

Asbestos Pre-Refurbishment and Pre-Demolition Survey 2021

WOODLAND FARM RINSHALL STOWMARKET SUFFOLK, IP14 2LY



**Samples taken of suspect ACM materials have been confirmed by the
laboratory as POSITIVE.**

TAL Consultancy Limited

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ASBESTOS SURVEY
PROJECT MANAGEMENT
ASBESTOS AWARENESS TRAINING
ASBESTOS MANAGEMENT

Contents

Sections	Page	
1.0	Introduction	3
2.0	COVID	4
3.0	Executive Summary	5/6
4.0	Site Description	7/8
5.0	Survey Brief	9
6.0	Survey Techniques	10
7.0	Sample Analysis and Referencing	11
8.0	Reservations	12
9.0	Limitations and Areas of No Access	13
10.0	Recommendations for Planned Works	14
11.0	Material Assessment Algorithm	15/16
12.0	General Notes	17 to 19
13.0	Caveat	20
14.0	Certificates	21 to 25
15.0	Material Assessment Notes	25 to 53
16.0	Floor Plan	54
17.0	Register of Asbestos Materials	55

ALL persons MUST give the necessary time to read this document BEFORE STARTING ANY works on the property.

Pay attention to the sections relevant to you (outlined above). This may result in you NOT being able to undertake work that you have been requested to complete.

Do NOT undertake any works until YOU ARE SURE the works will not disturb any Asbestos materials (ACMs) listed in this document.

1.0 - Introduction

Property Address Woodland Farm
Rinshall
Stowmarket
Suffolk, IP14 2LY

Client Mr Chris Drinkald

Client Address Woodland Farm
Rinshall
Stowmarket
Suffolk, IP14 2LY

Contact Mr Chris Drinkald

Email chris.drinkald@icloud.com

Contact number Mobile: 07739 462392

Survey Type Asbestos Pre-Refurbishment and Pre-Demolition Survey

Project Number TAL 04062

Survey Date 19th July 2021


Surveyor John Callow P402 (BOHS)

Report Print Date 26th July 2021

Report Author John Callow P402 (BOHS)

Report Checked By Jon Everest

Signature



2.0 - COVID

The Covid-19 pandemic has transformed all our lives as we have been forced to deal with some unprecedented challenges, whether at home or at work.

At TAL Consultancy, we put people and their safety first. And the current situation is no different.

From the start of the outbreak, the health, safety, and wellbeing of those who work with and for us has been at the forefront of our decision making.

That means doing everything we can to safeguard their physical and mental wellbeing.

Our Covid-19 steering group was established at the beginning of this crisis to provide agility and decisive leadership.

And tough decisions have had to be made.

Keeping our people safe meant closing our offices, quickly and efficiently. With our operations on hold, we had to take the difficult decision to furlough colleagues.

Whatever their situation, we have done everything we can to support and stay in touch with our colleagues, providing resources, guidance, and advice to help them manage any difficulties they have faced.

Our people have shown enormous resilience and spirit. They have worked together to innovate new ways of operating and kept one another connected.

We have developed a fully compliant and continually updated set of operating procedures which are enforced wherever we have people on site or in offices.

As more sites start to open and in consideration of the latest Government guidance we are now working to get back to business.

This includes making sure all necessary measures and working practices are in place to ensure the health and wellbeing of our people, and those we work with, is not compromised.

We aim to get our people back to work safely as soon as possible, but this cannot be at any price. If we are in any doubt we will again act quickly and decisively.

Throughout this crisis, the strength of our relationships with our clients and our supply chain has been pivotal in enabling us to react quickly and promptly. We thank all those with whom we work for their ongoing support and especially our people, without whom we would not be the business we are.

3.0 - Executive Summary

TAL Consultancy Limited was instructed to attend site on the 19th July 2021 at [Woodland Farm, Rinshall, Stowmarket, Suffolk, IP14 2LY](#) and carry out an Asbestos Pre-Refurbishment and Pre-Demolition Survey. Room identification was taken from the existing room usage at the time of our inspection. The exact scope of work was not received prior to our survey. The building(s) and site were occupied at the time of our inspection. Fire doors were not intrusively inspected. The site is to be undergo major refurbishment.

Samples taken of suspect ACM materials has been confirmed by the laboratory as POSITIVE.

