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ASBESTOS MANAGEMENT SURVEY
Reg 4 'The Duty to Manage'



Site Address	Client Details	Project Details
The Northern Lawn Tennis Club, Palatine Road, Manchester, M20 3YA	Johnathan Kinsella The Northern Lawn Tennis Club, Palatine Road, Manchester, M20 3YA	Job No: MAN629 Survey Date: 17/09/2025 Report Date: 23/09/2025

Site:	The Northern Lawn Tennis Club, Palatine Road, Manchester, M20 3YA	Survey Date:	17/09/2025
		Surveyor(s):	Roy Stenhouse

Report Details

Project Team	R Stenhouse, N Milton
Client	Johnathan Kinsella - The Northern Lawn Tennis Club
Job No	MAN629
Survey Location	Manchester, M20 3YA
Site Location:	
Site Description	Purpose built Lawn Club
Scope of Work	To establish the extent of asbestos containing materials so far as reasonably practicable which may be disturbed during normal occupation of the premises.
Survey Type	Management Survey (non-intrusive)
Survey Date	17/09/2025
QC Date	25/09/2025
Document Version	1.0

Lead Surveyor	Report Administrator	Quality Control Check
Roy Stenhouse	Nina Milton	Philip Keary
[redacted]		

Additional comments	Please note that although this report highlighted asbestos containing materials within the premises and forms an asbestos register, this is not the end of your legal duty to manage asbestos containing materials. To aid regulation 4: the duty to manage, please review any actions required and then put together a plan on how the risks associated with ACMs will be managed. The plan which should be clearly defined in writing, should also include roles & responsibilities, communication, management, remedial works and emergency procedures. If you would like help with this plan, please contact our office on **0800 458 4136** for more information. We also offer duty to manage training for key members of staff who may be involved in the asbestos management procedures.

Jonathan Kinsella
The Northern Lawn Tennis Club,
Palatine Road,
Manchester,
M20 3YA

Dear Sir / Madam

Ref: Survey for asbestos materials at The Northern Lawn Tennis Club, Palatine Road, M20 3YA

Upon your instruction, an asbestos management survey has been conducted at the above premises. For your convenience, the report has been divided into separate sections as follows:

1. **General Site Information**
2. **Report Summary**
3. **Explanatory Notes**
4. **Confirmed Asbestos Register**
5. **Non-Asbestos Register**
6. **UKAS Analysis Results**
7. **Annual Inspection Log**
8. **Floor Plans**
9. **Actions Required**
10. **Further Guidance**
11. **Visitor Site Record**
12. **Executive Summary**

If you have any questions, please do not hesitate to contact our office, Tel: 0800 458 4136.

May I take this opportunity to thank you for using our services.

Yours sincerely,

[redacted]

Report Administrator
Fibre Safe Ltd

Site:	152 Thatto Heath Road St Helens Merseyside WA9 5PE	Survey Date:	24/09/2024
		Surveyor(s):	Roy Stenhouse

GENERAL SITE AND SURVEY INFORMATION

Objectives of Survey

The aim of the survey was, as far as reasonably practicable, to locate and assess all the Asbestos Containing Materials (ACM's) present in the building. Our report, which follows, sets out the findings of the survey to assist you in managing the risks arising from the presence of any ACM's found in the building as required by The Health and Safety at Work etc Act 1974 and the Control of Asbestos at Work Regulations 2012.

Areas Surveyed

- Throughout

Areas Excluded

- External Canopy (access kit required)
- Changing Room (blocked)

General Description of Property

The property is a comprehensive multi-sport facility, which was constructed circa 1960 – 1970's and includes the following features:

Roof: Asbestos Cement
External Walls: Brick
Internal Walls: Solid / Stud
Internal Finish: Block / Plaster
Staircase(s): Timber
Intermediate Floor(s): Timber
Ground Floor(s): Solid
Basement Floor(s): N/A
Windows: Timber
Heating System: Electric
Soffits / Fascia: N/A
Rainwater Goods: Concrete / UPVC

Survey Method

There are no immediate plans to renovate the building and therefore an asbestos management register has been created in line with Regulation 4: The Duty to Manage (CAR2012). The assessment & survey has been carried out in accordance with the Health & Safety Executive guidance document HSG264 - The Asbestos Survey Guide. The inspection has been undertaken by an experienced & qualified asbestos surveyor as required under current guidance.

Site:	The Northern Lawn Tennis Club, Palatine Road, Manchester, M20 3YA	Survey Date:	17/09/2025
		Surveyor(s):	Roy Stenhouse

Limitation of an Asbestos Management Survey

Every effort has been made to identify all asbestos materials so far as is reasonably practicable within the building. Methods used to carry out the survey were agreed with the client prior to any works being commenced. The survey techniques involved trained and experienced surveyors using the required approach of visual examination and bulk sampling in a UKAS accredited laboratory. It is always possible that asbestos-based materials may remain in the property or area which could be due to one of the following reasons:

i. Asbestos materials existing within areas which were not accessible and are therefore outside of the scope of the survey
ii. Asbestos may be hidden as part of the structure to the building and not visible until the building is dismantled or refurbished at a later date. Every effort will be made to find these items however in some cases only destructive testing can highlight them.
iii. Debris from previous asbestos removal projects may well be present in some areas, general asbestos debris and residue does not form part of the building survey, however all good intentions are made for its discovery. In these cases, an additional billable survey may be required to trace and track the contamination throughout the building.
iv. This survey will detail all the areas inspected and all samples taken. Where a requested area is not covered by this survey it will be due to no access i.e. working personnel, sensitive location, impenetrable, unsafe to enter, infestation of vermin, fire damaged etc.
v. Access for the survey may be restricted due to safety reasons such as height, exposure of staff, immovable objects or danger of injury and death. Where electrical equipment is present and presumed in the way of the survey; no access will be attempted until proof of its safe state is given. Our staff have a duty of care under the Health & Safety at Work at Act.
vi. Where a survey is carried out under the guidance of the owner of the property or his representative, then the inspection will be as per their instruction and guidance at the time.
vii. Fibre Safe Ltd cannot accept liability for loss, injury, damage or penalty issues due to errors or omissions within this report.
viii. In some cases, materials may be damaged in order to carry out the sampling process.
ix. For the purposes of safety, the surveyors will not inspect behind, above or beneath any suspected asbestos materials. No ACM's will be removed at any time including at the request of the client in order to gain access to other areas of the premises. A further billable inspection will be carried out in these cases to ascertain any additional items.
x. All live electrical and gas equipment e.g. fuse boxes, distribution boards, heating equipment and electrical appliances will be viewed where possible but will not be physically inspected until certified safe to do so by a competent and qualified engineer.
xi. Water Absorption tests must be requested before the survey and are a billable extra
xii. Loft voids will be surveyed in full where it is safe to do so and structurally sound. In cases where access around the loft is prohibited a head and shoulders inspection will be carried out using a ladder.
xiii. Areas where specialist access equipment are needed for safety will not be included unless specifically agreed prior to the start of the project.

The Purpose of this Survey

A management survey is required to help manage asbestos in the duty holders premises as required under regulation 4: the duty to manage. Its purpose is to locate, as far as reasonably practicable, the presence and extent of any suspect asbestos containing materials or 'ACMs' in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition. Management surveys will often involve minor intrusive work and some disturbance. The extent of intrusion will vary between premises and depend on what is reasonably practicable for individual properties, ie it will depend on factors such as the type of building, the nature of construction, accessibility etc. A management survey should include an assessment of the condition of the various ACMs and their ability to release fibres into the air if they are disturbed in some way. This 'material assessment' will give a good initial guide to the priority for managing ACMs as it will identify the materials which will most readily release airborne fibres if they are disturbed. Once completed, this survey should help manage asbestos in the duty holder's premises. The survey has to provide sufficient information for: an asbestos register and plan to be prepared, a suitable risk assessment to be carried out and a written plan to manage risks to be produced. Please note that these are the responsibility of the duty holder and are not included within this document.

This survey has been undertaken to:

1. Provide accurate information on the location, amount and condition of asbestos-containing materials (ACMs) within the premises.
2. Assess the level of damage or deterioration in the ACM's
3. Assess whether remedial actions are required on the ACM's found.
4. Prepare records showing the location of any asbestos containing materials found in the premises and display it on clear floor plans.
5. Help the client creates a risk assessment for the possibility of asbestos disturbance.
6. Help the client to create and implement an asbestos management plan.

NB: The information in this survey should be used to prepare and implement an asbestos management plan in order to comply with the Control of Asbestos Regulations 2012.

