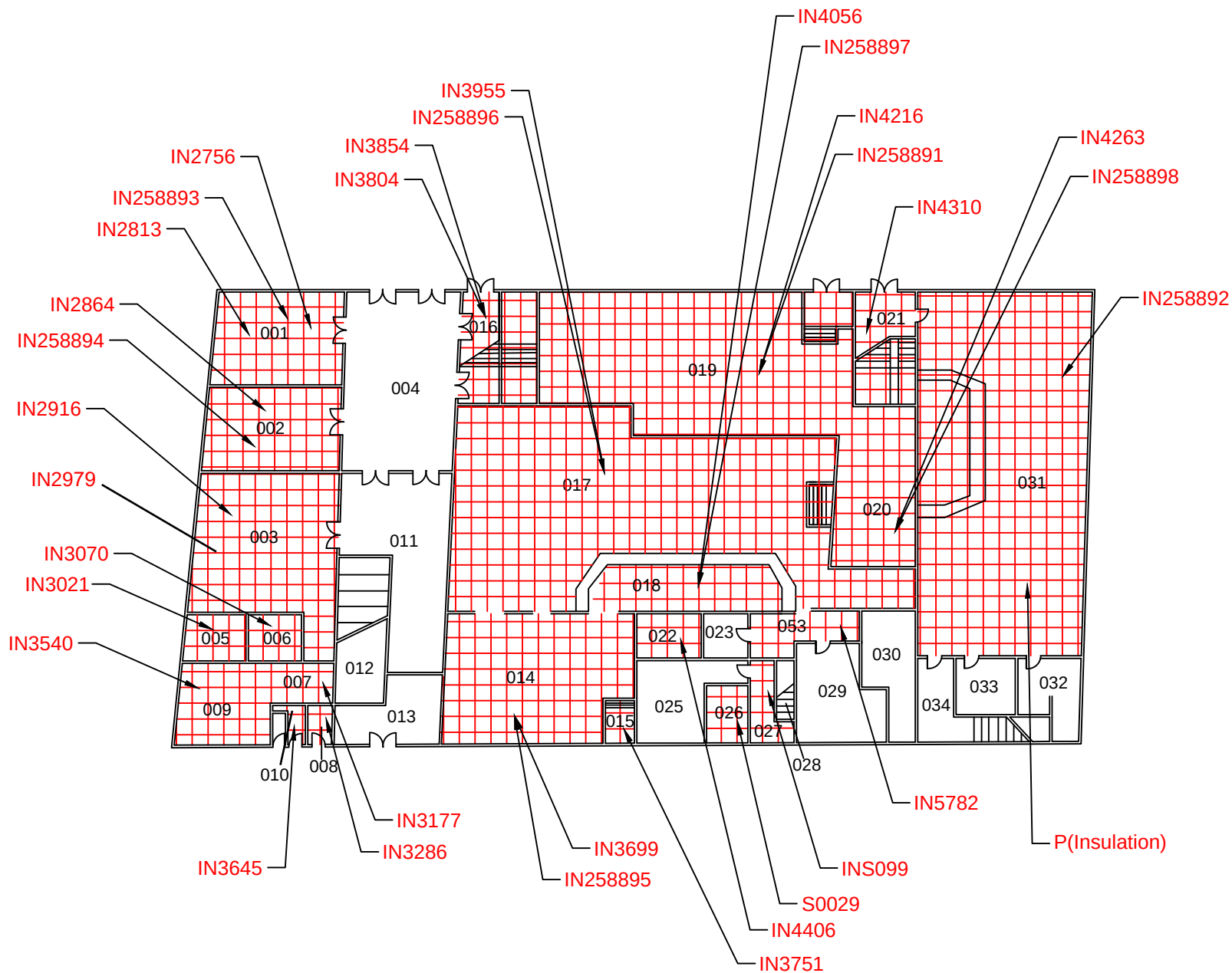
Survey Appendices

Bulk Analysis Results

Documents Enclosed.

Site Plans

Documents Enclosed.



