An Asbestos Demolition Survey (MA Only) at

Marillac House, 24 Laindon Road, Manchester

M14 5DW

Commissioned By:	Be One Homes Be One Homes, 8 Waters Meeting Road, Bolton, BL1 8SW	
Start Date:	26 June 2026	
Date of approval:	03 July 2026	
Our Reference:	P-297184v1	
Lead Surveyor:	Gary Tucker	
UPRN:		
Scope of Works:	Demolition survey to all accessible areas of the site	
Requested By:	Fiona Summerscales	

Presented By:
Clan Works
1A Howard Road
Bromley
Kent
BR1 3QJ

t: 0800 883 0334
e: asbestosadmin@pennington.org.uk
w: www.pennington.org.uk

Contents

1.0	Executive Summary	3
2.0	General Site and Survey Information	22
3.0	Definition of Recommended Actions	23
4.0	Actions and Conclusions	24
5.0	UKAS Accreditation	24

Appendices

Plans	Appendix 1
Asbestos Register	Appendix 2
Asbestos Analysis Report	Appendix 3
Limitations	Appendix 4
Standard Assessment Scores	Appendix 5
Quality Audit	Appendix 6

1.0 Executive Summary

1.1 Introduction

Pennington Choices Ltd carried out an Asbestos Demolition Survey (MA Only) at Marillac House, 24 Laindon Road, Manchester M14 5DW. The survey and this report are in accordance with HSG264 – Asbestos: The Survey Guide.

The scope of works for this survey is as follows:

Demolition survey to all accessible areas of the site

Where applicable, on site changes to the scope of works are as follows

N/A

The purpose of this survey was to locate as far as reasonably practicable, the presence and extent of any ACMs in the areas of the building subject to demolition works.

This survey report includes Material Assessment (MA) of identified asbestos containing materials.

Our surveyor has determined the property type as follows:

Vacant assisted living complex

The estimated building age is:

1990s

The construction type is described as follows:

Brick construction

Please be aware that the following reports carried out by Pennington Choices Ltd also exists for this site:
No previous surveys undertaken at this address by Pennington Choices

1.2 Summary of Findings

The findings of the survey are summarised in the tables below:

Urgent Asbestos Containing Materials (IMMEDIATE ACTION REQUIRED)

There are identified or presumed asbestos-containing materials that could pose an immediate risk of exposure to individuals.

Location (Plan room references in brackets)	Result (asbestos type)	Action	Sample Ref	Extent
There are currently no urgent asbestos-containing items found.				

Other Asbestos Containing Materials

These are identified or presumed asbestos-containing materials, which require action or ongoing management.

Location (Plan room references in brackets)	Result (asbestos type)	Action	Sample Ref	Extent
Marillac House Ground Floor (103) Bedroom Textured coating to plasterboard ceiling - Textured Coating	Chrysotile	Remove	S 036	10m²
Marillac House Ground Floor (104) Cupboard Textured coating to plasterboard ceiling - Textured Coating	Chrysotile	Remove	X 036	1m²
Marillac House Ground Floor (105) Hall Textured coating to plasterboard ceiling - Textured Coating	Chrysotile	Remove	X 036	4m²
Marillac House Ground Floor (106) Cupboard Textured coating to plasterboard ceiling - Textured Coating	Chrysotile	Remove	X 036	1m²
Marillac House External (115) External Cement undercloaking to all apex roof sections - Cement Product	Chrysotile	Remove	S 038	100lin m

Non asbestos items (no asbestos detected in sample)

These are materials which have been identified by sample analysis as non-asbestos, or are visually consistent with non-asbestos sampled materials.

Location (Plan room references in brackets)	Result (asbestos type)	Sample Ref
Marillac House Attic (001) Loft 1 Sarking felt - Bituminous Product	NAD	S001
Marillac House Attic (002) Loft 2 Sarking felt - Bituminous Product	NAD	X001
Marillac House Attic (003) Loft 3 Sarking felt - Bituminous Product	NAD	X001
Marillac House Attic (004) Loft 4 Sarking felt - Bituminous Product	NAD	S002
Marillac House Attic (005) Loft 5 Sarking felt - Bituminous Product	NAD	X002
Marillac House Attic (006) Loft 6 Sarking felt - Bituminous Product	NAD	X002
Marillac House Attic (007) Loft 7 Sarking felt - Bituminous Product	NAD	X002
Marillac House Attic (008) Loft 8 Sarking felt - Bituminous Product	NAD	S003
Marillac House Attic (009) Loft 9 Sarking felt - Bituminous Product	NAD	X003

Location (Plan room references in brackets)	Result (asbestos type)	Sample Ref
Marillac House Attic (010) Loft 10 Sarking felt - Bituminous Product	NAD	X003
Marillac House 1st Floor (012) Store Textured coating to plasterboard ceiling - Textured Coating	NAD	S004
Marillac House 1st Floor (013) Corridor Textured coating to plasterboard ceiling - Textured Coating	NAD	S005
Marillac House 1st Floor (013) Corridor Strawboard ceiling panels - Insulating Board	NAD	S006
Marillac House 1st Floor (013) Corridor Red mastic sealing internal window frames - Mastics	NAD	X019
Marillac House 1st Floor (014) Landing Strawboard ceiling panels - Insulating Board	NAD	X006
Marillac House 1st Floor (014) Landing Black and grey stair nosing strips - Reinforced Composite	NAD	S007
Marillac House 1st Floor (015) Bedroom Textured coating to plasterboard ceiling - Textured Coating	NAD	S008
Marillac House 1st Floor (016) Kitchen Textured coating to plasterboard ceiling - Textured Coating	NAD	X008
Marillac House 1st Floor (017) Store Textured coating to plasterboard ceiling - Textured Coating	NAD	X008

Location (Plan room references in brackets)	Result (asbestos type)	Sample Ref
Marillac House 1st Floor (018) Riser Textured coating to plasterboard ceiling - Textured Coating	NAD	S009
Marillac House 1st Floor (019) Bedroom Textured coating to plasterboard ceiling - Textured Coating	NAD	S010
Marillac House 1st Floor (020) Cupboard Textured coating to plasterboard ceiling - Textured Coating	NAD	X010
Marillac House 1st Floor (021) Cupboard Textured coating to plasterboard ceiling - Textured Coating	NAD	X010
Marillac House 1st Floor (022) Lounge Textured coating to plasterboard ceiling - Textured Coating	NAD	S011
Marillac House 1st Floor (022) Lounge Red mastic sealing internal window frames - Mastics	NAD	X019
Marillac House 1st Floor (023) Kitchen Textured coating to plasterboard ceiling - Textured Coating	NAD	X011
Marillac House 1st Floor (024) Shower Room Textured coating to plasterboard ceiling - Textured Coating	NAD	X010
Marillac House 1st Floor (025) Hall Textured coating to plasterboard ceiling - Textured Coating	NAD	X011
Marillac House 1st Floor (026) Cupboard Textured coating to plasterboard ceiling - Textured Coating	NAD	X011

Location (Plan room references in brackets)	Result (asbestos type)	Sample Ref
Marillac House 1st Floor (027) Bedroom Textured coating to plasterboard ceiling - Textured Coating	NAD	S012
Marillac House 1st Floor (027) Bedroom Red mastic sealing internal window frames - Mastics	NAD	X019
Marillac House 1st Floor (028) Kitchen Textured coating to plasterboard ceiling - Textured Coating	NAD	X011
Marillac House 1st Floor (029) Shower Room Textured coating to plasterboard ceiling - Textured Coating	NAD	X012
Marillac House 1st Floor (030) Hall Textured coating to plasterboard ceiling - Textured Coating	NAD	X012
Marillac House 1st Floor (031) Cupboard Textured coating to plasterboard ceiling - Textured Coating	NAD	X012
Marillac House 1st Floor (032) Bedroom Textured coating to plasterboard ceiling - Textured Coating	NAD	S013
Marillac House 1st Floor (032) Bedroom Red mastic sealing internal window frames - Mastics	NAD	X019
Marillac House 1st Floor (033) Kitchen Textured coating to plasterboard ceiling - Textured Coating	NAD	X013
Marillac House 1st Floor (034) Shower Room Textured coating to plasterboard ceiling - Textured Coating	NAD	X013

Location (Plan room references in brackets)	Result (asbestos type)	Sample Ref
Marillac House 1st Floor (035) Hall Textured coating to plasterboard ceiling - Textured Coating	NAD	X013
Marillac House 1st Floor (036) Corridor Textured coating to plasterboard ceiling - Textured Coating	NAD	S014
Marillac House 1st Floor (036) Corridor Strawboard ceiling panels - Insulating Board	NAD	S015
Marillac House 1st Floor (036) Corridor Red mastic sealing internal window frames - Mastics	NAD	X019
Marillac House 1st Floor (037) Landing Black and grey stair nosing strips - Reinforced Composite	NAD	X007
Marillac House 1st Floor (037) Landing Strawboard ceiling panels - Insulating Board	NAD	X015
Marillac House 1st Floor (038) Plant Room Insulation board ceiling panels - Insulating Board	NAD	S016
Marillac House 1st Floor (039) Cupboard Textured coating to plasterboard ceiling - Textured Coating	NAD	X014
Marillac House 1st Floor (040) Bedroom Textured coating to plasterboard ceiling - Textured Coating	NAD	S017
Marillac House 1st Floor (041) Cupboard Textured coating to plasterboard ceiling - Textured Coating	NAD	X014

Location (Plan room references in brackets)	Result (asbestos type)	Sample Ref
Marillac House 1st Floor (042) Hall Textured coating to plasterboard ceiling - Textured Coating	NAD	X014
Marillac House 1st Floor (043) Bathroom Textured coating to plasterboard ceiling - Textured Coating	NAD	X014
Marillac House 1st Floor (044) Lounge Textured coating to plasterboard ceiling - Textured Coating	NAD	X017
Marillac House 1st Floor (044) Lounge Red mastic sealing internal window frames - Mastics	NAD	X019
Marillac House 1st Floor (045) Kitchen Textured coating to plasterboard ceiling - Textured Coating	NAD	X017
Marillac House 1st Floor (046) Shower Room Textured coating to plasterboard ceiling - Textured Coating	NAD	S018
Marillac House 1st Floor (047) Cupboard Textured coating to plasterboard ceiling - Textured Coating	NAD	X018
Marillac House 1st Floor (048) Bedroom Textured coating to plasterboard ceiling - Textured Coating	NAD	X018
Marillac House 1st Floor (048) Bedroom Red mastic sealing internal window frames - Mastics	NAD	S019
Marillac House 1st Floor (049) Kitchen Textured coating to plasterboard ceiling - Textured Coating	NAD	S020

Location (Plan room references in brackets)	Result (asbestos type)	Sample Ref
Marillac House 1st Floor (050) Shower Room Textured coating to plasterboard ceiling - Textured Coating	NAD	X020
Marillac House 1st Floor (051) Hall Textured coating to plasterboard ceiling - Textured Coating	NAD	X020
Marillac House 1st Floor (052) Cupboard Textured coating to plasterboard ceiling - Textured Coating	NAD	X020
Marillac House 1st Floor (053) Bedroom Red mastic sealing internal window frames - Mastics	NAD	X019
Marillac House 1st Floor (053) Bedroom Textured coating to plasterboard ceiling - Textured Coating	NAD	S021
Marillac House 1st Floor (054) Kitchen Textured coating to plasterboard ceiling - Textured Coating	NAD	X021
Marillac House 1st Floor (055) Shower Room Textured coating to plasterboard ceiling - Textured Coating	NAD	X021
Marillac House 1st Floor (056) Hall Textured coating to plasterboard ceiling - Textured Coating	NAD	X021
Marillac House 1st Floor (057) Cupboard Textured coating to plasterboard ceiling - Textured Coating	NAD	X021
Marillac House 1st Floor (058) Bedroom Textured coating to plasterboard ceiling - Textured Coating	NAD	S022

Location (Plan room references in brackets)	Result (asbestos type)	Sample Ref
Marillac House 1st Floor (059) Cupboard Textured coating to plasterboard ceiling - Textured Coating	NAD	X022
Marillac House 1st Floor (060) Hall Textured coating to plasterboard ceiling - Textured Coating	NAD	X022
Marillac House 1st Floor (061) Shower Room Textured coating to plasterboard ceiling - Textured Coating	NAD	X022
Marillac House 1st Floor (062) Lounge Red mastic sealing internal window frames - Mastics	NAD	X019
Marillac House 1st Floor (062) Lounge Textured coating to plasterboard ceiling - Textured Coating	NAD	S023
Marillac House 1st Floor (063) Kitchen Textured coating to plasterboard ceiling - Textured Coating	NAD	X023
Marillac House Ground Floor (064) Porch Strawboard ceiling panels - Insulating Board	NAD	S024
Marillac House Ground Floor (065) Lobby Strawboard ceiling panels - Insulating Board	NAD	X024
Marillac House Ground Floor (065) Lobby Red mastic sealing internal window frames - Mastics	NAD	S025
Marillac House Ground Floor (068) Accessible WC Textured coating to plasterboard ceiling - Textured Coating	NAD	S026

Location (Plan room references in brackets)	Result (asbestos type)	Sample Ref
Marillac House Ground Floor (070) Lounge Textured coating to plasterboard ceiling - Textured Coating	NAD	X026
Marillac House Ground Floor (072) Cupboard Textured coating to plasterboard ceiling - Textured Coating	NAD	X026
Marillac House Ground Floor (073) Bedroom Red mastic sealing internal window frames - Mastics	NAD	X025
Marillac House Ground Floor (073) Bedroom Textured coating to plasterboard ceiling - Textured Coating	NAD	S027
Marillac House Ground Floor (074) Kitchen Textured coating to plasterboard ceiling - Textured Coating	NAD	X027
Marillac House Ground Floor (075) Shower Room Textured coating to plasterboard ceiling - Textured Coating	NAD	X027
Marillac House Ground Floor (076) Hall Textured coating to plasterboard ceiling - Textured Coating	NAD	X027
Marillac House Ground Floor (077) Hall Textured coating to plasterboard ceiling and associated debris - Textured Coating	NAD	S028
Marillac House Ground Floor (078) Shower Room Textured coating to plasterboard ceiling and associated debris - Textured Coating	NAD	X028

Location (Plan room references in brackets)	Result (asbestos type)	Sample Ref
Marillac House Ground Floor (079) Bedroom Red mastic sealing internal window frames - Mastics	NAD	X025
Marillac House Ground Floor (079) Bedroom Textured coating to plasterboard ceiling and associated debris - Textured Coating	NAD	X028
Marillac House Ground Floor (080) Kitchen Textured coating to plasterboard ceiling and associated debris - Textured Coating	NAD	X028
Marillac House Ground Floor (081) Stairwell Strawboard ceiling panels - Insulating Board	NAD	X024
Marillac House Ground Floor (082) Corridor Fireproof plasterboard beam cladding - Insulating Board	NAD	S029
Marillac House Ground Floor (084) Bedroom Textured coating to plasterboard ceiling and associated debris - Textured Coating	NAD	S030
Marillac House Ground Floor (085) Cupboard Textured coating to plasterboard ceiling - Textured Coating	NAD	X030
Marillac House Ground Floor (086) Cupboard Textured coating to plasterboard ceiling - Textured Coating	NAD	X030
Marillac House Ground Floor (087) Lounge Red mastic sealing internal window frames - Mastics	NAD	X025

Location (Plan room references in brackets)	Result (asbestos type)	Sample Ref
Marillac House Ground Floor (087) Lounge Textured coating to plasterboard ceiling and associated debris - Textured Coating	NAD	S031
Marillac House Ground Floor (088) Kitchen Textured coating to plasterboard ceiling and associated debris - Textured Coating	NAD	X030
Marillac House Ground Floor (089) Shower Room Textured coating to plasterboard ceiling - Textured Coating	NAD	X031
Marillac House Ground Floor (090) Hall Textured coating to plasterboard ceiling and associated debris - Textured Coating	NAD	X031
Marillac House Ground Floor (091) Kitchen Sarking felt to ceiling - Bituminous Product	NAD	S032
Marillac House Ground Floor (093) Hall Textured coating to plasterboard ceiling and associated debris - Textured Coating	NAD	S033
Marillac House Ground Floor (094) Shower Room Textured coating to plasterboard ceiling and associated debris - Textured Coating	NAD	X033
Marillac House Ground Floor (095) Bedroom Red mastic sealing internal window frames - Mastics	NAD	X025