Limitations of Survey

Whilst every effort has been made to access and record each and every occurrence of asbestos materials in this property, some suspect materials may remain inaccessible if full access has not been granted by the client. There may also be some areas for which specialist equipment would be needed to gain access such as ducting systems, flues, internal pipe runs & lift shafts. In these cases, the areas shall be noted, or it shall be agreed prior to the survey for these areas to be surveyed so that necessary equipment and skilled personal can be present during the inspection.

Asbestos: Duty to Manage Flow Chart

DECISION

ACTION

DOCUMENT

Direction of Flow

Review/Update

START

Was any part of the premises built before 2000?

NO

Identify whether you have any old (pre-2000) **plant or equipment** that may contain asbestos. Assess the risk from these asbestos-containing materials (ACMs) and manage as below.

YES

You will need to:

- **Presume** entire premises contains ACMs **or**
- **Review existing** asbestos surveys (see Box 11 HSG264); **and/or**
- **Arrange for a competent surveyor to complete** an Asbestos Management Survey.

An **Asbestos Management Survey** should:

- Cover all relevant buildings/common parts.
- Include all areas which could be damaged or disturbed during normal occupancy, including foreseeable maintenance, installation, cleaning.
- Identify the location of ACMs (site plans) and what they look like (photos).
- Identify the ACM type and condition and ability to release fibres if disturbed = **Material Assessment (MA)**.
- Identify any areas that were not surveyed.
- Identify inaccessible areas where the presence of ACMs is foreseeable or cannot be ruled out and as such must be presumed.

Do you have any asbestos present?

YES

NO

NFA

Work with the asbestos surveyor to complete a Risk Assessment of your ACMs to set priorities for management. (see Appendix 3 HSG227)

One approach is to:

- **Identify any ACMs** with high material assessment scores (above 10) and **ensure immediate interim action is taken to manage exposure risk.**
- **Complete** a **Priority Assessment** (PA) that considers the likelihood of each ACM identified being disturbed by normal occupant activity including routine maintenance and cleaning
- **Add** together the Priority Assessment and Material Assessment scores (in the survey) to give a Risk Assessment score for each ACM.
- **Rank** each ACM and prioritise what action to take.

Develop/Prepare an **Asbestos Register** and **Asbestos Management Plan** incorporating this information.

An **Asbestos Register** should contain a summary of:

- All confirmed/strongly presumed/presumed ACMs identified in the survey.
- Areas not captured by the survey which by default must be presumed to contain asbestos e.g. no access, caveats.
- The condition, surface treatment (this provides a baseline for on-going condition monitoring).
- The risk assessment (combined ACM properties (MA) and likelihood of disturbance (PA)) and agreed time-based action(s).

An **Asbestos Management Plan** (AMP) should set out (see paras 78-90 and Table 1 HSG227):

- The individual(s) or organisation(s) identified as the duty holder(s) and extent of their role and responsibility.
- Named individuals (and/or organisations) with delegated responsibility for specified roles in ACM management e.g. responsible person.
- Training needs for all relevant personnel.
- Procedures e.g. permit to work for controlling routine and responsive maintenance work, including the management of contractors.
- Arrangements for the ongoing condition monitoring of ACMs.
- Work which would trigger the need for a further survey e.g. refurbishment.
- Emergency procedures to be actioned in the event of accidental or inadvertent disturbance of ACMs.
- Arrangements for monitoring/reviewing the AMP effectiveness. This should take place every 12 months or if triggered by actions below.

Take the **all** following **Actions** consistent with your **Asbestos Management Plan** (see Appendix 5 HSG227)

IMMEDIATE ACTION

Remove, repair or protect ACMs which are in poor condition or likely to be disturbed or damaged through foreseeable activities.
Ensure this work is completed by someone trained and competent to carry out licensable work, NNLW, or non-licensable work, as appropriate.

UPDATE Asbestos Register

Complete a periodic condition assessment of known/strongly presumed ACMs. **Consider** changes in in building use /occupancy/ refurbishment plans.

UPDATE Asbestos Register and Risk Assessment with findings and **REVIEW** the on-going management action.

Provide suitable training and/or **information** to all personnel with responsibilities for asbestos management and those liable to foreseeably disturb asbestos e.g. maintenance (see L143 paras 137,147 and 225-236).

REVIEW AMP when there is a change in personnel.

Develop robust management arrangements to assess and control the risk from ACMs during **maintenance, refurb work etc.** to ensure:

- Information on ACMs is provided and the implications are considered e.g. work won't disturb ACMs, the work on ACMs is licensed or non-licensed (see Asbestos Essentials sheet A0).
- The need for any further survey work is identified before work starts.
- Work is planned and monitored (consider a permit to work).
- The work area can be safely reoccupied.

UPDATE Asbestos Register where new information becomes available e.g. refurb surveys. **REVIEW AMP** in the event of ACMs being inadvertently disturbed.

LABELLING ASBESTOS

In non-domestic buildings, the Management Regulations require that suitable labelling and / or signs are put in place, if there are no other appropriate preventatives or protective measures. Information about the location and condition of any ACM's must be provided to every person liable to disturb it. A good way of doing this is to clearly label, where reasonably practicable, all the ACM's or suspected ACM's on the premises. These labels will need to be checked from time to time as labels can fall off or be removed, painted over or hidden. Labelling in certain areas may be sensitive and therefore the use and positioning of any labels is ultimately the decision of the client. Please note that this is not a requirement in private dwellings.

MONITORING ASBESTOS

In non-domestic buildings, the current asbestos regulations require the duty holder to ensure that any identified or suspected Asbestos Containing Materials are checked periodically for deterioration and / or damage. The results of these inspections should be recorded formally and available for review during an audit process. A minimum period of 12 months is recommended by the health and safety executive as stated in Regulation 4 of the Control of Asbestos Regulations 2012. The responsibility for the arrangement of the next inspection date falls to the duty holder or their appointed person(s). We can, if requested, arrange to contact you in approximately 11 months' time, to arrange the next inspection date.

Next Inspection Date: 17 September 2026

ASSESSING THE RISK

Risk Assessment

The following assessment identifies the 'high-hazard' materials, ie those materials which will most readily release airborne fibres if disturbed. The Risk Assessment is used to establish which materials will need to be removed by a licensed HSE contractor and which can be removed by a suitably trained & qualified non licensed company.

EXPLANATORY NOTES RELATING TO FURTHER REPORT SECTIONS

ACM Register – Register / Assessment Sheets of Asbestos Containing Materials

The register consists of separate sheets for each type of ACM that has been identified. The material has been initially identified in the **Room / No Area** specified. If any other rooms/areas contain the same material these are indicated in the adjacent box. Where sampling has been carried out the location from which this has been taken can be cross-referenced to the drawing using the numbered symbols (black number in red triangle). A photograph of the sampling point/area is provided to assist in identification of the ACM. Where asbestos has been strongly presumed in a material the location is shown on the drawing by the letters 'SP' in a red triangle.

To assist building owners/managers in controlling and managing the risk from Asbestos Containing Materials, an assessment of potential fibre release from the material (labelled **MATERIAL ASSESSMENT**) has been made in accordance with HSG264. This is indicated by the **TOTAL** score. This is the sum of the scores in the preceding four columns, which have been allocated by assessing the parameters detailed in the table at the front of the Register section. Materials with total assessment scores of 10 or more are regarded as having a high potential to release fibres, if disturbed. Scores of between 7 and 9 are regarded as having a medium potential, and between 5 and 6 a low potential. Scores of 4 or less have a very low potential to release fibres.

This assessment identifies the high-risk materials, that is, those which will most readily release airborne fibres if disturbed. However, it does not automatically follow that those materials assigned the highest score will be the materials that should be given priority for a remedial action. When carrying out a risk assessment to determine such priorities the building owner / manager should also take into account factors such as:

- The location of the material
- The extent of the material
- The use to which the location is put
- The occupancy of the area
- The activities carried on in the area, and
- The likelihood/frequency at which maintenance activities are likely to take place.

A general initial assessment of risk, which takes into account some of these factors, as observed or presumed at the time of our inspection, has been indicated on the Register Sheet in the box labelled **Accessibility.** However, it is the duty of the building owner/manager, who has detailed knowledge of the usage factors, to make the final risk assessment. In our assessment, 'high' risk indicates that personnel would appear to be very likely to be exposed to asbestos fibres. 'Low' risk at the other end of the scale suggests that, in our opinion, exposure to fibres is unlikely.

The extent or quantity of the material is also separately indicated.

At the foot of the Register Sheet a reference to the recommended action is indicated in the **RECOMMENDATIONS** box. All subsequent actions should be recorded, and provision has been made for this in the **AMENDMENTS / RECORD OF ACTIONS** table.

Non-ACM Register – Register Sheets of Asbestos Containing Materials

These sheets refer to items / materials, which due to their age and nature were suspected of containing asbestos. They have however been found not to contain asbestos. This has been determined either by analysis or has been presumed on the basis of being similar to analysed samples. Their location is referred to on the drawings by green square symbols.