KEY

AC001 POSITIVE SAMPLES

AC001 NEGATIVE SAMPLES

AREAS OF NO ACCESS

ACM PRESENT

OUTSIDE SCOPE OF WORK

G/01 ROOM NUMBERS

PLAN NOT TO SCALE

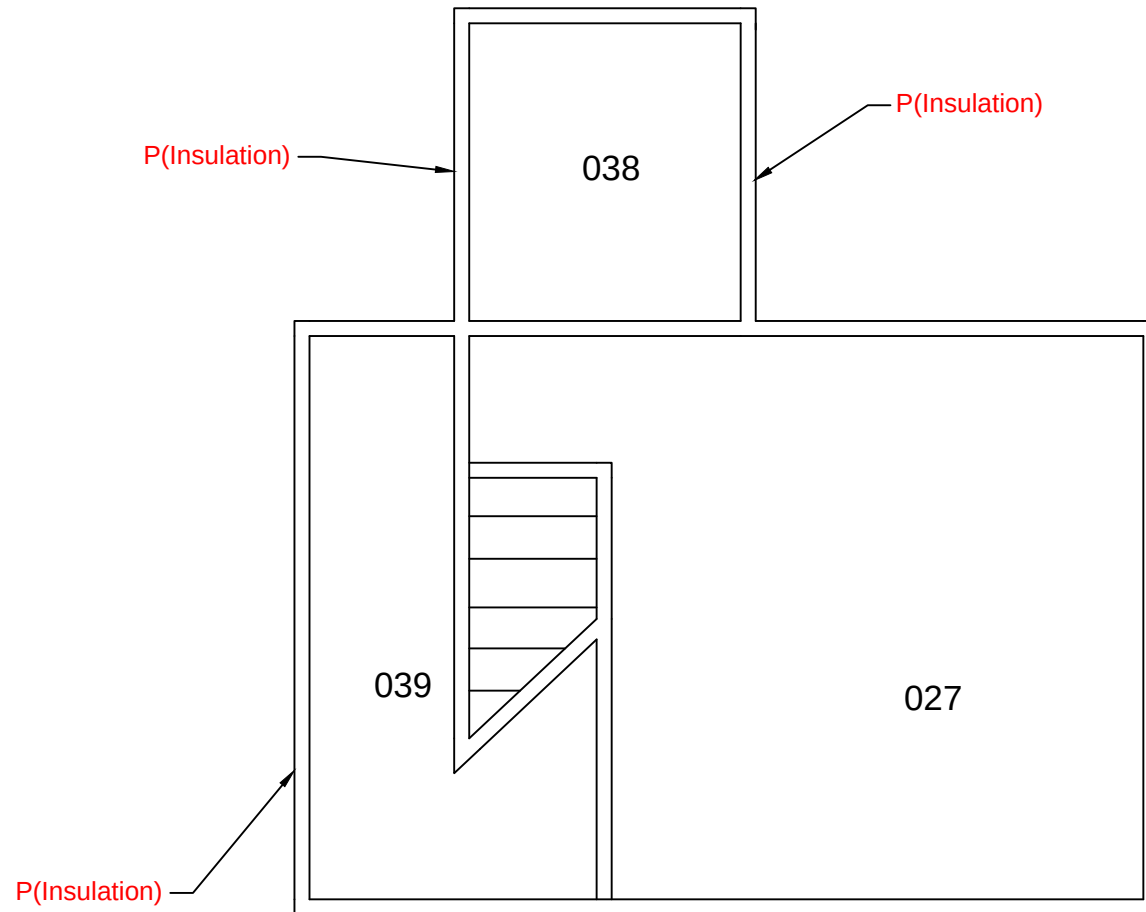
JOB REFERENCE: J36343

Jabez Clegg,
2 Portsmouth Street,
Manchester,
M13 9GB

Floor: Ground Floor

AUTHOR: RH

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KEY

AC001 POSITIVE SAMPLES

AC001 NEGATIVE SAMPLES

 AREAS OF NO ACCESS

 ACM PRESENT

 OUTSIDE SCOPE OF WORK

G/01 ROOM NUMBERS

PLAN NOT TO SCALE

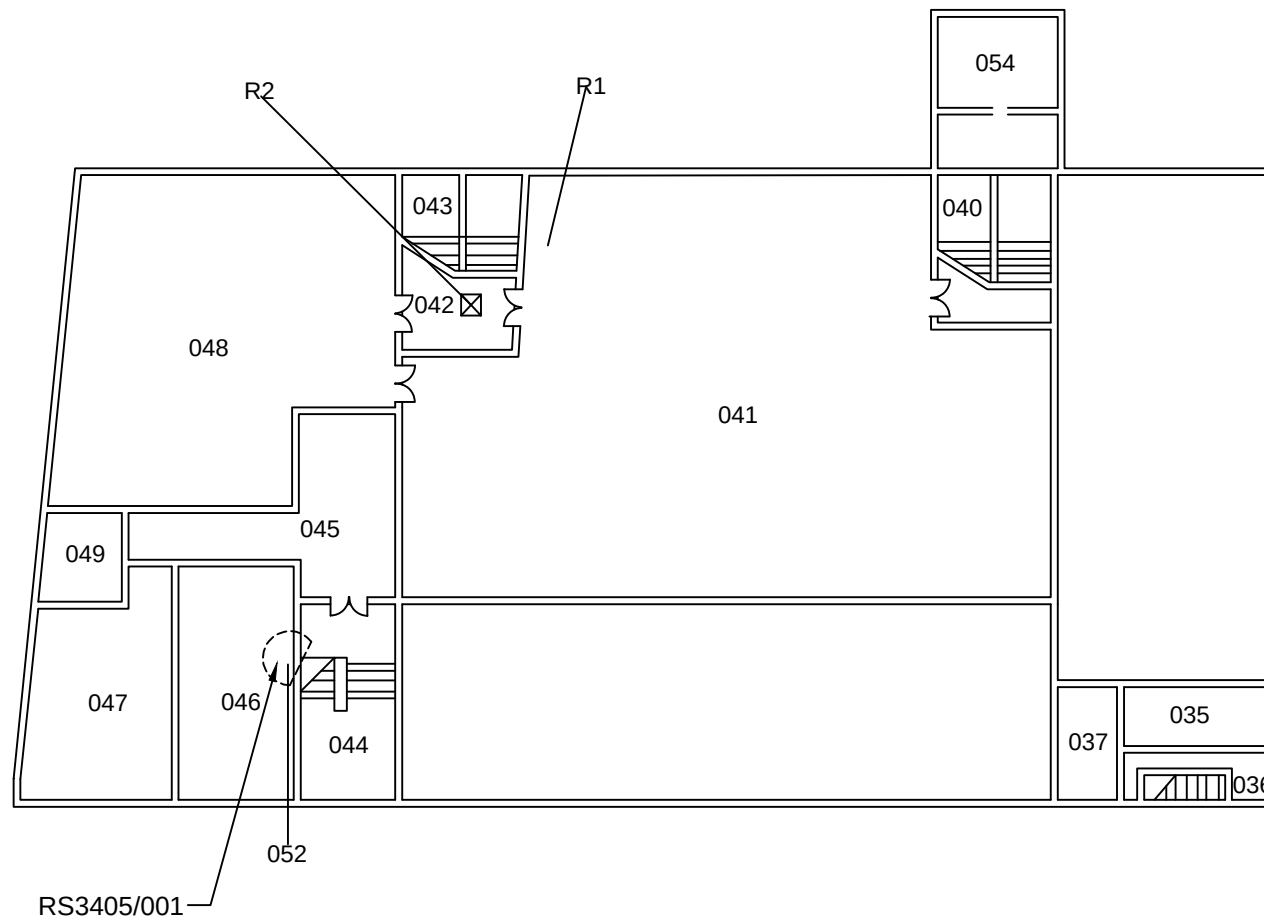
JOB REFERENCE: J36343

Jabez Clegg,
2 Portsmouth Street,
Manchester,
M13 9GB

Floor: Basement

AUTHOR: RH


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KEY

AC001 POSITIVE SAMPLES

AC001 NEGATIVE SAMPLES

 AREAS OF NO ACCESS

ACM PRESENT

 OUTSIDE SCOPE OF WORK

G/01 ROOM NUMBERS

PLAN NOT TO SCALE

JOB REFERENCE: J36343

Jabez Clegg,
2 Portsmouth Street,
Manchester,
M13 9GB

Floor: First Floor

AUTHOR: RH



BULK SAMPLE CERTIFICATE FOR IDENTIFICATION OF ASBESTOS FIBRE

Site Address: Jabez Clegg Portsmouth Street Manchester M13 9GB	Client Name: University of Manchester Building Room 4.001 Oxford Road Manchester M13 9PL
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Sampled By	University of Manchester	Date Sample Received	31/03/2025	Date Sample Analysed	31/03/2025	Date Approved	31/03/2025
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RESULTS