Location (Plan room references in brackets)	Result (asbestos type)	Sample Ref
Marillac House Ground Floor (095) Bedroom Textured coating to plasterboard ceiling and associated debris - Textured Coating	NAD	S034
Marillac House Ground Floor (096) Cupboard Textured coating to plasterboard ceiling - Textured Coating	NAD	X034
Marillac House Ground Floor (097) Kitchen Textured coating to plasterboard ceiling and associated debris - Textured Coating	NAD	X033
Marillac House Ground Floor (098) Hall Textured coating to plasterboard ceiling and associated debris - Textured Coating	NAD	S035
Marillac House Ground Floor (099) Shower Room Textured coating to plasterboard ceiling and associated debris - Textured Coating	NAD	X035
Marillac House Ground Floor (100) Bedroom Red mastic sealing internal window frames - Mastics	NAD	X025
Marillac House Ground Floor (100) Bedroom Textured coating to plasterboard ceiling and associated debris - Textured Coating	NAD	X035
Marillac House Ground Floor (101) Cupboard Textured coating to plasterboard ceiling and associated debris - Textured Coating	NAD	X034

Location (Plan room references in brackets)	Result (asbestos type)	Sample Ref
Marillac House Ground Floor (102) Kitchen Textured coating to plasterboard ceiling and associated debris - Textured Coating	NAD	X034
Marillac House Ground Floor (107) Shower Room Textured coating to plasterboard ceiling and associated debris - Textured Coating	NAD	S037
Marillac House Ground Floor (108) Lounge Textured coating to plasterboard ceiling - Textured Coating	NAD	X037
Marillac House Ground Floor (109) Kitchen Textured coating to plasterboard ceiling - Textured Coating	NAD	X037
Marillac House Attic (110) Loft 11 Sarking felt - Bituminous Product	NAD	X001
Marillac House Ground Floor (111) Lobby Textured coating to plasterboard ceiling - Textured Coating	NAD	X037
Marillac House Ground Floor (112) Cupboard Textured coating to plasterboard ceiling - Textured Coating	NAD	X037

Areas inspected and found not to contain asbestos materials

These are areas that have been accessed and inspected, in accordance with the scope of works and no asbestos materials have been identified. However, access limitations within these areas may apply, and, if so, are detailed in the Asbestos Register.

Location (Plan room references in brackets)
Marillac House All Floors (011) Lift
Marillac House Ground Floor (066) Lobby
Marillac House Ground Floor (067) Office
Marillac House Ground Floor (069) Office
Marillac House Ground Floor (071) Kitchen
Marillac House Ground Floor (083) Store
Marillac House Ground Floor (092) Cupboard
Marillac House Ground Floor (113) Office

1.3 No Access Areas

The following is a list of areas which fall within the scope of the survey but were not able to be accessed:

Location	No/Limited Access
Marillac House External (114) Garage	Keys provided do not open the lock, tried WD40, etc. Would be unable to secure door with destructive access.

Individual areas of limited access will be defined within the room notes of the areas where limitation occurred.

1.4 General Limitations

Other parts or components of the building were not accessible or were only accessible on a limited basis, details of which are set out below:

General Areas No/Limited Access	
Electrical components (fuse boxes, control panels, conduits, other):	Accessed as far as reasonable
Within flues/chimneys:	Accessed as far as reasonable
Pipe gaskets/flue pipe seals/air duct seals/gaiters:	Accessed as far as reasonable
Under non asbestos insulations - pipe, eave:	Accessed as far as reasonable
Under upper roof covering:	Accessed as far as reasonable
Behind or through plaster skimmed material due to decorative damage (due to scope):	Accessed as far as reasonable
Within doors/firedoors (due to scope):	Accessed as far as reasonable
Concealed spaces unknown to the surveyor:	Accessed as far as reasonable
Known floor and/or wall voids e.g. wall cavities (due to scope):	Accessed as far as reasonable
Above, behind and/or below original decorative features due to listed status:	Not applicable
Within lift shafts:	Not applicable
Behind window frames:	Accessed as far as reasonable
Behind door frames:	Accessed as far as reasonable
Within undercrofts/ sub-floor ducts:	Accessed as far as reasonable

Other: N/A

Specific Access Limitations

Please also refer to the Asbestos Register in Appendix 2 for specific access issues.

2.0 General Site and Survey Information

2.1 Survey Details

Key details of the site, client, surveyors, scope of works, survey type and dates of the survey are located on the front cover page of this report.

The survey was conducted in accordance with HSG264 and our UKAS accredited Surveying Quality Manual Technical Procedures and other internal procedures.

2.2 Use of this survey report

This report should be read in full.

The aim of the survey is to provide the client with information in order to be able to comply with the Control of Asbestos Regulations 2012.

This survey report is not a management plan but can be used to assist in devising one.

This survey is not suitable for use prior to any refurbishment or demolition works other those described within the scope of works in section 1.1. and an appropriate survey should be commissioned prior to undertaking any other works which are likely to disturb the fabric of the building.

Anyone using this document should have a full understanding of the survey scope, the report findings and its limitations. Should any part of this report not be fully understood, advice should be sought from Pennington Choices or a competent third party prior to the undertaking of any works.

All extents detailed within this report are approximations and removal contractors should not rely on these extents for costing purposes. This report is not to be used in isolation as a scope of works for remediation.

2.3 Third Party Rights

This report is only for the use of the party to whom it is addressed and no responsibility is accepted to any other party for the whole or any parts of its contents and the Contracts (Rights of Third Parties) Act 1999 shall not apply. Neither the whole, nor a part of this report, or any reference thereto, may be included in any document or statement, nor published or reproduced in any way, without our prior approval in writing as to the form and context in which it will appear.

3.0 Definition of Recommended Actions

Recommendations on dealing with asbestos occurrences have been provided and are based on guidance and information contained within HSG264: The Asbestos Survey Guide, Control of Asbestos Regulations 2012, Approved Codes of Practice and the Health and Safety at Work Act 1974. The terminology for these are categorised and explained as follows:

Manage – the ACM is found to be in a good to fair condition and is sufficiently sealed or encapsulated. Note that there is no legal requirement to label ACM's although if it is not the duty holders policy to undertake labelling then the ACMs should be managed according to the management plan which the duty holder has in place. Re-inspection of asbestos containing materials should generally be conducted by a competent person on at least an annual basis and for higher risk materials consideration should be given for a more frequent basis.

Encapsulate – the ACM has unsealed areas, is completely raw or has parts of the sealant that has delaminated and the material now has the potential to release fibres. The material itself will require encapsulation with a suitable sealant i.e. ET150 elastomeric paint or a physical barrier will need to be installed, dependant on the likelihood that it will be disturbed.

Remove – 'Remove' will be the default recommendation for all asbestos items in Refurbishment surveys and Demolition Surveys or in any management survey where the ACM has deteriorated such that encapsulation or enclosing is not a feasible option. Removal of asbestos insulation board (AIB), asbestos insulation and asbestos sprayed coatings will normally require a 14 day notification to the HSE and will need to be undertaken by a licensed contractor.

Remediate in line with refurbishment scope – the ACM is located in an area that may be disturbed during the scope of the proposed works. The material should be subject to a risk assessment and remediated accordingly to ensure it is not disturbed during works. If it is deemed that it can be left in situ, the material should be managed as previously detailed.

Prohibit Access – the ACM has deteriorated to such an extent that it has become highly damaged and will require immediate action. This is often but not always reported as debris and is susceptible to high levels of disturbance if access is left permitted to the location where it has been identified. Removal of damaged ACM's and decontamination of debris and surrounding areas will then be required if the area requires accessing in the future.

Use of Licensed Contractors – Remediation of some ACM's do not require a license although a licensed contractor has the knowledge and experience in adopting the appropriate controls to remove and dispose of the ACM safely therefore this approach is used in our recommendations. For further guidance on which asbestos-containing materials do require a licensed contractor, please contact Pennington Choices Ltd or the HSE.

Recommendations detailed within the asbestos register are based upon the surveyors on assessments and interpretations made at the time of the survey.

4.0 Actions and Conclusions

Please refer to the tables in the Summary of Findings section within the Executive Summary (Section 1.0). Where asbestos containing materials have been identified, specific actions have been detailed and these are fully explained in Section 3.0. Detailed information, general notes, photographs and scoring are all to be found in the Asbestos Register in Appendix 2.

If no asbestos items have been positively identified in this survey, it should still be presumed that any 'No Access' or 'Limited Access' areas or components do contain asbestos until further inspection has been carried out.

The prioritisation of actions is the responsibility of the duty holder. If Priority Assessments have not already been completed, further information on how to conduct these can be found in HSG 227 - A Comprehensive Guide to Managing Asbestos in Premises.

5.0 UKAS Accreditation

Pennington Choices Ltd is a UKAS (United Kingdom Accreditation Service) accredited laboratory for the following activities:

Testing

Pennington Choices Ltd meets the requirements of ISO 17025 for bulk sampling, bulk identification and air sampling and holds the UKAS accreditation number 0630 for testing.

Inspections

Pennington Choices Ltd is accredited as a Type ‘C’ inspection body meeting the requirements of ISO 17020 and holds the UKAS accreditation number 0179 for asbestos surveys.

Priority Assessment Scores

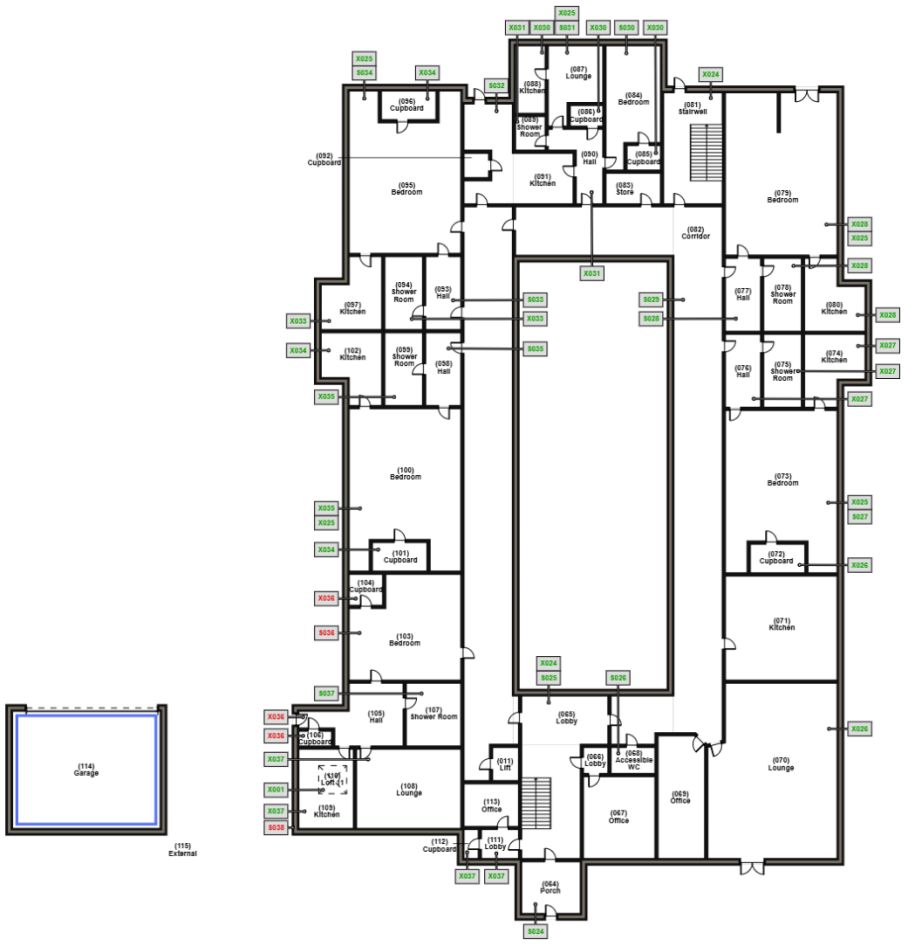
Pennington Choices Ltd is accredited for priority assessment scoring where applicable. This is a support service, conducted following consultation with the duty holder and the ultimate responsibility for the management of asbestos within the premises lies with the duty holder.

Appendix 1
Plans

The plans, while not to scale, provide you with an overview of the layout of the building and will help you to locate any asbestos containing materials that are referenced in the Asbestos Register (Appendix 2). Each room is provided a unique number. Each sample that we have taken also has a unique number. Both cross reference to the Asbestos Register. The plan is marked to show the areas or rooms where asbestos containing materials have been found. The 'Key' which follows this page provides further help in understanding the plans.

Key for Plans showing Asbestos Locations

S-???	Sample number for positive samples
X-???	Referenced sampled number for positive samples
S-???	Sample number for negative samples
X-???	Referenced sample number for negative samples
	Area of no access
(001)	Area Numbering
P	Unable to sample – presumed asbestos to be present
	No Access Item



P-297184 Marillac House (A-Ground floor)

Client: Be One Homes

Job No: P-297184v1

Site: Marillac House, 24 Laindon Road, Manchester, M14 5DW

UPRN:

Title:

Floor Plan

Drawings:

Drawing 1 of 2

Date: 26 June 2026

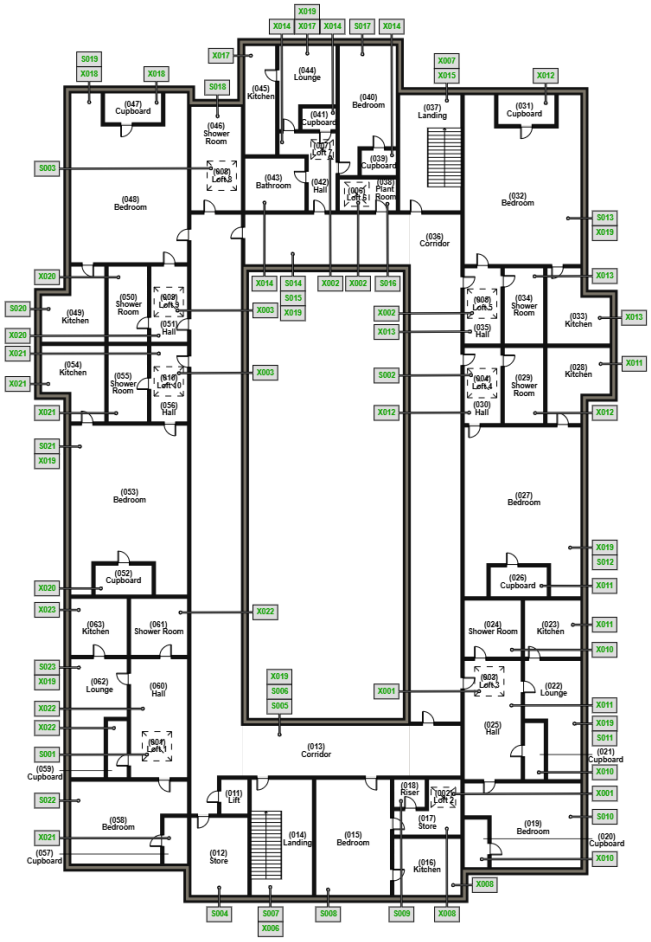
Revision:

Surveyor(s):
Gary Tucker

Scale: not to scale

PENNINGTON CHOICES

www.pennington.org.uk/



P-297184 Marillac House (B-1st floor)

Client: Be One Homes

Job No: P-297184v1

Site: Marillac House, 24 Laindon Road, Manchester, M14 5DW

UPRN:

Title:

Floor Plan

Drawings:

Drawing 2 of 2

Date: 26 June 2026

Revision:

Surveyor(s):
Gary Tucker

Scale: not to scale

PENNINGTON CHOICES

www.pennington.org.uk/

Appendix 2
Asbestos Register

The sheets that follow this page constitute the Asbestos Register. Each room or area referenced in the plan (Appendix 1) has a sheet. Where no suspected asbestos was found under the scope of this survey this is recorded, together with general notes detailing stand-out items noted in the area in question e.g. MMMF pipe lagging present. Where asbestos has been identified, is presumed or is referenced to a sample this is recorded with the assessment and recommended actions.