The purpose of this register is to prevent future query or concern over these items / materials.

Site Plans

Site plan(s) are included to enable locations listed on the registers and/or in the report to be identified. The rooms/areas are numbered, and prefixes have been used to indicate the floor level as follows:

BA - Basement
GF - Ground Floor
1F - First Floor
2F - Second Floor
3F - Third Floor

Where taken, sample locations are indicated. Where these have revealed asbestos to be present, the sample number appears within a red triangle. Where no asbestos has been detected in a sample the number is in a green square. **All red triangles indicate the presence of an ACM in that area.**

Analysis Report

Original certificates of the bulk sample analysis, which has been carried out by a UKAS (United Kingdom Accreditation Service) accredited laboratory.

Inspection Register

Form to be filled in at each annual inspection – see **'Monitoring'** section above.

Other Information

Section for filing any other relevant information or documentation.

Site: The Northern Lawn Tennis Club, Palatine Road, Manchester, M20 3YA **Date of Survey:** 17/09/2025

MATERIAL ASSESSMENT SCORING PARAMETERS

Parameter	Score	Examples	Parameter	Score	Examples
Product Type (or debris from product)	1 (low)	Asbestos-reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc).	Surface Treatment (not required in this management Survey)	0 (none)	Non-friable composite materials containing asbestos: reinforced plastics, resins, vinyl tiles, encapsulated cement
	2 (medium)	Asbestos insulating board, mill boards, other low-density insulation, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.		1 (low)	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated), asbestos cement sheets etc.
	3 (high)	Thermal insulation (e.g. pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.		2 (medium)	Unsealed AIB or encapsulated lagging and sprays.
				3 (high)	Unsealed lagging and sprays.
Extent of damage or deterioration (not required in Management Survey survey)	0 (none)	Good condition: no visible damage	Asbestos Type	1	Chrysotile
	1 (low)	Low damage: a few scratches or surface marks: broken edges on boards, tiles etc.		2	Amphibole (excluding Crocidolite)
	2 (medium)	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres.		3	Crocidolite
	3 (high)	High damage or dilapidation of materials, sprays and thermal insulation. Visible asbestos debris			

REGISTER OF CONFIRMED ASBESTOS MATERIALS

Confirmed Asbestos Materials

The following section sets out all of the items sampled and confirmed to contain asbestos fibres within the material. It also shows the risk assessment, location, condition and recommended course of action for each material.



Asbestos Containing Materials Register

Surveyors Notes (if applicable):
Asbestos reinforced textured coating (artex) is present to this area. The coating is in satisfactory condition and does not present any danger to the occupants of the building. Please apply asbestos warning stickers and undertake annual checks on the condition.

Sheet No: 01

Sampled By: Roy Stenhouse

Room No / Area:	Other Rooms / Areas Where Similar Material Presumed:
External Around door frame	N/A

Item / Component: Mastic

Sample Ref No:		Photo Ref No:
MAN629 / 02	Low Risk	02



Confirmed Asbestos Type:
Chrysotile

Product Type:	✔
Insulation Board	
Asbestos Cement	
Thermal Insulation	
Textured Coating	
Flooring	
Other	✔

Accessibility:	✔
High	✔
Medium	
Low	

Area / Volume of Material:	
Quantity	
Square metres	
Linear metres	4

MATERIAL ASSESSMENT								TOTAL
Product Type	✔	Damage / Deterioration	✔	Surface Treatment	✔	Asbestos Type	✔	
		0		0	✔			
1	✔	1	✔	1		1	✔	3
2		2		2		2		
3		3		3		3		

AMENDMENTS / RECORD OF ACTIONS

Description of work/action and by whom:	Date of Action	Amended by

RECOMMENDATIONS:	✔
No Action Required	✔
Action Required	
Re-inspection after 12 months	✔
Isolate	
Repair	
Encapsulate	
Warning Stickers	
Remove	

Asbestos Containing Materials Register

Surveyors Notes (if applicable):
Asbestos insulation board (AIB) was confirmed to this area. The board is in satisfactory condition; however it remains unsealed. We recommend encapsulating the material under semi controlled conditions using asbestos grade paint. When completed, please apply asbestos warning stickers and undertake regular inspections to note any changes in condition.

Sheet No: 02

Sampled By: Roy Stenhouse

Room No / Area:	Other Rooms / Areas Where Similar Material Presumed:
External Wall Vent / Recess	N/A

Item / Component: Asbestos Insulation Board

Sample Ref No:		Photo Ref No:
MAN629 / 04	Med Risk	03



Confirmed Asbestos Type:
Amosite & Chrysotile

Product Type:	✔
Insulation Board	✔
Asbestos Cement	
Thermal Insulation	
Textured Coating	
Flooring	
Other	

Accessibility:	✔
High	
Medium	✔
Low	

Area / Volume of Material:	
Quantity	
Square metres	<5
Linear metres	

MATERIAL ASSESSMENT								TOTAL
Product Type	✔	Damage / Deterioration	✔	Surface Treatment	✔	Asbestos Type	✔	
		0		0				
1		1	✔	1		1		7
2	✔	2		2	✔	2	✔	
3		3		3		3		

AMENDMENTS / RECORD OF ACTIONS		
Description of work/action and by whom:	Date of Action	Amended by

RECOMMENDATIONS:	✔
No Action Required	✔
Action Required	
Re-inspection after 12 months	✔
Isolate	✔
Repair	
Encapsulate	
Warning Stickers	✔
Remove	

Asbestos Containing Materials Register

Surveyors Notes (if applicable):
Asbestos insulation board (AIB) was confirmed to this area. The board is in satisfactory condition; however it remains unsealed. We recommend encapsulating the material under semi controlled conditions using asbestos grade paint. When completed, please apply asbestos warning stickers and undertake regular inspections to note any changes in condition.

Sheet No: 03

Sampled By: Roy Stenhouse

Room No / Area:	Other Rooms / Areas Where Similar Material Presumed:
Internal Wall Vent / Recess	N/A

Item / Component: Asbestos Insulation Board

Sample Ref No:		Photo Ref No:
MAN629 / 04	Med Risk	04



Confirmed Asbestos Type:
Amosite & Chrysotile

Product Type:	✔
Insulation Board	✔
Asbestos Cement	
Thermal Insulation	
Textured Coating	
Flooring	
Other	

Accessibility:	✔
High	
Medium	✔
Low	

Area / Volume of Material:	
Quantity	
Square metres	<5
Linear metres	

MATERIAL ASSESSMENT								TOTAL
Product Type	✔	Damage / Deterioration	✔	Surface Treatment	✔	Asbestos Type	✔	
		0		0				
1		1	✔	1		1		7
2	✔	2		2	✔	2	✔	
3		3		3		3		

AMENDMENTS / RECORD OF ACTIONS		
Description of work/action and by whom:	Date of Action	Amended by

RECOMMENDATIONS:	✔
No Action Required	✔
Action Required	
Re-inspection after 12 months	✔
Isolate	✔
Repair	
Encapsulate	
Warning Stickers	✔
Remove	

Asbestos Containing Materials Register

Surveyors Notes (if applicable):
An asbestos cement roof was confirmed on this building. The roof is in satisfactory condition and does not warrant any remedial works at this time. The materials should be left in situ and checked on a regular basis for changes in condition. You may also wish to consider encapsulation to seal the product and prevent any future fibres escaping below.

Sheet No: 04

Sampled By: Roy Stenhouse

Room No / Area:	Other Rooms / Areas Where Similar Material Presumed:
Internal View Roof Sheets	N/A

Item / Component: Asbestos Cement

Sample Ref No:		Photo Ref No:
N/A	Low Risk	05



Confirmed Asbestos Type:
Chrysotile

Product Type:	✔
Insulation Board	
Asbestos Cement	✔
Thermal Insulation	
Textured Coating	
Flooring	
Other	

Accessibility:	✔
High	
Medium	
Low	✔

Area / Volume of Material:	
Quantity	
Square metres	>100
Linear metres	

MATERIAL ASSESSMENT								TOTAL
Product Type	✔	Damage / Deterioration	✔	Surface Treatment	✔	Asbestos Type	✔	
		0		0				
1	✔	1	✔	1	✔	1	✔	4
2		2		2		2		
3		3		3		3		

AMENDMENTS / RECORD OF ACTIONS

Description of work/action and by whom:	Date of Action	Amended by

RECOMMENDATIONS:	✔
No Action Required	✔
Action Required	
Re-inspection after 12 months	✔
Isolate	
Repair	
Encapsulate	
Warning Stickers	
Remove	

Asbestos Containing Materials Register

Surveyors Notes (if applicable):
An asbestos cement roof was confirmed on this building. The roof is in satisfactory condition and does not warrant any remedial works at this time. The materials should be left in situ and checked on a regular basis for changes in condition. You may also wish to consider encapsulation to seal the product and prevent any future fibres escaping below.

