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ASBESTOS REFURBISHMENT SURVEY



Client	Twenty Five
Site	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
Date started	23 Jun 2021
Date completed	23 Jun 2021
Date report issued	25 Jun 2021
Survey reference	J616986
Lead surveyor	Adam Martin
Assistant surveyor	N/A
UPRN	N/A

Surveyor
Signature

Authorised
Signature

IB.R.PA.
4.0

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ASBESTOS SURVEY OF LODGE FARM, HIGH CATTON, YORK, NORTH YORKSHIRE

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1.0 INTRODUCTION

We, Tersus
Eurosafe House, Centurion Park, Tribune Way, Clifton Moor, York
YO30 4RY

Received instructions from Stuart Sey of:

Twenty Five
Station Yard
Hessay
York

To undertake a Refurbishment Asbestos Survey (HSG264) and to compile a report on the location and condition of asbestos bearing materials at:

Lodge Farm
High Catton
York
North Yorkshire
YO41 1EW

EXECUTIVE SUMMARY

The extent of the survey was to undertake a Refurbishment asbestos survey. The scope of this inspection has been defined as follows:

Refurbishment survey to Lodge Farmhouse and demolition survey to all other farm buildings on site.

The purpose of this report is to enable compliance with CAR2012; The duty to manage asbestos in non-domestic premises. The aim of this refurbishment asbestos survey is to locate identify and assess the condition of asbestos containing materials. The aim of the refurbishment elements of this survey is to enable works to specific areas as required.

Information on the results of these inspections is detailed in this report, appendices and on annotated drawings. The report and asbestos register must be maintained as one document, as all sections record information on the surveyors opinions, findings and limitations. Plans of the premises have been drafted and annotated accordingly in the Appendix.

A summary of all identified or presumed asbestos can be found in the asbestos register later in this executive summary. Non accessible areas are noted on the no access register, any areas or items not accessed must be presumed to contain asbestos until such a time as full access and inspection can be undertaken.


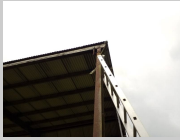
Survey / Building comments

A refurbishment survey was undertaken to the main farmhouse with a demolition survey undertaken to agricultural buildings 1-11, garage 1 and 2 including garage addition, workshop and covered yard areas. The concrete floor slab has been investigated within each outbuilding with a concrete base and the yard.

Limited surveying was undertaken within the chimney voids due to access issues and within the ground and overgrown areas.

EXECUTIVE SUMMARY - ASBESTOS REGISTER





Below is a summary of all asbestos or presumed asbestos materials found during the refurbishment survey.
These asbestos materials have been listed by risk.


Item Reference	Sample	Building	Floor	Room	Position	Item desc	Conclusion	Assessment scores			Risk code	
								Material	Priority	Total		
J616986 #20		Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW	Ground Floor	Farmhouse - Store	Within live electrics	Textiles	Presumed Amosite	7	3	10	Risk code D	
								Medium Material Risk				
Comments						Next reinspection	Extent	Recommended action			Action Timescale	Date action completed
Not accessed due to live						06/2022	5no.	Monitor and manage				
Item Reference	Sample	Building	Floor	Room	Position	Item desc	Conclusion	Assessment scores			Risk code	
								Material	Priority	Total		
J616986 #11	PC000748	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW	1st Floor	Farmhouse - Toilet	To thermostat on top of copper water tank	Gasket	Chrysotile	5	4	9	Risk code D	
								Low Material Risk				
Comments						Next reinspection	Extent	Recommended action			Action Timescale	Date action completed
						06/2022	1no.	Monitor and manage				
Item Reference	Sample	Building	Floor	Room	Position	Item desc	Conclusion	Assessment scores			Risk code	
								Material	Priority	Total		
J616986 #36	PC000757	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW	External	Agricultural building 1	To floor adjacent steel column	Cement pipe	Chrysotile + Crocidolite	6	3	9	Risk code E	
								Low Material Risk				
Comments						Next reinspection	Extent	Recommended action			Action Timescale	Date action completed
Continues into ground for unknown extent						06/2022	<1m	Monitor and manage				
Item Reference	Sample	Building	Floor	Room	Position	Item desc	Conclusion	Assessment scores			Risk code	
								Material	Priority	Total		
J616986 #76	As Sample PC000757	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW	External	Agricultural building 1	To high level adjacent column	Cement pipe	Chrysotile + Crocidolite*	6	3	9	Risk code E	
								Low Material Risk				
Comments						Next reinspection	Extent	Recommended action			Action Timescale	Date action completed
						06/2022	11m	Monitor and manage				

Item Reference	Sample	Building	Floor	Room	Position	Item desc	Conclusion	Assessment scores			Risk code	
								Material	Priority	Total		
J616986 #37	PC000758	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW	External	Agricultural building 2	To barrelled roof	Cement sheets	Chrysotile + Crocidolite	6	4	10	Risk code E	
								Low Material Risk				
Comments						Next reinspection	Extent	Recommended action			Action Timescale	Date action completed
						06/2022	100m²	Monitor and manage				
Item Reference	Sample	Building	Floor	Room	Position	Item desc	Conclusion	Assessment scores			Risk code	
								Material	Priority	Total		
J616986 #48	PC000762	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW	External	Agricultural building 9	To internal walls	Cement sheets	Chrysotile	4	2	6	Risk code E	
								Very Low Material Risk				
Comments						Next reinspection	Extent	Recommended action			Action Timescale	Date action completed
						06/2022	16m²	Monitor and manage				
Item Reference	Sample	Building	Floor	Room	Position	Item desc	Conclusion	Assessment scores			Risk code	
								Material	Priority	Total		
J616986 #49	PC000763	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW	External	Agricultural building 9	To external walls	Cement sheets	Chrysotile	4	3	7	Risk code E	
								Very Low Material Risk				
Comments						Next reinspection	Extent	Recommended action			Action Timescale	Date action completed
One panel seems to be within undergrowth inside building						06/2022	8m²	Monitor and manage				
Item Reference	Sample	Building	Floor	Room	Position	Item desc	Conclusion	Assessment scores			Risk code	
								Material	Priority	Total		
J616986 #57	PC000768	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW	External	Covered yard	To eaves of roof	Cement gutter	Chrysotile	4	3	7	Risk code E	
								Very Low Material Risk				
Comments						Next reinspection	Extent	Recommended action			Action Timescale	Date action completed
						06/2022	10lm	Monitor and manage				

Item Reference	Sample	Building	Floor	Room	Position	Item desc	Conclusion	Assessment scores			Risk code	
								Material	Priority	Total		
J616986 #33		Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW	External	Exterior of farmhouse	To wall at high level	Phone cowl	Presumed Chrysotile	3	1	4	Risk code E	
								Very Low Material Risk				
Comments						Next reinspection	Extent	Recommended action			Action Timescale	Date action completed
No sample taken due to being within 5 meters of live incoming electric cables						06/2022	1no.	Monitor and manage				
Item Reference	Sample	Building	Floor	Room	Position	Item desc	Conclusion	Assessment scores			Risk code	
								Material	Priority	Total		
J616986 #34	PC000755	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW	External	Exterior of farmhouse	To wall	Cement pipe	Chrysotile	4	2	6	Risk code E	
								Very Low Material Risk				
Comments						Next reinspection	Extent	Recommended action			Action Timescale	Date action completed
Continues into floor for unknown extent						06/2022	71m	Monitor and manage				
Item Reference	Sample	Building	Floor	Room	Position	Item desc	Conclusion	Assessment scores			Risk code	
								Material	Priority	Total		
J616986 #35	PC000756	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW	External	Exterior of farmhouse	To wooden windows throughout ground floor and first floor.	Mastic	Chrysotile	3	2	5	Risk code E	
								Very Low Material Risk				
Comments						Next reinspection	Extent	Recommended action			Action Timescale	Date action completed
						06/2022	451m	Monitor and manage				
Item Reference	Sample	Building	Floor	Room	Position	Item desc	Conclusion	Assessment scores			Risk code	
								Material	Priority	Total		
J616986 #2	PC000743	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW	External	Workshop	To sink unit	Bitumen pad	Chrysotile	3	5	8	Risk code E	
								Very Low Material Risk				
Comments						Next reinspection	Extent	Recommended action			Action Timescale	Date action completed
						06/2022	3no.	Monitor and manage				

Item Reference	Sample	Building	Floor	Room	Position	Item desc	Conclusion	Assessment scores			Risk code	
								Material	Priority	Total		
J616986 #22	PC000753	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW	Ground Floor	Farmhouse - Store	To High level wall	Cement pipe	Chrysotile	4	5	9	Risk code E	
								Very Low Material Risk				
Comments						Next reinspection	Extent	Recommended action			Action Timescale	Date action completed
						06/2022	11m	Monitor and manage				
Item Reference	Sample	Building	Floor	Room	Position	Item desc	Conclusion	Assessment scores			Risk code	
								Material	Priority	Total		
J616986 #38	PC000759	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW	External	Agricultural building 2	Stacked up next to building	Loose cement rainwater goods	Chrysotile	5	4	9	Risk code E	
								Low Material Risk				
Comments						Next reinspection	Extent	Recommended action			Action Timescale	Date action completed
						06/2022	121m	Remove				
Item Reference	Sample	Building	Floor	Room	Position	Item desc	Conclusion	Assessment scores			Risk code	
								Material	Priority	Total		
J616986 #47	PC000761	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW	External	Agricultural building 9	To collapsed roof	Cement sheets	Chrysotile	6	3	9	Risk code E	
								Low Material Risk				
Comments						Next reinspection	Extent	Recommended action			Action Timescale	Date action completed
						06/2022	30m ²	Remove				
Item Reference	Sample	Building	Floor	Room	Position	Item desc	Conclusion	Assessment scores			Risk code	
								Material	Priority	Total		
J616986 #54	PC000765	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW	External	Covered yard	To floor to rear right hand side adjacent concrete ramp	Cement debris	Chrysotile + Crocidolite	8	4	12	Risk code E	
								Medium Material Risk				
Comments						Next reinspection	Extent	Recommended action			Action Timescale	Date action completed
Spread over unit						06/2022	1m ²	Remove				

Item Reference	Sample	Building	Floor	Room	Position	Item desc	Conclusion	Assessment scores			Risk code	
								Material	Priority	Total		
J616986 #55	PC000766	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW	External	Covered yard	To front left hand side adjacent garage area	Cement debris	Chrysotile + Crocidolite	8	3	11	Risk code E	
							Medium Material Risk					
Comments						Next reinspection	Extent	Recommended action		Action Timescale	Date action completed	
Spread over 30m2						06/2022	1m²	Remove				
Item Reference	Sample	Building	Floor	Room	Position	Item desc	Conclusion	Assessment scores			Risk code	
								Material	Priority	Total		
J616986 #56	PC000767	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW	External	Covered yard	To roof	Cement roof	Chrysotile + Crocidolite	6	4	10	Risk code E	
							Low Material Risk					
Comments						Next reinspection	Extent	Recommended action		Action Timescale	Date action completed	
A few small pieces have slipped and are laying on top of the adjacent tin roof and require removal, the remainder of the material can be managed in situ.						06/2022	300m²	Remove				
Item Reference	Sample	Building	Floor	Room	Position	Item desc	Conclusion	Assessment scores			Risk code	
								Material	Priority	Total		
J616986 #58	PC000769	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW	External	Covered yard	To ridge of roof	Cement ridge	Chrysotile + Crocidolite	6	3	9	Risk code E	
							Low Material Risk					
Comments						Next reinspection	Extent	Recommended action		Action Timescale	Date action completed	
A few small pieces have slipped and are laying on top of the adjacent tin roof and require removal, the remainder of the material can be managed in situ.						06/2022	20lm	Remove				
Item Reference	Sample	Building	Floor	Room	Position	Item desc	Conclusion	Assessment scores			Risk code	
								Material	Priority	Total		
J616986 #39	PC000760	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW	External	External areas	To floor adjacent to parking spaces	Cement debris	Chrysotile + Crocidolite	8	5	13	Risk code E	
							Medium Material Risk					
Comments						Next reinspection	Extent	Recommended action		Action Timescale	Date action completed	
Spread over site						06/2022	1m²	Remove				

Item Reference	Sample	Building	Floor	Room	Position	Item desc	Conclusion	Assessment scores			Risk code	
								Material	Priority	Total		
J616986 #19	PC000752	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW	Ground Floor	Farmhouse - Store	Within loose fuse above electrics	Flash guards	Chrysotile	6	5	11	Risk code E	
								Low Material Risk				
Comments						Next reinspection	Extent	Recommended action			Action Timescale	Date action completed
Flash guards are presumed to continue within live electrics						06/2022	1no.	Remove				

NON-ACCESSIBLE AREAS REGISTER

All non accessed or limited access areas have been listed. These areas or items must be presumed to contain asbestos until such a time as full access and inspection can be undertaken.

Item Reference	Building	Floor level	Room	Position	Item	Access level
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All areas within the scope and limitations of this survey were accessed.

Date of survey	23 Jun 2021	Survey ref	J616986	Survey type	Refurbishment Survey (with MA + PA) + Management Plan
Location Lodge Farm High Catton York North Yorkshire YO41 1EW	Material Assessment 10+ High potential to release fibres 7 - 9 Medium potential to release fibres 5 - 6 Low potential to release fibres 2 - 4 Very low potential to release fibres		Material Key Asbestos thermal insulations Asbestos board Asbestos cement materials Asbestos textured coatings Asbestos flooring materials		THIS REGISTER SHOULD BE READ IN CONJUNCTION WITH THE ENTIRE REPORT THAT DETAILS THE SCOPE AND LIMITATIONS OF THE SURVEY.
		Asbestos paper Asbestos gaskets, ropes, textiles Asbestos lagging Asbestos Bitumen and well bound materials Asbestos reinforced composites or Asbestos friction product			

BUILDING			Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW									
FLOOR LEVEL			External									
ROOM			Agricultural building 1		ROOM DESCRIPTION		Steel columns, timber beams, steel roof and high level wall sheets, uPVC, cast iron and cement rainwater goods, soil floor					
Item Reference	Sample Ref	Position	Item Description	Product Type	Condition / Damage	Surface Treatment	Extent	Conclusion	ASSESSMENT SCORES			Risk Code
									MATERIAL	PRIORITY	TOTAL	
J616986 #36	PC000757	To floor adjacent steel column	Cement pipe	Asbestos Cement	(1) Low Damage	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket	<1m	Chrysotile + Crocidolite	6	3	9	Risk code E
Comments							Recommended action		Monitor and manage			
Continues into ground for unknown extent												
J616986 #76	As Sample PC000757	To high level adjacent column	Cement pipe	Asbestos Cement	(1) Low Damage	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket	1m	Chrysotile + Crocidolite*	6	3	9	Risk code E
Comments							Recommended action		Monitor and manage			

BUILDING			Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW									
FLOOR LEVEL			External									
ROOM			Agricultural building 10			ROOM DESCRIPTION		Tin walls with bitumen coating, timber joists and columns, soil floor				
Item Reference	Sample Ref	Position	Item Description	Product Type	Condition / Damage	Surface Treatment	Extent	Conclusion	ASSESSMENT SCORES			Risk Code
									MATERIAL	PRIORITY	TOTAL	
J616986 #50	PC000764	To tin sheets	Galbestos					No Asbestos Detected				
Comments							Recommended action		None required			
Some are in undergrowth in the close area												
J616986 #51		Due to building condition and full of debris and vegetation	Limited inspection									
Comments							Recommended action					

BUILDING			Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW									
FLOOR LEVEL			External									
ROOM			Agricultural building 11			ROOM DESCRIPTION		Brick walls, soil floor, timber joists				
Item Reference	Sample Ref	Position	Item Description	Product Type	Condition / Damage	Surface Treatment	Extent	Conclusion	ASSESSMENT SCORES			Risk Code
									MATERIAL	PRIORITY	TOTAL	
J616986 #52		Due to building condition and full of debris and vegetation	Limited inspection									
Comments							Recommended action					