Key

S – Sampled
P – Presumed
SP – Strongly Presumed
PS – Previously Sampled
X – Cross reference
R – Removed

Building:	Marillac House	**Floor Level:**	Attic	**Item Ref:**	1380933
Room Name:	(001) Loft 1				
Sample Ref:	S 001				
Component:	Sarking felt				
Extent:	20 m²				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Sarking felt, brick and breeze block walls, plasterboard floor with MMMF insulation. Timber framework, plastic hatch, plastic pipework, MMMF insulated plastic pipework, metal conduit housing electrical cables.

Building:	Marillac House	**Floor Level:**	Attic	**Item Ref:**	1380934
Room Name:	(002) Loft 2				
Sample Ref:	X 001				
Component:	Sarking felt				
Extent:	20 m²				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Sarking felt, brick and breeze block walls, plasterboard floor with MMMF insulation. Timber framework, plastic hatch, plastic pipework, MMMF insulated plastic pipework, metal conduit housing electrical cables, metal RSJ, metal ventilation with modern sealing mastic.

Building:	Marillac House	**Floor Level:**	Attic	**Item Ref:**	1380935
Room Name:	(003) Loft 3				
Sample Ref:	X 001				
Component:	Sarking felt				
Extent:	20 m²				





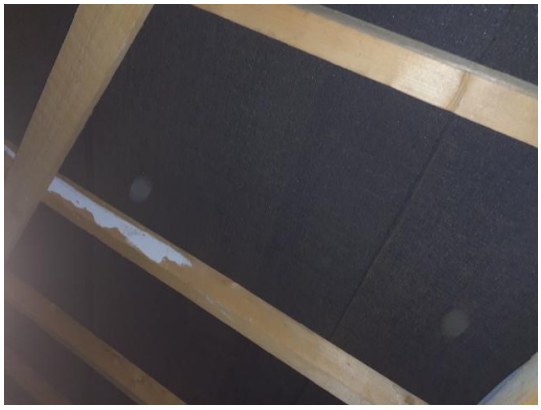
Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Sarking felt, brick and breeze block walls, plasterboard floor with MMMF insulation. Timber framework, plastic hatch, plastic pipework, MMMF insulated plastic pipework, metal conduit housing electrical cables.

Building:	Marillac House	**Floor Level:**	Attic	**Item Ref:**	1380936
Room Name:	(004) Loft 4				
Sample Ref:	S 002				
Component:	Sarking felt				
Extent:	20 m²				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Sarking felt, brick and breeze block walls, plasterboard floor with MMMF insulation. Timber framework, plastic hatch, plastic pipework, MMMF insulated plastic pipework, metal conduit housing electrical cables.

Building:	Marillac House	**Floor Level:**	Attic	**Item Ref:**	1380937
Room Name:	(005) Loft 5				
Sample Ref:	X 002				
Component:	Sarking felt				
Extent:	20 m²				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Sarking felt, brick and breeze block walls, plasterboard floor with MMMF insulation. Timber framework, plastic hatch, plastic pipework, MMMF insulated plastic pipework, metal conduit housing electrical cables.

Building:	Marillac House	**Floor Level:**	Attic	**Item Ref:**	1380938
Room Name:	(006) Loft 6				
Sample Ref:	X 002				
Component:	Sarking felt				
Extent:	20 m²				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Sarking felt, brick and breeze block walls, plasterboard floor with MMMF insulation. Timber framework, plastic hatch, plastic pipework, MMMF insulated plastic pipework, metal conduit housing electrical cables.

Building:	Marillac House	**Floor Level:**	Attic	**Item Ref:**	1380939
Room Name:	(007) Loft 7				
Sample Ref:	X 002				
Component:	Sarking felt				
Extent:	20 m²				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Sarking felt, brick and breeze block walls, plasterboard floor with MMMF insulation. Timber framework, plastic hatch, plastic pipework, MMMF insulated plastic pipework, metal conduit housing electrical cables, plastic tank on timber plinth.

Building:	Marillac House	**Floor Level:**	Attic	**Item Ref:**	1380940
Room Name:	(008) Loft 8				
Sample Ref:	S 003				
Component:	Sarking felt				
Extent:	20 m²				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Sarking felt, brick and breeze block walls, plasterboard floor with MMMF insulation. Timber framework, timber hatch, plastic pipework, MMMF insulated plastic pipework, metal conduit housing electrical cables.

Building:	Marillac House	**Floor Level:**	Attic	**Item Ref:**	1380941
Room Name:	(009) Loft 9				
Sample Ref:	X 003				
Component:	Sarking felt				
Extent:	20 m²				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Sarking felt, brick and breeze block walls, plasterboard floor with MMMF insulation. Timber framework, plastic hatch, plastic pipework, MMMF insulated plastic pipework, metal conduit housing electrical cables.

Building:	Marillac House	**Floor Level:**	Attic	**Item Ref:**	1380942
Room Name:	(010) Loft 10				
Sample Ref:	X 003				
Component:	Sarking felt				
Extent:	20 m²				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Sarking felt, brick and breeze block walls, plasterboard floor with MMMF insulation. Timber framework, plastic hatch, plastic pipework, MMMF insulated plastic pipework, metal conduit housing electrical cables.

Building:	Marillac House	**Floor Level:**	All Floors	**Item Ref:**	1380943
Room Name:	(011) Lift				
Sample Ref:					
Component:	No suspect materials found				
Extent:					



Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
No suspect materials		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Metal cab with glass door, installation date 20/12/2011.

Building:	Marillac House	**Floor Level:**	1st Floor	**Item Ref:**	1380945
Room Name:	(012) Store				
Sample Ref:	S 004				
Component:	Textured coating to plasterboard ceiling				
Extent:	9 m²				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, plaster to brick walls, concrete floor beneath carpet. Timber door, frame and skirting, uPVC window with timber sill.

Building:	Marillac House	**Floor Level:**	1st Floor	**Item Ref:**	1381007
Room Name:	(013) Corridor				
Sample Ref:	X 019				
Component:	Red mastic sealing internal window frames				
Extent:	2 lin m				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

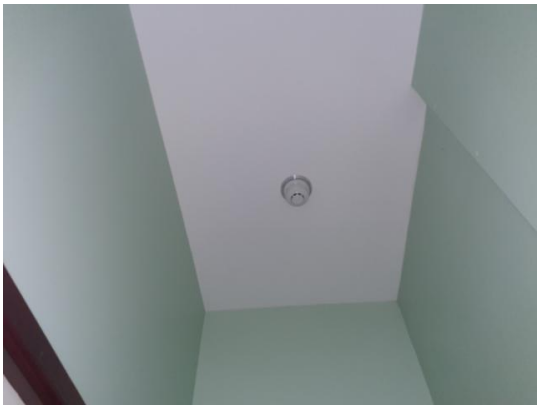
Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, strawboard ceiling panels, painted breeze block walls with plasterboard partitions, concrete floor beneath carpet. Timber doors, frame and skirting, uPVC window with timber frames and boxing with MMMF insulation, timber boxing housing metal conduit and electrical cables, timber beams and columns, red mastic sealing internal windows.

Building:	Marillac House	**Floor Level:**	1st Floor	**Item Ref:**	1381005
Room Name:	(013) Corridor				
Sample Ref:	S 005				
Component:	Textured coating to plasterboard ceiling				
Extent:	25 m²				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, strawboard ceiling panels, painted breeze block walls with plasterboard partitions, concrete floor beneath carpet. Timber doors, frame and skirting, uPVC window with timber frames and boxing with MMMF insulation, timber boxing housing metal conduit and electrical cables, timber beams and columns, red mastic sealing internal windows.

Building:	Marillac House	**Floor Level:**	1st Floor	**Item Ref:**	1380944
Room Name:	(013) Corridor				
Sample Ref:	S 006				
Component:	Strawboard ceiling panels				
Extent:	18 m²				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, strawboard ceiling panels, painted breeze block walls with plasterboard partitions, concrete floor beneath carpet. Timber doors, frame and skirting, uPVC window with timber frames and boxing with MMMF insulation, timber boxing housing metal conduit and electrical cables, timber beams and columns, red mastic sealing internal windows.

Building:	Marillac House	**Floor Level:**	1st Floor	**Item Ref:**	1380946
Room Name:	(014) Landing				
Sample Ref:	X 006				
Component:	Strawboard ceiling panels				
Extent:	7 m²				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Strawboard ceiling panels, painted breeze block walls with plasterboard partition, concrete floor beneath carpet. Timber internal window frames with glass infills, black and grey stair nosing strips, timber door, frames and skirting, timber Velux window frames.

Building:	Marillac House	**Floor Level:**	1st Floor	**Item Ref:**	1380947
Room Name:	(014) Landing				
Sample Ref:	S 007				
Component:	Black and grey stair nosing strips				
Extent:	11 lin m				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

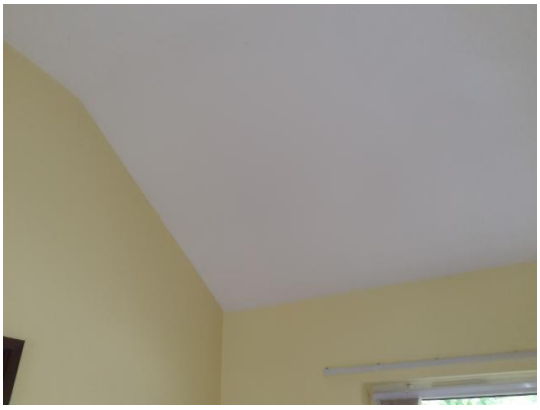
Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Strawboard ceiling panels, painted breeze block walls with plasterboard partition, concrete floor beneath carpet. Timber internal window frames with glass infills, black and grey stair nosing strips, timber door, frames and skirting, timber Velux window frames.

Building:	Marillac House	**Floor Level:**	1st Floor	**Item Ref:**	1380948
Room Name:	(015) Bedroom				
Sample Ref:	S 008				
Component:	Textured coating to plasterboard ceiling				
Extent:	15 m²				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

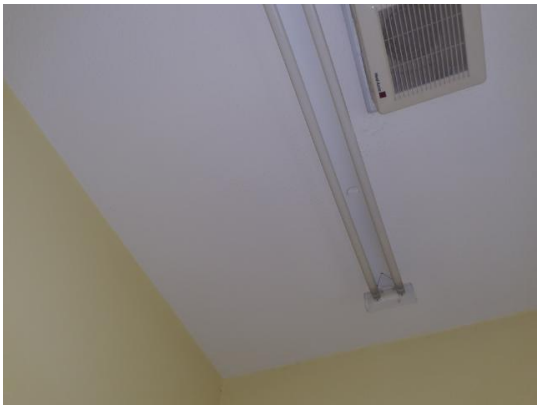
Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, plaster to brick walls, concrete floor beneath modern linoleum flooring. Timber doors, frames and skirting, uPVC window with timber sill.

Building:	Marillac House	**Floor Level:**	1st Floor	**Item Ref:**	1380949
Room Name:	(016) Kitchen				
Sample Ref:	X 008				
Component:	Textured coating to plasterboard ceiling				
Extent:	5 m²				





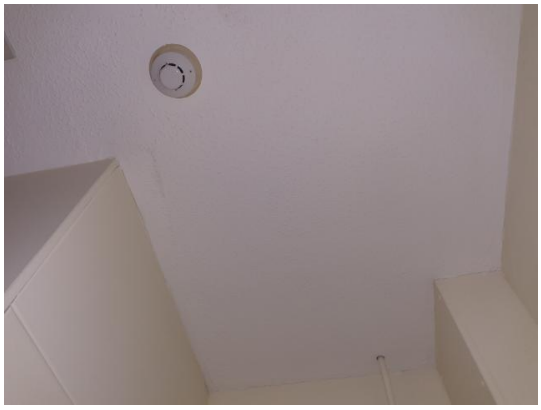
Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, plaster to brick walls, concrete floor beneath modern linoleum flooring. Timber door and frame, plastic skirting, uPVC window with timber sill.

Building:	Marillac House	**Floor Level:**	1st Floor	**Item Ref:**	1380950
Room Name:	(017) Store				
Sample Ref:	X 008				
Component:	Textured coating to plasterboard ceiling				
Extent:	3 m²				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, plaster to brick walls with plasterboard partitions, concrete floor beneath modern linoleum flooring. Timber doors, frames and skirting, modern consumer units, timber boxing housing metal conduit and electrical cables.

Building:	Marillac House	**Floor Level:**	1st Floor	**Item Ref:**	1380951
Room Name:	(018) Riser				
Sample Ref:	S 009				
Component:	Textured coating to plasterboard ceiling				
Extent:	1 m²				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

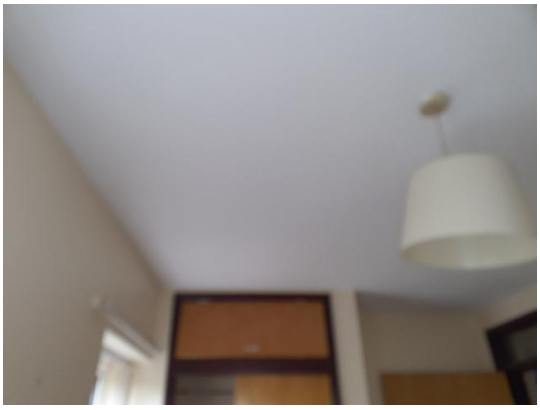
Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, plaster to brick walls with plasterboard partitions, concrete floor beneath modern linoleum flooring. Timber door and frame, MMMF insulated metal ventilation with modern sealing mastic.

Building:	Marillac House	**Floor Level:**	1st Floor	**Item Ref:**	1380952
Room Name:	(019) Bedroom				
Sample Ref:	S 010				
Component:	Textured coating to plasterboard ceiling				
Extent:	8 m²				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, plaster to brick walls, concrete floor beneath carpet. Glass door header, timber door, frame and skirting, uPVC windows with timber sills.

Building:	Marillac House	**Floor Level:**	1st Floor	**Item Ref:**	1380953
Room Name:	(020) Cupboard				
Sample Ref:	X 010				
Component:	Textured coating to plasterboard ceiling				
Extent:	1 m²				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, plaster to brick walls, concrete floor beneath modern linoleum flooring. Timber door, frame and skirting, timber shelving.

Building:	Marillac House	**Floor Level:**	1st Floor	**Item Ref:**	1380954
Room Name:	(021) Cupboard				
Sample Ref:	X 010				
Component:	Textured coating to plasterboard ceiling				
Extent:	1 m²				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, plaster to brick walls, concrete floor beneath carpet. Timber door, frame and skirting, timber shelving, modern consumer unit with metal conduit housing electrical cables.

Building:	Marillac House	**Floor Level:**	1st Floor	**Item Ref:**	1380955
Room Name:	(022) Lounge				
Sample Ref:	S 011				
Component:	Textured coating to plasterboard ceiling				
Extent:	8 m²				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, plaster to brick walls, concrete floor beneath carpet. Glass door header, timber door, frame and skirting, uPVC window with timber sill, red mastic sealing internal window frames.

Building:	Marillac House	**Floor Level:**	1st Floor	**Item Ref:**	1381001
Room Name:	(022) Lounge				
Sample Ref:	X 019				
Component:	Red mastic sealing internal window frames				
Extent:	2 lin m				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, plaster to brick walls, concrete floor beneath carpet. Glass door header, timber door, frame and skirting, uPVC window with timber sill, red mastic sealing internal window frames.