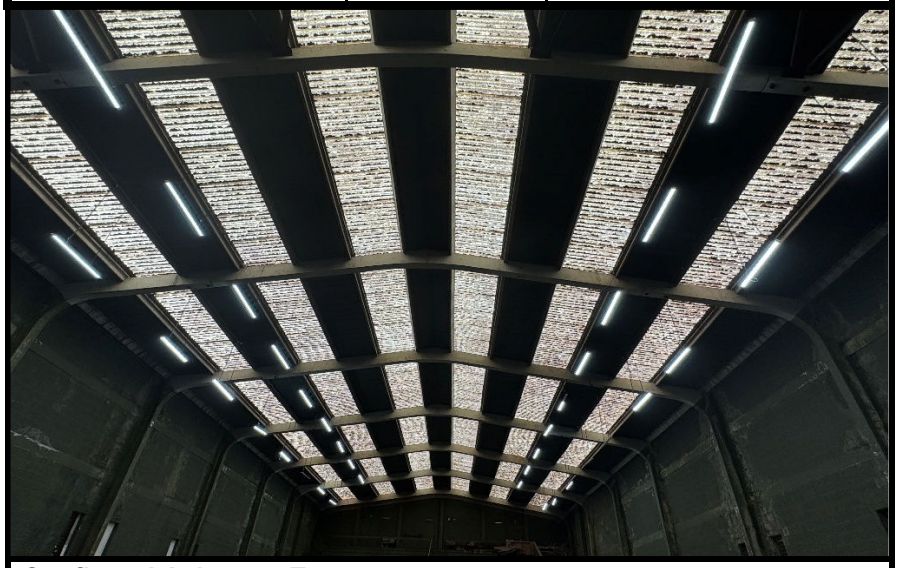
Sheet No: 05

Sampled By: Roy Stenhouse

Room No / Area:	Other Rooms / Areas Where Similar Material Presumed:
Internal View Roof Sheets	N/A

Item / Component: Asbestos Cement

Sample Ref No:		Photo Ref No:
N/A	Low Risk	06



Confirmed Asbestos Type:
Chrysotile

Product Type:	✔
Insulation Board	
Asbestos Cement	✔
Thermal Insulation	
Textured Coating	
Flooring	
Other	

Accessibility:	✔
High	
Medium	
Low	✔

Area / Volume of Material:	
Quantity	
Square metres	>100
Linear metres	

MATERIAL ASSESSMENT								TOTAL
Product Type	✔	Damage / Deterioration	✔	Surface Treatment	✔	Asbestos Type	✔	
		0		0				
1	✔	1	✔	1	✔	1	✔	4
2		2		2		2		
3		3		3		3		

AMENDMENTS / RECORD OF ACTIONS

Description of work/action and by whom:	Date of Action	Amended by

RECOMMENDATIONS:	✔
No Action Required	✔
Action Required	
Re-inspection after 12 months	✔
Isolate	
Repair	
Encapsulate	
Warning Stickers	
Remove	

Asbestos Containing Materials Register

Surveyors Notes (if applicable):
Asbestos based vinyl floor tiles have been confirmed in this area. The tiles are in satisfactory condition and do not warrant any remedial works at this time. The materials should be left in situ and checked on a regular basis for changes in condition.

Sheet No: 06

Sampled By: Roy Stenhouse

Room No / Area:	Other Rooms / Areas Where Similar Material Presumed:
Changing Room Flooring	N/A

Item / Component: Vinyl Floor Tiles

Sample Ref No:		Photo Ref No:
MAN629 / 05	Low Risk	07



Confirmed Asbestos Type:
Chrysotile

Product Type:	✔
Insulation Board	
Asbestos Cement	
Thermal Insulation	
Textured Coating	
Flooring	✔
Other	

Accessibility:	✔
High	✔
Medium	
Low	

Area / Volume of Material:	
Quantity	
Square metres	70
Linear metres	

MATERIAL ASSESSMENT								TOTAL
Product Type	✔	Damage / Deterioration	✔	Surface Treatment	✔	Asbestos Type	✔	
		0		0	✔			
1	✔	1	✔	1		1	✔	3
2		2		2		2		
3		3		3		3		

AMENDMENTS / RECORD OF ACTIONS

Description of work/action and by whom:	Date of Action	Amended by

RECOMMENDATIONS:	✔
No Action Required	✔
Action Required	
Re-inspection after 12 months	✔
Isolate	
Repair	
Encapsulate	
Warning Stickers	✔
Remove	

Asbestos Containing Materials Register

Surveyors Notes (if applicable):
Asbestos insulation board (AIB) was confirmed to this area. The board is in satisfactory condition; however, it remains unsealed. We recommend encapsulating the material under semi controlled conditions using asbestos grade paint. When completed, please apply asbestos warning stickers and undertake regular inspections to note any changes in condition. See damage on next page:

Sheet No: 07

Sampled By: Roy Stenhouse

Room No / Area:	Other Rooms / Areas Where Similar Material Presumed:
Changing Room Ceiling	N/A

Item / Component: Asbestos Insulation Board

Sample Ref No:		Photo Ref No:
MAN629 / 06	Med Risk	08



Confirmed Asbestos Type:
Amosite & Chrysotile

Product Type:	✔
Insulation Board	✔
Asbestos Cement	
Thermal Insulation	
Textured Coating	
Flooring	
Other	

Accessibility:	✔
High	
Medium	✔
Low	

Area / Volume of Material:	
Quantity	
Square metres	120
Linear metres	

MATERIAL ASSESSMENT								TOTAL
Product Type	✔	Damage / Deterioration	✔	Surface Treatment	✔	Asbestos Type	✔	
		0		0				
1		1	✔	1	✔	1		6
2	✔	2		2		2	✔	
3		3		3		3		

AMENDMENTS / RECORD OF ACTIONS

Description of work/action and by whom:	Date of Action	Amended by

RECOMMENDATIONS:	✔
No Action Required	✔
Action Required	
Re-inspection after 12 months	✔
Isolate	
Repair	
Encapsulate	
Warning Stickers	✔
Remove	

Asbestos Containing Materials Register

Surveyors Notes (if applicable):
Damaged Asbestos insulation board (AIB) was confirmed to this area. The board requires repairs at the earliest convenience to make safe.

Sheet No: 08

Sampled By: Roy Stenhouse

Room No / Area:	Other Rooms / Areas Where Similar Material Presumed:
Changing Room Ceiling	N/A

Item / Component: Asbestos Insulation Board

Sample Ref No:		Photo Ref No:
MAN629 / 06	Med Risk	10



Confirmed Asbestos Type:
Amosite & Chrysotile

Product Type:	✔
Insulation Board	✔
Asbestos Cement	
Thermal Insulation	
Textured Coating	
Flooring	
Other	

Accessibility:	✔
High	
Medium	✔
Low	

Area / Volume of Material:	
Quantity	
Square metres	1
Linear metres	

MATERIAL ASSESSMENT								TOTAL
Product Type	✔	Damage / Deterioration	✔	Surface Treatment	✔	Asbestos Type	✔	
		0		0				
1		1		1		1		
2	✔	2	✔	2	✔	2	✔	8
3		3		3		3		

AMENDMENTS / RECORD OF ACTIONS		
Description of work/action and by whom:	Date of Action	Amended by

RECOMMENDATIONS:	✔
No Action Required	
Action Required	✔
Re-inspection after 12 months	
Isolate	
Repair	✔
Encapsulate	
Warning Stickers	
Remove	

Asbestos Containing Materials Register

Surveyors Notes (if applicable):
Asbestos based vinyl floor tiles have been confirmed in this area. The tiles are in satisfactory condition and do not warrant any remedial works at this time. The materials should be left in situ and checked on a regular basis for changes in condition.