BUILDING			Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW									
FLOOR LEVEL			External									
ROOM			Agricultural building 2		ROOM DESCRIPTION		Cement sheet barreled roof, brick gable ends, timber windows and doors, concrete floor, perspex sky lights.					
Item Reference	Sample Ref	Position	Item Description	Product Type	Condition / Damage	Surface Treatment	Extent	Conclusion	ASSESSMENT SCORES			Risk Code
									MATERIAL	PRIORITY	TOTAL	
J616986 #37	PC000758	To barrelled roof	Cement sheets	Asbestos Cement	(1) Low Damage	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket	100m ²	Chrysotile + Crocidolite	6	4	10	Risk code E
Comments							Recommended action		Monitor and manage			
J616986 #38	PC000759	Stacked up next to building	Loose cement rainwater goods	Asbestos Cement	(2) Medium Damage	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket	12lm	Chrysotile	5	4	9	Risk code E
Comments							Recommended action		Remove			
J616986 #66		Due to building condition and full of debris and vegetation	Limited inspection									
Comments							Recommended action					
J616986 #67		Floor slab	Core inspection									
Comments							Recommended action					

BUILDING			Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW									
FLOOR LEVEL			External									
ROOM			Agricultural building 3		ROOM DESCRIPTION		Brick walls, clay tiled roof timber joists, timber door and window, steel diesel tank, concrete floor.					
Item Reference	Sample Ref	Position	Item Description	Product Type	Condition / Damage	Surface Treatment	Extent	Conclusion	ASSESSMENT SCORES			Risk Code
									MATERIAL	PRIORITY	TOTAL	
J616986 #40		Due to building condition and large amounts of debris on floor	Limited inspection									
Comments							Recommended action					
J616986 #72		Floor slab	Core inspection									
Comments							Recommended action					

BUILDING			Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW									
FLOOR LEVEL			External									
ROOM			Agricultural building 4		ROOM DESCRIPTION		Brick walls, clay tiled roof timber joists, timber door and window, concrete floor.					
Item Reference	Sample Ref	Position	Item Description	Product Type	Condition / Damage	Surface Treatment	Extent	Conclusion	ASSESSMENT SCORES			Risk Code
									MATERIAL	PRIORITY	TOTAL	
J616986 #41		Due to building condition and full of debris and vegetation	Limited inspection									
Comments							Recommended action					

BUILDING			Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW									
FLOOR LEVEL			External									
ROOM			Agricultural building 5		ROOM DESCRIPTION		Brick walls, steel sheets to wall, steel sheet mono pitched roof, timber joists, timber door and window, concrete floor.					
Item Reference	Sample Ref	Position	Item Description	Product Type	Condition / Damage	Surface Treatment	Extent	Conclusion	ASSESSMENT SCORES			Risk Code
									MATERIAL	PRIORITY	TOTAL	
J616986 #42		Due to building condition and full of debris and vegetation	Limited inspection									
Comments							Recommended action					

J616986 #74		Floor slab	Core inspection									
Comments							Recommended action					

BUILDING			Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW									
FLOOR LEVEL			External									
ROOM			Agricultural building 6		ROOM DESCRIPTION		Tin sheet roof, tin sheet walls with timber joist and columns, soil floor					
Item Reference	Sample Ref	Position	Item Description	Product Type	Condition / Damage	Surface Treatment	Extent	Conclusion	ASSESSMENT SCORES			Risk Code
									MATERIAL	PRIORITY	TOTAL	
J616986 #43		Due to building condition and full of debris and vegetation	Limited inspection									
Comments							Recommended action					

BUILDING			Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW									
FLOOR LEVEL			External									
ROOM			Agricultural building 7		ROOM DESCRIPTION		Tin sheet roof, tin walls, timber joists and columns, soil floor, steel tank					
Item Reference	Sample Ref	Position	Item Description	Product Type	Condition / Damage	Surface Treatment	Extent	Conclusion	ASSESSMENT SCORES			Risk Code
									MATERIAL	PRIORITY	TOTAL	
J616986 #44		Due to building condition and full of debris and vegetation	Limited inspection									
Comments							Recommended action					

BUILDING			Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW									
FLOOR LEVEL			External									
ROOM			Agricultural building 8		ROOM DESCRIPTION		Brick walls, tin sheet roof, tin high level walls, concrete floor					
Item Reference	Sample Ref	Position	Item Description	Product Type	Condition / Damage	Surface Treatment	Extent	Conclusion	ASSESSMENT SCORES			Risk Code
									MATERIAL	PRIORITY	TOTAL	
J616986 #45		Due to full of debris	Limited inspection									
Comments							Recommended action					
J616986 #73		Floor slab	Core inspection									
Comments							Recommended action					

BUILDING		Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW										
FLOOR LEVEL		External										
ROOM		Agricultural building 9		ROOM DESCRIPTION			Tin roof and cement roof, tin and cement sheet walls, timber columns and beams,					
Item Reference	Sample Ref	Position	Item Description	Product Type	Condition / Damage	Surface Treatment	Extent	Conclusion	ASSESSMENT SCORES			Risk Code
									MATERIAL	PRIORITY	TOTAL	
J616986 #46		Due to building condition and full of debris and vegetation	Limited inspection									
Comments							Recommended action					
J616986 #47	PC000761	To collapsed roof	Cement sheets	Asbestos Cement	(3) High Damage	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket	30m ²	Chrysotile	6	3	9	Risk code E
Comments							Recommended action					
J616986 #48	PC000762	To internal walls	Cement sheets	Asbestos Cement	(1) Low Damage	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket	16m ²	Chrysotile	4	2	6	Risk code E
Comments							Recommended action					
J616986 #49	PC000763	To external walls	Cement sheets	Asbestos Cement	(1) Low Damage	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket	8m ²	Chrysotile	4	3	7	Risk code E
Comments							Recommended action					
One panel seems to be within undergrowth inside building							Monitor and manage					

BUILDING			Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW										
FLOOR LEVEL			External										
ROOM			Covered yard		ROOM DESCRIPTION		Cement roof sheets, cement gutters and ridge, concrete floor below muck, cement debris, timber joist and columns, brick walls, tin roof sheets, uPVC gutters and downpipes.						
Item Reference	Sample Ref	Position	Item Description	Product Type	Condition / Damage	Surface Treatment	Extent	Conclusion	ASSESSMENT SCORES			Risk Code	
									MATERIAL	PRIORITY	TOTAL		
J616986 #53		Due to building condition and full of debris and vegetation	Limited inspection										
Comments							Recommended action						
J616986 #54	PC000765	To floor to rear right hand side adjacent concrete ramp	Cement debris	Asbestos Cement	(3) High Damage	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket	1m ²	Chrysotile + Crocidolite	8	4	12	Risk code E	
Comments							Recommended action						
Spread over unit							Remove						
J616986 #55	PC000766	To front left hand side adjacent garage area	Cement debris	Asbestos Cement	(3) High Damage	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket	1m ²	Chrysotile + Crocidolite	8	3	11	Risk code E	
Comments							Recommended action						
Spread over 30m2							Remove						
J616986 #56	PC000767	To roof	Cement roof	Asbestos Cement	(1) Low Damage	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket	300m ²	Chrysotile + Crocidolite	6	4	10	Risk code E	
Comments							Recommended action						
A few small pieces have slipped and are laying on top of the adjacent tin roof and require removal, the remainder of the material can be managed in situ.							Remove						

J616986 #57	PC000768	To eaves of roof	Cement gutter	Asbestos Cement	(1) Low Damage	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket	10lm	Chrysotile	4	3	7	Risk code E
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Comments **Recommended action** Monitor and manage

J616986 #58	PC000769	To ridge of roof	Cement ridge	Asbestos Cement	(1) Low Damage	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket	20lm	Chrysotile + Crocidolite	6	3	9	Risk code E
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Comments **Recommended action** Remove

A few small pieces have slipped and are laying on top of the adjacent tin roof and require removal, the remainder of the material can be managed in situ.

J616986 #71		Floor slab	Core inspection									
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Comments **Recommended action**

BUILDING Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW

FLOOR LEVEL External

ROOM Exterior of farmhouse **ROOM DESCRIPTION** Brick built, clay pan tiles, uPVC gutters and soil pipe, cement pipe, timber and uPVC windows, timber doors, perspex and timber entrance canopy, cement phone cowl to wall at high level, clay chimney pots, stone window cills.

Item Reference	Sample Ref	Position	Item Description	Product Type	Condition / Damage	Surface Treatment	Extent	Conclusion	ASSESSMENT SCORES			Risk Code
									MATERIAL	PRIORITY	TOTAL	
J616986 #33		To wall at high level	Phone cowl	Reinforced Composite	(1) Low Damage	(0) Reinforced plastics, resins, vinyl tiles, well bound materials, bitumen adhesives, damp proof co	1no.	Presumed Chrysotile	3	1	4	Risk code E

Comments **Recommended action** Monitor and manage

No sample taken due to being within 5 meters of live incoming electric cables

J616986 #34	PC000755	To wall	Cement pipe	Asbestos Cement	(1) Low Damage	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket	7lm	Chrysotile	4	2	6	Risk code E
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Comments	Recommended action	Monitor and manage
Continues into floor for unknown extent		

J616986 #35	PC000756	To wooden windows throughout ground floor and first floor.	Mastic	Mastics	(1) Low Damage	(0) Reinforced plastics, resins, vinyl tiles, well bound materials, bitumen adhesives, damp proof co	45lm	Chrysotile	3	2	5	Risk code E
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Comments	Recommended action	Monitor and manage
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BUILDING	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
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FLOOR LEVEL	External
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ROOM	External areas	ROOM DESCRIPTION	Largely overgrown throughout site, concrete bases and soil throughout
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Item Reference	Sample Ref	Position	Item Description	Product Type	Condition / Damage	Surface Treatment	Extent	Conclusion	ASSESSMENT SCORES			Risk Code
									MATERIAL	PRIORITY	TOTAL	
J616986 #39	PC000760	To floor adjacent to parking spaces	Cement debris	Asbestos Cement	(3) High Damage	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket	1m ²	Chrysotile + Crocidolite	8	5	13	Risk code E

Comments	Recommended action	Remove
Spread over site		

J616986 #75		Floor slab	Core inspection									
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Comments	Recommended action	
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BUILDING			Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW									
FLOOR LEVEL			External									
ROOM			Garage 1		ROOM DESCRIPTION							
			Brick walls, plasterboard ceiling, composite paneled roof and canopy, timber door and uPVC window, modern vinyl floor covering on timber shelf, modern seals to cookers, bitumen pad to sink, metal worksurface, concrete floor, damp proof course.									
Item Reference	Sample Ref	Position	Item Description	Product Type	Condition / Damage	Surface Treatment	Extent	Conclusion	ASSESSMENT SCORES			Risk Code
									MATERIAL	PRIORITY	TOTAL	
J616986 #59	PC000770	To floor	Pink vinyl floor tiles					No Asbestos Detected				
Comments							Recommended action		None required			
J616986 #60	PC000771	To floor	Beige vinyl floor tiles					No Asbestos Detected				
Comments							Recommended action		None required			
J616986 #61	PC000772	To sink unit	Bitumen pad					No Asbestos Detected				
Comments							Recommended action		None required			
J616986 #69		2 cores to Floor slab	Core inspection									
Comments							Recommended action					

BUILDING			Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW									
FLOOR LEVEL			External									
ROOM			Garage 2		ROOM DESCRIPTION							
			Brick and perspex walls, timber joists, perspex roof, timber window									
Item Reference	Sample Ref	Position	Item Description	Product Type	Condition / Damage	Surface Treatment	Extent	Conclusion	ASSESSMENT SCORES			Risk Code
									MATERIAL	PRIORITY	TOTAL	
J616986 #64	PC000775	To windows	Mastic					No Asbestos Detected				
Comments							Recommended action		None required			
J616986 #65		Due to building condition and full of debris and vegetation	Limited inspection									
Comments							Recommended action					

BUILDING			Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW											
FLOOR LEVEL			External											
ROOM			Garage addition			ROOM DESCRIPTION					Brick walls, clay tiled roof, concrete floor, 2 colours of floor tiles, plasterboard and hard board underside of roof, uPVC gutters, concrete and timber topped boxing and shelf unit			
Item Reference	Sample Ref	Position	Item Description	Product Type	Condition / Damage	Surface Treatment	Extent	Conclusion	ASSESSMENT SCORES			Risk Code		
									MATERIAL	PRIORITY	TOTAL			
J616986 #62	PC000773	To floor	Light brown vinyl floor tiles					No Asbestos Detected						
Comments							Recommended action		None required					
J616986 #63	PC000774	To floor	Green vinyl floor tiles					No Asbestos Detected						
Comments							Recommended action		None required					
J616986 #70		2 core holes to floor slab	Core inspection											
Comments							Recommended action							

BUILDING			Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW											
FLOOR LEVEL			External											
ROOM			Workshop			ROOM DESCRIPTION					Breeze block walls double skinned, timber door and frame, timber windows with glazing, clay tiles with timber fascia, uPVC gutters and downpipes, modern damp proof course, concrete floor slab, plasterboard ceiling, modern roof lining felt, concrete rendered internal walls, bitumen pad to sink unit,			
Item Reference	Sample Ref	Position	Item Description	Product Type	Condition / Damage	Surface Treatment	Extent	Conclusion	ASSESSMENT SCORES			Risk Code		
									MATERIAL	PRIORITY	TOTAL			
J616986 #1			Intrusive inspection					No Asbestos Identified						
Comments							Recommended action							
J616986 #2	PC000743	To sink unit	Bitumen pad	Bitumen Products	(1) Low Damage	(0) Reinforced plastics, resins, vinyl tiles, well bound materials, bitumen adhesives, damp proof co	3no.	Chrysotile	3	5	8	Risk code E		
Comments							Recommended action		Monitor and manage					
J616986 #3	PC000744	To window	Mastic					No Asbestos Detected						
Comments							Recommended action		None required					

J616986 #68		Floor slab	Core inspection									
Comments								Recommended action				

BUILDING	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW											
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FLOOR LEVEL	Ground Floor											
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ROOM	Farmhouse - Hallway			ROOM DESCRIPTION		Lathe and plaster ceilings, brick and plaster walls with ceramic tiles applied, timber window and door, light green vinyl floor tiles onto concrete, timber boxing to wall with copper pipes and cables inside.						
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Item Reference	Sample Ref	Position	Item Description	Product Type	Condition / Damage	Surface Treatment	Extent	Conclusion	ASSESSMENT SCORES			Risk Code
									MATERIAL	PRIORITY	TOTAL	
J616986 #27	As Sample PC000751	To floor	Light green vinyl floor tiles plus adhesives					No Asbestos Detected				

Comments								Recommended action		None required		
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J616986 #28			Intrusive inspection					No Asbestos Identified				
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Comments								Recommended action				
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BUILDING	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW											
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FLOOR LEVEL	Ground Floor											
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ROOM	Farmhouse - Kitchen			ROOM DESCRIPTION		Plasterboard ceilings, brick and plaster walls with ceramic tiles applied, timber window and door, light green vinyl floor tiles onto concrete floor, bitumen pad to sink unit, timber cupboards and worktops, timber low level boxing with copper pipework inside, modern roof lining felt to underside of pitched roof over kitchen area						
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Item Reference	Sample Ref	Position	Item Description	Product Type	Condition / Damage	Surface Treatment	Extent	Conclusion	ASSESSMENT SCORES			Risk Code
									MATERIAL	PRIORITY	TOTAL	
J616986 #29	As Sample PC000751	To floor	Light green vinyl floor tiles plus adhesives					No Asbestos Detected				