Building:	Marillac House	**Floor Level:**	1st Floor	**Item Ref:**	1380956
Room Name:	(023) Kitchen				
Sample Ref:	X 011				
Component:	Textured coating to plasterboard ceiling				
Extent:	4 m²				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

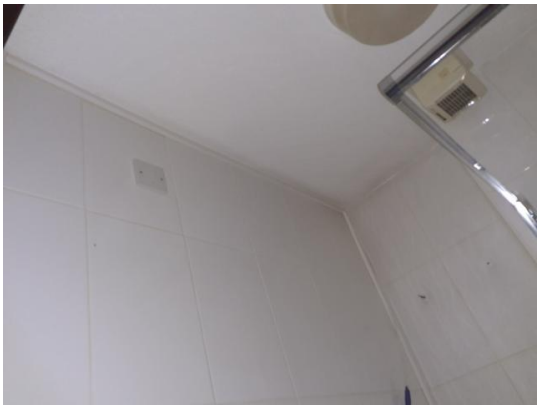
Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, plaster to brick walls, concrete floor beneath modern linoleum flooring. Modern point of use water heater, uPVC window with timber sill, timber door, frame and skirting, metal pipework within timber boxing.

Building:	Marillac House	**Floor Level:**	1st Floor	**Item Ref:**	1380957
Room Name:	(024) Shower Room				
Sample Ref:	X 010				
Component:	Textured coating to plasterboard ceiling				
Extent:	3 m²				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, plaster to brick walls with ceramic tiles, concrete floor beneath modern linoleum flooring. Ceramic cistern with plastic soil pipe, metal pipework within timber boxing, timber door and frame.

Building:	Marillac House	**Floor Level:**	1st Floor	**Item Ref:**	1380958
Room Name:	(025) Hall				
Sample Ref:	X 011				
Component:	Textured coating to plasterboard ceiling				
Extent:	3 m²				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, plaster to brick walls, concrete floor beneath carpet. Glass door headers, timber doors, frames and skirting.

Building:	Marillac House	**Floor Level:**	1st Floor	**Item Ref:**	1380959
Room Name:	(026) Cupboard				
Sample Ref:	X 011				
Component:	Textured coating to plasterboard ceiling				
Extent:	1 m²				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, plaster to brick walls, concrete floor beneath carpet. Timber door, frame and skirting, timber shelving, plastic downpipe in plasterboard boxing.

Building:	Marillac House	**Floor Level:**	1st Floor	**Item Ref:**	1380960
Room Name:	(027) Bedroom				
Sample Ref:	S 012				
Component:	Textured coating to plasterboard ceiling				
Extent:	13 m²				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, plaster to brick walls, concrete floor beneath carpet. Glass door header, timber door, frame and skirting, uPVC window with timber sill, red mastic sealing internal window frames.

Building:	Marillac House	**Floor Level:**	1st Floor	**Item Ref:**	1381002
Room Name:	(027) Bedroom				
Sample Ref:	X 019				
Component:	Red mastic sealing internal window frames				
Extent:	2 lin m				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, plaster to brick walls, concrete floor beneath carpet. Glass door header, timber door, frame and skirting, uPVC window with timber sill, red mastic sealing internal window frames.

Building:	Marillac House	**Floor Level:**	1st Floor	**Item Ref:**	1380961
Room Name:	(028) Kitchen				
Sample Ref:	X 011				
Component:	Textured coating to plasterboard ceiling				
Extent:	3 m²				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

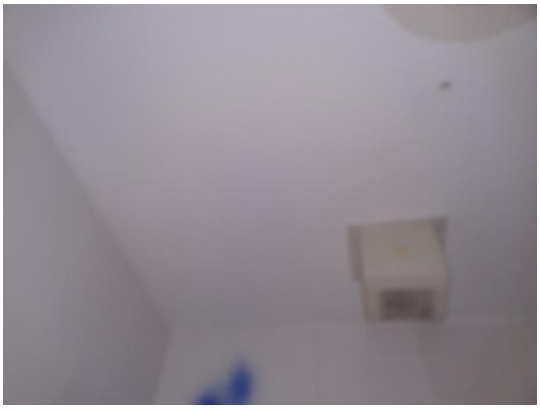
Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, plaster to brick walls, concrete floor beneath modern linoleum flooring. Modern point of use water heater, uPVC window with timber sill, timber door, frame and skirting, uninsulated metal pipework.

Building:	Marillac House	**Floor Level:**	1st Floor	**Item Ref:**	1380962
Room Name:	(029) Shower Room				
Sample Ref:	X 012				
Component:	Textured coating to plasterboard ceiling				
Extent:	2 m²				





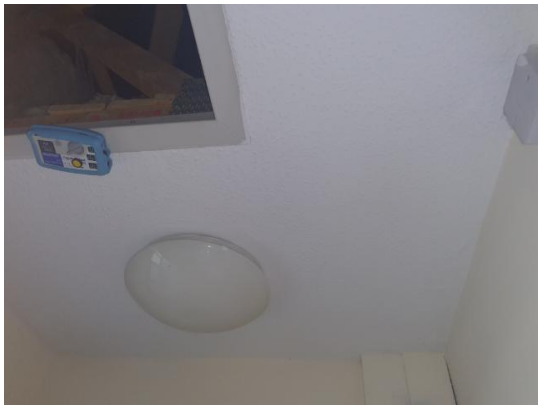
Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

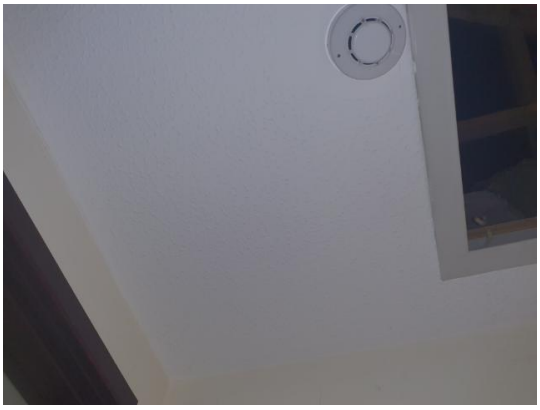
Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, plaster to brick walls with ceramic tiles, concrete floor beneath modern linoleum flooring. Ceramic cistern with plastic soil pipe, metal pipework within timber boxing, timber door and frame, uninsulated metal and plastic pipework in brick void.

Building:	Marillac House	**Floor Level:**	1st Floor	**Item Ref:**	1380963
Room Name:	(030) Hall				
Sample Ref:	X 012				
Component:	Textured coating to plasterboard ceiling				
Extent:	2 m²				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, plaster to brick walls, concrete floor beneath carpet. Glass door headers, timber doors, frames and skirting, modern consumer unit in timber housing, electrical cables in timber boxing.

Building:	Marillac House	**Floor Level:**	1st Floor	**Item Ref:**	1380964
Room Name:	(031) Cupboard				
Sample Ref:	X 012				
Component:	Textured coating to plasterboard ceiling				
Extent:	1 m²				





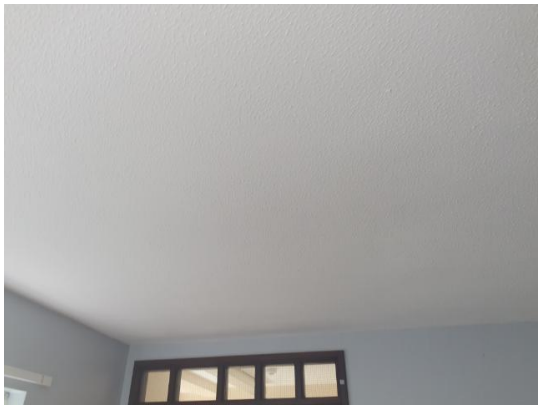
Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

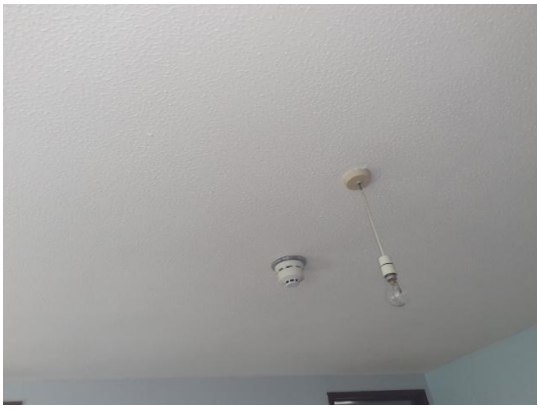
Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, plaster to brick walls, concrete floor beneath modern linoleum flooring. Timber door, frame and skirting, timber shelving.

Building:	Marillac House	**Floor Level:**	1st Floor	**Item Ref:**	1380965
Room Name:	(032) Bedroom				
Sample Ref:	S 013				
Component:	Textured coating to plasterboard ceiling				
Extent:	13 m²				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, plaster to brick walls, concrete floor beneath carpet. Glass door header, timber door, frame and skirting, uPVC windows with timber sills, red mastic sealing internal window frames.

Building:	Marillac House	**Floor Level:**	1st Floor	**Item Ref:**	1381003
Room Name:	(032) Bedroom				
Sample Ref:	X 019				
Component:	Red mastic sealing internal window frames				
Extent:	2 lin m				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, plaster to brick walls, concrete floor beneath carpet. Glass door header, timber door, frame and skirting, uPVC windows with timber sills, red mastic sealing internal window frames.

Building:	Marillac House	**Floor Level:**	1st Floor	**Item Ref:**	1380966
Room Name:	(033) Kitchen				
Sample Ref:	X 013				
Component:	Textured coating to plasterboard ceiling				
Extent:	3 m²				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, plaster to brick walls, concrete floor beneath modern linoleum flooring. Modern point of use water heater and sink unit, uPVC window with timber sill, timber door, frame and skirting, uninsulated metal pipework.

Building:	Marillac House	**Floor Level:**	1st Floor	**Item Ref:**	1380967
Room Name:	(034) Shower Room				
Sample Ref:	X 013				
Component:	Textured coating to plasterboard ceiling				
Extent:	2 m²				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, plaster to brick walls with ceramic tiles, concrete floor beneath modern linoleum flooring. Ceramic cistern with plastic soil pipe, timber door and frame.

Building:	Marillac House	**Floor Level:**	1st Floor	**Item Ref:**	1380968
Room Name:	(035) Hall				
Sample Ref:	X 013				
Component:	Textured coating to plasterboard ceiling				
Extent:	2 m²				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, plaster to brick walls, concrete floor beneath carpet. Glass door headers, timber doors, frames and skirting, modern consumer unit in timber housing, electrical cables in timber boxing.

Building:	Marillac House	**Floor Level:**	1st Floor	**Item Ref:**	1381006
Room Name:	(036) Corridor				
Sample Ref:	S 014				
Component:	Textured coating to plasterboard ceiling				
Extent:	3 m²				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, strawboard ceiling panels, painted breeze block walls with plasterboard partitions, concrete floor beneath carpet. Timber doors, frame and skirting, uPVC window with timber frames and boxing with MMMF insulation, timber beams and columns, red mastic sealing internal windows.

Building:	Marillac House	**Floor Level:**	1st Floor	**Item Ref:**	1380969
Room Name:	(036) Corridor				
Sample Ref:	S 015				
Component:	Strawboard ceiling panels				
Extent:	18 m²				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, strawboard ceiling panels, painted breeze block walls with plasterboard partitions, concrete floor beneath carpet. Timber doors, frame and skirting, uPVC window with timber frames and boxing with MMMF insulation, timber beams and columns, red mastic sealing internal windows.

Building:	Marillac House	**Floor Level:**	1st Floor	**Item Ref:**	1381008
Room Name:	(036) Corridor				
Sample Ref:	X 019				
Component:	Red mastic sealing internal window frames				
Extent:	2 lin m				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, strawboard ceiling panels, painted breeze block walls with plasterboard partitions, concrete floor beneath carpet. Timber doors, frame and skirting, uPVC window with timber frames and boxing with MMMF insulation, timber beams and columns, red mastic sealing internal windows.

Building:	Marillac House	**Floor Level:**	1st Floor	**Item Ref:**	1380970
Room Name:	(037) Landing				
Sample Ref:	X 015				
Component:	Strawboard ceiling panels				
Extent:	7 m²				





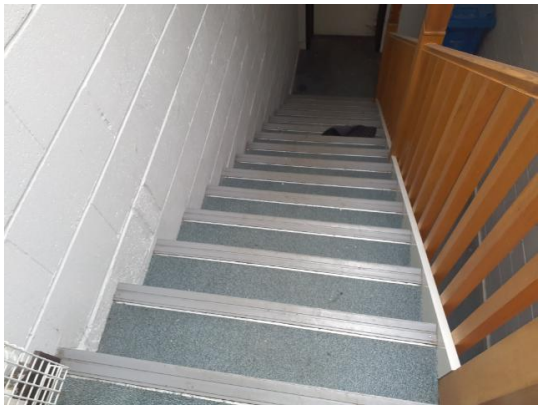
Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

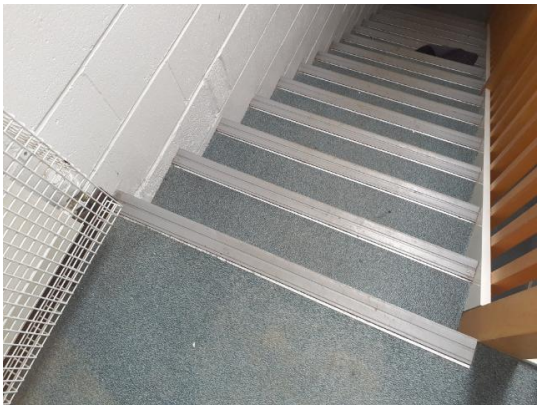
Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Strawboard ceiling panels, painted breeze block walls with plasterboard partition, concrete floor beneath carpet. Timber internal window frames with glass infills, black and grey stair nosing strips, timber door, frames and skirting, timber Velux window frame.

Building:	Marillac House	**Floor Level:**	1st Floor	**Item Ref:**	1380971
Room Name:	(037) Landing				
Sample Ref:	X 007				
Component:	Black and grey stair nosing strips				
Extent:	11 lin m				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Strawboard ceiling panels, painted breeze block walls with plasterboard partition, concrete floor beneath carpet. Timber internal window frames with glass infills, black and grey stair nosing strips, timber door, frames and skirting, timber Velux window frame.

Building:	Marillac House	**Floor Level:**	1st Floor	**Item Ref:**	1380972
Room Name:	(038) Plant Room				
Sample Ref:	S 016				
Component:	Insulation board ceiling panels				
Extent:	4 m²				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Insulation board ceiling panels, plaster to brick walls, concrete floor. Modern consumer unit, modern Ideal boiler with metal flue on concrete plinth, foam insulated hot water storage tank with no visible gaskets on concrete plinth, timber door and frame.

Building:	Marillac House	**Floor Level:**	1st Floor	**Item Ref:**	1380973
Room Name:	(039) Cupboard				
Sample Ref:	X 014				
Component:	Textured coating to plasterboard ceiling				
Extent:	1 m²				





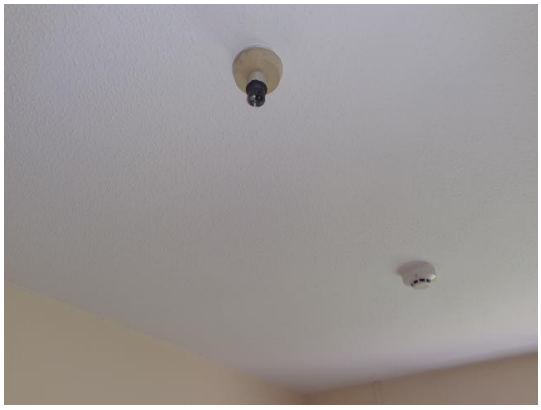
Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, plaster to brick walls, concrete floor beneath modern linoleum flooring. Timber door, frame and skirting, timber shelving.