Sheet No: 09

Sampled By: Roy Stenhouse

Room No / Area:	Other Rooms / Areas Where Similar Material Presumed:
Changing Room Flooring	N/A

Item / Component: Vinyl Floor Tiles

Sample Ref No:		Photo Ref No:
MAN629 / 05	Low Risk	09



Confirmed Asbestos Type:
Chrysotile

Product Type:	✔
Insulation Board	
Asbestos Cement	
Thermal Insulation	
Textured Coating	
Flooring	✔
Other	

Accessibility:	✔
High	✔
Medium	
Low	

Area / Volume of Material:	
Quantity	
Square metres	30
Linear metres	

MATERIAL ASSESSMENT								TOTAL
Product Type	✔	Damage / Deterioration	✔	Surface Treatment	✔	Asbestos Type	✔	
		0		0	✔			
1	✔	1	✔	1		1	✔	3
2		2		2		2		
3		3		3		3		

AMENDMENTS / RECORD OF ACTIONS

Description of work/action and by whom:	Date of Action	Amended by

RECOMMENDATIONS:	✔
No Action Required	✔
Action Required	
Re-inspection after 12 months	✔
Isolate	
Repair	
Encapsulate	
Warning Stickers	✔
Remove	

Asbestos Containing Materials Register

Surveyors Notes (if applicable):
The toilet cistern is believed to be constructed from Bakelite plastic which is known to contain asbestos. The material is in satisfactory condition and does not warrant any remedial works at this time. Please undertake regular inspections to note any changes in condition.

Sheet No: 10

Sampled By: Roy Stenhouse

Room No / Area:	Other Rooms / Areas Where Similar Material Presumed:
Toilet Cubicle	N/A

Item / Component: Bakelite Cistern

Sample Ref No:		Photo Ref No:
N/A	Low Risk	11



Confirmed Asbestos Type:
Amosite

Product Type:	✔
Insulation Board	
Asbestos Cement	
Thermal Insulation	
Textured Coating	
Flooring	
Other	✔

Accessibility:	✔
High	✔
Medium	
Low	

Area / Volume of Material:	
Quantity	1
Square metres	
Linear metres	

MATERIAL ASSESSMENT								TOTAL
Product Type	✔	Damage / Deterioration	✔	Surface Treatment	✔	Asbestos Type	✔	
		0		0	✔			
1	✔	1	✔	1		1		4
2		2		2		2	✔	
3		3		3		3		

AMENDMENTS / RECORD OF ACTIONS

Description of work/action and by whom:	Date of Action	Amended by

RECOMMENDATIONS:	✔
No Action Required	✔
Action Required	
Re-inspection after 12 months	✔
Isolate	
Repair	
Encapsulate	
Warning Stickers	✔
Remove	

Asbestos Containing Materials Register

Surveyors Notes (if applicable):
An asbestos cement sheet was located in this area. This is in satisfactory condition however it remains unsealed. Please consider encapsulation at the earliest opportunity to make safe and prevent fibres being released when abraised.

Sheet No: 11

Sampled By: Roy Stenhouse

Room No / Area:	Other Rooms / Areas Where Similar Material Presumed:
Electrical Cupboard Wall above shelf	N/A

Item / Component: Asbestos Cement

Sample Ref No:		Photo Ref No:
N/A	Low Risk	12



Confirmed Asbestos Type:
Chrysotile

Product Type:	✔
Insulation Board	
Asbestos Cement	✔
Thermal Insulation	
Textured Coating	
Flooring	
Other	

Accessibility:	✔
High	
Medium	✔
Low	

Area / Volume of Material:	
Quantity	
Square metres	1
Linear metres	

MATERIAL ASSESSMENT								TOTAL
Product Type	✔	Damage / Deterioration	✔	Surface Treatment	✔	Asbestos Type	✔	
		0		0				
1	✔	1		1	✔	1	✔	5
2		2	✔	2		2		
3		3		3		3		

AMENDMENTS / RECORD OF ACTIONS

Description of work/action and by whom:	Date of Action	Amended by

RECOMMENDATIONS:	✔
No Action Required	
Action Required	✔
Re-inspection after 12 months	✔
Isolate	
Repair	
Encapsulate	✔
Warning Stickers	
Remove	

Asbestos Containing Materials Register

Surveyors Notes (if applicable):
The toilet cistern is believed to be constructed from Bakelite plastic which is known to contain asbestos. The material is in satisfactory condition and does not warrant any remedial works at this time. Please undertake regular inspections to note any changes in condition.

Sheet No: 12

Sampled By: Roy Stenhouse

Room No / Area:	Other Rooms / Areas Where Similar Material Presumed:
Toilet Cubicle	N/A

Item / Component: Bakelite Cistern

Sample Ref No:		Photo Ref No:
N/A	Low Risk	13



Confirmed Asbestos Type:
Amosite

Product Type:	✔
Insulation Board	
Asbestos Cement	
Thermal Insulation	
Textured Coating	
Flooring	
Other	✔

Accessibility:	✔
High	✔
Medium	
Low	

Area / Volume of Material:	
Quantity	1
Square metres	
Linear metres	

MATERIAL ASSESSMENT								TOTAL
Product Type	✔	Damage / Deterioration	✔	Surface Treatment	✔	Asbestos Type	✔	
		0		0	✔			
1	✔	1	✔	1		1		4
2		2		2		2	✔	
3		3		3		3		

AMENDMENTS / RECORD OF ACTIONS

Description of work/action and by whom:	Date of Action	Amended by

RECOMMENDATIONS:	✔
No Action Required	✔
Action Required	
Re-inspection after 12 months	✔
Isolate	
Repair	
Encapsulate	
Warning Stickers	✔
Remove	

Asbestos Containing Materials Register

Surveyors Notes (if applicable):
The toilet cistern is believed to be constructed from Bakelite plastic which is known to contain asbestos. The material is in satisfactory condition and does not warrant any remedial works at this time. Please undertake regular inspections to note any changes in condition.

Sheet No: 13

Sampled By: Roy Stenhouse

Room No / Area:	Other Rooms / Areas Where Similar Material Presumed:
Toilet Cubicle	N/A

Item / Component: Bakelite Cistern

Sample Ref No:		Photo Ref No:
N/A	Low Risk	14



Confirmed Asbestos Type:
Amosite

Product Type:	✔
Insulation Board	
Asbestos Cement	
Thermal Insulation	
Textured Coating	
Flooring	
Other	✔

Accessibility:	✔
High	✔
Medium	
Low	

Area / Volume of Material:	
Quantity	1
Square metres	
Linear metres	

MATERIAL ASSESSMENT								TOTAL
Product Type	✔	Damage / Deterioration	✔	Surface Treatment	✔	Asbestos Type	✔	
		0		0	✔			
1	✔	1	✔	1		1		4
2		2		2		2	✔	
3		3		3		3		

AMENDMENTS / RECORD OF ACTIONS

Description of work/action and by whom:	Date of Action	Amended by

RECOMMENDATIONS:	✔
No Action Required	✔
Action Required	
Re-inspection after 12 months	✔
Isolate	
Repair	
Encapsulate	
Warning Stickers	✔
Remove	

Asbestos Containing Materials Register

Surveyors Notes (if applicable):
The toilet cistern is believed to be constructed from Bakelite plastic which is known to contain asbestos. The material is in satisfactory condition and does not warrant any remedial works at this time. Please undertake regular inspections to note any changes in condition.

Sheet No: 14

Sampled By: Roy Stenhouse

Room No / Area:	Other Rooms / Areas Where Similar Material Presumed:
Toilet Cubicle	N/A

Item / Component: Bakelite Cistern

Sample Ref No:		Photo Ref No:
N/A	Low Risk	15



Confirmed Asbestos Type:
Amosite

Product Type:	✔
Insulation Board	
Asbestos Cement	
Thermal Insulation	
Textured Coating	
Flooring	
Other	✔

Accessibility:	✔
High	✔
Medium	
Low	

Area / Volume of Material:	
Quantity	1
Square metres	
Linear metres	

MATERIAL ASSESSMENT								TOTAL
Product Type	✔	Damage / Deterioration	✔	Surface Treatment	✔	Asbestos Type	✔	
		0		0	✔			
1	✔	1	✔	1		1		4
2		2		2		2	✔	
3		3		3		3		

AMENDMENTS / RECORD OF ACTIONS

Description of work/action and by whom:	Date of Action	Amended by

RECOMMENDATIONS:	✔
No Action Required	✔
Action Required	
Re-inspection after 12 months	✔
Isolate	
Repair	
Encapsulate	
Warning Stickers	✔
Remove	

Asbestos Containing Materials Register

Surveyors Notes (if applicable):
Asbestos based resin bonded stair nosing have been confirmed in this area. The material is in satisfactory condition and does not warrant any remedial works at this time. The materials should be left in situ and checked on a regular basis for changes in condition.