Sample No.	Sample Location	Sample Description	Product Type	Results	Comments
BS245615	RS3405/001	Vinyl	Reinforced Composite	N.A.D.I.S	

Analyst Name	Analyst Signature	Approved by	Approver Signature
Irene Tom		Irene Tom	

DISCLAIMERS:

Samples have been analysed to determine the presence of asbestos fibres using Inspectas Compliance Ltd in-house method of polarised light microscopy coupled with dispersion staining techniques based on the HSG 248.

Notes:

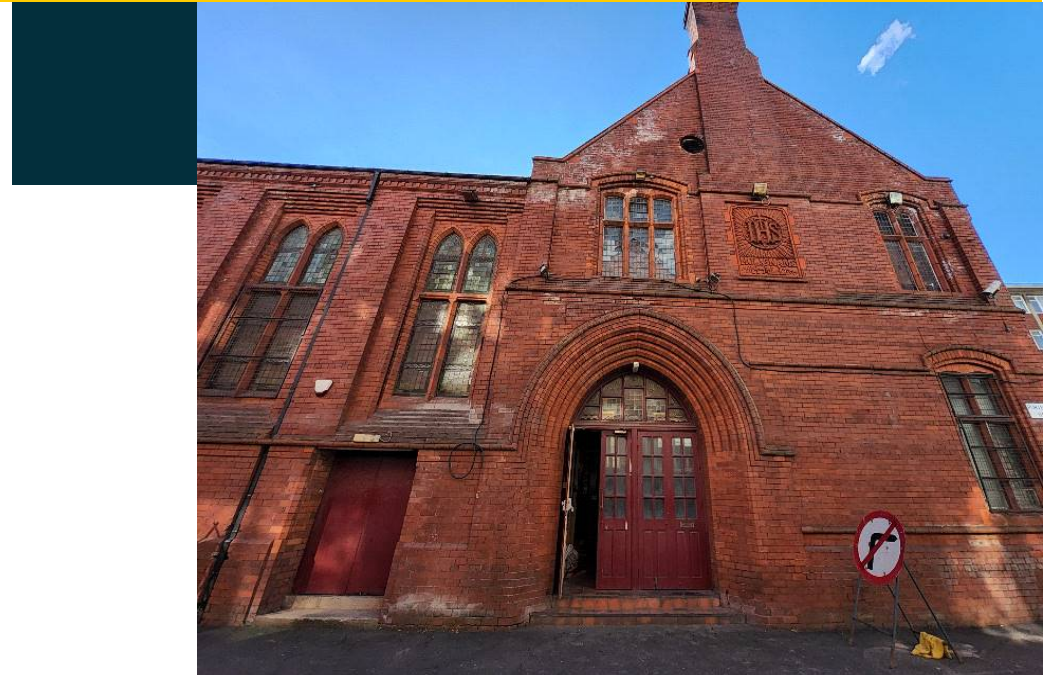
- I. The material type recorded is the opinion of the sampler primarily and does not form part of Inspectas' UKAS Accreditation.
- II. This Certificate of Identification of asbestos fibre(s) cannot be reproduced in full unless written approval from Inspectas Compliance Ltd has been obtained.
- III. The above results only relate to the items tested.
- IV. Where the sample size is deemed unacceptable or unsatisfactory by the analyst, the client will be notified.
- V. Inspectas Compliance Ltd will not accept liability for the way the results are interpreted or acted upon.
- VI. If under polarised light microscopy only 1 or 2 fibres are seen and identified as asbestos, the term 'trace asbestos identified' may be used.
- VII. Inspectas Compliance Ltd are not responsible for sampling techniques or accuracy of information supplied for samples carried out by individuals not employed by Inspectas
- VIII. Inspectas Compliance Ltd will retain bulk samples for a minimum of 6 months. Electronic certificates are retained on our system indefinitely.