Building:	Marillac House	**Floor Level:**	1st Floor	**Item Ref:**	1380977
Room Name:	(040) Bedroom				
Sample Ref:	S 017				
Component:	Textured coating to plasterboard ceiling				
Extent:	9 m²				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, plaster to brick walls, concrete floor beneath modern linoleum flooring. Glass door header, timber door, frame and skirting, uPVC window with timber sill.

Building:	Marillac House	**Floor Level:**	1st Floor	**Item Ref:**	1380975
Room Name:	(041) Cupboard				
Sample Ref:	X 014				
Component:	Textured coating to plasterboard ceiling				
Extent:	1 m²				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

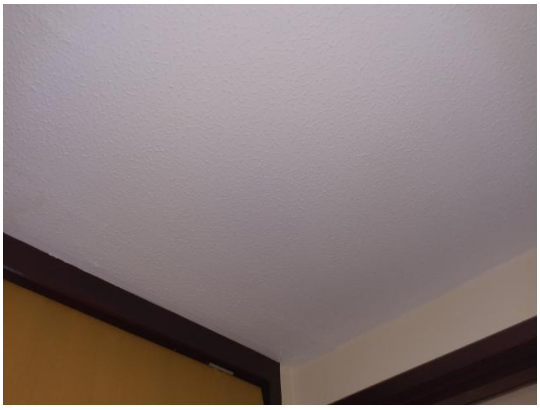
Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, plaster to brick walls, concrete floor beneath carpet. Timber door, frame and skirting, timber shelving, modern consumer unit, metal conduit housing electrical cables.

Building:	Marillac House	**Floor Level:**	1st Floor	**Item Ref:**	1380974
Room Name:	(042) Hall				
Sample Ref:	X 014				
Component:	Textured coating to plasterboard ceiling				
Extent:	5 m²				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, plaster to brick walls, concrete floor beneath modern linoleum flooring. Glass door headers, timber doors, frames and skirting.

Building:	Marillac House	**Floor Level:**	1st Floor	**Item Ref:**	1380976
Room Name:	(043) Bathroom				
Sample Ref:	X 014				
Component:	Textured coating to plasterboard ceiling				
Extent:	4 m²				





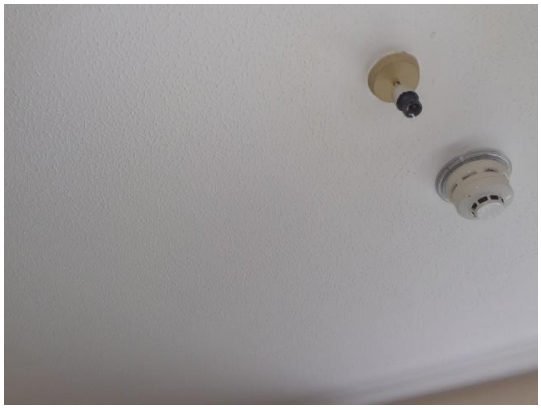
Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, plaster to brick walls with ceramic tiles, concrete floor beneath modern linoleum flooring. Ceramic cistern with plastic soil pipe, timber door and frame, timber bath panel with no suspect materials beyond, plasterboard and ceramic tiled boxing housing plastic and metal pipework.

Building:	Marillac House	**Floor Level:**	1st Floor	**Item Ref:**	1380979
Room Name:	(044) Lounge				
Sample Ref:	X 017				
Component:	Textured coating to plasterboard ceiling				
Extent:	8 m²				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, plaster to brick walls, concrete floor beneath carpet. Glass door header, timber door, frame and skirting, uPVC windows with timber sills, red mastic sealing internal window frames.

Building:	Marillac House	**Floor Level:**	1st Floor	**Item Ref:**	1381004
Room Name:	(044) Lounge				
Sample Ref:	X 019				
Component:	Red mastic sealing internal window frames				
Extent:	2 lin m				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

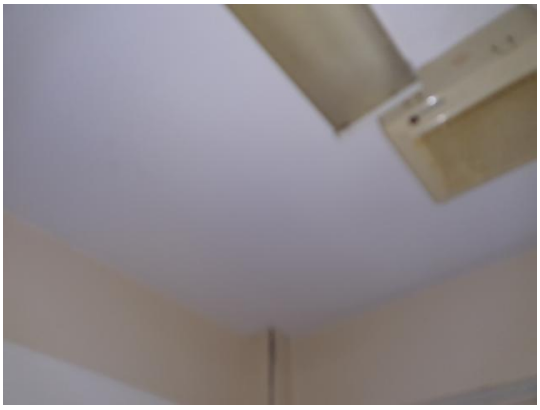
Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, plaster to brick walls, concrete floor beneath carpet. Glass door header, timber door, frame and skirting, uPVC windows with timber sills, red mastic sealing internal window frames.

Building:	Marillac House	**Floor Level:**	1st Floor	**Item Ref:**	1380978
Room Name:	(045) Kitchen				
Sample Ref:	X 017				
Component:	Textured coating to plasterboard ceiling				
Extent:	5 m²				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, plaster to brick walls, concrete floor beneath modern linoleum flooring. uPVC window with timber sill, timber door, frame and skirting, uninsulated metal pipework within timber boxing.

Building:	Marillac House	**Floor Level:**	1st Floor	**Item Ref:**	1380980
Room Name:	(046) Shower Room				
Sample Ref:	S 018				
Component:	Textured coating to plasterboard ceiling				
Extent:	3 m²				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

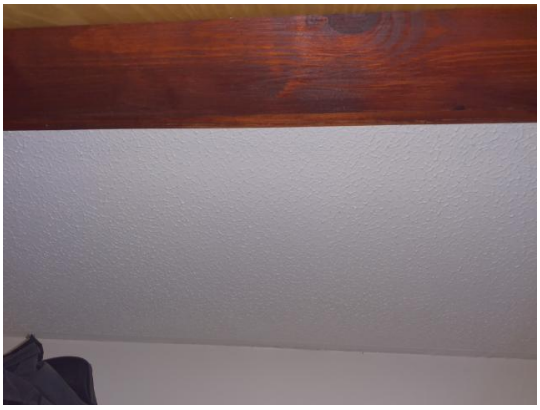
Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, plaster to brick walls with ceramic tiles, concrete floor beneath modern linoleum flooring. Ceramic cistern with plastic soil pipe, timber door and frame, metal and plastic pipework within timber and plasterboard boxing.

Building:	Marillac House	**Floor Level:**	1st Floor	**Item Ref:**	1380981
Room Name:	(047) Cupboard				
Sample Ref:	X 018				
Component:	Textured coating to plasterboard ceiling				
Extent:	1 m²				





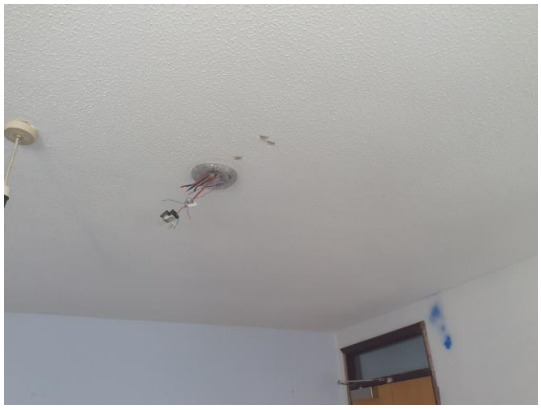
Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, plaster to brick walls, concrete floor beneath carpet. Timber door, frame and skirting, timber shelving.

Building:	Marillac House	**Floor Level:**	1st Floor	**Item Ref:**	1380982
Room Name:	(048) Bedroom				
Sample Ref:	X 018				
Component:	Textured coating to plasterboard ceiling				
Extent:	13 m²				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, plaster to brick walls, concrete floor beneath carpet. Glass door header, timber door, frame and skirting, uPVC windows with timber sills, red mastic sealing timber internal window frames.

Building:	Marillac House	**Floor Level:**	1st Floor	**Item Ref:**	1380983
Room Name:	(048) Bedroom				
Sample Ref:	S 019				
Component:	Red mastic sealing internal window frames				
Extent:	2 lin m				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

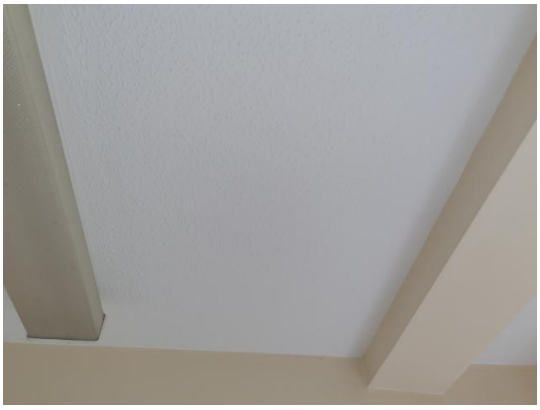
Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, plaster to brick walls, concrete floor beneath carpet. Glass door header, timber door, frame and skirting, uPVC windows with timber sills, red mastic sealing timber internal window frames.

Building:	Marillac House	**Floor Level:**	1st Floor	**Item Ref:**	1380984
Room Name:	(049) Kitchen				
Sample Ref:	S 020				
Component:	Textured coating to plasterboard ceiling				
Extent:	3 m²				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, plaster to brick walls, concrete floor beneath modern linoleum flooring. uPVC window with timber sill, timber door, frame and skirting, uninsulated metal pipework, modern sink unit and point of use water heater.

Building:	Marillac House	**Floor Level:**	1st Floor	**Item Ref:**	1380985
Room Name:	(050) Shower Room				
Sample Ref:	X 020				
Component:	Textured coating to plasterboard ceiling				
Extent:	3 m²				





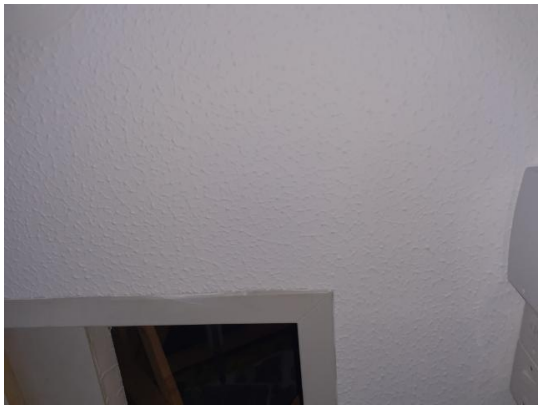
Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

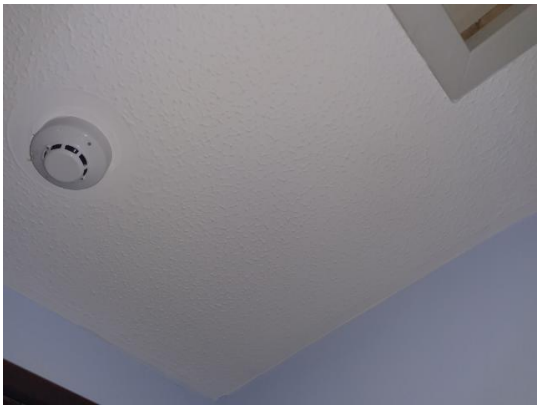
Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, plaster to brick walls with ceramic tiles, concrete floor beneath modern linoleum flooring. Ceramic cistern with plastic soil pipe, timber door and frame, metal and plastic pipework within timber and plastic boxing.

Building:	Marillac House	**Floor Level:**	1st Floor	**Item Ref:**	1380986
Room Name:	(051) Hall				
Sample Ref:	X 020				
Component:	Textured coating to plasterboard ceiling				
Extent:	2 m²				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, plaster to brick walls, concrete floor beneath carpet. Glass door headers, timber doors, frames and skirting, modern consumer unit in timber housing, electrical cables in timber boxing.

Building:	Marillac House	**Floor Level:**	1st Floor	**Item Ref:**	1380987
Room Name:	(052) Cupboard				
Sample Ref:	X 020				
Component:	Textured coating to plasterboard ceiling				
Extent:	1 m²				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, plaster to brick walls, concrete floor beneath carpet. Timber door, frame and skirting, timber shelving.

Building:	Marillac House	**Floor Level:**	1st Floor	**Item Ref:**	1380989
Room Name:	(053) Bedroom				
Sample Ref:	X 019				
Component:	Red mastic sealing internal window frames				
Extent:	2 lin m				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

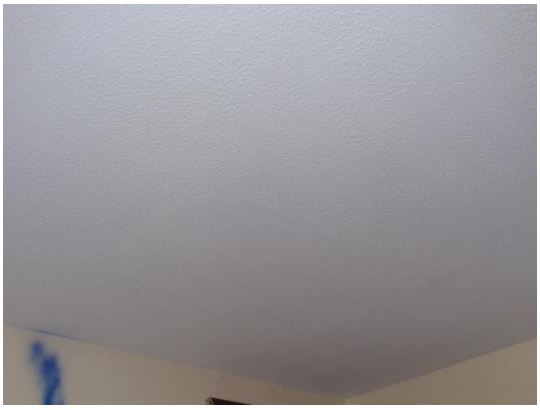
Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, plaster to brick walls, concrete floor beneath carpet. Glass door header, timber door, frame and skirting, uPVC windows with timber sills, red mastic sealing timber internal window frames.

Building:	Marillac House	**Floor Level:**	1st Floor	**Item Ref:**	1380988
Room Name:	(053) Bedroom				
Sample Ref:	S 021				
Component:	Textured coating to plasterboard ceiling				
Extent:	13 m²				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, plaster to brick walls, concrete floor beneath carpet. Glass door header, timber door, frame and skirting, uPVC windows with timber sills, red mastic sealing timber internal window frames.

Building:	Marillac House	**Floor Level:**	1st Floor	**Item Ref:**	1380990
Room Name:	(054) Kitchen				
Sample Ref:	X 021				
Component:	Textured coating to plasterboard ceiling				
Extent:	3 m²				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, plaster to brick walls, concrete floor beneath modern linoleum flooring. uPVC window with timber sill, timber door, frame and skirting, uninsulated metal pipework, modern sink unit and point of use water heater.

Building:	Marillac House	**Floor Level:**	1st Floor	**Item Ref:**	1380991
Room Name:	(055) Shower Room				
Sample Ref:	X 021				
Component:	Textured coating to plasterboard ceiling				
Extent:	3 m²				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, plaster to brick walls with ceramic tiles, concrete floor beneath modern linoleum flooring. Ceramic cistern with plastic soil pipe, timber door and frame, metal and plastic pipework within brick riser.

Building:	Marillac House	**Floor Level:**	1st Floor	**Item Ref:**	1380992
Room Name:	(056) Hall				
Sample Ref:	X 021				
Component:	Textured coating to plasterboard ceiling				
Extent:	2 m²				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, plaster to brick walls, concrete floor beneath carpet. Glass door headers, timber doors, frames and skirting, modern consumer unit in timber housing, electrical cables in timber boxing.

Building:	Marillac House	**Floor Level:**	1st Floor	**Item Ref:**	1380993
Room Name:	(057) Cupboard				
Sample Ref:	X 021				
Component:	Textured coating to plasterboard ceiling				
Extent:	1 m²				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

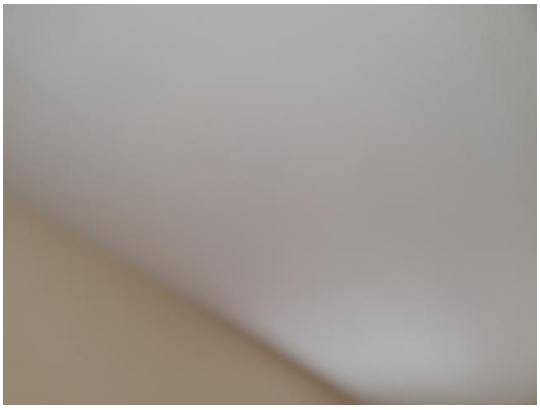
Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, plaster to brick walls, concrete floor beneath modern linoleum flooring. Timber door, frame and skirting, timber shelving.