Sheet No: 15

Sampled By: Roy Stenhouse

Room No / Area:	Other Rooms / Areas Where Similar Material Presumed:
Stairs Treads	N/A

Item / Component: Resin Bonded Nosing

Sample Ref No:		Photo Ref No:
MAN629 / 03	Low Risk	16



Confirmed Asbestos Type:
Chrysotile

Product Type:	✔
Insulation Board	
Asbestos Cement	
Thermal Insulation	
Textured Coating	
Flooring	✔
Other	

Accessibility:	✔
High	✔
Medium	
Low	

Area / Volume of Material:	
Quantity	
Square metres	<10
Linear metres	

MATERIAL ASSESSMENT								TOTAL
Product Type	✔	Damage / Deterioration	✔	Surface Treatment	✔	Asbestos Type	✔	
		0		0	✔			
1	✔	1	✔	1		1	✔	3
2		2		2		2		
3		3		3		3		

AMENDMENTS / RECORD OF ACTIONS

Description of work/action and by whom:	Date of Action	Amended by

RECOMMENDATIONS:	✔
No Action Required	✔
Action Required	
Re-inspection after 12 months	✔
Isolate	
Repair	
Encapsulate	
Warning Stickers	✔
Remove	

REGISTER OF NON ASBESTOS MATERIALS

Register of Non Asbestos Materials

The following section shows all of the materials which were suspected of containing asbestos and have subsequently been analysed and confirmed NOT to contain asbestos. The section also contains unique reference numbers and a location for each material sampled.

Non-Asbestos Containing Materials Register

Surveyors Notes:	Sheet No: 01
Material confirmed by means of PLO not to contain any asbestos fibres. No remedial works are required.	Sampled By: Roy Stenhouse

Room No / Area: External Brickwork	Other Rooms / Areas Where Similar Material Presumed: N/A

Item / Component: Bitumen Damp Proof Course

Sample Ref No:		Photo Ref No:
MAN629 / 01	Not Asbestos	02



Analysis Result:

No Asbestos Detected in Sample - NADIS

ANALYSIS RESULTS

Bulk Analysis Results

The following page contains the bulk analysis results for samples taken at the site by our surveyors. All samples have been analysed by an independent UKAS accredited laboratory in accordance with CAR2012.

UKAS TESTING
7691

Client Address:

Fibre Safe Ltd
Unit 5
Maddock Street
Birkenhead
Wirral
CH41 4LA

NORTH STAR ENVIRONMENTAL LTD

UKAS TESTING
7691

CERTIFICATE OF ASBESTOS ANALYSIS

NS Ref.	: J138957
Issue No	: 1
Date Received	: 19/09/2025
Samples Analysed By	: Yasmin Peers
Date Analysis Completed	: 19/09/2025
Date Reported	: 19/09/2025
Analysis Location	: Shotton Site Laboratory
Site Address	: The Northern Lawn Tennis Club, Palatine Road, Manchester, M20 3YA
Samples Taken By	: Fibre Safe Ltd
Client Ref (if required)	: MAN629

Client Sample Ref	Location	Description	Lab Ref	Asbestos Identification	Comments
MAN629/01	External Brickwork	Damp Proof Course	BS207739	N.A.D.I.S	
MAN629/02	External Openings	Mastic	BS207740	Chrysotile	
MAN629/03	Stairs	Nosing	BS207741	Chrysotile	
MAN629/04	Vents	Board	BS207742	Chrysotile + Amosite	
MAN629/05	Changing/Physio Mixed Floor Tiles	Floor Tiles	BS207743	Chrysotile	
MAN629/06	Changing/Physio Ceiling	Board	BS207744	Chrysotile + Amosite	

***N.A.D.I.S = No Asbestos Detected In Sample**

The laboratory cannot be responsible for inaccurate or unrepresentative sampling. All sample descriptions and locations are provided by the client, the laboratory cannot be held responsible for inaccurate information. All results outlined in certificate relate only to the items tested.

Analysis for asbestos in bulk materials using dispersion staining was carried out in accordance with our documented in-house method NSDOC62 which is based on the methodology set out in HSG 248

All samples are retained for 6 months. All records are retained for 5 Years

For and on behalf of
North Star Environmental Ltd

[redacted]

Yasmin Peers
Laboratory Analyst

This certificate shall not be reproduced, except in full, without prior written approval by North Star Environmental Ltd It should be noted that opinions and interpretations detailed herein are outside the scope of UKAS accreditation held.
North Star Environmental Ltd, Navigation House, Rowleys Park, Evans Way, Shotton, CH5 1QJ
Tel No: 0151 538 3141, Fax: 0151 331 3541, Email: info@northstarenvironmental.co.uk
Company No. 7948744

Site: The Northern Lawn Tennis Club, Palatine Road, Manchester, M20 3YA **Date of Survey:** 17/09/2024

ACM CONDITION INSPECTION DETAILS

INSPECTION DATE	COMPANY ATTENDING	SURVEYOR COMMENTS	SURVEYOR SIGNATURE	ADVISED NEXT INSPECTION DATE
17/09/2025	Fibre Safe Ltd	Action any recommendations and continue to carry out regular reinspection's of ACMs.		**17/09/2026**

In accordance with the "Control of Asbestos Regulations 2012", asbestos-containing materials in premises should be regularly re-inspected. The period between inspections can vary but a minimum of every 12 months is recommended based on occupant activity levels, likelihood of disturbance, human exposure potential and the maintenance activity. You may contact us to arrange your re-inspection on 0800 458 4136.

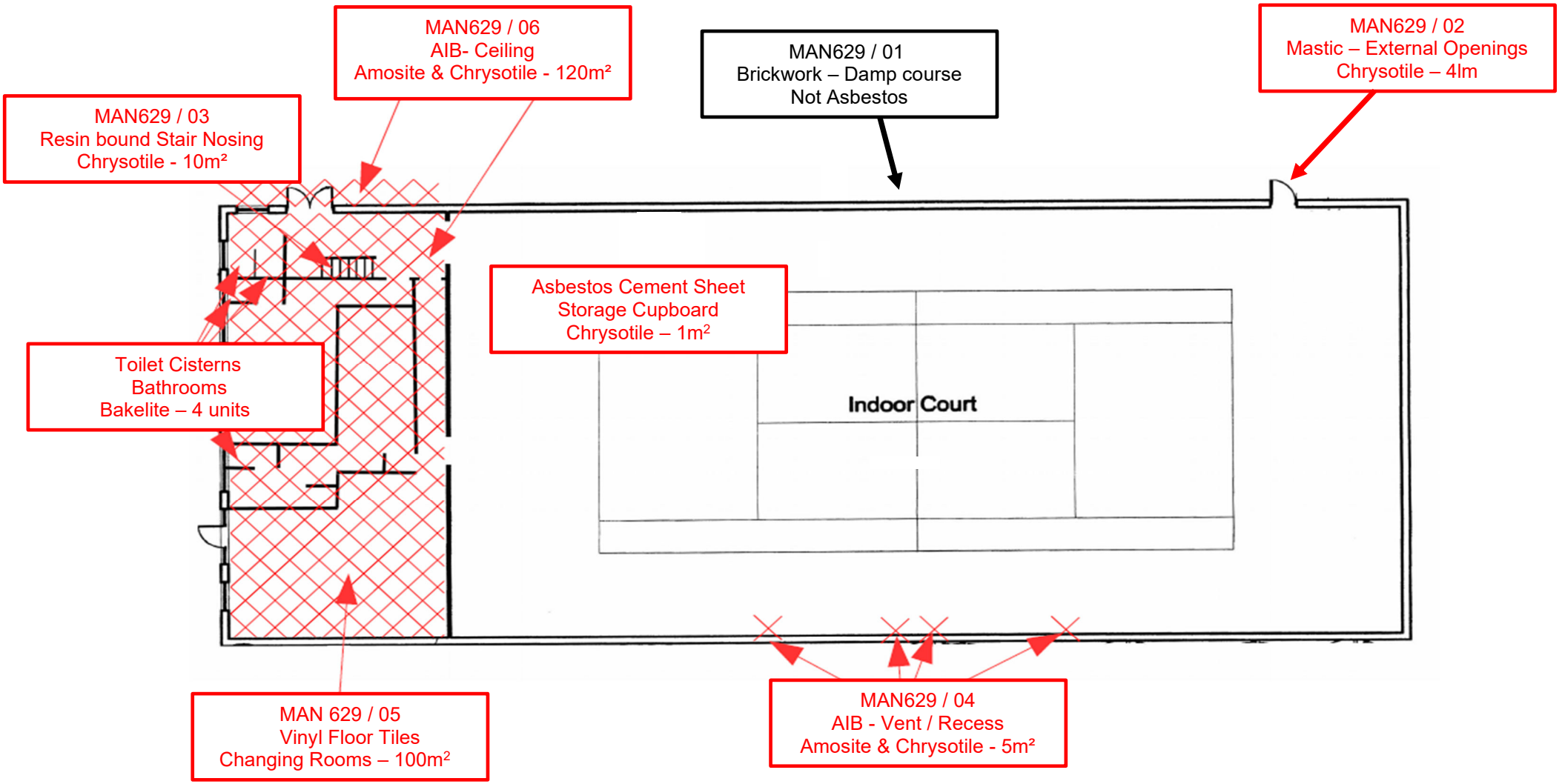
FLOOR PLANS

Floor Plans

The building plans are an integral part of any asbestos report and highlight where known or possible ACM's are located. It also highlights any areas of the building which were not accessed and clearly identifies potential hazards.