Comments								Recommended action		None required		
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J616986 #30	PC000754	To sink unit	Bitumen pad					No Asbestos Detected				
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Comments								Recommended action		None required		
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J616986 #31			Intrusive inspection					No Asbestos Identified				
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Comments								Recommended action				
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BUILDING			Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW									
FLOOR LEVEL			Ground Floor									
ROOM			Farmhouse - Reception 1		ROOM DESCRIPTION		Plasterboard and lathe and plaster ceilings, brick and plaster walls, concrete steel with ceramic tiles applied on fireplace, uPVC and timber window and timber door, carpet onto concrete floor, timber beams to ceiling.					
Item Reference	Sample Ref	Position	Item Description	Product Type	Condition / Damage	Surface Treatment	Extent	Conclusion	ASSESSMENT SCORES			Risk Code
									MATERIAL	PRIORITY	TOTAL	
J616986 #32			Intrusive inspection					No Asbestos Identified				
Comments							Recommended action					

BUILDING			Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW									
FLOOR LEVEL			Ground Floor									
ROOM			Farmhouse - Reception 2		ROOM DESCRIPTION		Lathe and plaster ceilings, brick and plaster walls, concrete steel with ceramic tiles applied on fireplace, uPVC window and timber door, carpet onto concrete floor.					
Item Reference	Sample Ref	Position	Item Description	Product Type	Condition / Damage	Surface Treatment	Extent	Conclusion	ASSESSMENT SCORES			Risk Code
									MATERIAL	PRIORITY	TOTAL	
J616986 #26			Intrusive inspection					No Asbestos Identified				
Comments							Recommended action					

BUILDING			Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW									
FLOOR LEVEL			Ground Floor									
ROOM			Farmhouse - Stairwell lobby		ROOM DESCRIPTION		Lathe and plaster and plasterboard ceilings, brick and plaster walls with ceramic tiles applied, timber window and doors, carpet onto concrete floor, timber staircase and timber soffit of stairs with carpet on steps, modern consumer unit to wall.					
Item Reference	Sample Ref	Position	Item Description	Product Type	Condition / Damage	Surface Treatment	Extent	Conclusion	ASSESSMENT SCORES			Risk Code
									MATERIAL	PRIORITY	TOTAL	
J616986 #23			Intrusive inspection					No Asbestos Identified				
Comments							Recommended action					
J616986 #25			Intrusive inspection					No Asbestos Identified				
Comments							Recommended action					

BUILDING			Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW									
FLOOR LEVEL			Ground Floor									
ROOM			Farmhouse - Store		ROOM DESCRIPTION		Lathe and plaster ceilings, brick and plaster walls, timber window and door, concrete floor, main incoming electrics to wall.					
Item Reference	Sample Ref	Position	Item Description	Product Type	Condition / Damage	Surface Treatment	Extent	Conclusion	ASSESSMENT SCORES			Risk Code
									MATERIAL	PRIORITY	TOTAL	
J616986 #19	PC000752	Within loose fuse above electrics	Flash guards	Textiles	(1) Low Damage	(2) Unsealed AIB, encapsulated lagging and sprays, ropes, textiles, paper	1no.	Chrysotile	6	5	11	Risk code E
Comments							Recommended action		Remove			
Flash guards are presumed to continue within live electrics												
J616986 #20		Within live electrics	Textiles	Textiles	(1) Low Damage	(2) Unsealed AIB, encapsulated lagging and sprays, ropes, textiles, paper	5no.	Presumed Amosite	7	3	10	Risk code D
Comments							Recommended action		Monitor and manage			
Not accessed due to live												
J616986 #21			Intrusive inspection					No Asbestos Identified				
Comments							Recommended action					
J616986 #22	PC000753	To High level wall	Cement pipe	Asbestos Cement	(1) Low Damage	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket	1lm	Chrysotile	4	5	9	Risk code E
Comments							Recommended action		Monitor and manage			

BUILDING			Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW									
FLOOR LEVEL			Ground Floor									
ROOM			Farmhouse - Toilet		ROOM DESCRIPTION							
					Lathe and plaster ceilings, brick and plaster walls with ceramic tiles applied, timber window and door, modern white goods, carpet onto light green vinyl floor tiles onto concrete floor.							
Item Reference	Sample Ref	Position	Item Description	Product Type	Condition / Damage	Surface Treatment	Extent	Conclusion	ASSESSMENT SCORES			Risk Code
									MATERIAL	PRIORITY	TOTAL	
J616986 #16	PC000750	Within wall cavities throughout	Bitumen damp proof membrane					No Asbestos Detected				
Comments							Recommended action		None required			
Presumed to run within walls throughout												
J616986 #17			Intrusive inspection					No Asbestos Identified				
Comments							Recommended action					
J616986 #18	PC000751	To floor below carpet	Light green vinyl floor tiles plus adhesives					No Asbestos Detected				
Comments							Recommended action		None required			

BUILDING			Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW									
FLOOR LEVEL			Ground Floor									
ROOM			Understairs cupboard		ROOM DESCRIPTION							
					Brick walls, timber door, timber staircase, concrete floor.							
Item Reference	Sample Ref	Position	Item Description	Product Type	Condition / Damage	Surface Treatment	Extent	Conclusion	ASSESSMENT SCORES			Risk Code
									MATERIAL	PRIORITY	TOTAL	
J616986 #24			Intrusive inspection					No Asbestos Identified				
Comments							Recommended action					

BUILDING			Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW									
FLOOR LEVEL			1st Floor									
ROOM			Farmhouse - Bathroom		ROOM DESCRIPTION							
					Lathe and plaster ceiling, brick and plaster walls with ceramic tiles, timber doors and frames and uPVC window, modern white and green vinyl floor covering onto timber floor boards. Green bathroom goods, uPVC waste pipes, copper feed pipes.							
Item Reference	Sample Ref	Position	Item Description	Product Type	Condition / Damage	Surface Treatment	Extent	Conclusion	ASSESSMENT SCORES			Risk Code
									MATERIAL	PRIORITY	TOTAL	
J616986 #15			Intrusive inspection.									
Comments							Recommended action					

BUILDING			Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW									
FLOOR LEVEL			1st Floor									
ROOM			Farmhouse - Bedroom		ROOM DESCRIPTION		Plasterboard ceiling, brick and plaster walls, timber doors and frames and uPVC window, carpet onto grey patterned vinyl floor covering onto timber floorboards, concrete steel and ceramic tiles to fireplace.					
Item Reference	Sample Ref	Position	Item Description	Product Type	Condition / Damage	Surface Treatment	Extent	Conclusion	ASSESSMENT SCORES			Risk Code
									MATERIAL	PRIORITY	TOTAL	
J616986 #13			Intrusive inspection.									
Comments							Recommended action					
J616986 #14	As Sample PC000749	To floor below carpet	Grey patterned vinyl floor covering					No Asbestos Detected				
Comments							Recommended action					
							None required					


BUILDING			Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW									
FLOOR LEVEL			1st Floor									
ROOM			Farmhouse - Bedroom/Study		ROOM DESCRIPTION		Plasterboard ceiling, brick and plaster walls, uPVC window, timber door and frame, carpet onto patterned vinyl floor coverings onto timber, cement and ceramic and steel fire place with bitumen coated hearth.					
Item Reference	Sample Ref	Position	Item Description	Product Type	Condition / Damage	Surface Treatment	Extent	Conclusion	ASSESSMENT SCORES			Risk Code
									MATERIAL	PRIORITY	TOTAL	
J616986 #4	PC000745	To floor below carpet	Brown Patterned vinyl floor covering					No Asbestos Detected				
Comments							Recommended action					
							None required					
J616986 #5			Intrusive inspection					No Asbestos Identified				
Comments							Recommended action					
							None required					
J616986 #6	PC000746	To floor adjacent doorway	Green patterned vinyl floor covering					No Asbestos Detected				
Comments							Recommended action					
							None required					
J616986 #7	PC000747	To hearth of fireplace	Bitumen					No Asbestos Detected				
Comments							Recommended action					
							None required					


BUILDING			Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW										
FLOOR LEVEL			1st Floor										
ROOM			Farmhouse - Store			ROOM DESCRIPTION		Lathe and plaster ceiling with wallpaper applied, brick and plaster walls, timber doors and frames and timber window, timber floorboards.					
Item Reference	Sample Ref	Position	Item Description	Product Type	Condition / Damage	Surface Treatment	Extent	Conclusion	ASSESSMENT SCORES			Risk Code	
									MATERIAL	PRIORITY	TOTAL		
J616986 #8			Intrusive inspection.										
Comments							Recommended action						
BUILDING			Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW										
FLOOR LEVEL			1st Floor										
ROOM			Farmhouse - Toilet			ROOM DESCRIPTION		Lathe and plaster ceiling with wallpaper applied, brick and plaster walls, timber doors and frames and timber window, timber floorboards with small section of grey vinyl floor covering adjacent cupboard, timber cupboard with MMMF wrapped copper water tank and 2 uPVC water tanks.					
Item Reference	Sample Ref	Position	Item Description	Product Type	Condition / Damage	Surface Treatment	Extent	Conclusion	ASSESSMENT SCORES			Risk Code	
									MATERIAL	PRIORITY	TOTAL		
J616986 #10			Intrusive inspection.										
Comments							Recommended action						
J616986 #11	PC000748	To thermostat on top of copper water tank	Gasket	Gaskets	(1) Low Damage	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket	1no.	Chrysotile	5	4	9	Risk code D	
Comments							Recommended action						
J616986 #12	PC000749	To floor adjacent cupboard	Grey patterned vinyl floor covering					No Asbestos Detected					
Comments							Recommended action						
							None required						


BUILDING			Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW									
FLOOR LEVEL			1st Floor									
ROOM			Stairs lobby			ROOM DESCRIPTION						
			Lathe and plaster ceiling with wallpaper applied, brick and plaster walls, timber doors and frames and timber window, timber loft hatch, carpet onto timber floorboards/steps									
Item Reference	Sample Ref	Position	Item Description	Product Type	Condition / Damage	Surface Treatment	Extent	Conclusion	ASSESSMENT SCORES			Risk Code
									MATERIAL	PRIORITY	TOTAL	
J616986 #9			Intrusive inspection.									
Comments							Recommended action					


BUILDING			Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW									
FLOOR LEVEL			Roof Void									
ROOM			Farmhouse - Loft space			ROOM DESCRIPTION						
			Modern roof lining felt, timber joists, loose MMMF insulation, plasterboard and lathe and plaster ceilings									
Item Reference	Sample Ref	Position	Item Description	Product Type	Condition / Damage	Surface Treatment	Extent	Conclusion	ASSESSMENT SCORES			Risk Code
									MATERIAL	PRIORITY	TOTAL	
J616986 #								No Asbestos Identified				
Comments							Recommended action					


DATA ANALYSIS SHEETS


	Item Reference	J616986 #1
	Sample reference number	
	Client name	Twenty Five
	Site address	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Date surveyed	23/06/21
	Date analysed	
	Building	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Floor level	External
	Room	Workshop
	Position	
	Item description	Intrusive inspection
	Condition / damage	
	Surface treatment	
	Product type	
	Asbestos Type	No Asbestos Identified
Extent		
Recommended Action	Disturbance location	
Comments:	Occupant activity	
	Time in area	
	Frequency of use	
Maintenance activity	Accessibility	
Maintenance frequency	Priority assessment score	
Number of occupants	Material assessment score	
Overall assessment score	Risk code	


	Item Reference	J616986 #2	
	Sample reference number	PC000743	
	Client name	Twenty Five	
	Site address	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW	
	Date surveyed	23/06/21	
	Date analysed	June 24 2021	
	Building	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW	
	Floor level	External	
	Room	Workshop	
	Position	To sink unit	
	Item description	Bitumen pad	
	Condition / damage	(1) Low Damage	
	Surface treatment	(0) Reinforced plastics, resins, vinyl tiles, well bound materials, bitumen adhesives, damp proof co	
	Product type	Bitumen Products	
	Asbestos Type	Chrysotile	
Extent	3no.		
Recommended Action	Monitor and manage	Disturbance location	Rooms up to 100m ²
Comments:		Occupant activity	Low disturbance - (e.g. office type activity)
		Time in area	<1 hour - toilets
		Frequency of use	Daily
Maintenance activity	Minor disturbance - e.g. possibility of contact when gaining access	Accessibility	Low
Maintenance frequency	ACM unlikely to be disturbed for maintenance	Priority assessment score	5
Number of occupants	1 to 3	Material assessment score	3
Overall assessment score	8	Risk code	Risk code E

	Item Reference	J616986 #3
	Sample reference number	PC000744
	Client name	Twenty Five
	Site address	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Date surveyed	23/06/21
	Date analysed	June 24 2021
	Building	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Floor level	External
	Room	Workshop
	Position	To window
	Item description	Mastic
	Condition / damage	
	Surface treatment	
	Product type	
Asbestos Type	No Asbestos Detected	
Extent		
Recommended Action	None required	Disturbance location
Comments:		Occupant activity
		Time in area
		Frequency of use
		Accessibility
Maintenance activity		Priority assessment score
Maintenance frequency		Material assessment score
Number of occupants		Risk code
Overall assessment score		


	Item Reference	J616986 #4
	Sample reference number	PC000745
	Client name	Twenty Five
	Site address	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Date surveyed	23/06/21
	Date analysed	June 24 2021
	Building	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Floor level	1st Floor
	Room	Farmhouse - Bedroom/Study
	Position	To floor below carpet
	Item description	Brown Patterned vinyl floor covering
	Condition / damage	
	Surface treatment	
	Product type	
Asbestos Type	No Asbestos Detected	
Extent		
Recommended Action	None required	Disturbance location
Comments:		Occupant activity
		Time in area
		Frequency of use
		Accessibility
Maintenance activity		Priority assessment score
Maintenance frequency		Material assessment score
Number of occupants		Risk code
Overall assessment score		


	Item Reference	J616986 #5
	Sample reference number	
	Client name	Twenty Five
	Site address	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Date surveyed	23/06/21
	Date analysed	
	Building	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Floor level	1st Floor
	Room	Farmhouse - Bedroom/Study
	Position	
	Item description	Intrusive inspection
	Condition / damage	
	Surface treatment	
	Product type	
	Asbestos Type	No Asbestos Identified
Extent		
Recommended Action	Disturbance location	
Comments:	Occupant activity	
	Time in area	
	Frequency of use	
Maintenance activity	Accessibility	
Maintenance frequency	Priority assessment score	
Number of occupants	Material assessment score	
Overall assessment score	Risk code	


	Item Reference	J616986 #6	
	Sample reference number	PC000746	
	Client name	Twenty Five	
	Site address	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW	
	Date surveyed	23/06/21	
	Date analysed	June 24 2021	
	Building	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW	
	Floor level	1st Floor	
	Room	Farmhouse - Bedroom/Study	
	Position	To floor adjacent doorway	
	Item description	Green patterned vinyl floor covering	
	Condition / damage		
	Surface treatment		
	Product type		
	Asbestos Type	No Asbestos Detected	
Extent			
Recommended Action	None required	Disturbance location	
Comments:	Occupant activity		
	Time in area		
	Frequency of use		
Maintenance activity		Accessibility	
Maintenance frequency		Priority assessment score	
Number of occupants		Material assessment score	
Overall assessment score		Risk code	


	Item Reference	J616986 #7
	Sample reference number	PC000747
	Client name	Twenty Five
	Site address	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Date surveyed	23/06/21
	Date analysed	June 24 2021
	Building	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Floor level	1st Floor
	Room	Farmhouse - Bedroom/Study
	Position	To hearth of fireplace
	Item description	Bitumen
	Condition / damage	
	Surface treatment	
	Product type	
Asbestos Type	No Asbestos Detected	
Extent		
Recommended Action	None required	Disturbance location
Comments:		Occupant activity
		Time in area
		Frequency of use
Maintenance activity		Accessibility
Maintenance frequency		Priority assessment score
Number of occupants		Material assessment score
Overall assessment score		Risk code


	Item Reference	J616986 #8
	Sample reference number	
	Client name	Twenty Five
	Site address	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Date surveyed	23/06/21
	Date analysed	
	Building	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Floor level	1st Floor
	Room	Farmhouse - Store
	Position	
	Item description	Intrusive inspection.
	Condition / damage	
	Surface treatment	
	Product type	
Asbestos Type		
Extent		
Recommended Action		Disturbance location
Comments:		Occupant activity
		Time in area
		Frequency of use
Maintenance activity		Accessibility
Maintenance frequency		Priority assessment score
Number of occupants		Material assessment score
Overall assessment score		Risk code