Building:	Marillac House	**Floor Level:**	1st Floor	**Item Ref:**	1380994
Room Name:	(058) Bedroom				
Sample Ref:	S 022				
Component:	Textured coating to plasterboard ceiling				
Extent:	9 m²				





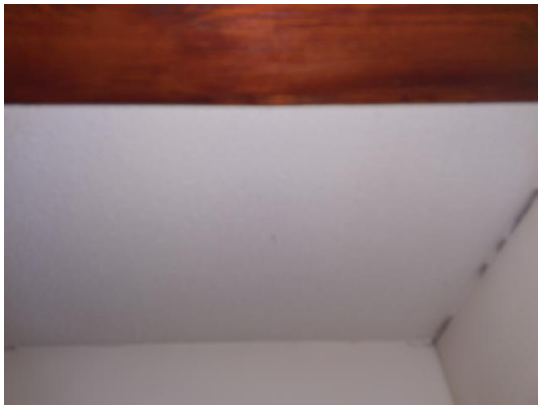
Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, plaster to brick walls, concrete floor beneath carpet. Glass door header, timber door, frame and skirting, uPVC windows with timber sills.

Building:	Marillac House	**Floor Level:**	1st Floor	**Item Ref:**	1380995
Room Name:	(059) Cupboard				
Sample Ref:	X 022				
Component:	Textured coating to plasterboard ceiling				
Extent:	1 m²				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, plaster to brick walls, concrete floor beneath modern linoleum flooring. Timber door, frame and skirting, timber shelving, modern consumer unit, timber boxing housing electrical cables, plastic downpipes within timber boxing.

Building:	Marillac House	**Floor Level:**	1st Floor	**Item Ref:**	1380996
Room Name:	(060) Hall				
Sample Ref:	X 022				
Component:	Textured coating to plasterboard ceiling				
Extent:	2 m²				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, plaster to brick walls, concrete floor beneath carpet. Glass door headers, timber doors, frames and skirting.

Building:	Marillac House	**Floor Level:**	1st Floor	**Item Ref:**	1380997
Room Name:	(061) Shower Room				
Sample Ref:	X 022				
Component:	Textured coating to plasterboard ceiling				
Extent:	3 m²				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, plaster to brick walls with ceramic tiles, concrete floor beneath modern linoleum flooring. Ceramic cistern with plastic soil pipe, timber door and frame, metal and plastic pipework within plasterboard and ceramic tiled boxing.

Building:	Marillac House	**Floor Level:**	1st Floor	**Item Ref:**	1380999
Room Name:	(062) Lounge				
Sample Ref:	X 019				
Component:	Red mastic sealing internal window frames				
Extent:	2 lin m				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, plaster to brick walls, concrete floor beneath carpet. Glass door header, timber door, frame and skirting, uPVC windows with timber sills, red mastic sealing timber internal window frames.

Building:	Marillac House	**Floor Level:**	1st Floor	**Item Ref:**	1380998
Room Name:	(062) Lounge				
Sample Ref:	S 023				
Component:	Textured coating to plasterboard ceiling				
Extent:	8 m²				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, plaster to brick walls, concrete floor beneath carpet. Glass door header, timber door, frame and skirting, uPVC windows with timber sills, red mastic sealing timber internal window frames.

Building:	Marillac House	**Floor Level:**	1st Floor	**Item Ref:**	1381000
Room Name:	(063) Kitchen				
Sample Ref:	X 023				
Component:	Textured coating to plasterboard ceiling				
Extent:	3 m²				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, plaster to brick walls, concrete floor beneath modern linoleum flooring. uPVC window with timber sill, timber door, frame and skirting, uninsulated metal pipework, modern sink unit and point of use water heater.

Building:	Marillac House	**Floor Level:**	Ground Floor	**Item Ref:**	1381009
Room Name:	(064) Porch				
Sample Ref:	S 024				
Component:	Strawboard ceiling panels				
Extent:	4 m²				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Strawboard ceiling panels, plaster to brick walls, concrete floor beneath carpet. Timber door, frame and skirting, timber beams, timber window frames and sills.

Building:	Marillac House	**Floor Level:**	Ground Floor	**Item Ref:**	1381011
Room Name:	(065) Lobby				
Sample Ref:	X 024				
Component:	Strawboard ceiling panels				
Extent:	8 m²				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Concrete ceiling, strawboard ceiling panels, plaster to brick and painted breeze block walls, concrete floor beneath ceramic tiles. Timber doors, frames and skirting, red mastic sealing internal window frames, metal columns, metal beams with MMMF insulation, metal conduit housing electrical cables.

Building:	Marillac House	**Floor Level:**	Ground Floor	**Item Ref:**	1381010
Room Name:	(065) Lobby				
Sample Ref:	S 025				
Component:	Red mastic sealing internal window frames				
Extent:	2 lin m				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Concrete ceiling, strawboard ceiling panels, plaster to brick and painted breeze block walls, concrete floor beneath ceramic tiles. Timber doors, frames and skirting, red mastic sealing internal window frames, metal columns, metal beams with MMMF insulation, metal conduit housing electrical cables.

Building:	Marillac House	**Floor Level:**	Ground Floor	**Item Ref:**	1381012
Room Name:	(066) Lobby				
Sample Ref:					
Component:	No suspect materials found				
Extent:					



Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
No suspect materials		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Concrete ceiling, plaster to brick walls, concrete floor beneath carpet. Timber doors, frames and skirting.

Building:	Marillac House	**Floor Level:**	Ground Floor	**Item Ref:**	1381013
Room Name:	(067) Office				
Sample Ref:					
Component:	No suspect materials found				
Extent:					



Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
No suspect materials		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Concrete ceiling with MMMF suspended ceiling tiles, plaster to brick walls, concrete floor beneath carpet. Timber door, frame and skirting, timber boxing housing electrical cables, plasterboard false ceiling with modern sarking felt above.

Building:	Marillac House	**Floor Level:**	Ground Floor	**Item Ref:**	1381014
Room Name:	(068) Accessible WC				
Sample Ref:	S 026				
Component:	Textured coating to plasterboard ceiling				
Extent:	3 m²				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, plaster to brick walls, concrete floor beneath modern linoleum flooring. Timber door and frames, plastic skirting, ceramic cistern with plastic soil pipe in timber boxing.

Building:	Marillac House	**Floor Level:**	Ground Floor	**Item Ref:**	1381015
Room Name:	(069) Office				
Sample Ref:					
Component:	No suspect materials found				
Extent:					



Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
No suspect materials		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Concrete ceiling, plaster to brick walls, concrete floor beneath modern linoleum flooring. Timber door, frame and skirting, uPVC window with timber sill, timber internal window frames.

Building:	Marillac House	**Floor Level:**	Ground Floor	**Item Ref:**	1381016
Room Name:	(070) Lounge				
Sample Ref:	X 026				
Component:	Textured coating to plasterboard ceiling				
Extent:	16 m²				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, plaster to brick walls, concrete floor beneath carpet. Timber door and frames and skirting, uPVC external door, uPVC windows with timber sills.

Building:	Marillac House	**Floor Level:**	Ground Floor	**Item Ref:**	1381017
Room Name:	(071) Kitchen				
Sample Ref:					
Component:	No suspect materials found				
Extent:					



Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
No suspect materials		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Concrete ceiling with plasterboard suspended ceiling tiles, plaster to brick walls, concrete floor beneath modern linoleum flooring. Timber door, frame and skirting, uPVC window with ceramic tiled sill, plastic downpipe within timber boxing, modern sink unit.

Building:	Marillac House	**Floor Level:**	Ground Floor	**Item Ref:**	1381018
Room Name:	(072) Cupboard				
Sample Ref:	X 026				
Component:	Textured coating to plasterboard ceiling				
Extent:	1 m²				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, plaster to brick walls, concrete floor beneath modern linoleum flooring. Timber door, frame and skirting, timber shelving.

Building:	Marillac House	**Floor Level:**	Ground Floor	**Item Ref:**	1381022
Room Name:	(073) Bedroom				
Sample Ref:	X 025				
Component:	Red mastic sealing internal window frames				
Extent:	2 lin m				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, plaster to brick walls, concrete floor beneath carpet. Glass door header, timber door, frame and skirting, uPVC windows with timber sills, red mastic sealing timber internal window frames.

Building:	Marillac House	**Floor Level:**	Ground Floor	**Item Ref:**	1381023
Room Name:	(073) Bedroom				
Sample Ref:	S 027				
Component:	Textured coating to plasterboard ceiling				
Extent:	13 m²				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, plaster to brick walls, concrete floor beneath carpet. Glass door header, timber door, frame and skirting, uPVC windows with timber sills, red mastic sealing timber internal window frames.

Building:	Marillac House	**Floor Level:**	Ground Floor	**Item Ref:**	1381021
Room Name:	(074) Kitchen				
Sample Ref:	X 027				
Component:	Textured coating to plasterboard ceiling				
Extent:	3 m²				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, plaster to brick walls, concrete floor beneath modern linoleum flooring. uPVC window with timber sill, timber door, frame and skirting, uninsulated metal pipework, modern sink unit and point of use water heater.

Building:	Marillac House	**Floor Level:**	Ground Floor	**Item Ref:**	1381020
Room Name:	(075) Shower Room				
Sample Ref:	X 027				
Component:	Textured coating to plasterboard ceiling				
Extent:	3 m²				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, plaster to brick walls with ceramic tiles, concrete floor beneath modern linoleum flooring. Ceramic cistern with plastic soil pipe, timber door and frame, metal and plastic pipework within brick void.

Building:	Marillac House	**Floor Level:**	Ground Floor	**Item Ref:**	1381019
Room Name:	(076) Hall				
Sample Ref:	X 027				
Component:	Textured coating to plasterboard ceiling				
Extent:	2 m²				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, plaster to brick walls, concrete floor beneath carpet. Glass door headers, timber doors, frames and skirting, modern consumer unit, electrical cables in timber boxing.

Building:	Marillac House	**Floor Level:**	Ground Floor	**Item Ref:**	1381024
Room Name:	(077) Hall				
Sample Ref:	S 028				
Component:	Textured coating to plasterboard ceiling and associated debris				
Extent:	2 m²				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, plaster to brick walls, concrete floor beneath carpet. Glass door headers, timber doors, frames and skirting, modern consumer unit, electrical cables in timber boxing, textured coating ceiling debris.

Building:	Marillac House	**Floor Level:**	Ground Floor	**Item Ref:**	1381025
Room Name:	(078) Shower Room				
Sample Ref:	X 028				
Component:	Textured coating to plasterboard ceiling and associated debris				
Extent:	3 m²				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, plaster to brick walls with ceramic tiles, concrete floor beneath modern linoleum flooring. Ceramic cistern with plastic soil pipe, timber door and frame, glass door header, textured coating ceiling debris.

Building:	Marillac House	**Floor Level:**	Ground Floor	**Item Ref:**	1381028
Room Name:	(079) Bedroom				
Sample Ref:	X 025				
Component:	Red mastic sealing internal window frames				
Extent:	2 lin m				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, plaster to brick walls, concrete floor beneath carpet. Glass door header, timber door, frame and skirting, uPVC windows with timber sills, red mastic sealing timber internal window frames, textured coating ceiling debris.

Building:	Marillac House	**Floor Level:**	Ground Floor	**Item Ref:**	1381029
Room Name:	(079) Bedroom				
Sample Ref:	X 028				
Component:	Textured coating to plasterboard ceiling and associated debris				
Extent:	13 m²				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, plaster to brick walls, concrete floor beneath carpet. Glass door header, timber door, frame and skirting, uPVC windows with timber sills, red mastic sealing timber internal window frames, textured coating ceiling debris.

Building:	Marillac House	**Floor Level:**	Ground Floor	**Item Ref:**	1381026
Room Name:	(080) Kitchen				
Sample Ref:	X 028				
Component:	Textured coating to plasterboard ceiling and associated debris				
Extent:	3 m²				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, plaster to brick walls, concrete floor beneath modern linoleum flooring. uPVC window with timber sill, timber door, frame and skirting, uninsulated metal pipework, modern sink unit and point of use water heater, textured coating ceiling debris.

Building:	Marillac House	**Floor Level:**	Ground Floor	**Item Ref:**	1381027
Room Name:	(081) Stairwell				
Sample Ref:	X 024				
Component:	Strawboard ceiling panels				
Extent:	4 m²				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Strawboard ceiling panels and concrete ceiling with MMMF suspended ceiling tiles, plaster to brick walls, concrete floor beneath modern linoleum flooring. Timber door, frame and skirting, timber beams, timber window frames and sills.

Building:	Marillac House	**Floor Level:**	Ground Floor	**Item Ref:**	1381030
Room Name:	(082) Corridor				
Sample Ref:	S 029				
Component:	Fireproof plasterboard beam cladding				
Extent:	3 lin m				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Concrete ceiling, plaster to brick and breeze block walls, concrete floor beneath carpet. Timber doors, frames and skirting, MMMF and uninsulated metal pipework, fireproof plasterboard beam cladding, metal conduit housing electrical cables.

Building:	Marillac House	**Floor Level:**	Ground Floor	**Item Ref:**	1381031
Room Name:	(083) Store				
Sample Ref:					
Component:	No suspect materials found				
Extent:					



Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
No suspect materials		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Concrete ceiling with plasterboard suspended ceiling tiles, plaster to brick walls, concrete floor beneath modern linoleum flooring. Timber door, frame and skirting, plastic downpipe within timber boxing.

Building:	Marillac House	**Floor Level:**	Ground Floor	**Item Ref:**	1381032
Room Name:	(084) Bedroom				
Sample Ref:	S 030				
Component:	Textured coating to plasterboard ceiling and associated debris				
Extent:	9 m²				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, plaster to brick walls, concrete floor beneath carpet. Glass door header, timber door, frame and skirting, uPVC window with timber sill, textured coating ceiling debris.

Building:	Marillac House	**Floor Level:**	Ground Floor	**Item Ref:**	1381055
Room Name:	(085) Cupboard				
Sample Ref:	X 030				
Component:	Textured coating to plasterboard ceiling				
Extent:	1 m²				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

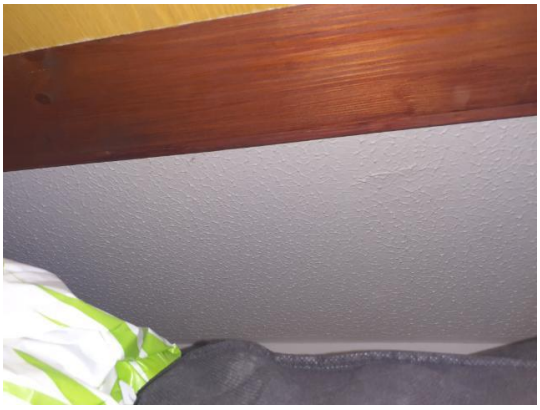
Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, plaster to brick walls, concrete floor beneath carpet. Timber door, frame and skirting, timber shelving.

Building:	Marillac House	**Floor Level:**	Ground Floor	**Item Ref:**	1381054
Room Name:	(086) Cupboard				
Sample Ref:	X 030				
Component:	Textured coating to plasterboard ceiling				
Extent:	1 m²				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, plaster to brick walls, concrete floor beneath carpet. Timber door, frame and skirting, timber shelving, modern consumer unit, metal conduit housing electrical cables.

Building:	Marillac House	**Floor Level:**	Ground Floor	**Item Ref:**	1381033
Room Name:	(087) Lounge				
Sample Ref:	X 025				
Component:	Red mastic sealing internal window frames				
Extent:	2 lin m				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, plaster to brick walls, concrete floor beneath carpet. Glass door header, timber door, frame and skirting, uPVC window with timber sill, red mastic sealing internal windows, textured coating ceiling debris.