LOCATION OF KNOWN ASBESTOS MATERIALS

NB: Red highlights possible or confirmed asbestos within the property.



GROUND FLOOR PLAN

LOCATION OF KNOWN ASBESTOS MATERIALS

NB: Red highlights possible or confirmed asbestos within the property.



ROOF PLAN

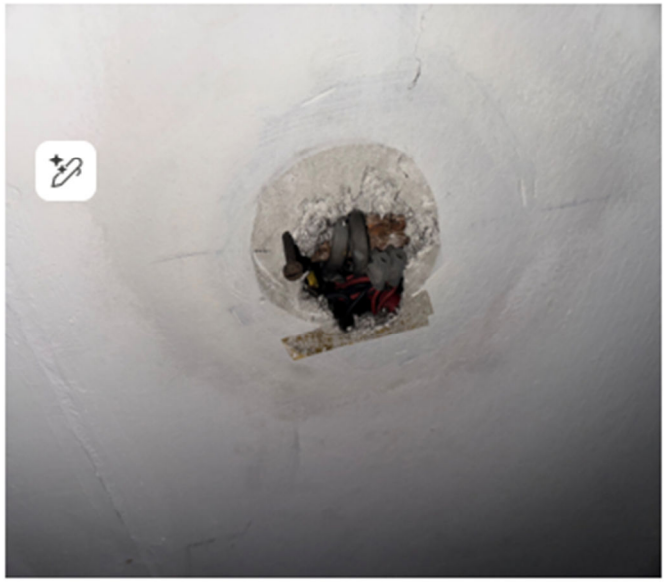
SITE PHOTOGRAPHS

Site Photographs

The following section contains photographs of the general building layout or items which the surveyor deemed may be important to the project, but which do not form part of the register.

fibre SAFE

SITE PHOTOGRAPHS













ACTIONS REQUIRED AND RECOMENDATIONS

Actions & Recommendations.

The following section sets out any remedial works which are required following the surveyor's investigations. These may include actions such as management, repair, encapsulation or removal.

ACTIONS & RECOMMENDATIONS:

During the inspection, the surveyor noted the following:

Advised Action Plan 2025

External Wall Vent
Asbestos insulation board (AIB) was confirmed to this area. The board is in satisfactory condition; however it remains unsealed. We recommend encapsulating the material under semi controlled conditions using asbestos grade paint. When completed, please apply asbestos warning stickers and undertake regular inspections to note any changes in condition.

Changing Room – Ceiling
Asbestos insulation board (AIB) was confirmed to this area. The board is damaged in this area and required repairs at the earliest convenience.

Electrical Cupboard - Wall
An asbestos cement sheet was located in this area. This is in satisfactory condition however it remains unsealed. Please consider Encapsulation at the earliest opportunity.

Labelling of ACMs
The building lacks a clear warning of asbestos hazards which can be easily rectified by placing asbestos warning stickers on known or suspected ACMs. We advise that these stickers are fitted to warn trades and maintenance workers to the potential dangers of disturbing these ACMs. Please see the following sections for ACM locations.

Surveyors Signature:

[redacted]

FURTHER GUIDANCE

Further Asbestos Guidance Notes

The following section highlights the keys areas of legislation affecting the landlord under 'Regulation 4' of the Control of Asbestos regulations i.e. 'The duty to manage asbestos'. It provides a brief overview of the key elements and the purpose of this report.

Further Asbestos Guidance Notes

Asbestos is a category 1 human carcinogen and is subject to a specific set of regulations known as ‘CAR 2012’. These regulations cover work with asbestos, prohibitions on the importation, supply and use of asbestos, and licensing of asbestos-removal activities. Regulation 4 of CAR 2012 contains an explicit duty on the owners and occupiers of non-domestic premises, who have maintenance and repair responsibilities, to assess and manage the risks from the presence of asbestos (the duty is summarised below). The risks will vary with circumstances and can arise from normal occupation of a building or from inadvertent disturbance during the repair, refurbishment and demolition of premises. The risk assessment will be used to produce a management plan which details and records what actions to take to manage and reduce the risks from asbestos.

Who is the Duty Holder?

In many cases, the duty holder is the person or organisation that has clear responsibility for the maintenance or repair of non-domestic premises through an explicit agreement such as a tenancy agreement or contract. The extent of the duty will depend on the nature of that agreement. In a building occupied by one leaseholder, the agreement might be for either the owner or leaseholder to take on the full duty for the whole building; or it might be to share the duty. In a multi-occupied building, the agreement might be that the owner takes on the full duty for the whole building. Or it might be that the duty is shared - for example, the owner takes responsibility for the common parts while the leaseholders take responsibility for the parts they occupy. Sometimes, there might be an agreement to pass the responsibilities to a managing agent.

To help comply with the legal requirements and to ensure that ACM’s in premises are properly managed, duty holders should identify a person (and in some cases a deputy) within their organisation who will be responsible for that management. An appointed person will be essential where the duty holder has a large or complex building portfolio. The appointed person will need the resources, skills, training and authority to ensure that the ACM’s are managed effectively. Part of their responsibilities will include managing the survey, including contractual and reporting arrangements, quality and subsequent use of the data.

The legal requirements placed on 'duty holders' state that they should:

1. Take reasonable steps to determine the location of materials likely to contain asbestos.
2. Presume materials to contain asbestos, unless there are good reasons not to do so.
3. Make and maintain a written record of the location of the ACMs and presumed ACMs.
4. Assess and monitor the condition of ACMs and presumed ACMs.
5. Assess the risk of exposure from confirmed and presumed ACMs.
6. Prepare a written plan of the actions and measures necessary to manage the risk.
7. Undertake any remedial works which may be required to make the premises safe.
8. Take steps to see that these actions are carried out.
9. Create an asbestos management system to retain data and ensure it can be viewed.
10. Train staff where necessary and implement a communication system.

Following this survey the 'duty holder' will need to:

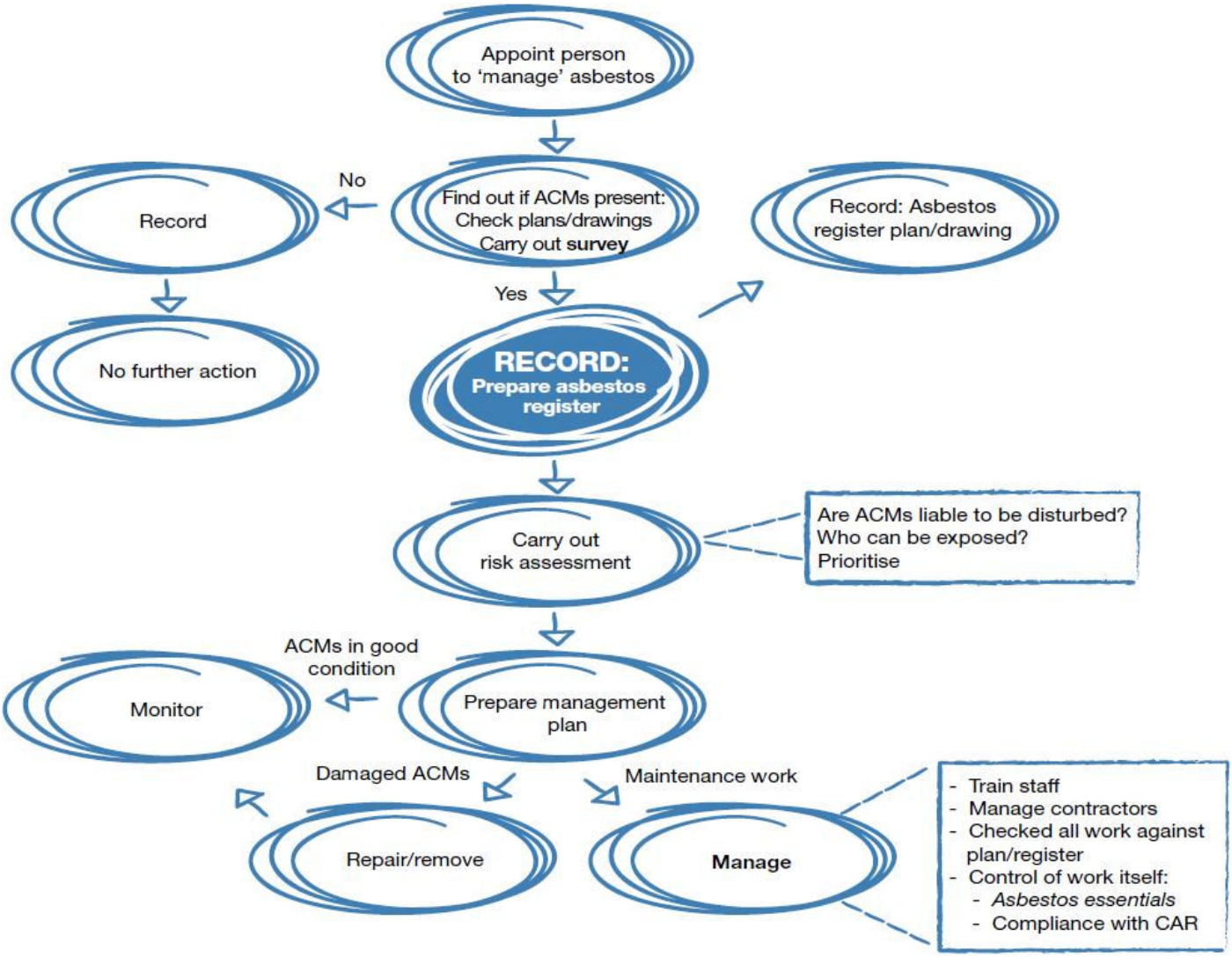
1. Create an asbestos management plan detailing responsibility.
2. Assess the risks associated with ACMs found during the survey.
3. Repair, seal or remove ACMs if there is a risk of exposure due to their condition or location;
4. Keep and maintain an up-to-date record of the location, condition, maintenance and removal of all ACMs on the premises;
5. Maintain ACMs in a good state of repair and regularly monitor their condition;
6. Inform anyone who is liable to disturb the ACMs about their location and condition;
7. Have arrangements and procedures in place so that work which may disturb the ACMs.
8. Review the plan at regular intervals and make changes if circumstances change.
9. Train staff so that they are competent and aware of the risks.