	Item Reference	J616986 #9
	Sample reference number	
	Client name	Twenty Five
	Site address	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Date surveyed	23/06/21
	Date analysed	
	Building	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Floor level	1st Floor
	Room	Stairs lobby
	Position	
	Item description	Intrusive inspection.
	Condition / damage	
	Surface treatment	
	Product type	
Asbestos Type		
Extent		
Recommended Action	Disturbance location	
Comments:	Occupant activity	
	Time in area	
	Frequency of use	
Maintenance activity	Accessibility	
Maintenance frequency	Priority assessment score	
Number of occupants	Material assessment score	
Overall assessment score	Risk code	


	Item Reference	J616986 #10
	Sample reference number	
	Client name	Twenty Five
	Site address	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Date surveyed	23/06/21
	Date analysed	
	Building	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Floor level	1st Floor
	Room	Farmhouse - Toilet
	Position	
	Item description	Intrusive inspection.
	Condition / damage	
	Surface treatment	
	Product type	
Asbestos Type		
Extent		
Recommended Action	Disturbance location	
Comments:	Occupant activity	
	Time in area	
	Frequency of use	
Maintenance activity	Accessibility	
Maintenance frequency	Priority assessment score	
Number of occupants	Material assessment score	
Overall assessment score	Risk code	


	Item Reference	J616986 #11	
	Sample reference number	PC000748	
	Client name	Twenty Five	
	Site address	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW	
	Date surveyed	23/06/21	
	Date analysed	June 24 2021	
	Building	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW	
	Floor level	1st Floor	
	Room	Farmhouse - Toilet	
	Position	To thermostat on top of copper water tank	
	Item description	Gasket	
	Condition / damage	(1) Low Damage	
	Surface treatment	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket	
	Product type	Gaskets	
Asbestos Type	Chrysotile		
Extent	1no.		
Recommended Action	Monitor and manage	Disturbance location	Rooms up to 100m ²
Comments:		Occupant activity	Low disturbance - (e.g. office type activity)
		Time in area	<1 hour - toilets
		Frequency of use	Daily
Maintenance activity	Minor disturbance - e.g. possibility of contact when gaining access	Accessibility	Low
Maintenance frequency	ACM unlikely to be disturbed for maintenance	Priority assessment score	4
Number of occupants	1 to 3	Material assessment score	5
Overall assessment score	9	Risk code	Risk code D


	Item Reference	J616986 #12	
	Sample reference number	PC000749	
	Client name	Twenty Five	
	Site address	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW	
	Date surveyed	23/06/21	
	Date analysed	June 24 2021	
	Building	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW	
	Floor level	1st Floor	
	Room	Farmhouse - Toilet	
	Position	To floor adjacent cupboard	
	Item description	Grey patterned vinyl floor covering	
	Condition / damage		
	Surface treatment		
	Product type		
Asbestos Type	No Asbestos Detected		
Extent			
Recommended Action	None required	Disturbance location	
Comments:		Occupant activity	
		Time in area	
		Frequency of use	
Maintenance activity		Accessibility	
Maintenance frequency		Priority assessment score	
Number of occupants		Material assessment score	
Overall assessment score		Risk code	


	Item Reference	J616986 #13
	Sample reference number	
	Client name	Twenty Five
	Site address	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Date surveyed	23/06/21
	Date analysed	
	Building	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Floor level	1st Floor
	Room	Farmhouse - Bedroom
	Position	
	Item description	Intrusive inspection.
	Condition / damage	
	Surface treatment	
	Product type	
Asbestos Type		
Extent		
Recommended Action	Disturbance location	
Comments:	Occupant activity	
	Time in area	
	Frequency of use	
Maintenance activity	Accessibility	
Maintenance frequency	Priority assessment score	
Number of occupants	Material assessment score	
Overall assessment score	Risk code	


	Item Reference	J616986 #14
	Sample reference number	As Sample PC000749
	Client name	Twenty Five
	Site address	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Date surveyed	23/06/21
	Date analysed	
	Building	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Floor level	1st Floor
	Room	Farmhouse - Bedroom
	Position	To floor below carpet
	Item description	Grey patterned vinyl floor covering
	Condition / damage	
	Surface treatment	
	Product type	
Asbestos Type	No Asbestos Detected	
Extent		
Recommended Action	None required	Disturbance location
Comments:	Occupant activity	
	Time in area	
	Frequency of use	
Maintenance activity	Accessibility	
Maintenance frequency	Priority assessment score	
Number of occupants	Material assessment score	
Overall assessment score	Risk code	


	Item Reference	J616986 #15
	Sample reference number	
	Client name	Twenty Five
	Site address	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Date surveyed	23/06/21
	Date analysed	
	Building	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Floor level	1st Floor
	Room	Farmhouse - Bathroom
	Position	
	Item description	Intrusive inspection.
	Condition / damage	
	Surface treatment	
	Product type	
Asbestos Type		
Extent		
Recommended Action	Disturbance location	
Comments:	Occupant activity	
	Time in area	
	Frequency of use	
Maintenance activity	Accessibility	
Maintenance frequency	Priority assessment score	
Number of occupants	Material assessment score	
Overall assessment score	Risk code	


	Item Reference	J616986 #16	
	Sample reference number	PC000750	
	Client name	Twenty Five	
	Site address	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW	
	Date surveyed	23/06/21	
	Date analysed	June 24 2021	
	Building	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW	
	Floor level	Ground Floor	
	Room	Farmhouse - Toilet	
	Position	Within wall cavities throughout	
	Item description	Bitumen damp proof membrane	
	Condition / damage		
	Surface treatment		
	Product type		
Asbestos Type	No Asbestos Detected		
Extent			
Recommended Action	None required	Disturbance location	
Comments: Presumed to run within walls throughout	Occupant activity		
	Time in area		
	Frequency of use		
Maintenance activity	Accessibility		
Maintenance frequency	Priority assessment score		
Number of occupants	Material assessment score		
Overall assessment score	Risk code		


	Item Reference	J616986 #17
	Sample reference number	
	Client name	Twenty Five
	Site address	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Date surveyed	23/06/21
	Date analysed	
	Building	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Floor level	Ground Floor
	Room	Farmhouse - Toilet
	Position	
	Item description	Intrusive inspection
	Condition / damage	
	Surface treatment	
	Product type	
Asbestos Type	No Asbestos Identified	
Extent		
Recommended Action	Disturbance location	
Comments:	Occupant activity	
	Time in area	
	Frequency of use	
Maintenance activity	Accessibility	
Maintenance frequency	Priority assessment score	
Number of occupants	Material assessment score	
Overall assessment score	Risk code	


	Item Reference	J616986 #18	
	Sample reference number	PC000751	
	Client name	Twenty Five	
	Site address	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW	
	Date surveyed	23/06/21	
	Date analysed	June 24 2021	
	Building	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW	
	Floor level	Ground Floor	
	Room	Farmhouse - Toilet	
	Position	To floor below carpet	
	Item description	Light green vinyl floor tiles plus adhesives	
	Condition / damage		
	Surface treatment		
	Product type		
Asbestos Type	No Asbestos Detected		
Extent			
Recommended Action	None required	Disturbance location	
Comments:	Occupant activity		
	Time in area		
	Frequency of use		
Maintenance activity		Accessibility	
Maintenance frequency		Priority assessment score	
Number of occupants		Material assessment score	
Overall assessment score		Risk code	


	Item Reference	J616986 #19	
	Sample reference number	PC000752	
	Client name	Twenty Five	
	Site address	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW	
	Date surveyed	23/06/21	
	Date analysed	June 24 2021	
	Building	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW	
	Floor level	Ground Floor	
	Room	Farmhouse - Store	
	Position	Within loose fuse above electrics	
	Item description	Flash guards	
	Condition / damage	(1) Low Damage	
	Surface treatment	(2) Unsealed AIB, encapsulated lagging and sprays, ropes, textiles, paper	
	Product type	Textiles	
Asbestos Type	Chrysotile		
Extent	1no.		
Recommended Action	Remove	Disturbance location	Rooms up to 100m ²
Comments: Flash guards are presumed to continue within live electrics		Occupant activity	Low disturbance - (e.g. office type activity)
		Time in area	<1 hour - toilets
		Frequency of use	Daily
Maintenance activity	Minor disturbance - e.g. possibility of contact when gaining access	Accessibility	Low
Maintenance frequency	<1 per year	Priority assessment score	5
Number of occupants	1 to 3	Material assessment score	6
Overall assessment score	11	Risk code	Risk code E


	Item Reference	J616986 #20	
	Sample reference number		
	Client name	Twenty Five	
	Site address	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW	
	Date surveyed	23/06/21	
	Date analysed		
	Building	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW	
	Floor level	Ground Floor	
	Room	Farmhouse - Store	
	Position	Within live electrics	
	Item description	Textiles	
	Condition / damage	(1) Low Damage	
	Surface treatment	(2) Unsealed AIB, encapsulated lagging and sprays, ropes, textiles, paper	
	Product type	Textiles	
Asbestos Type	Presumed Amosite		
Extent	5no.		
Recommended Action	Monitor and manage	Disturbance location	Rooms up to 100m ²
Comments: Not accessed due to live		Occupant activity	Rare disturbance - (e.g. little used store room)
		Time in area	<1 hour - toilets
		Frequency of use	Infrequent
Maintenance activity	Minor disturbance - e.g. possibility of contact when gaining access	Accessibility	Low
Maintenance frequency	<1 per year	Priority assessment score	3
Number of occupants	1 to 3	Material assessment score	7
Overall assessment score	10	Risk code	Risk code D


	Item Reference	J616986 #21
	Sample reference number	
	Client name	Twenty Five
	Site address	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Date surveyed	23/06/21
	Date analysed	
	Building	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Floor level	Ground Floor
	Room	Farmhouse - Store
	Position	
	Item description	Intrusive inspection
	Condition / damage	
	Surface treatment	
	Product type	
Asbestos Type	No Asbestos Identified	
Extent		
Recommended Action	Disturbance location	
Comments:	Occupant activity	
	Time in area	
	Frequency of use	
Maintenance activity	Accessibility	
Maintenance frequency	Priority assessment score	
Number of occupants	Material assessment score	
Overall assessment score	Risk code	


	Item Reference	J616986 #22	
	Sample reference number	PC000753	
	Client name	Twenty Five	
	Site address	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW	
	Date surveyed	23/06/21	
	Date analysed	June 24 2021	
	Building	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW	
	Floor level	Ground Floor	
	Room	Farmhouse - Store	
	Position	To High level wall	
	Item description	Cement pipe	
	Condition / damage	(1) Low Damage	
	Surface treatment	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket	
	Product type	Asbestos Cement	
Asbestos Type	Chrysotile		
Extent	11m		
Recommended Action	Monitor and manage	Disturbance location	Rooms up to 100m ²
Comments:		Occupant activity	Low disturbance - (e.g. office type activity)
		Time in area	<1 hour - toilets
		Frequency of use	Daily
Maintenance activity	Minor disturbance - e.g. possibility of contact when gaining access	Accessibility	Low
Maintenance frequency	ACM unlikely to be disturbed for maintenance	Priority assessment score	5
Number of occupants	1 to 3	Material assessment score	4
Overall assessment score	9	Risk code	Risk code E


	Item Reference	J616986 #23
	Sample reference number	
	Client name	Twenty Five
	Site address	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Date surveyed	23/06/21
	Date analysed	
	Building	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Floor level	Ground Floor
	Room	Farmhouse - Stairwell lobby
	Position	
	Item description	Intrusive inspection
	Condition / damage	
	Surface treatment	
	Product type	
Asbestos Type	No Asbestos Identified	
Extent		
Recommended Action	Disturbance location	
Comments:	Occupant activity	
	Time in area	
	Frequency of use	
Maintenance activity	Accessibility	
Maintenance frequency	Priority assessment score	
Number of occupants	Material assessment score	
Overall assessment score	Risk code	

	Item Reference	J616986 #24
	Sample reference number	
	Client name	Twenty Five
	Site address	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Date surveyed	23/06/21
	Date analysed	
	Building	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Floor level	Ground Floor
	Room	Understairs cupboard
	Position	
	Item description	Intrusive inspection
	Condition / damage	
	Surface treatment	
	Product type	
Asbestos Type	No Asbestos Identified	
Extent		
Recommended Action	Disturbance location	
Comments:	Occupant activity	
	Time in area	
	Frequency of use	
Maintenance activity	Accessibility	
Maintenance frequency	Priority assessment score	
Number of occupants	Material assessment score	
Overall assessment score	Risk code	


	Item Reference	J616986 #25
	Sample reference number	
	Client name	Twenty Five
	Site address	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Date surveyed	23/06/21
	Date analysed	
	Building	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Floor level	Ground Floor
	Room	Farmhouse - Stairwell lobby
	Position	
	Item description	Intrusive inspection
	Condition / damage	
	Surface treatment	
	Product type	
Asbestos Type	No Asbestos Identified	
Extent		
Recommended Action	Disturbance location	
Comments:	Occupant activity	
	Time in area	
	Frequency of use	
Maintenance activity	Accessibility	
Maintenance frequency	Priority assessment score	
Number of occupants	Material assessment score	
Overall assessment score	Risk code	


	Item Reference	J616986 #26
	Sample reference number	
	Client name	Twenty Five
	Site address	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Date surveyed	23/06/21
	Date analysed	
	Building	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Floor level	Ground Floor
	Room	Farmhouse - Reception 2
	Position	
	Item description	Intrusive inspection
	Condition / damage	
	Surface treatment	
	Product type	
Asbestos Type	No Asbestos Identified	
Extent		
Recommended Action	Disturbance location	
Comments:	Occupant activity	
	Time in area	
	Frequency of use	
Maintenance activity	Accessibility	
Maintenance frequency	Priority assessment score	
Number of occupants	Material assessment score	
Overall assessment score	Risk code	


	Item Reference	J616986 #27
	Sample reference number	As Sample PC000751
	Client name	Twenty Five
	Site address	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Date surveyed	23/06/21
	Date analysed	
	Building	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Floor level	Ground Floor
	Room	Farmhouse - Hallway
	Position	To floor
	Item description	Light green vinyl floor tiles plus adhesives
	Condition / damage	
	Surface treatment	
	Product type	
	Asbestos Type	No Asbestos Detected
Extent		
Recommended Action	None required	Disturbance location
Comments:		Occupant activity
		Time in area
		Frequency of use
		Accessibility
Maintenance activity		Priority assessment score
Maintenance frequency		Material assessment score
Number of occupants		Risk code
Overall assessment score		


	Item Reference	J616986 #28
	Sample reference number	
	Client name	Twenty Five
	Site address	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Date surveyed	23/06/21
	Date analysed	
	Building	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Floor level	Ground Floor
	Room	Farmhouse - Hallway
	Position	
	Item description	Intrusive inspection
	Condition / damage	
	Surface treatment	
	Product type	
	Asbestos Type	No Asbestos Identified
Extent		
Recommended Action		Disturbance location
Comments:		Occupant activity
		Time in area
		Frequency of use
		Accessibility
Maintenance activity		Priority assessment score
Maintenance frequency		Material assessment score
Number of occupants		Risk code
Overall assessment score		


	Item Reference	J616986 #29
	Sample reference number	As Sample PC000751
	Client name	Twenty Five
	Site address	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Date surveyed	23/06/21
	Date analysed	
	Building	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Floor level	Ground Floor
	Room	Farmhouse - Kitchen
	Position	To floor
	Item description	Light green vinyl floor tiles plus adhesives
	Condition / damage	
	Surface treatment	
	Product type	
	Asbestos Type	No Asbestos Detected
Extent		
Recommended Action	None required	Disturbance location
Comments:		Occupant activity
		Time in area
		Frequency of use
Maintenance activity		Accessibility
Maintenance frequency		Priority assessment score
Number of occupants		Material assessment score
Overall assessment score		Risk code