Key:

CHRYSOTILE = "White Asbestos", AMOSITE (Grunerite) = "Brown Asbestos", CROCIDOLITE = "Blue Asbestos" FIBROUS ANTHOPHYLLITE, FIBROUS TREMOLITE, FIBROUS ACTINOLITE (Rare Asbestos types), NADIS (No Asbestos Detected)

Asbestos Bulk Sample Report

Oxford Road
Ex Jabez Clegg
M13 9GB



Inspectas Compliance Ltd
Head Office: Atlas House, 5 Bradford Road, Drighlington, BD11 1AS
Suite 4 Caxton Point, Caxton Way, Stevenage, Hertfordshire SG1 2XU
E info@inspectas.co.uk W inspectas.co.uk T 0844 264 0094

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Contents:



1. Introduction
2. Sampling Objective
3. Sample location(s)
4. Bulk Certificate

1. Introduction:



Inspectas Compliance Ltd received an order of confirmation to undertake a bulk sampling from University of Manchester.

The order relates to bulk sampling at:

Oxford Road
Ex Jabez Clegg
M13 9GB

The sample(s) was carried out by Peter Denby.

Purpose of Bulk Sampling

The purpose of bulk sampling is to collect representative samples of a suspected asbestos containing materials.

Purpose of Bulk Analysis

The purpose of bulk analysis is to determine whether asbestos is present in the suspected material, and, if so, the type(s)

2. Sampling Objective:



The object of bulk sampling is to identify the nature and extent of any visible or suspected ACM's.

2.1 Bulk sampling is undertaken in line with the recognised safe procedures in order to cause minimal possible nuisance and potential risk to health of the building occupants and visitors. Bulk samples are taken in accordance with documented in house procedures, following guidelines detailed in HSG264 'The Survey Guide' and HSG248 'The Analyst Guide'.

2.2 Bulk samples are returned to the appointed bulk analysis laboratory with the appropriate sample / report reference number. Where appropriate; a label will be left on site adjacent to the sample location.

2.3 The label will indicate the sample number and the date taken. This label can be used for cross reference purposes.

2.4 Bulk sample analysis is carried out in accordance with HSE document HSG 248 'The Analysts Guide'. Samples are examined under a low magnification Stereo microscope and the fibres teased apart. The fibres are then mounted in liquids of known refractive indices and examined under high magnification using polarised light and dispersion staining in accordance with HSG 248 'The Analysts Guide'.

3. Sample location(s):



Sample Date:	Sampled By:	Floor:	Room:
23 Sep 2025 to 24 Sep 2025	Peter Denby	Ground Floor	Ground - Floor Void - G/001
Sample Number:	Sample Result:	Quantity:	Product Classification:
S GS003140	No Asbestos Detected (0)	Throughout	Insulation (0)
Sample Location: Thermal insulation lagging contamination to timber beams, surfaces.			



Sample Date:	Sampled By:	Floor:	Room:
23 Sep 2025 to 24 Sep 2025	Peter Denby	Ground Floor	Ground - Floor Void - G/001
Sample Number:	Sample Result:	Quantity:	Product Classification:
S GS003141	Chrysotile (1)	Throughout	Asbestos Insulation/Coating (3)
Sample Location: Thermal insulation lagging contamination to timber beams, surfaces.			



Sample Date:	Sampled By:	Floor:	Room:
23 Sep 2025 to 24 Sep 2025	Peter Denby	Ground Floor	Ground - Floor Void - G/001
Sample Number:	Sample Result:	Quantity:	Product Classification:
S GS003142	Chrysotile + Crocidolite (3)	100m	Asbestos Insulation/Coating (3)
Sample Location: Thermal insulation lagging to pipework below timber floor.			



Sample Date:	Sampled By:	Floor:	Room:
23 Sep 2025 to 24 Sep 2025	Peter Denby	Ground Floor	Ground - Floor Void - G/001
Sample Number:	Sample Result:	Quantity:	Product Classification:
S GS003143	Amosite (2)	Throughout	Asbestos Insulation/Coating (3)
Sample Location: Thermal insulation contamination to timber beams, surfaces.			