Guidance on Residential Property

The 'duty to manage asbestos' requirements of regulation 4 of CAR 2012 do not normally apply to domestic premises. However, the requirements do apply to common parts of premises, including housing developments and blocks of flats, but do not place any direct duties on landlords for individual houses or flats. Examples of common parts would include foyers, corridors, lifts and lift shafts, staircases, boiler houses, vertical risers, gardens, yards and outhouses. In addition, it applies to the communal areas of HMOs such as living rooms, kitchens etc.

The actions required by the duty holder can be followed by using the flow chart below. If you have any problems whilst creating your asbestos management plan you can simply call our office on 0800 458 4136 and quote **Job Ref: LIV2716** on the front page for any further help.

The chart below shows the main steps to follow in order to comply with the required legislation.



NB: The term 'premises' has a specific definition under health and safety legislation and includes vehicles, vessels, aircraft, installations on land and offshore, tents and moveable structures. While in most cases the survey will only be needed on existing buildings (including basements, undercrofts etc) and the surrounding site, there may be some situations where there are hidden underground structures or pipes which may only come to light when refurbishment or demolition work is to take place. These will be included in the survey as appropriate.

ASBESTOS TRAINING FOR STAFF MEMBERS

Did you know that asbestos training is a legal requirement?

ASBESTOS TRAINING

Regulation 10 of the Control of Asbestos Regulations 2012 is detailed as 'information, instruction and training' and specifies that training must be provided to all those responsible for the management of asbestos within the premises. Furthermore, anyone who is likely to come across asbestos during their day-to-day duties should also be provided with asbestos awareness training so as to mitigate the risks.

Our team are able to help with any training requirements and can deliver:

Asbestos Awareness Training

Asbestos Awareness (Category A) training helps workers understand the risks associated with asbestos containing materials, so that they can avoid work that may disturb asbestos and prevent exposure to the fibres.

This Asbestos Awareness training course provides delegates with a comprehensive introduction to the dangers of working with asbestos and helps both employers and employees to comply with the law by ensuring that their workers are appropriately trained in order to work safely.

Asbestos Removal Training

This course is for persons whose work will knowingly disturb low risk asbestos containing materials. The work which involves removing low risk ACMs is classified as non-licensed work or notifiable non-licensed work. The HSE guidance states that persons undertaking such work must receive task specific instruction and training to better handle the risks involved.

This training course provides a comprehensive introduction to non-licensed asbestos removal and the equipment required in order to undertake it safely.

Asbestos Management Training

The Duty to Manage training course is directed at those who manage premises and have a responsibility for protecting the people who occupy or work in such premises, from the risks associated with exposure to asbestos.

This course has been designed for managers, supervisors or duty holders and provides information and guidance on the Duty to Manage asbestos in non-domestic premises (Regulation 4 of the Control of Asbestos Regulations 2012).

Should you have any requirement for asbestos training, please contact our office on 0800 458 4136.

VISITOR SITE RECORDS

VISITORS TO SITE RECORD

In order to fulfil your responsibilities under The Control of Asbestos Regulations the Duty Holder must develop a Management Plan for the site to prevent asbestos being unintentionally disturbed. Part of this plan must ensure that visitors to this site, who are to work on the building or who are likely to disturb asbestos containing materials, must consult the Register.

In the absence of any other control measure the Duty Holder should ensure that all such visitors sign in and as such acknowledge that they have consulted this Asbestos Register before commencing work. This Register was compiled following a Combination sampling survey. If you are to carry out invasive work on the structure of the building it will require a refurbishment survey. Please contact our office if you need further advice.

Site:	The Northern Lawn Tennis Club, Palatine Road, Manchester, M20 3YA	Survey Date:	17/09/2025
		Surveyor(s):	Roy Stenhouse

VISITORS TO SITE RECORD

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NB: By "Signing In" You Acknowledge Your Responsibility to Check This Asbestos Register as it Relates to Your Work

	Date	Time In	Visitor Name	Signature	Company	Reason for Visit
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NOTE: This document does not take the place of the Management Plan but is a useful safeguard and can supplement or form part of it.

Site:	The Northern Lawn Tennis Club, Palatine Road, Manchester, M20 3YA	Survey Date:	17/09/2025
		Surveyor(s):	Roy Stenhouse

	Date	Time In	Visitor Name	Signature	Company	Reason for Visit
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EXECUTIVE SUMMARY

Executive Summary

This section is intended to provide a brief overview of the findings for the project which can be broken down into location, material and quantity. This section is required under current surveying standards as set out in HSG264: The Asbestos Surveyors Guide.

EXECUTIVE SUMMARY OF FINDINGS

The following is an overview of the asbestos found on site, in order for the duty holder to assess the extent of works required in order to ensure the occupants are safe.

Floor	Area / Location	Asbestos Containing Material	Quantity
External	Door Frame	Mastic	4lm
External	Roof	Asbestos Cement	>100m^2
Ground Floor	Stairs	Nosing	10m^2
Ground Floor	Internal Walls	Vents	5m^2
Ground Floor	External Walls	Vents	5m^2
Ground Floor	Changing / Physio Room	Vinyl Floor Tiles – Brown	70m^2
Ground Floor	Changing / Physio Room	Vinyl Floor Tiles - Green	30m^2
Ground Floor	Changing / Physio Room	Asbestos Insulation Board	120m^2
Ground Floor	GF Bathroom	Cisterns	4

*Please note that the measurements provided are not exact and should only be used as an approximation for which to tender for the removal of asbestos containing materials from this building. We would highly recommend a site visit in addition to using this report as specialist access equipment will be required in order to strip some of the asbestos materials. If you have any questions regarding this report, please don't hesitate to contact our office on freephone - **0800 458 4136** quoting our job number **LIV2716***

152 Thatto Heath Road, St Helens, WA9 5PE

Site:	The Northern Lawn Tennis Club, Palatine Road, Manchester, M20 3YA	Survey Date:	17/09/2025
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Additional Comments:

This Asbestos survey should now help you with your asbestos management plan which is required under current legislation. Further information on asbestos surveying can be found in HSG264 – The Surveyors Guide. We advise that this report be retained on site and made available to any contractors tendering or undertaking work on the premises.

Since 2004 Fibre Safe have provided a complete Asbestos Solutions package to a wide range of clients including local authorities, NHS, Ministry of Defence and commercial businesses.
A summary of the asbestos related services that can provide, are as follows:

- Management Surveys
- Refurbishment Surveys
- Demolition Surveys
- Asbestos Management Plans
- Risk Assessments
- Encapsulation of Asbestos
- Sampling & Analysis
- Reassurance Air Testing
- Annual Re-inspections
- Marine and Offshore Inspection
- Asbestos Removal Projects
- Consultancy & Project Management
- Contaminated Land / Soil Investigation

Should you require a quotation or any further assistance with the services offered by Fibre Safe please do not hesitate to contact us on 0800 458 4136.

Yours Sincerely

[redacted]

Fibre Safe Ltd