	Item Reference	J616986 #30
	Sample reference number	PC000754
	Client name	Twenty Five
	Site address	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Date surveyed	23/06/21
	Date analysed	June 24 2021
	Building	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Floor level	Ground Floor
	Room	Farmhouse - Kitchen
	Position	To sink unit
	Item description	Bitumen pad
	Condition / damage	
	Surface treatment	
	Product type	
	Asbestos Type	No Asbestos Detected
Extent		
Recommended Action	None required	Disturbance location
Comments:		Occupant activity
		Time in area
		Frequency of use
Maintenance activity		Accessibility
Maintenance frequency		Priority assessment score
Number of occupants		Material assessment score
Overall assessment score		Risk code


	Item Reference	J616986 #31
	Sample reference number	
	Client name	Twenty Five
	Site address	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Date surveyed	23/06/21
	Date analysed	
	Building	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Floor level	Ground Floor
	Room	Farmhouse - Kitchen
	Position	
	Item description	Intrusive inspection
	Condition / damage	
	Surface treatment	
	Product type	
	Asbestos Type	No Asbestos Identified
Extent		
Recommended Action	Disturbance location	
Comments:	Occupant activity	
	Time in area	
	Frequency of use	
Maintenance activity	Accessibility	
Maintenance frequency	Priority assessment score	
Number of occupants	Material assessment score	
Overall assessment score	Risk code	


	Item Reference	J616986 #32
	Sample reference number	
	Client name	Twenty Five
	Site address	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Date surveyed	23/06/21
	Date analysed	
	Building	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Floor level	Ground Floor
	Room	Farmhouse - Reception 1
	Position	
	Item description	Intrusive inspection
	Condition / damage	
	Surface treatment	
	Product type	
	Asbestos Type	No Asbestos Identified
Extent		
Recommended Action	Disturbance location	
Comments:	Occupant activity	
	Time in area	
	Frequency of use	
Maintenance activity	Accessibility	
Maintenance frequency	Priority assessment score	
Number of occupants	Material assessment score	
Overall assessment score	Risk code	


	Item Reference	J616986 #33	
	Sample reference number		
	Client name	Twenty Five	
	Site address	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW	
	Date surveyed	23/06/21	
	Date analysed		
	Building	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW	
	Floor level	External	
	Room	Exterior of farmhouse	
	Position	To wall at high level	
	Item description	Phone cowl	
	Condition / damage	(1) Low Damage	
	Surface treatment	(0) Reinforced plastics, resins, vinyl tiles, well bound materials, bitumen adhesives, damp proof co	
Product type	Reinforced Composite		
Asbestos Type	Presumed Chrysotile		
Extent	1no.		
Recommended Action	Monitor and manage	Disturbance location	External
Comments: No sample taken due to being within 5 meters of live incoming electric cables		Occupant activity	Rare disturbance - (e.g. little used store room)
		Time in area	<1 hour - toilets
		Frequency of use	Infrequent
Maintenance activity	Minor disturbance - e.g. possibility of contact when gaining access	Accessibility	Low
Maintenance frequency	ACM unlikely to be disturbed for maintenance	Priority assessment score	1
Number of occupants	1 to 3	Material assessment score	3
Overall assessment score	4	Risk code	Risk code E


	Item Reference	J616986 #34	
	Sample reference number	PC000755	
	Client name	Twenty Five	
	Site address	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW	
	Date surveyed	23/06/21	
	Date analysed	June 24 2021	
	Building	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW	
	Floor level	External	
	Room	Exterior of farmhouse	
	Position	To wall	
	Item description	Cement pipe	
	Condition / damage	(1) Low Damage	
	Surface treatment	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket	
Product type	Asbestos Cement		
Asbestos Type	Chrysotile		
Extent	71m		
Recommended Action	Monitor and manage	Disturbance location	External
Comments: Continues into floor for unknown extent		Occupant activity	Rare disturbance - (e.g. little used store room)
		Time in area	<1 hour - toilets
		Frequency of use	Infrequent
Maintenance activity	Minor disturbance - e.g. possibility of contact when gaining access	Accessibility	Low
Maintenance frequency	ACM unlikely to be disturbed for maintenance	Priority assessment score	2
Number of occupants	1 to 3	Material assessment score	4
Overall assessment score	6	Risk code	Risk code E


		Item Reference	J616986 #35
		Sample reference number	PC000756
		Client name	Twenty Five
		Site address	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
		Date surveyed	23/06/21
		Date analysed	June 24 2021
		Building	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
		Floor level	External
		Room	Exterior of farmhouse
		Position	To wooden windows throughout ground floor and first floor.
		Item description	Mastic
		Condition / damage	(1) Low Damage
		Surface treatment	(0) Reinforced plastics, resins, vinyl tiles, well bound materials, bitumen adhesives, damp proof co
		Product type	Mastics
	Asbestos Type	Chrysotile	
	Extent	451m	
Recommended Action	Monitor and manage	Disturbance location	External
Comments:		Occupant activity	Rare disturbance - (e.g. little used store room)
		Time in area	<1 hour - toilets
		Frequency of use	Infrequent
Maintenance activity	Minor disturbance - e.g. possibility of contact when gaining access	Accessibility	Low
Maintenance frequency	ACM unlikely to be disturbed for maintenance	Priority assessment score	2
Number of occupants	1 to 3	Material assessment score	3
Overall assessment score	5	Risk code	Risk code E


		Item Reference	J616986 #36
		Sample reference number	PC000757
		Client name	Twenty Five
		Site address	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
		Date surveyed	23/06/21
		Date analysed	June 24 2021
		Building	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
		Floor level	External
		Room	Agricultural building 1
		Position	To floor adjacent steel column
		Item description	Cement pipe
		Condition / damage	(1) Low Damage
		Surface treatment	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket
		Product type	Asbestos Cement
	Asbestos Type	Chrysotile + Crocidolite	
	Extent	<11m	
Recommended Action	Monitor and manage	Disturbance location	External
Comments:	Continues into ground for unknown extent	Occupant activity	Low disturbance - (e.g. office type activity)
		Time in area	<1 hour - toilets
		Frequency of use	Infrequent
Maintenance activity	Minor disturbance - e.g. possibility of contact when gaining access	Accessibility	Low
Maintenance frequency	ACM unlikely to be disturbed for maintenance	Priority assessment score	3
Number of occupants	1 to 3	Material assessment score	6
Overall assessment score	9	Risk code	Risk code E


	Item Reference	J616986 #37	
	Sample reference number	PC000758	
	Client name	Twenty Five	
	Site address	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW	
	Date surveyed	23/06/21	
	Date analysed	June 24 2021	
	Building	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW	
	Floor level	External	
	Room	Agricultural building 2	
	Position	To barrelled roof	
	Item description	Cement sheets	
	Condition / damage	(1) Low Damage	
	Surface treatment	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket	
Product type	Asbestos Cement		
Asbestos Type	Chrysotile + Crocidolite		
Extent	100m ²		
Recommended Action	Monitor and manage	Disturbance location	External
Comments:		Occupant activity	Rare disturbance - (e.g. little used store room)
		Time in area	<1 hour - toilets
		Frequency of use	Daily
Maintenance activity	Minor disturbance - e.g. possibility of contact when gaining access	Accessibility	Low
Maintenance frequency	ACM unlikely to be disturbed for maintenance	Priority assessment score	4
Number of occupants	1 to 3	Material assessment score	6
Overall assessment score	10	Risk code	Risk code E


	Item Reference	J616986 #38	
	Sample reference number	PC000759	
	Client name	Twenty Five	
	Site address	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW	
	Date surveyed	23/06/21	
	Date analysed	June 24 2021	
	Building	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW	
	Floor level	External	
	Room	Agricultural building 2	
	Position	Stacked up next to building	
	Item description	Loose cement rainwater goods	
	Condition / damage	(2) Medium Damage	
	Surface treatment	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket	
Product type	Asbestos Cement		
Asbestos Type	Chrysotile		
Extent	12lm		
Recommended Action	Remove	Disturbance location	External
Comments:		Occupant activity	Low disturbance - (e.g. office type activity)
		Time in area	<1 hour - toilets
		Frequency of use	Daily
Maintenance activity	Minor disturbance - e.g. possibility of contact when gaining access	Accessibility	Low
Maintenance frequency	ACM unlikely to be disturbed for maintenance	Priority assessment score	4
Number of occupants	1 to 3	Material assessment score	5
Overall assessment score	9	Risk code	Risk code E


	Item Reference	J616986 #39	
	Sample reference number	PC000760	
	Client name	Twenty Five	
	Site address	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW	
	Date surveyed	23/06/21	
	Date analysed	June 24 2021	
	Building	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW	
	Floor level	External	
	Room	External areas	
	Position	To floor adjacent to parking spaces	
	Item description	Cement debris	
	Condition / damage	(3) High Damage	
	Surface treatment	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket	
	Product type	Asbestos Cement	
Asbestos Type	Chrysotile + Crocidolite		
Extent	1m ²		
Recommended Action	Remove	Disturbance location	External
Comments:	Spread over site	Occupant activity	Low disturbance - (e.g. office type activity)
		Time in area	<1 hour - toilets
		Frequency of use	Daily
Maintenance activity	Minor disturbance - e.g. possibility of contact when gaining access	Accessibility	Low
Maintenance frequency	ACM unlikely to be disturbed for maintenance	Priority assessment score	5
Number of occupants	1 to 3	Material assessment score	8
Overall assessment score	13	Risk code	Risk code E


	Item Reference	J616986 #40	
	Sample reference number		
	Client name	Twenty Five	
	Site address	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW	
	Date surveyed	23/06/21	
	Date analysed		
	Building	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW	
	Floor level	External	
	Room	Agricultural building 3	
	Position	Due to building condition and large amounts of debris on floor	
	Item description	Limited inspection	
	Condition / damage		
	Surface treatment		
	Product type		
Asbestos Type			
Extent			
Recommended Action		Disturbance location	
Comments:		Occupant activity	
		Time in area	
		Frequency of use	
Maintenance activity		Accessibility	
Maintenance frequency		Priority assessment score	
Number of occupants		Material assessment score	
Overall assessment score		Risk code	


	Item Reference	J616986 #41
	Sample reference number	
	Client name	Twenty Five
	Site address	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Date surveyed	23/06/21
	Date analysed	
	Building	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Floor level	External
	Room	Agricultural building 4
	Position	Due to building condition and full of debris and vegetation
	Item description	Limited inspection
	Condition / damage	
	Surface treatment	
	Product type	
Asbestos Type		
Extent		
Recommended Action	Disturbance location	
Comments:	Occupant activity	
	Time in area	
	Frequency of use	
Maintenance activity	Accessibility	
Maintenance frequency	Priority assessment score	
Number of occupants	Material assessment score	
Overall assessment score	Risk code	


	Item Reference	J616986 #42
	Sample reference number	
	Client name	Twenty Five
	Site address	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Date surveyed	23/06/21
	Date analysed	
	Building	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Floor level	External
	Room	Agricultural building 5
	Position	Due to building condition and full of debris and vegetation
	Item description	Limited inspection
	Condition / damage	
	Surface treatment	
	Product type	
Asbestos Type		
Extent		
Recommended Action	Disturbance location	
Comments:	Occupant activity	
	Time in area	
	Frequency of use	
Maintenance activity	Accessibility	
Maintenance frequency	Priority assessment score	
Number of occupants	Material assessment score	
Overall assessment score	Risk code	


	Item Reference	J616986 #43
	Sample reference number	
	Client name	Twenty Five
	Site address	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Date surveyed	23/06/21
	Date analysed	
	Building	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Floor level	External
	Room	Agricultural building 6
	Position	Due to building condition and full of debris and vegetation
	Item description	Limited inspection
	Condition / damage	
	Surface treatment	
	Product type	
	Asbestos Type	
Extent		
Recommended Action	Disturbance location	
Comments:	Occupant activity	
	Time in area	
	Frequency of use	
Maintenance activity	Accessibility	
Maintenance frequency	Priority assessment score	
Number of occupants	Material assessment score	
Overall assessment score	Risk code	


	Item Reference	J616986 #44
	Sample reference number	
	Client name	Twenty Five
	Site address	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Date surveyed	23/06/21
	Date analysed	
	Building	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Floor level	External
	Room	Agricultural building 7
	Position	Due to building condition and full of debris and vegetation
	Item description	Limited inspection
	Condition / damage	
	Surface treatment	
	Product type	
	Asbestos Type	
Extent		
Recommended Action	Disturbance location	
Comments:	Occupant activity	
	Time in area	
	Frequency of use	
Maintenance activity	Accessibility	
Maintenance frequency	Priority assessment score	
Number of occupants	Material assessment score	
Overall assessment score	Risk code	


	Item Reference	J616986 #45
	Sample reference number	
	Client name	Twenty Five
	Site address	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Date surveyed	23/06/21
	Date analysed	
	Building	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Floor level	External
	Room	Agricultural building 8
	Position	Due to full of debris
	Item description	Limited inspection
	Condition / damage	
	Surface treatment	
	Product type	
	Asbestos Type	
Extent		
Recommended Action	Disturbance location	
Comments:	Occupant activity	
	Time in area	
	Frequency of use	
Maintenance activity	Accessibility	
Maintenance frequency	Priority assessment score	
Number of occupants	Material assessment score	
Overall assessment score	Risk code	


	Item Reference	J616986 #46
	Sample reference number	
	Client name	Twenty Five
	Site address	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Date surveyed	23/06/21
	Date analysed	
	Building	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Floor level	External
	Room	Agricultural building 9
	Position	Due to building condition and full of debris and vegetation
	Item description	Limited inspection
	Condition / damage	
	Surface treatment	
	Product type	
	Asbestos Type	
Extent		
Recommended Action	Disturbance location	
Comments:	Occupant activity	
	Time in area	
	Frequency of use	
Maintenance activity	Accessibility	
Maintenance frequency	Priority assessment score	
Number of occupants	Material assessment score	
Overall assessment score	Risk code	


		Item Reference	J616986 #47
		Sample reference number	PC000761
		Client name	Twenty Five
		Site address	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
		Date surveyed	23/06/21
		Date analysed	June 24 2021
		Building	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
		Floor level	External
		Room	Agricultural building 9
		Position	To collapsed roof
		Item description	Cement sheets
		Condition / damage	(3) High Damage
		Surface treatment	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket
		Product type	Asbestos Cement
	Asbestos Type	Chrysotile	
	Extent	30m ²	
Recommended Action	Remove	Disturbance location	External
Comments:		Occupant activity	Low disturbance - (e.g. office type activity)
		Time in area	<1 hour - toilets
		Frequency of use	Infrequent
Maintenance activity	Minor disturbance - e.g. possibility of contact when gaining access	Accessibility	Low
Maintenance frequency	ACM unlikely to be disturbed for maintenance	Priority assessment score	3
Number of occupants	1 to 3	Material assessment score	6
Overall assessment score	9	Risk code	Risk code E


		Item Reference	J616986 #48
		Sample reference number	PC000762
		Client name	Twenty Five
		Site address	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
		Date surveyed	23/06/21
		Date analysed	June 24 2021
		Building	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
		Floor level	External
		Room	Agricultural building 9
		Position	To internal walls
		Item description	Cement sheets
		Condition / damage	(1) Low Damage
		Surface treatment	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket
		Product type	Asbestos Cement
	Asbestos Type	Chrysotile	
	Extent	16m ²	
Recommended Action	Monitor and manage	Disturbance location	External
Comments:		Occupant activity	Rare disturbance - (e.g. little used store room)
		Time in area	<1 hour - toilets
		Frequency of use	Infrequent
Maintenance activity	Minor disturbance - e.g. possibility of contact when gaining access	Accessibility	Low
Maintenance frequency	ACM unlikely to be disturbed for maintenance	Priority assessment score	2
Number of occupants	1 to 3	Material assessment score	4
Overall assessment score	6	Risk code	Risk code E