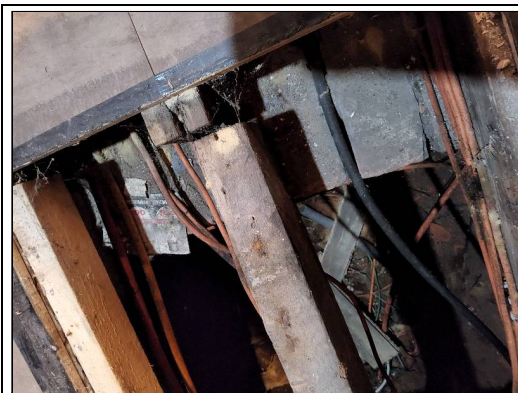
Sample Date:	Sampled By:	Floor:	Room:
23 Sep 2025 to 24 Sep 2025	Peter Denby	Ground Floor	Ground - Floor Void - G/001
Sample Number:	Sample Result:	Quantity:	Product Classification:
S GS003144	Amosite (2)	100lm	Asbestos Insulation/Coating (3)
Sample Location: Thermal insulation lagging to pipework below timber floor.			



Sample Date:	Sampled By:	Floor:	Room:
23 Sep 2025 to 24 Sep 2025	Peter Denby	Ground Floor	Ground - Floor Void - G/001
Sample Number:	Sample Result:	Quantity:	Product Classification:
S GS003145	No Asbestos Detected (0)	Throughout	Insulation (0)
Sample Location: Thermal insulation lagging contamination to timber beams, surfaces.			



Sample Date:	Sampled By:	Floor:	Room:
23 Sep 2025 to 24 Sep 2025	Peter Denby	Ground Floor	Ground - Floor Void - G/001
Sample Number:	Sample Result:	Quantity:	Product Classification:
S GS003146	No Asbestos Detected (0)	Throughout	Insulation (0)
Sample Location: Thermal insulation lagging contamination to timber beams, surfaces.			



Sample Date:	Sampled By:	Floor:	Room:
23 Sep 2025 to 24 Sep 2025	Peter Denby	Ground Floor	Ground - Floor Void - G/001
Sample Number:	Sample Result:	Quantity:	Product Classification:
S GS003147	No Asbestos Detected (0)	Throughout	Insulation (0)
Sample Location: Thermal insulation lagging contamination to timber beams, surfaces.			

4. Bulk Certificate:



BULK SAMPLE CERTIFICATE FOR IDENTIFICATION OF ASBESTOS FIBRE

Site Address: Oxford Road Ex Jabez Clegg M13 9GB	Client Name: University of Manchester Simon Building Office 2.03 Oxford Road Manchester M13 9PL
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Sampled By	Peter Denby	Date Sample Received	24/09/2025	Date Sample Analysed	24/09/2025	Date Approved	24/09/2025
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RESULTS

Sample No.	Sample Location	Sample Description	Product Type	Results	Comments
GS003140	Jabez Clegg, Ground Floor, Ground - Floor Void	Thermal insulation lagging contamination to timber beams, surfaces.	Insulation	N.A.D.I.S	
GS003141	Jabez Clegg, Ground Floor, Ground - Floor Void	Thermal insulation lagging contamination to timber beams, surfaces.	Asbestos Insulation/Coating	Chrysotile	
GS003142	Jabez Clegg, Ground Floor, Ground - Floor Void	Thermal insulation lagging to pipework below timber floor.	Asbestos Insulation/Coating	Chrysotile + Crocidolite	
GS003143	Jabez Clegg, Ground Floor, Ground - Floor Void	Thermal insulation lagging contamination to timber beams, surfaces.	Asbestos Insulation/Coating	Amosite	
GS003144	Jabez Clegg, Ground Floor, Ground - Floor Void	Thermal insulation lagging to pipework below timber floor.	Asbestos Insulation/Coating	Amosite	
GS003145	Jabez Clegg, Ground Floor, Ground - Floor Void	Thermal insulation lagging contamination to timber beams, surfaces.	Insulation	N.A.D.I.S	
GS003146	Jabez Clegg, Ground Floor, Ground - Floor Void	Thermal insulation lagging contamination to timber beams, surfaces.	Insulation	N.A.D.I.S	
GS003147	Jabez Clegg, Ground Floor, Ground - Floor Void	Thermal insulation lagging contamination to timber beams, surfaces.	Insulation	N.A.D.I.S	

Analyst Name	Analyst Signature	Approved by	Approver Signature
Irene Tom		Irene Tom	

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NADIS (No Asbestos Detected)