Building:	Marillac House	**Floor Level:**	Ground Floor	**Item Ref:**	1381034
Room Name:	(087) Lounge				
Sample Ref:	S 031				
Component:	Textured coating to plasterboard ceiling and associated debris				
Extent:	7 m²				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, plaster to brick walls, concrete floor beneath carpet. Glass door header, timber door, frame and skirting, uPVC window with timber sill, red mastic sealing internal windows, textured coating ceiling debris.

Building:	Marillac House	**Floor Level:**	Ground Floor	**Item Ref:**	1381037
Room Name:	(088) Kitchen				
Sample Ref:	X 030				
Component:	Textured coating to plasterboard ceiling and associated debris				
Extent:	3 m²				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, plaster to brick walls, concrete floor beneath modern linoleum flooring. uPVC window with timber sill, timber door, frame and skirting, uninsulated metal pipework, modern sink unit and point of use water heater, plastic and metal pipework within timber boxing, textured coating ceiling debris.

Building:	Marillac House	**Floor Level:**	Ground Floor	**Item Ref:**	1381035
Room Name:	(089) Shower Room				
Sample Ref:	X 031				
Component:	Textured coating to plasterboard ceiling				
Extent:	3 m²				





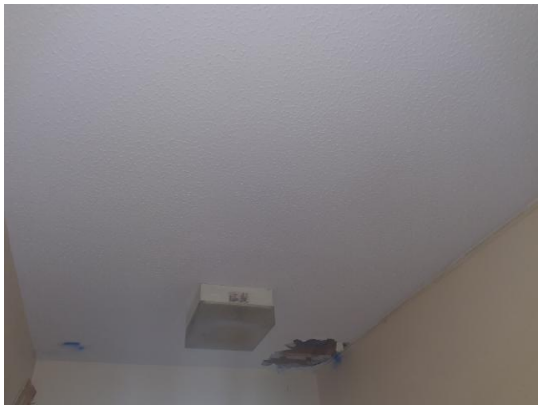
Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, plaster to brick walls with ceramic tiles, concrete floor beneath modern linoleum flooring. Ceramic cistern with plastic soil pipe, timber door and frame, glass door header.

Building:	Marillac House	**Floor Level:**	Ground Floor	**Item Ref:**	1381036
Room Name:	(090) Hall				
Sample Ref:	X 031				
Component:	Textured coating to plasterboard ceiling and associated debris				
Extent:	4 m²				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, plaster to brick walls, concrete floor beneath carpet. Glass door headers, timber doors, frames and skirting, textured coating ceiling debris.

Building:	Marillac House	**Floor Level:**	Ground Floor	**Item Ref:**	1381038
Room Name:	(091) Kitchen				
Sample Ref:	S 032				
Component:	Sarking felt to ceiling				
Extent:	9 m²				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Concrete and sarking felt ceiling with MMMF suspended ceiling tiles, plaster to brick walls, concrete floor beneath modern linoleum flooring. Modern sink unit and consumer unit, plastic pipework, MMMF insulated and uninsulated metal pipework partially within timber boxing.

Building:	Marillac House	**Floor Level:**	Ground Floor	**Item Ref:**	1381039
Room Name:	(092) Cupboard				
Sample Ref:					
Component:	No suspect materials found				
Extent:					



Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
No suspect materials		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Timber ceiling, walls, floor and shelving.

Building:	Marillac House	**Floor Level:**	Ground Floor	**Item Ref:**	1381040
Room Name:	(093) Hall				
Sample Ref:	S 033				
Component:	Textured coating to plasterboard ceiling and associated debris				
Extent:	2 m²				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, plaster to brick walls, concrete floor beneath carpet. Glass door headers, timber doors, frames and skirting, modern consumer unit, electrical cables in timber boxing, textured coating ceiling debris.

Building:	Marillac House	**Floor Level:**	Ground Floor	**Item Ref:**	1381041
Room Name:	(094) Shower Room				
Sample Ref:	X 033				
Component:	Textured coating to plasterboard ceiling and associated debris				
Extent:	3 m²				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, plaster to brick walls with ceramic tiles, concrete floor beneath modern linoleum flooring. Ceramic cistern with plastic soil pipe, timber door and frame, glass door header, textured coating ceiling debris.

Building:	Marillac House	**Floor Level:**	Ground Floor	**Item Ref:**	1381043
Room Name:	(095) Bedroom				
Sample Ref:	X 025				
Component:	Red mastic sealing internal window frames				
Extent:	2 lin m				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, plaster to brick walls, concrete floor beneath carpet. Glass door header, timber door, frame and skirting, uPVC windows with timber sills, red mastic sealing timber internal window frames, textured coating ceiling debris.

Building:	Marillac House	**Floor Level:**	Ground Floor	**Item Ref:**	1381042
Room Name:	(095) Bedroom				
Sample Ref:	S 034				
Component:	Textured coating to plasterboard ceiling and associated debris				
Extent:	13 m²				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, plaster to brick walls, concrete floor beneath carpet. Glass door header, timber door, frame and skirting, uPVC windows with timber sills, red mastic sealing timber internal window frames, textured coating ceiling debris.

Building:	Marillac House	**Floor Level:**	Ground Floor	**Item Ref:**	1381053
Room Name:	(096) Cupboard				
Sample Ref:	X 034				
Component:	Textured coating to plasterboard ceiling				
Extent:	1 m²				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, plaster to brick walls, concrete floor beneath modern linoleum flooring. Timber door, frame and skirting, timber shelving.

Building:	Marillac House	**Floor Level:**	Ground Floor	**Item Ref:**	1381044
Room Name:	(097) Kitchen				
Sample Ref:	X 033				
Component:	Textured coating to plasterboard ceiling and associated debris				
Extent:	3 m²				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, plaster to brick walls, concrete floor beneath modern linoleum flooring. uPVC window with timber sill, timber door, frame and skirting, uninsulated metal pipework, modern sink unit and point of use water heater, textured coating ceiling debris.

Building:	Marillac House	**Floor Level:**	Ground Floor	**Item Ref:**	1381045
Room Name:	(098) Hall				
Sample Ref:	S 035				
Component:	Textured coating to plasterboard ceiling and associated debris				
Extent:	2 m²				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, plaster to brick walls, concrete floor beneath carpet. Glass door headers, timber doors, frames and skirting, modern consumer unit, electrical cables in timber boxing, textured coating ceiling debris.

Building:	Marillac House	**Floor Level:**	Ground Floor	**Item Ref:**	1381046
Room Name:	(099) Shower Room				
Sample Ref:	X 035				
Component:	Textured coating to plasterboard ceiling and associated debris				
Extent:	3 m²				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, plaster to brick walls with ceramic tiles, concrete floor beneath modern linoleum flooring. Ceramic cistern with plastic soil pipe, timber door and frame, glass door header, plastic and metal pipework within brick wall void, textured coating ceiling debris.

Building:	Marillac House	**Floor Level:**	Ground Floor	**Item Ref:**	1381050
Room Name:	(100) Bedroom				
Sample Ref:	X 025				
Component:	Red mastic sealing internal window frames				
Extent:	2 lin m				





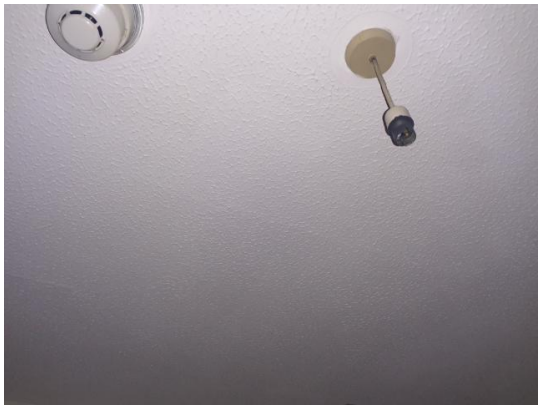
Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, plaster to brick walls, concrete floor beneath carpet. Glass door header, timber door, frame and skirting, uPVC windows with timber sills, red mastic sealing timber internal window frames, textured coating ceiling debris.

Building:	Marillac House	**Floor Level:**	Ground Floor	**Item Ref:**	1381047
Room Name:	(100) Bedroom				
Sample Ref:	X 035				
Component:	Textured coating to plasterboard ceiling and associated debris				
Extent:	13 m²				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, plaster to brick walls, concrete floor beneath carpet. Glass door header, timber door, frame and skirting, uPVC windows with timber sills, red mastic sealing timber internal window frames, textured coating ceiling debris.

Building:	Marillac House	**Floor Level:**	Ground Floor	**Item Ref:**	1381048
Room Name:	(101) Cupboard				
Sample Ref:	X 034				
Component:	Textured coating to plasterboard ceiling and associated debris				
Extent:	1 m²				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, plaster to brick walls, concrete floor beneath carpet. Timber door, frame and skirting, timber shelving, textured coating ceiling debris.

Building:	Marillac House	**Floor Level:**	Ground Floor	**Item Ref:**	1381049
Room Name:	(102) Kitchen				
Sample Ref:	X 034				
Component:	Textured coating to plasterboard ceiling and associated debris				
Extent:	3 m²				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, plaster to brick walls, concrete floor beneath modern linoleum flooring. uPVC window with timber sill, timber door, frame and skirting, uninsulated metal pipework, modern sink unit and point of use water heater, textured coating ceiling debris.

Building:	Marillac House	**Floor Level:**	Ground Floor	**Item Ref:**	1381051
Room Name:	(103) Bedroom				
Sample Ref:	S 036				
Component:	Textured coating to plasterboard ceiling				
Extent:	10 m²				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Textured Coating (1)	Good condition (0)	1
Asbestos Type	**Material Assessment Score (MA)**	**Very Low (3)**
Chrysotile (1)		

Conclusions and Actions	
Recommendation:	Remove
Further Information:	

General Notes

Plasterboard ceiling with textured coating, plaster to brick walls, concrete floor beneath modern linoleum flooring. Timber door, frame and skirting, uPVC window with timber sill, plastic downpipe within timber boxing.

Building:	Marillac House	**Floor Level:**	Ground Floor	**Item Ref:**	1381052
Room Name:	(104) Cupboard				
Sample Ref:	X 036				
Component:	Textured coating to plasterboard ceiling				
Extent:	1 m²				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Textured Coating (1)	Good condition (0)	1
Asbestos Type	**Material Assessment Score (MA)**	**Very Low (3)**
Chrysotile (1)		

Conclusions and Actions	
Recommendation:	Remove
Further Information:	

General Notes

Plasterboard ceiling with textured coating, plaster to brick walls, concrete floor beneath carpet. Timber door, frame and skirting, timber shelving.

Building:	Marillac House	**Floor Level:**	Ground Floor	**Item Ref:**	1381056
Room Name:	(105) Hall				
Sample Ref:	X 036				
Component:	Textured coating to plasterboard ceiling				
Extent:	4 m²				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Textured Coating (1)	Good condition (0)	1
Asbestos Type	**Material Assessment Score (MA)**	**Very Low (3)**
Chrysotile (1)		

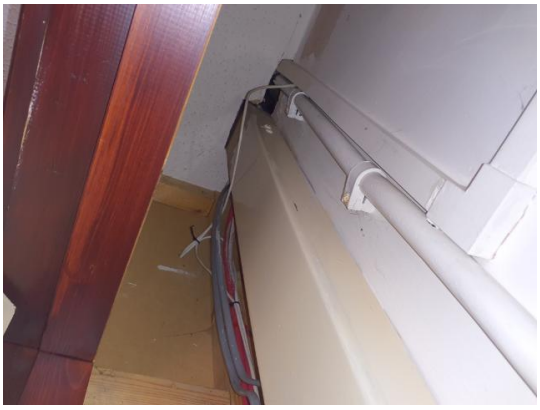
Conclusions and Actions	
Recommendation:	Remove
Further Information:	

General Notes

Plasterboard ceiling with textured coating, plaster to brick walls, concrete floor beneath modern linoleum flooring. Timber door, frame and skirting, uPVC window with timber sill, glass door headers.

Building:	Marillac House	**Floor Level:**	Ground Floor	**Item Ref:**	1381057
Room Name:	(106) Cupboard				
Sample Ref:	X 036				
Component:	Textured coating to plasterboard ceiling				
Extent:	1 m²				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Textured Coating (1)	Good condition (0)	1
Asbestos Type	**Material Assessment Score (MA)**	**Very Low (3)**
Chrysotile (1)		

Conclusions and Actions	
Recommendation:	Remove
Further Information:	

General Notes

Plasterboard ceiling with textured coating, plaster to brick walls with plasterboard partitions, concrete floor beneath modern linoleum flooring. Timber door, frame and skirting, timber shelving, modern consumer unit, metal conduit housing electrical cables.

Building:	Marillac House	**Floor Level:**	Ground Floor	**Item Ref:**	1381058
Room Name:	(107) Shower Room				
Sample Ref:	S 037				
Component:	Textured coating to plasterboard ceiling and associated debris				
Extent:	4 m²				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, plaster to brick walls with ceramic tiles, concrete floor beneath modern linoleum flooring. Ceramic cistern with plastic soil pipe, timber door and frame, glass door header, textured coating ceiling debris.

Building:	Marillac House	**Floor Level:**	Ground Floor	**Item Ref:**	1381059
Room Name:	(108) Lounge				
Sample Ref:	X 037				
Component:	Textured coating to plasterboard ceiling				
Extent:	12 m²				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, plaster to brick walls, concrete floor beneath modern linoleum flooring. Timber door, frame and skirting, uPVC windows with timber sills.

Building:	Marillac House	**Floor Level:**	Ground Floor	**Item Ref:**	1381060
Room Name:	(109) Kitchen				
Sample Ref:	X 037				
Component:	Textured coating to plasterboard ceiling				
Extent:	5 m²				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, plaster to brick walls, concrete floor beneath modern linoleum flooring. uPVC windows with timber sills, timber door, frame and skirting, uninsulated metal pipework in timber boxing, modern sink unit and point of use water heater.

Building:	Marillac House	**Floor Level:**	Attic	**Item Ref:**	1381061
Room Name:	(110) Loft 11				
Sample Ref:	X 001				
Component:	Sarking felt				
Extent:	10 m²				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Sarking felt, brick and breeze block walls, plasterboard floor with MMMF insulation. Timber framework, plastic hatch, plastic pipework, Metal vent, metal conduit housing electrical cables.

Building:	Marillac House	**Floor Level:**	Ground Floor	**Item Ref:**	1381062
Room Name:	(111) Lobby				
Sample Ref:	X 037				
Component:	Textured coating to plasterboard ceiling				
Extent:	2 m²				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, plaster to brick walls, concrete floor beneath carpet. Timber door header, uPVC window with timber sill.

Building:	Marillac House	**Floor Level:**	Ground Floor	**Item Ref:**	1381063
Room Name:	(112) Cupboard				
Sample Ref:	X 037				
Component:	Textured coating to plasterboard ceiling				
Extent:	0.5 m²				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
NAD (0)		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Plasterboard ceiling with textured coating, plaster to brick walls, concrete floor beneath carpet. Timber door header, timber mounted, modern consumer unit.

Building:	Marillac House	**Floor Level:**	Ground Floor	**Item Ref:**	1381064
Room Name:	(113) Office				
Sample Ref:					
Component:	No suspect materials found				
Extent:					



Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
No suspect materials		

Conclusions and Actions	
Recommendation:	No further action required
Further Information:	

General Notes

Concrete ceiling with MMMF suspended ceiling tiles, plaster to brick walls, concrete floor beneath modern linoleum flooring. Timber door, frame and skirting, modern consumer units, metal conduit housing electrical cables.

Building:	Marillac House	**Floor Level:**	External	**Item Ref:**	1381065
Room Name:	(114) Garage				
Sample Ref:					
Component:	No Access				
Extent:					



Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Asbestos Type	**Material Assessment Score (MA)**	
Presumed asbestos		

Conclusions and Actions	
Recommendation:	Further Inspection Required
Further Information:	

General Notes

Keys provided do not open the lock, tried WD40, etc. Would be unable to secure door with destructive access.