	Item Reference	J616986 #49	
	Sample reference number	PC000763	
	Client name	Twenty Five	
	Site address	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW	
	Date surveyed	23/06/21	
	Date analysed	June 24 2021	
	Building	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW	
	Floor level	External	
	Room	Agricultural building 9	
	Position	To external walls	
	Item description	Cement sheets	
	Condition / damage	(1) Low Damage	
	Surface treatment	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket	
Product type	Asbestos Cement		
Asbestos Type	Chrysotile		
Extent	8m ²		
Recommended Action	Monitor and manage	Disturbance location	External
Comments: One panel seems to be within undergrowth inside building		Occupant activity	Low disturbance - (e.g. office type activity)
		Time in area	<1 hour - toilets
		Frequency of use	Infrequent
Maintenance activity	Minor disturbance - e.g. possibility of contact when gaining access	Accessibility	Low
Maintenance frequency	ACM unlikely to be disturbed for maintenance	Priority assessment score	3
Number of occupants	1 to 3	Material assessment score	4
Overall assessment score	7	Risk code	Risk code E


	Item Reference	J616986 #50	
	Sample reference number	PC000764	
	Client name	Twenty Five	
	Site address	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW	
	Date surveyed	23/06/21	
	Date analysed	June 24 2021	
	Building	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW	
	Floor level	External	
	Room	Agricultural building 10	
	Position	To tin sheets	
	Item description	Galbestos	
	Condition / damage		
	Surface treatment		
Product type			
Asbestos Type	No Asbestos Detected		
Extent			
Recommended Action	None required	Disturbance location	
Comments: Some are in undergrowth in the close area		Occupant activity	
		Time in area	
		Frequency of use	
Maintenance activity		Accessibility	
Maintenance frequency		Priority assessment score	
Number of occupants		Material assessment score	
Overall assessment score		Risk code	


	Item Reference	J616986 #51
	Sample reference number	
	Client name	Twenty Five
	Site address	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Date surveyed	23/06/21
	Date analysed	
	Building	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Floor level	External
	Room	Agricultural building 10
	Position	Due to building condition and full of debris and vegetation
	Item description	Limited inspection
	Condition / damage	
	Surface treatment	
	Product type	
Asbestos Type		
Extent		
Recommended Action	Disturbance location	
Comments:	Occupant activity	
	Time in area	
	Frequency of use	
Maintenance activity	Accessibility	
Maintenance frequency	Priority assessment score	
Number of occupants	Material assessment score	
Overall assessment score	Risk code	


	Item Reference	J616986 #52
	Sample reference number	
	Client name	Twenty Five
	Site address	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Date surveyed	23/06/21
	Date analysed	
	Building	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Floor level	External
	Room	Agricultural building 11
	Position	Due to building condition and full of debris and vegetation
	Item description	Limited inspection
	Condition / damage	
	Surface treatment	
	Product type	
Asbestos Type		
Extent		
Recommended Action	Disturbance location	
Comments:	Occupant activity	
	Time in area	
	Frequency of use	
Maintenance activity	Accessibility	
Maintenance frequency	Priority assessment score	
Number of occupants	Material assessment score	
Overall assessment score	Risk code	


	Item Reference	J616986 #53
	Sample reference number	
	Client name	Twenty Five
	Site address	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Date surveyed	23/06/21
	Date analysed	
	Building	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Floor level	External
	Room	Covered yard
	Position	Due to building condition and full of debris and vegetation
	Item description	Limited inspection
	Condition / damage	
	Surface treatment	
	Product type	
Asbestos Type		
Extent		
Recommended Action	Disturbance location	
Comments:	Occupant activity	
	Time in area	
	Frequency of use	
Maintenance activity	Accessibility	
Maintenance frequency	Priority assessment score	
Number of occupants	Material assessment score	
Overall assessment score	Risk code	


	Item Reference	J616986 #54		
	Sample reference number	PC000765		
	Client name	Twenty Five		
	Site address	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW		
	Date surveyed	23/06/21		
	Date analysed	June 24 2021		
	Building	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW		
	Floor level	External		
	Room	Covered yard		
	Position	To floor to rear right hand side adjacent concrete ramp		
	Item description	Cement debris		
	Condition / damage	(3) High Damage		
	Surface treatment	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket		
	Product type	Asbestos Cement		
Asbestos Type	Chrysotile + Crocidolite			
Extent	1m ²			
Recommended Action	Remove	Disturbance location	Rooms up to 100m ²	
Comments:	Spread over unit		Occupant activity	Low disturbance - (e.g. office type activity)
			Time in area	<1 hour - toilets
			Frequency of use	Infrequent
Maintenance activity	Minor disturbance - e.g. possibility of contact when gaining access	Accessibility	Low	
Maintenance frequency	ACM unlikely to be disturbed for maintenance	Priority assessment score	4	
Number of occupants	1 to 3	Material assessment score	8	
Overall assessment score	12	Risk code	Risk code E	


	Item Reference	J616986 #55	
	Sample reference number	PC000766	
	Client name	Twenty Five	
	Site address	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW	
	Date surveyed	23/06/21	
	Date analysed	June 24 2021	
	Building	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW	
	Floor level	External	
	Room	Covered yard	
	Position	To front left hand side adjacent garage area	
	Item description	Cement debris	
	Condition / damage	(3) High Damage	
	Surface treatment	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket	
	Product type	Asbestos Cement	
	Asbestos Type	Chrysotile + Crocidolite	
Extent	1m ²		
Recommended Action	Remove	Disturbance location	External
Comments: Spread over 30m ²		Occupant activity	Low disturbance - (e.g. office type activity)
		Time in area	<1 hour - toilets
		Frequency of use	Infrequent
Maintenance activity	Minor disturbance - e.g. possibility of contact when gaining access	Accessibility	Low
Maintenance frequency	ACM unlikely to be disturbed for maintenance	Priority assessment score	3
Number of occupants	1 to 3	Material assessment score	8
Overall assessment score	11	Risk code	Risk code E


	Item Reference	J616986 #56	
	Sample reference number	PC000767	
	Client name	Twenty Five	
	Site address	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW	
	Date surveyed	23/06/21	
	Date analysed	June 24 2021	
	Building	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW	
	Floor level	External	
	Room	Covered yard	
	Position	To roof	
	Item description	Cement roof	
	Condition / damage	(1) Low Damage	
	Surface treatment	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket	
	Product type	Asbestos Cement	
	Asbestos Type	Chrysotile + Crocidolite	
Extent	300m ²		
Recommended Action	Remove	Disturbance location	External
Comments: A few small pieces have slipped and are laying on top of the adjacent tin roof and require removal, the remainder of the material can be managed in situ.		Occupant activity	Low disturbance - (e.g. office type activity)
		Time in area	<1 hour - toilets
		Frequency of use	Infrequent
Maintenance activity	Minor disturbance - e.g. possibility of contact when gaining access	Accessibility	Low
Maintenance frequency	ACM unlikely to be disturbed for maintenance	Priority assessment score	4
Number of occupants	1 to 3	Material assessment score	6
Overall assessment score	10	Risk code	Risk code E


	Item Reference	J616986 #57	
	Sample reference number	PC000768	
	Client name	Twenty Five	
	Site address	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW	
	Date surveyed	23/06/21	
	Date analysed	June 24 2021	
	Building	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW	
	Floor level	External	
	Room	Covered yard	
	Position	To eaves of roof	
	Item description	Cement gutter	
	Condition / damage	(1) Low Damage	
	Surface treatment	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket	
Product type	Asbestos Cement		
Asbestos Type	Chrysotile		
Extent	10lm		
Recommended Action	Monitor and manage	Disturbance location	External
Comments:		Occupant activity	Low disturbance - (e.g. office type activity)
		Time in area	<1 hour - toilets
		Frequency of use	Infrequent
Maintenance activity	Minor disturbance - e.g. possibility of contact when gaining access	Accessibility	Low
Maintenance frequency	ACM unlikely to be disturbed for maintenance	Priority assessment score	3
Number of occupants	1 to 3	Material assessment score	4
Overall assessment score	7	Risk code	Risk code E


	Item Reference	J616986 #58	
	Sample reference number	PC000769	
	Client name	Twenty Five	
	Site address	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW	
	Date surveyed	23/06/21	
	Date analysed	June 24 2021	
	Building	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW	
	Floor level	External	
	Room	Covered yard	
	Position	To ridge of roof	
	Item description	Cement ridge	
	Condition / damage	(1) Low Damage	
	Surface treatment	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket	
Product type	Asbestos Cement		
Asbestos Type	Chrysotile + Crocidolite		
Extent	20lm		
Recommended Action	Remove	Disturbance location	External
Comments:	A few small pieces have slipped and are laying on top of the adjacent tin roof and require removal, the remainder of the material can be managed in situ.	Occupant activity	Low disturbance - (e.g. office type activity)
		Time in area	<1 hour - toilets
		Frequency of use	Infrequent
Maintenance activity	Minor disturbance - e.g. possibility of contact when gaining access	Accessibility	Low
Maintenance frequency	ACM unlikely to be disturbed for maintenance	Priority assessment score	3
Number of occupants	1 to 3	Material assessment score	6
Overall assessment score	9	Risk code	Risk code E


	Item Reference	J616986 #59
	Sample reference number	PC000770
	Client name	Twenty Five
	Site address	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Date surveyed	23/06/21
	Date analysed	June 24 2021
	Building	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Floor level	External
	Room	Garage 1
	Position	To floor
	Item description	Pink vinyl floor tiles
	Condition / damage	
	Surface treatment	
	Product type	
Asbestos Type	No Asbestos Detected	
Extent		
Recommended Action	None required	Disturbance location
Comments:		Occupant activity
		Time in area
		Frequency of use
Maintenance activity		Accessibility
Maintenance frequency		Priority assessment score
Number of occupants		Material assessment score
Overall assessment score		Risk code


	Item Reference	J616986 #60
	Sample reference number	PC000771
	Client name	Twenty Five
	Site address	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Date surveyed	23/06/21
	Date analysed	June 24 2021
	Building	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Floor level	External
	Room	Garage 1
	Position	To floor
	Item description	Beige vinyl floor tiles
	Condition / damage	
	Surface treatment	
	Product type	
Asbestos Type	No Asbestos Detected	
Extent		
Recommended Action	None required	Disturbance location
Comments:		Occupant activity
		Time in area
		Frequency of use
Maintenance activity		Accessibility
Maintenance frequency		Priority assessment score
Number of occupants		Material assessment score
Overall assessment score		Risk code


	Item Reference	J616986 #61
	Sample reference number	PC000772
	Client name	Twenty Five
	Site address	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Date surveyed	23/06/21
	Date analysed	June 24 2021
	Building	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Floor level	External
	Room	Garage 1
	Position	To sink unit
	Item description	Bitumen pad
	Condition / damage	
	Surface treatment	
	Product type	
Asbestos Type	No Asbestos Detected	
Extent		
Recommended Action	None required	Disturbance location
Comments:		Occupant activity
		Time in area
		Frequency of use
		Accessibility
Maintenance activity		Priority assessment score
Maintenance frequency		Material assessment score
Number of occupants		Risk code
Overall assessment score		


	Item Reference	J616986 #62
	Sample reference number	PC000773
	Client name	Twenty Five
	Site address	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Date surveyed	23/06/21
	Date analysed	June 24 2021
	Building	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Floor level	External
	Room	Garage addition
	Position	To floor
	Item description	Light brown vinyl floor tiles
	Condition / damage	
	Surface treatment	
	Product type	
Asbestos Type	No Asbestos Detected	
Extent		
Recommended Action	None required	Disturbance location
Comments:		Occupant activity
		Time in area
		Frequency of use
		Accessibility
Maintenance activity		Priority assessment score
Maintenance frequency		Material assessment score
Number of occupants		Risk code
Overall assessment score		


	Item Reference	J616986 #63
	Sample reference number	PC000774
	Client name	Twenty Five
	Site address	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Date surveyed	23/06/21
	Date analysed	June 24 2021
	Building	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Floor level	External
	Room	Garage addition
	Position	To floor
	Item description	Green vinyl floor tiles
	Condition / damage	
	Surface treatment	
	Product type	
	Asbestos Type	No Asbestos Detected
Extent		
Recommended Action	None required	Disturbance location
Comments:		Occupant activity
		Time in area
		Frequency of use
		Accessibility
Maintenance activity		Priority assessment score
Maintenance frequency		Material assessment score
Number of occupants		Risk code
Overall assessment score		


	Item Reference	J616986 #64
	Sample reference number	PC000775
	Client name	Twenty Five
	Site address	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Date surveyed	23/06/21
	Date analysed	June 24 2021
	Building	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Floor level	External
	Room	Garage 2
	Position	To windows
	Item description	Mastic
	Condition / damage	
	Surface treatment	
	Product type	
	Asbestos Type	No Asbestos Detected
Extent		
Recommended Action	None required	Disturbance location
Comments:		Occupant activity
		Time in area
		Frequency of use
		Accessibility
Maintenance activity		Priority assessment score
Maintenance frequency		Material assessment score
Number of occupants		Risk code
Overall assessment score		


	Item Reference	J616986 #65
	Sample reference number	
	Client name	Twenty Five
	Site address	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Date surveyed	23/06/21
	Date analysed	
	Building	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Floor level	External
	Room	Garage 2
	Position	Due to building condition and full of debris and vegetation
	Item description	Limited inspection
	Condition / damage	
	Surface treatment	
	Product type	
Asbestos Type		
Extent		
Recommended Action	Disturbance location	
Comments:	Occupant activity	
	Time in area	
	Frequency of use	
Maintenance activity	Accessibility	
Maintenance frequency	Priority assessment score	
Number of occupants	Material assessment score	
Overall assessment score	Risk code	


	Item Reference	J616986 #66
	Sample reference number	
	Client name	Twenty Five
	Site address	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Date surveyed	23/06/21
	Date analysed	
	Building	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Floor level	External
	Room	Agricultural building 2
	Position	Due to building condition and full of debris and vegetation
	Item description	Limited inspection
	Condition / damage	
	Surface treatment	
	Product type	
Asbestos Type		
Extent		
Recommended Action	Disturbance location	
Comments:	Occupant activity	
	Time in area	
	Frequency of use	
Maintenance activity	Accessibility	
Maintenance frequency	Priority assessment score	
Number of occupants	Material assessment score	
Overall assessment score	Risk code	


	Item Reference	J616986 #67
	Sample reference number	
	Client name	Twenty Five
	Site address	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Date surveyed	23/06/21
	Date analysed	
	Building	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Floor level	External
	Room	Agricultural building 2
	Position	Floor slab
	Item description	Core inspection
	Condition / damage	
	Surface treatment	
	Product type	
Asbestos Type		
Extent		
Recommended Action	Disturbance location	
Comments:	Occupant activity	
	Time in area	
	Frequency of use	
Maintenance activity	Accessibility	
Maintenance frequency	Priority assessment score	
Number of occupants	Material assessment score	
Overall assessment score	Risk code	


	Item Reference	J616986 #68
	Sample reference number	
	Client name	Twenty Five
	Site address	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Date surveyed	23/06/21
	Date analysed	
	Building	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Floor level	External
	Room	Workshop
	Position	Floor slab
	Item description	Core inspection
	Condition / damage	
	Surface treatment	
	Product type	
Asbestos Type		
Extent		
Recommended Action	Disturbance location	
Comments:	Occupant activity	
	Time in area	
	Frequency of use	
Maintenance activity	Accessibility	
Maintenance frequency	Priority assessment score	
Number of occupants	Material assessment score	
Overall assessment score	Risk code	


	Item Reference	J616986 #69
	Sample reference number	
	Client name	Twenty Five
	Site address	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Date surveyed	23/06/21
	Date analysed	
	Building	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Floor level	External
	Room	Garage 1
	Position	2 cores to Floor slab
	Item description	Core inspection
	Condition / damage	
	Surface treatment	
	Product type	
Asbestos Type		
Extent		
Recommended Action	Disturbance location	
Comments:	Occupant activity	
	Time in area	
	Frequency of use	
Maintenance activity	Accessibility	
Maintenance frequency	Priority assessment score	
Number of occupants	Material assessment score	
Overall assessment score	Risk code	


	Item Reference	J616986 #70
	Sample reference number	
	Client name	Twenty Five
	Site address	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Date surveyed	23/06/21
	Date analysed	
	Building	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Floor level	External
	Room	Garage addition
	Position	2 core holes to floor slab
	Item description	Core inspection
	Condition / damage	
	Surface treatment	
	Product type	
Asbestos Type		
Extent		
Recommended Action	Disturbance location	
Comments:	Occupant activity	
	Time in area	
	Frequency of use	
Maintenance activity	Accessibility	
Maintenance frequency	Priority assessment score	
Number of occupants	Material assessment score	
Overall assessment score	Risk code	


	Item Reference	J616986 #71
	Sample reference number	
	Client name	Twenty Five
	Site address	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Date surveyed	23/06/21
	Date analysed	
	Building	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Floor level	External
	Room	Covered yard
	Position	Floor slab
	Item description	Core inspection
	Condition / damage	
	Surface treatment	
	Product type	
Asbestos Type		
Extent		
Recommended Action	Disturbance location	
Comments:	Occupant activity	
	Time in area	
	Frequency of use	
Maintenance activity	Accessibility	
Maintenance frequency	Priority assessment score	
Number of occupants	Material assessment score	
Overall assessment score	Risk code	

	Item Reference	J616986 #72
	Sample reference number	
	Client name	Twenty Five
	Site address	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Date surveyed	23/06/21
	Date analysed	
	Building	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Floor level	External
	Room	Agricultural building 3
	Position	Floor slab
	Item description	Core inspection
	Condition / damage	
	Surface treatment	
	Product type	
Asbestos Type		
Extent		
Recommended Action	Disturbance location	
Comments:	Occupant activity	
	Time in area	
	Frequency of use	
Maintenance activity	Accessibility	
Maintenance frequency	Priority assessment score	
Number of occupants	Material assessment score	
Overall assessment score	Risk code	

	Item Reference	J616986 #73
	Sample reference number	
	Client name	Twenty Five
	Site address	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Date surveyed	23/06/21
	Date analysed	
	Building	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Floor level	External
	Room	Agricultural building 8
	Position	Floor slab
	Item description	Core inspection
	Condition / damage	
	Surface treatment	
	Product type	
Asbestos Type		
Extent		
Recommended Action	Disturbance location	
Comments:	Occupant activity	
	Time in area	
	Frequency of use	
Maintenance activity	Accessibility	
Maintenance frequency	Priority assessment score	
Number of occupants	Material assessment score	
Overall assessment score	Risk code	

	Item Reference	J616986 #74
	Sample reference number	
	Client name	Twenty Five
	Site address	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Date surveyed	23/06/21
	Date analysed	
	Building	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Floor level	External
	Room	Agricultural building 5
	Position	Floor slab
	Item description	Core inspection
	Condition / damage	
	Surface treatment	
	Product type	
Asbestos Type		
Extent		
Recommended Action	Disturbance location	
Comments:	Occupant activity	
	Time in area	
	Frequency of use	
Maintenance activity	Accessibility	
Maintenance frequency	Priority assessment score	
Number of occupants	Material assessment score	
Overall assessment score	Risk code	

	Item Reference	J616986 #75
	Sample reference number	
	Client name	Twenty Five
	Site address	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Date surveyed	23/06/21
	Date analysed	
	Building	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW
	Floor level	External
	Room	External areas
	Position	Floor slab
	Item description	Core inspection
	Condition / damage	
	Surface treatment	
	Product type	
Asbestos Type		
Extent		
Recommended Action	Disturbance location	
Comments:	Occupant activity	
	Time in area	
	Frequency of use	
Maintenance activity	Accessibility	
Maintenance frequency	Priority assessment score	
Number of occupants	Material assessment score	
Overall assessment score	Risk code	

	Item Reference	J616986 #76	
	Sample reference number	As Sample PC000757	
	Client name	Twenty Five	
	Site address	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW	
	Date surveyed	23/06/21	
	Date analysed		
	Building	Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW	
	Floor level	External	
	Room	Agricultural building 1	
	Position	To high level adjacent column	
	Item description	Cement pipe	
	Condition / damage	(1) Low Damage	
	Surface treatment	(1) Enclosed sprays and lagging, Sealed AIB, asbestos cement, textured coating, gasket	
	Product type	Asbestos Cement	
Asbestos Type	Chrysotile + Crocidolite*		
Extent	11m		
Recommended Action	Monitor and manage	Disturbance location	External
Comments:		Occupant activity	Low disturbance - (e.g. office type activity)
		Time in area	<1 hour - toilets
		Frequency of use	Infrequent
Maintenance activity	Minor disturbance - e.g. possibility of contact when gaining access	Accessibility	Low
Maintenance frequency	ACM unlikely to be disturbed for maintenance	Priority assessment score	3
Number of occupants	1 to 3	Material assessment score	6
Overall assessment score	9	Risk code	Risk code E

APPENDIX 1

SURVEY TYPE AND METHOD

Details and scope of survey type undertaken
Details of scoring algorithms and derivation of risk

LIMITATIONS

Limitations of the survey type undertaken

SURVEY TYPE AND METHOD

Refurbishment asbestos survey (HSG264). This type of survey is used to locate and describe, as far as is reasonably practical Asbestos containing materials (ACMs) in the building and may involve destructive inspection, as necessary, to gain access to areas, including those that may be difficult to reach. The survey is designed to be used as a basis for the removal of ACMs or the planning of routes around ACMs within a project specification prior to the refurbishment works occurring

Every effort has been made to identify all asbestos materials so far as was reasonably practical to do so within the scope of the survey and the attached report. Methods used to carry out the survey were agreed with the client prior to any works being commenced. The aim of these inspections was to produce a refurbishment survey of the aforementioned building.

All reasonable attempts were made to access all areas within the scope of the survey. Areas not accessed are reported in the executive summary, non accessible areas register.

Due to the inherent risk to health, Refurbishment asbestos surveys are only conducted in un-occupied buildings or sites which will remain un-occupied until any remedial or removal measures have been undertaken. If a site is to be re-occupied the requirement for testing for reoccupation will have been discussed with the client and will be dependent on the finding within this report and condition of any asbestos materials found.

Refurbishment asbestos surveys require substantial disruption to the building; the level of this destructive element will be agreed with the client in contract review prior to the site survey taking place. The level of intrusive inspection will be tailored to the customers' requirements as detailed in the refurbishment project plan. This may involve partial demolition of risers, ducts, opening up of access hatches locked or blocked doors, etc. or be a little as testing for the purpose of redecoration. However intrusive inspections cannot be accomplished without safeguards being in place and the building being empty otherwise limitations will have to be employed.

Although every effort was made to access all areas of the building it is possible that concealed cavities, floor voids etc will only be accessible during demolition, and therefore contingencies must be made to include the potential risks that asbestos containing materials may remain unidentified in the property or area covered by that survey.

The extent and assessment of asbestos materials was determined by visible evidence on site with bulk sampling and analysis to confirm the surveyors judgement. The investigation includes an evaluation of its deterioration and homogeneity.

Samples were collected with due diligence and in line with our survey and sampling in house procedures, we are accredited to ISO 17020:2012 and ISO 17025:2017. Unless requested otherwise a label bearing the sample reference number is then adhered to the area sampled where practicable.

The surveyor will record basic inspection notes and conclude that no asbestos is presumed or identified for that room or area. Look-a-like materials will be sampled to support the surveyors judgement.

Any Intrusive elements of the survey will normally be completed by at least two surveyors in full RPE and PPE unless a site specific risk assessment deems otherwise.

In general terms it is the policy of this company to take samples where appropriate in order to prove the existence or otherwise of asbestos containing materials. On occasions where the report states 'presumed', 'strongly presumed' or 'no asbestos presumed', the surveyor will already have made his or her judgement, on the basis of 'reasoned argument' and with regard to their experience of similar materials. Where items have sample numbers reported "As sample NW00067" these results are strongly presumed to have the same asbestos content as identical homogenous materials that have been sampled and are related to the result of the sample to which they refer. Conclusions for "As samples" are also appended with an asterix "*"

Materials are reported as 'strongly presumed' where the material appears to contain asbestos but analysis has not been undertaken. Materials will be strongly presumed in the following scenarios;

1. or based on a sample of homogenous material,
2. based on the knowledge and experience of the surveyor,
3. where materials have the appearance of asbestos or fibres are clearly visible.
4. where the materials might contain asbestos

Materials are reported as 'presumed' where asbestos materials may be present but are not accessible to inspect, assess nor sample ie there is insufficient evidence that is it asbestos free.

Inspection Procedure

Each room or designated area is inspected individually noting any building materials and those, which may contain asbestos. All heating, ventilation, services, riser, voids etc, will be accessed where possible and safe to do so.

Occupied areas during surveys can impose restrictions on sampling and investigation.

All reasonable efforts are made to access and find any concealed asbestos, e.g. below floor ducts, in ceiling voids and inside convector heaters. However, because of the way that asbestos is used in composite structures and inaccessible places it cannot be guaranteed that all asbestos materials have been located during the surveys.

MATERIAL ASSESSMENT ALGORITHM SCORES (MAS) - HSG264

Number scores are allocated to ACM depending on product type, extent of damage/ deterioration, surface treatment and asbestos type (which shall be scored as Crocidolite (blue) asbestos unless similar samples show otherwise or it is likely that another type of asbestos is almost always used).

ACM with scores of 10 or more are regarded as a high potential to release fibres if disturbed, 7- 9 medium potential, 5-6 low potential and 4 or less very low potential.

These scores and other recorded observations, which are perceived as being likely to affect the release of asbestos fibres, are then used to allocated a risk code, which provides some basic advice on how the ACM should be treated in our opinion.

MATERIAL ALGORITHM ASSESSMENT SCORE (MAS)		
Sample Variable	Score	EXAMPLE
<u>Product type</u>	1	Asbestos reinforced composites(plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement products etc).
	2	Asbestos insulation board, mill board, other low density boards, asbestos ropes and woven textiles, gaskets, asbestos paper and felt.
	3	Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.
<u>Extent of damage / deterioration</u>	0	Good condition; no visible damage.
	1	Low damage; scratches or surface marks; broken edges to boards, tiles etc
	2	Medium damage; significant breakage of materials or several small areas where material has been damaged revealing loose fibres.
	3	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris
<u>Surface treatment</u>	0	Composite materials containing asbestos; reinforced plastics, resins, vinyl tiles
	1	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated) cement sheets etc.
	2	Unsealed AIB, or encapsulated lagging and sprays
	3	Unsealed lagging and sprays.
<u>Asbestos type</u>	1	Chrysotile
	2	Amphibole asbestos excluding Crocidolite
	3	Crocidolite

Priority Algorithm Assessment Score (PAS)			
Assessment Factor	Examples of Score Variables	Score	Overall Score
1. Normal occupant activity			
1A. Main type of activity in the area	Rare disturbance (e.g. little used store room)	0	
	Low disturbance (e.g. office type activity)	1	
	Periodic disturbance (e.g. industrial use/vehicular contact)	2	
	High disturbance (e.g. fire door with ACm in constant use)	3	= Average
2. Likelihood of disturbance			
2A. Location	Outdoors	0	
	Large rooms or well ventilated	1	
	Rooms up to 100 m ²	2	
	Confined spaces	3	
2B. Accessibility	Usually inaccessible, unlikely to be disturbed	0	
	Occasionally likely to be disturbed	1	
	Easily disturbed	2	
	Routinely disturbed	3	
2C. Extent/amount	Small amounts or items (strings, gaskets etc)	0	
	< 10 m ² or 10 linear m/pipe run	1	
	> 10 m ² or 10 linear m/pipe run	2	
	> 50 m ² or > 50 linear m/pipe run	3	= average
3. Human exposure potential			
3A. Number of occupants	None	0	
	1 to 3	1	
	4 to 10	2	
	> 10	3	
3B. Frequency of use of area	Infrequent	0	
	Monthly	1	
	Weekly	2	
	Daily	3	
3C. Average time area is in daily use	1 hour	0	
	> 1 to < 3 hours	1	
	> 3 to < 6 hours	2	
	> 6 hours	3	= Average
4. Maintenance activity			
4A. Type of maintenance activity	Minor disturbance (possibility gaining access)	0	
	Low disturbance (changing fittings in AIB)	1	
	Medium disturbance (lifting 1/2 AIB tiles)	2	
	High disturbance (removal of AIB for fittings access)	3	
4B. Frequency of maintenance activity	ACM unlikely to be disturbed	0	
	< 1 Per year	1	
	> 1 Per year	2	
	> 1 Per month	3	= Average
Total priority assessment score		Sum of averages	

PRIORITY ASSESSMENT ALGORITHM SCORES (PAS) - HSG227

Priority Assessment scores (PAS) are outside the scope of our UKAS accreditation. Number scores are allocated to ACM depending on position, use, occupation and maintenance of the area in which the ACM is located.

Priority Assessment scores are allocated during the survey process based on available evidence on site (i.e. a desk with 2 chairs would indicate an occupation of 2 persons etc.) or from information supplied by the client. Priority assessment scores should be verified by the client and if conditions unknown to Tersus are prevalent it is the responsibility of the client to make this information known to Tersus, otherwise Tersus cannot accept any liability for information beyond our knowledge.

TOTAL ASSESSMENT SCORES (MAS + PAS)

The Total assessment score is derived from the combination of Material assessment + priority assessment. These scores range from 2-24.

ACM with scores of 20 or more are regarded as a high potential to release fibres if disturbed, 15- 19 medium potential, 9-14 low potential and 8 or less very low potential. These scores and other recorded observations, which are perceived as being likely to affect the release of asbestos fibres, are then used to allocated a risk code, which provides management recommendations and in our opinion advice on how the ACMs should be treated

RISK CODE TABLE

RISK CODE	ACTION REQUIRED
A	Restrict access to area immediately. Remove by licence asbestos contractors under controlled conditions in accordance with CAR2012.
B	Remove or repair by licensed contractors in accordance with CAR2012.
C	Encapsulate by licensed contractor in accordance with CAR 2012. Where appropriate label with warning signs on completion. Undertake routine re-inspections.
D	High Risk ACM in good condition, encapsulation intact. Where appropriate label with warning signs. Undertake routine re-inspections for damage or deterioration in accordance with asbestos management plan and CAR 2012.
E	Low risk ACM (Bound in matrix). Where appropriate label with warning signs. Undertake routine inspections for damage and deterioration. Where damaged, remove or repair in accordance with CAR2012. Reg 3(2).
F	Inaccessible room or item, maintain presumption of asbestos until accessed

Tersus always recommends the use of licensed asbestos removal contractors undertaking all works in accordance with the Control of Asbestos Regulations (CAR2012).

Refurbishment (HSG264) investigations only were undertaken; limitations of the survey should be noted and areas not fully accessed must be presumed to contain asbestos products unless further investigation proves otherwise.

Should you require any further assistance please do not hesitate to contact Tersus.

3.0 LIMITATIONS

Mechanical & Electrical installations Where these are live and cannot be isolated presumptions as to typical asbestos in electrical plant has been made within the reports

Reasonable access Access limitations and requirements will be pre-determined in accordance with the client's requirements.

Fire Doors Doors were only destructively inspected where doing so did not adversely affect the security or safety of the premises. These have been recorded in the report

No access was made through known or presumed asbestos containing materials as part of this refurbishment survey.

Plans If plans of the premises to be inspected are not made available it cannot be ascertained if all areas have been identified or accessed. All premises will be hand sketched in order to avoid misinterpretation, however in complex premises Tersus cannot guarantee that all areas have been identified. It is the clients responsibility to check the supplied drawing and to highlight any concealed or obstructed areas not shown on sketches.