Building:	Marillac House	**Floor Level:**	External	**Item Ref:**	1381066
Room Name:	(115) External				
Sample Ref:	S 038				
Component:	Cement undercloaking to all apex roof sections				
Extent:	100 lin m				





Material Assessment		
Product Type	**Extent of damage**	**Surface Treatment Score**
Cement Product (1)	Low damage (1)	1
Asbestos Type	**Material Assessment Score (MA)**	**Very Low (4)**
Chrysotile (1)		

Conclusions and Actions	
Recommendation:	Remove
Further Information:	

General Notes

Quarry roof tiles, brick walls, timber soffits, fascias, wall cladding and canopy panels, cement undercloaking, plastic rainwater goods and damp proof course, uPVC windows and doors with modern sealing mastic, timber cladding to metal RSJs. Area viewed from ground level only.

This register should only be seen as an overview of the current situation within the areas surveyed. The survey was a demolition survey (HSG2264) for the areas defined in the scope of works only.

Material Assessment (HSG264, 2012)
Description refers to material's potential to release asbestos fibres.

Where visually consistent material is referenced to an analysed 'No Asbestos Found' sample, this is a visual assessment only. Therefore further sampling must be requested if further confirmation is required.

This register is not complete without being accompanied by the full report. All written components must be read prior to making any assessments based upon the surveyors' findings. All positive incidents of asbestos are recommended to be labelled f to be left in situ and not removed during refurbishment works.

The recommendations in within the conclusions and actions section of the asbestos register are based upon the surveyors own observations made at the time of the survey.

Management and Remedial Actions

HIGH RISK (A) 19 Points or more with Priority Assessment, 10 points or more with only the Material Assessment

This is the highest level category and warrants urgent action because the asbestos is likely to be damaged, friable and may be in a position likely to cause an exposure to occupiers. In most cases it will be necessary to prevent access or occupation with immediate effect. If access to the area is required in the future, then plans should be made for remediation. This category will normally require removal of the item, however, under certain circumstances encapsulation or repair may be possible.

MEDIUM RISK (B) 13-18 points with Priority Assessment, 7-9 points with only the Material Assessment.

This category indicates that there is a potential for asbestos fibre release to occupiers. Remediation or the asbestos item will normally required, such as encapsulation or repair. In some cases it may be necessary to prevent access or occupation. Following remediation measures, normal management procedures should be adopted.

LOW RISK (C) 9-12 Points with Priority Assessment, 5-6 points with only the Material Assessment.

This category indicates that there is a low risk from the material and/or there is a low possibility of accessing the asbestos. Normal management procedures should be adopted.

VERY LOW RISK (D) 1-8 Points with Priority Assessment, 1-4 points with only the Material Assessment.

This category indicates that there is a very low risk from the asbestos. Normal management procedures should still be adopted.

NO RISK (N/A) 0 points

No action necessary – the item is not asbestos.

Appendix 3
Asbestos Analysis Report

The pages in this appendix contain the laboratory analysis reports of any samples that were taken during the course of this survey. It is a requirement of HSG264 that this certificate is included in the report.

Pennington Choices Ltd
Clan Works, 1A Howard Road, Bromley, Kent, BR1 3QJ
Tel: 020 8290 5629 Fax: 020 8290 4443
Email: admin@penningtonsouth.co.uk Web: www.pennington.org.uk
Location of Analysis Laboratory: Warrington

UKAS TESTING 0630

Asbestos Analysis Report

Report No:	P-297184 Version 1		
Client:	Be One Homes		
Location:	Marillac House, 24 Laindon Road, Manchester M14 5DW		
Samples received:	26/06/2026	**Report Issued:**	03/07/2026
Samples taken by:	Gary Tucker		

Sample No.	Source	Result	Material (see Note(3))
S001	**Attic, (001) Loft 1 - Ceiling - Sarking felt**	NAD	Bituminous Product.
S002	**Attic, (004) Loft 4 - Ceiling - Sarking felt**	NAD	Bituminous Product.
S003	**Attic, (008) Loft 8 - Ceiling - Sarking felt**	NAD	Bituminous Product.
S004	**1st Floor, (012) Store - Ceiling - Textured coating to plasterboard ceiling**	NAD	Textured Coating.
S005	**1st Floor, (013) Corridor - Ceiling - Textured coating to plasterboard ceiling**	NAD	Textured Coating.
S006	**1st Floor, (013) Corridor - Ceiling - Strawboard ceiling panels**	NAD	Insulating Board.
S007	**1st Floor, (014) Landing - Floor - Black and grey stair nosing strips**	NAD	Reinforced Composite.
S008	**1st Floor, (015) Bedroom - Ceiling - Textured coating to plasterboard ceiling**	NAD	Textured Coating.
S009	**1st Floor, (018) Riser - Ceiling - Textured coating to plasterboard ceiling**	NAD	Textured Coating.
S010	**1st Floor, (019) Bedroom - Ceiling - Textured coating to plasterboard ceiling**	NAD	Textured Coating.

Pennington Choices Ltd
Clan Works, 1A Howard Road, Bromley, Kent, BR1 3QJ
Tel: 020 8290 5629 Fax: 020 8290 4443
Email: admin@penningtonsouth.co.uk Web: www.pennington.org.uk
Location of Analysis Laboratory: Warrington

UKAS TESTING 0630

Sample No.	Source	Result	Material (see Note(3))
S011	**1st Floor, (022) Lounge - Ceiling - Textured coating to plasterboard ceiling**	NAD	Textured Coating.
S012	**1st Floor, (027) Bedroom - Ceiling - Textured coating to plasterboard ceiling**	NAD	Textured Coating.
S013	**1st Floor, (032) Bedroom - Ceiling - Textured coating to plasterboard ceiling**	NAD	Textured Coating.
S014	**1st Floor, (036) Corridor - Ceiling - Textured coating to plasterboard ceiling**	NAD	Textured Coating.
S015	**1st Floor, (036) Corridor - Ceiling - Strawboard ceiling panels**	NAD	Insulating Board.
S016	**1st Floor, (038) Plant Room - Ceiling - Insulation board ceiling panels**	NAD	Insulating Board.
S017	**1st Floor, (040) Bedroom - Ceiling - Textured coating to plasterboard ceiling**	NAD	Textured Coating.
S018	**1st Floor, (046) Shower Room - Ceiling - Textured coating to plasterboard ceiling**	NAD	Textured Coating.
S019	**1st Floor, (048) Bedroom - Windows - Red mastic sealing internal window frames**	NAD	Mastics.
S020	**1st Floor, (049) Kitchen - Ceiling - Textured coating to plasterboard ceiling**	NAD	Textured Coating.
S021	**1st Floor, (053) Bedroom - Ceiling - Textured coating to plasterboard ceiling**	NAD	Textured Coating.
S022	**1st Floor, (058) Bedroom - Ceiling - Textured coating to plasterboard ceiling**	NAD	Textured Coating.
S023	**1st Floor, (062) Lounge - Ceiling - Textured coating to plasterboard ceiling**	NAD	Textured Coating.
S024	**Ground Floor, (064) Porch - Ceiling - Strawboard ceiling panels**	NAD	Insulating Board.
S025	**Ground Floor, (065) Lobby - Windows - Red mastic sealing internal window frames**	NAD	Mastics.
S026	**Ground Floor, (068) Accessible WC - Ceiling - Textured coating to plasterboard ceiling**	NAD	Textured Coating.

Pennington Choices Ltd
Clan Works, 1A Howard Road, Bromley, Kent, BR1 3QJ
Tel: 020 8290 5629 Fax: 020 8290 4443
Email: admin@penningtonsouth.co.uk Web: www.pennington.org.uk
Location of Analysis Laboratory: Warrington

UKAS TESTING 0630

Sample No.	Source	Result	Material (see Note(3))
S027	**Ground Floor, (073) Bedroom - Ceiling - Textured coating to plasterboard ceiling**	NAD	Textured Coating.
S028	**Ground Floor, (077) Hall - Ceiling - Textured coating to plasterboard ceiling and associated debris**	NAD	Textured Coating.
S029	**Ground Floor, (082) Corridor - Boxing - Fireproof plasterboard beam cladding**	NAD	Insulating Board.
S030	**Ground Floor, (084) Bedroom - Ceiling - Textured coating to plasterboard ceiling and associated debris**	NAD	Textured Coating.
S031	**Ground Floor, (087) Lounge - Ceiling - Textured coating to plasterboard ceiling and associated debris**	NAD	Textured Coating.
S032	**Ground Floor, (091) Kitchen - Ceiling - Sarking felt to ceiling**	NAD	Bituminous Product.
S033	**Ground Floor, (093) Hall - Ceiling - Textured coating to plasterboard ceiling and associated debris**	NAD	Textured Coating.
S034	**Ground Floor, (095) Bedroom - Ceiling - Textured coating to plasterboard ceiling and associated debris**	NAD	Textured Coating.
S035	**Ground Floor, (098) Hall - Ceiling - Textured coating to plasterboard ceiling and associated debris**	NAD	Textured Coating.
S036	**Ground Floor, (103) Bedroom - Ceiling - Textured coating to plasterboard ceiling**	Chrysotile	Textured Coating.
S037	**Ground Floor, (107) Shower Room - Ceiling - Textured coating to plasterboard ceiling and associated debris**	NAD	Textured Coating.
S038	**External, (115) External - Undercloaking - Cement undercloaking to all apex roof sections**	Chrysotile	Cement Product.

Pennington Choices Ltd
Clan Works, 1A Howard Road, Bromley, Kent, BR1 3QJ
Tel: 020 8290 5629 Fax: 020 8290 4443
Email: admin@penningtonsouth.co.uk Web: www.pennington.org.uk
Location of Analysis Laboratory: Warrington

UKAS TESTING 0630

Test Method:	Polarised light microscopy; Dispersion staining, in accordance with HSG248

Note (1):	PC laboratory analysis of samples and sampling procedures are in compliance with ISO 17025 and our UKAS accreditation.
Note (2):	Where PC staff have not taken samples, results given are based on information supplied by the client taking the samples. PC is not responsible for any errors/misinterpretations of analytical results due to inappropriate sampling strategies or techniques.
Note (3):	Observations and interpretations expressed (i.e. nature of fibres other than asbestos or description of material) are outside the scope of our UKAS accreditation.
Note (4):	This report cannot be reproduced except in full without prior authorisation from the laboratory
Note (5):	All samples are retained in the laboratory for no less than six months from the date of analysis
Note (6):	NAD = No Asbestos Detected is sample.

ANALYST: [redacted]

Jaden Merkin

Appendix 4
Limitations

Limitations

All reasonable efforts were made during the survey to identify and establish the presence of asbestos containing materials and their locations. However, asbestos may be concealed within the structural fabric of a building, which only major refurbishment or full demolition will bring to light, therefore PC cannot guarantee that all asbestos materials have been identified and survey results are definitive. A competent person present at specific points of the demolition process to perform a 'watching brief' may help identify any further asbestos containing materials.

It should be assumed that all electrical installations contain asbestos components unless the equipment was inspected during the survey and none was found. If work that will disturb the electrical installations is to be carried out, it would be prudent to isolate the supply and a competent person investigate the equipment when safe.

Any areas outside the scope of this survey or inaccessible at the time of the survey should be assumed to contain asbestos-containing materials until proven otherwise by a competent person.

Where non-asbestos insulation materials are present to pipework and plant, due to hot surfaces and the potential spread of contamination, it is not deemed practicable to fully inspect pipe surfaces for residual asbestos insulations.

Unless agreed in advance of the survey, no access has been gained beyond materials suspected to contain asbestos at the time of the survey. Such access may require additional control measures which fall outside the scope of this survey.

Unless arranged with the client, the accessing of voids or high level areas (above 2.5 meters) which would require the use of specially trained personnel or access equipment would not have been undertaken. These areas should therefore be presumed to contain asbestos until access arrangements can be made.

Unless full unhindered access has been made available to all areas within the survey scope, limitations would have to be applied. Where necessary, details of these are provided in the survey notes of appendix 2 (asbestos register).

Random dust and debris sampling or sampling to confirm contamination from previous poor asbestos removals have not been carried out unless specifically instructed by the client. As per company policy, dust and debris sampling is only undertaken where there is a known and evident source.

This survey does not constitute a contaminated land investigation to the surrounding areas of the buildings within the survey scope.

No responsibility can be accepted by Pennington Choices for the non-systemic or ad-hoc use of asbestos or the presence of asbestos in stored or portable items.

Where samples have been taken of textured coatings, the identification of materials beneath is restricted to the specific sample point locations. Due to the unlikelihood of ACM's to be present in paint and plaster, the sampling of these materials have not been undertaken unless specifically requested by the client.

Appendix 5
Standard Assessment Scores

In the absence of duty holder information to complete priority assessments, the standard scores listed here will be utilised.

Sample Variable	Score	Example of scores
Product type (or debris from product)	1	Composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, paints, decorative finishes, cement etc.)
	2	Asbestos insulating board, mill boards, other low density boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt
	3	Thermal insulation (e.g. pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing
Extent of damage/deterioration	0	Good condition: No visible damage.
	1	Low damage: a few scratches or surface marks, broken edges on boards, tiles etc.
	2	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres
	3	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris.
Surface Treatment	0	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles
	1	Enclosed sprays and lagging, asbestos insulating board (with exposed face painted or encapsulated), asbestos cement sheets etc
	2	Bare AIB or encapsulated lagging/spray.
	3	Unsealed laggings and sprays
Asbestos Type	0	No asbestos detected.
	1	Chrysotile.
	2	Amphibole asbestos excluding Crocidolite
	3	Crocidolite
Total Score		Sum of the above scores

Assessment factor	Score	Examples
Normal Occupant Activity		
Main type of activity in area	0	Rare disturbance (e.g. little used store room)
	1	Low disturbance (e.g. office type activity)
	2	Periodic disturbance (e.g. industrial/vehicle activity)
	3	High disturbance (e.g. fire doors in constant use)
Secondary activities for area	As above	As above
Likelihood of Disturbance		
Location	0	Outdoors
	1	Large rooms or well ventilated areas
	2	Rooms up to 100 m²
	3	Confined spaces
Accessibility	0	Usually inaccessible or unlikely to be disturbed
	1	Occasionally likely to be disturbed
	2	Easily disturbed
	3	Routinely disturbed
Extent/Amount	0	Small amounts or items
	1	< 10m² or 10m pipe run
	2	10 to 50 m², or 10 to 50m pipe run
	3	>50m² or > 50m pipe run

Assessment factor	Score	Examples
Human Exposure Potential		
Number of occupants	0	None
	1	1 - 3
	2	4 - 10
	3	>10
Frequency of use of areas	0	Infrequent
	1	Monthly
	2	Weekly
	3	Daily
Average time area is in use	0	< 1 hour
	1	1 - 3 hours
	2	3 - 6 hours
	3	> 6 hours
Maintenance Activity		
Type of maintenance activity	0	Minor disturbance (e.g. contact when accessing)
	1	Low disturbance (e.g. changing light bulbs in ceiling)
	2	Medium disturbance (e.g. lifting 1 or 2 AIB ceiling tiles)
	3	High disturbance (e.g. removing a number of AIB tiles)
Frequency of maintenance activity	0	Unlikely to be disturbed for maintenance
	1	<1 per year
	2	>1 per year
	3	>1 per month

Appendix 6
Quality Audit

Prior to this report being issues it will have been reviewed by a number of people as part of our documented quality management systems. The following page confirms that this was undertaken and by whom.

Report Number P-297184

Marillac House, 24 Laindon Road, Manchester

M14 5DW

Report Author: Sam Clouter
Administrator
[redacted]
Date: 03/07/2026

Report Reviewer: Sam Clouter
Administrator
[redacted]
Date: 03/07/2026

Lead Surveyor: Gary Tucker
Asbestos Surveyor
[redacted]
Date: 03/07/2026

This survey was carried out in accordance with our UKAS accreditation and ISO 17020