APPENDIX 2

BULK ANALYSIS CERTIFICATE



Eton House, 1 Eton Street,
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e-mail: info@eastridinglabs.co.uk
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East Riding
LABORATORIES LTD

Asbestos bulk sample analysis

24th June 2021

REPORT NUMBER ERL/113435

ANALYSIS OF BULK MATERIALS FOR ASBESTOS

Customer: Ms L Buckley
Tersus
Eurosafte House
Centurion Park
Tribune Way
Clifton Moor
York
YO30 4RY

Site reference: Lodge Farm, High Catton, York, North Yorkshire, YO41 1EW

Order reference: J616986

Number of samples: 33

Sample(s) taken by: A Martin of Tersus

Date received: 24/06/21

Date of analysis: 24/06/21

Method: Samples of materials, referenced as shown above, have been examined to determine the presence of asbestos fibres. Fibres in the sample were identified using a stereo microscope, polarised light and a dispersion staining technique in accordance with in-house Test Method 1 based on HSG248 'Asbestos: The analysts' guide for sampling, analysis and clearance procedures'.

Analysed by: Miss L Sylvester & Miss E Rainbird

Analysed at: East Riding Laboratories Ltd, Hull

East Riding Laboratories Ltd

Report number ERL/113435

F11.01HAR

Registered in England No.4907007
VAT No. 764 4618 09
Reg Office: Eton House, 1 Eton Street, Hull HU3 4BN
Director: S. Hart

Page 1 of 4

IB.M.PA.5.1

RESULTS

Laboratory reference	Information provided by customer			Type of asbestos detected (results apply only to the sample(s) listed in this table)
	Sample identifier	Material sampled	Sample location	
ERL/460389	PC000743	Bitumen pad to sink unit	Ground floor workshop	Chrysotile (White Asbestos)
ERL/460390	PC000744	Mastic to window	Ground floor workshop	No asbestos detected
ERL/460391	PC000745	Brown patterned vinyl floor covering below carpet	1 st floor bedroom / study	No asbestos detected
ERL/460392	PC000746	Green patterned vinyl floor covering below carpet	1 st floor bedroom / study	No asbestos detected
ERL/460393	PC000747	Bitumen to fireplace hearth	1 st floor bedroom / study	No asbestos detected
ERL/460394	PC000748	Gasket to thermostat at top of water tank	1 st floor WC	Chrysotile (White Asbestos)
ERL/460395	PC000749	Grey patterned vinyl floor covering to floor adjacent cupboard	1 st floor WC	No asbestos detected
ERL/460396	PC000750	Bitumen damp proof membrane within external wall cavities	1 st floor WC	No asbestos detected
ERL/460397	PC000751	Light green vinyl floor tiles & adhesive below carpet	1 st floor WC	No asbestos detected
ERL/460398	PC000752	Flash guards loose within fan above electrics	Ground floor store	Chrysotile (White Asbestos)
ERL/460399	PC000753	Cement pipe to high level wall	Ground floor store	Chrysotile (White Asbestos)
ERL/460400	PC000754	Bitumen pad to sink unit	Ground floor kitchen	No asbestos detected
ERL/460401	PC000755	Cement pipe to wall	Ground floor external	Chrysotile (White Asbestos)

Laboratory reference	Information provided by customer			Type of asbestos detected (results apply only to the sample(s) listed in this table)
	Sample identifier	Material sampled	Sample location	
ERL/460402	PC000756	Mastic to wooden windows throughout ground floor & 1 st floor	Ground floor external	Chrysotile (White Asbestos)
ERL/460403	PC000757	Cement pipe to floor adjacent steel column	Ground floor agricultural building 1	Crocidolite (Blue Asbestos) Chrysotile (White Asbestos)
ERL/460404	PC000758	Cement sheets to barrelled roof	Ground floor agricultural building 2	Crocidolite (Blue Asbestos) Chrysotile (White Asbestos)
ERL/460405	PC000759	Cement rainwater goods stacked up next to building	Ground floor agricultural building 2	Chrysotile (White Asbestos)
ERL/460406	PC000760	Cement debris to floor adjacent parking spaces	Ground floor external	Crocidolite (Blue Asbestos) Chrysotile (White Asbestos)
ERL/460407	PC000761	Cement sheets to collapsed roof	Ground floor agricultural building 9	Chrysotile (White Asbestos)
ERL/460408	PC000762	Cement sheet to internal wall	Ground floor agricultural building 9	Chrysotile (White Asbestos)
ERL/460409	PC000763	Cement sheets to external walls	Ground floor agricultural building 9	Chrysotile (White Asbestos)
ERL/460410	PC000764	Galbestos to tin sheets	Ground floor agricultural building 10	No asbestos detected
ERL/460411	PC000765	Cement debris to floor to rear right-hand side adjacent concrete ramp	Ground floor covered yard	Crocidolite (Blue Asbestos) Chrysotile (White Asbestos)
ERL/460412	PC000766	Cement debris to floor to left-hand side adjacent garage area	Ground floor covered yard	Crocidolite (Blue Asbestos) Chrysotile (White Asbestos)
ERL/460413	PC000767	Cement to roof	Ground floor covered yard	Crocidolite (Blue Asbestos) Chrysotile (White Asbestos)

Laboratory reference	Information provided by customer			Type of asbestos detected (results apply only to the sample(s) listed in this table)
	Sample identifier	Material sampled	Sample location	
ERL/460414	PC000768	Cement gutters to eaves of roof	Ground floor covered yard	Chrysotile (White Asbestos)
ERL/460415	PC000769	Cement roof ridge	Ground floor covered yard	Crocidolite (Blue Asbestos) Chrysotile (White Asbestos)
ERL/460416	PC000770	Pink vinyl floor tiles	Ground floor garage 1	No asbestos detected
ERL/460417	PC000771	Beige vinyl floor tiles	Ground floor garage 1	No asbestos detected
ERL/460418	PC000772	Bitumen pad to sink unit	Ground floor garage 1	No asbestos detected
ERL/460419	PC000773	Light brown vinyl floor tiles	Ground floor garage addition	No asbestos detected
ERL/460420	PC000774	Green vinyl floor tiles	Ground floor garage addition	No asbestos detected
ERL/460421	PC000775	Mastic to window	Ground floor garage 2	No asbestos detected

REPORTED BY

S Hart

Mrs S Hart BSc (Hons)
Managing Director

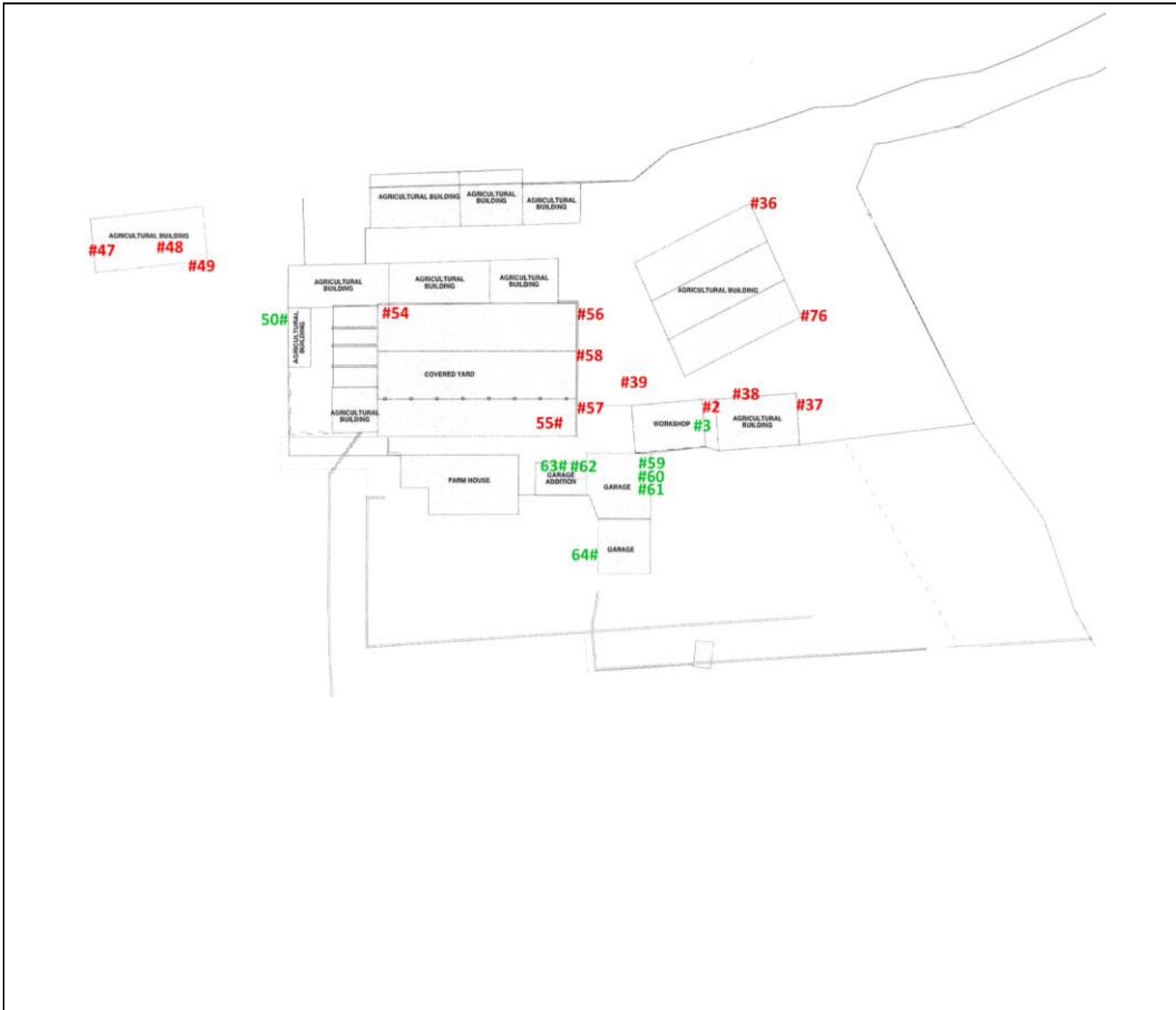
Disclaimer

East Riding Laboratories Ltd is not responsible for sampling, for the accuracy of sampling details, for giving opinions or for interpreting results

IF THIS TEST REPORT IS REPRODUCED IT MUST BE COPIED IN ITS ENTIRETY

Appendix 3

ANNOTATED PLANS



External

Asbestos = Red

No Access = Blue

Non Asbestos = Green

NOT TO SCALE

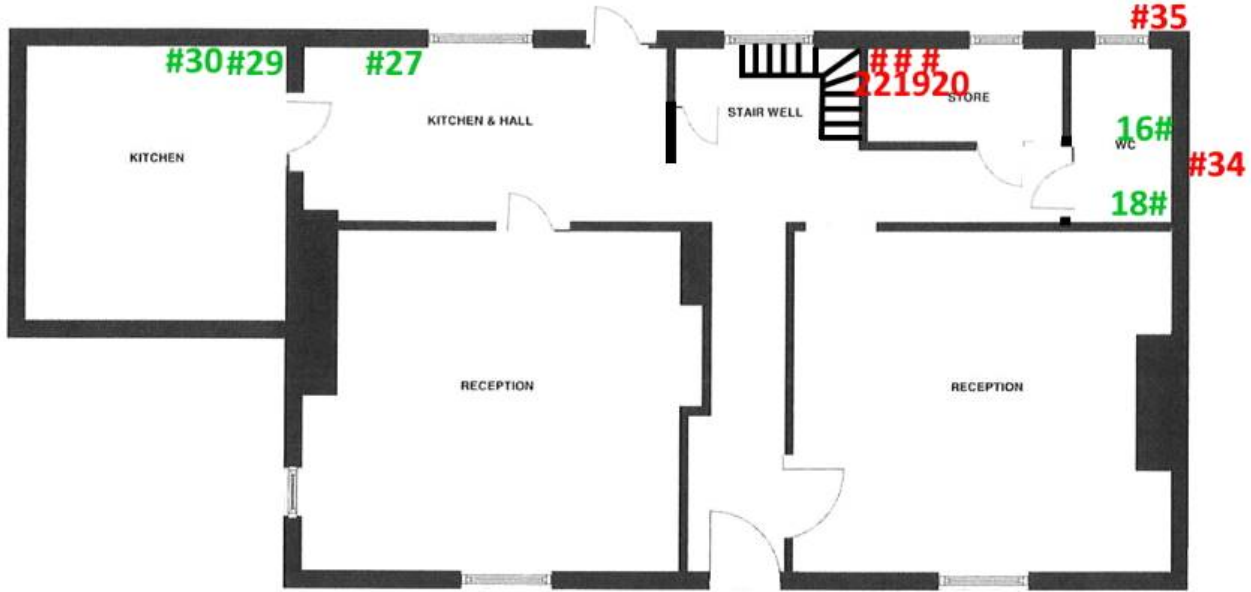


Tersus
 Eurosafe House, Centurion
 Park, Tribune Way, Clifton
 Moor, York Tel: (0)993 083 31

Date
 25/06/2021

Address
 Lodge Farm, High
 Catton, York, North
 Yorkshire

Job Details:
 J616986
 Refurbishment Survey (with MA + PA) +
 Management Plan



Ground Floor

Asbestos = Red

No Access = Blue

Non Asbestos = Green

NOT TO SCALE

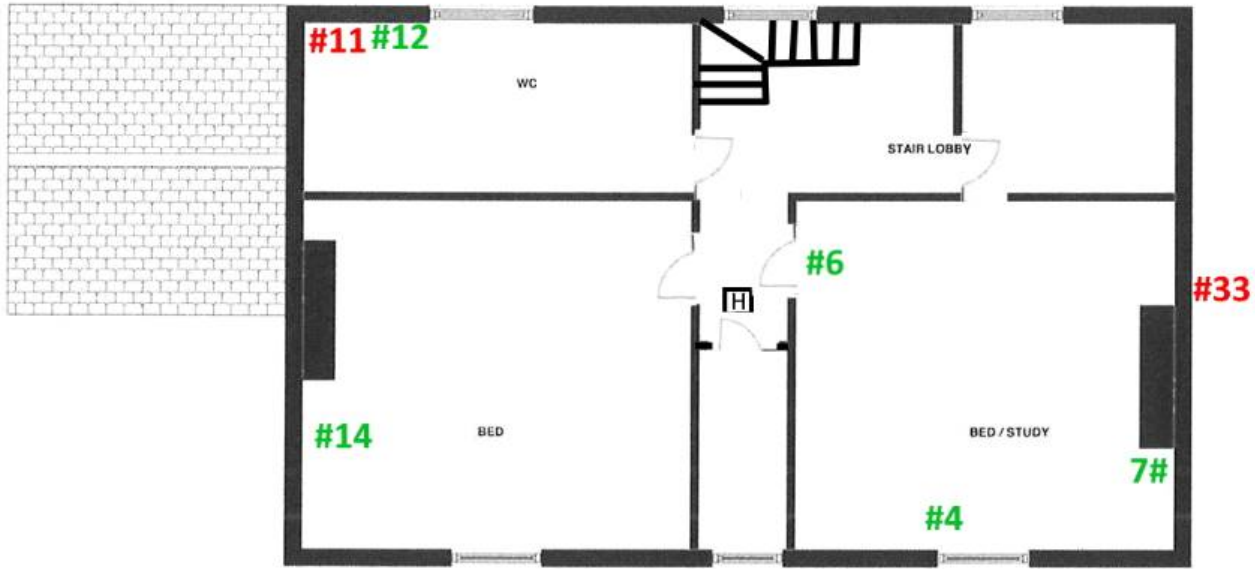


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 25/06/2021

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 Yorkshire

Job Details:
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 Refurbishment Survey (with MA + PA) +
 Management Plan



1st Floor

Asbestos = Red

No Access = Blue

Non Asbestos = Green

NOT TO SCALE



Tersus
Eurosafte House, Centurion
Park, Tribune Way, Clifton
Moor, York Tel: (0)993 083 31

Date

25/06/2021

Address

Lodge Farm, High
Catton, York, North
Yorkshire

Job Details:

J616986
Refurbishment Survey (with MA + PA) +
Management Plan