Accessed Areas: Farmhouse

Access	Level	Item/Area	Plan Number
Accessed	Ground Floor Original House	Lounge	NA
Accessed	Ground Floor Original House	Entrance Hall	NA
Accessed	Ground Floor Original House	Dining Room	NA
Accessed	Ground Floor Original House	Kitchen/Dining	NA
Accessed	Ground Floor New Wing	Entrance Hallway	NA
Accessed	Ground Floor New Wing	Staircase and Cupboard	NA
Accessed	Ground Floor New Wing	Bathroom/WC	NA
Accessed	Ground Floor New Wing	Bedroom	NA
Accessed	First Floor Original House	Master Bedroom	NA
Accessed	First Floor Original House	Bedroom 2	NA
Accessed	First Floor Original House	Bathroom/WC	NA
Accessed	First Floor Original House	Corridor	NA
Accessed	First Floor Original House	Study/Office	NA
Accessed	First Floor New Wing	Staircase/Landing	NA
Accessed	Ground Floor Main Station	Bathroom	NA
Accessed	Ground Floor Main Station	WC/Washroom	NA
Accessed	Ground Floor Main Station	Bedroom 3	NA
Accessed	Second Floor Original House	Bedroom 4/Store	NA
Accessed	Second Floor New Wing	Loft Void	NA
Accessed	External Roof Level Original House	Dorma Windows Soffit Boards	NA
Accessed	External Ground Floor	Garden	NA

Accessed Areas: Barn, Stables and Outbuildings

Access	Level	Item/Area	Plan Number
Accessed	Barn Ground Floor	Internal	NA
Accessed	Barn Roof	External	NA
Accessed	Stables Ground Floor	Internal	NA
Accessed	Stables Roof	External	NA
Accessed	Catslide Barn	Internal	NA
Accessed	Catslide Barn	External	NA
Accessed	Detached Store House	Internal	NA
Accessed	Detached Store House	External	NA

3.1 - Executive Summary Continued

Non- Accessed Areas:

The following areas, compartments, or items within them could not be inspected and must be deemed no access. Non-accessed parts are fully detailed in section 8 of this report.

Access	Floor	Item/Area	Plan Number
Non-Accessed	Ground Floor Original House	Lounge, Dining and Entrance Hallway Concrete Floors	NA

Presumed ACM's Areas:

Presumed as Sample	Floor	Item/Area	Plan Number
NA	NA	NA	NA

NB: Asbestos (ACM's) should be presumed to be present within all locations not accessed or presumed until a further assessment can be undertaken.

4.0 - Site Description

Woodlands Farm is believed to date originally from 16th century and is Grade II Listed. The original house is built of a timber frame which is part plastered and whitewashed under a pitched tiled roof. An additional new wing has been added sometime in the 1970's constructed in brick outer with internal solid walls covered in cement render and decorative finish. Other internal walls are timber studwork with plasterboard with a decorative finish. External windows and doors are in timber. Gutters and downpipes are mainly metal or black UPVC. Internally, the original house still retains period features including open fireplaces and exposed timbers and timber doors. The ground floor accommodation provides two reception rooms, kitchen/breakfast room as well as a downstairs bedroom and bathroom. The first floor provides three double bedrooms and a small study with two bath/shower room and WC/washroom. There is also an attic bedroom and a loft void on the second-floor roof level. There are outbuildings which include a modern barn, original four stables, wood store and cart lodge as well as a two-storey timber barn adjacent to the house.

Site Areas: Farmhouse

No	Floor	Item/Area	Plan No.	Accessed	Comments
1	Ground Floor Original House	Lounge	NA	Yes	ACMs Identified
2	Ground Floor Original House	Entrance Hall	NA	Yes	No ACMs Identified
3	Ground Floor Original House	Dining Room	NA	Yes	No ACMs Identified
4	Ground Floor Original House	Kitchen/Dining	NA	Yes	No ACMs Identified
5	Ground Floor New Wing	Entrance Hallway	NA	Yes	No ACMs Identified
6	Ground Floor New Wing	Staircase and Cupboard	NA	Yes	No ACMs Identified
7	Ground Floor New Wing	Bathroom/WC	NA	Yes	No ACMs Identified
8	Ground Floor New Wing	Bedroom	NA	Yes	No ACMs Identified
9	First Floor Original House	Master Bedroom	NA	Yes	ACMs Identified
10	First Floor Original House	Bedroom 2	NA	Yes	ACMs Identified
11	First Floor Original House	Bathroom/WC	NA	Yes	No ACMs Identified
12	First Floor Original House	Corridor	NA	Yes	No ACMs Identified
13	First Floor Original House	Study/Office	NA	Yes	No ACMs Identified
14	First Floor New Wing	Staircase/Landing	NA	Yes	ACMs Identified
15	Ground Floor Main Station	Bathroom	NA	Yes	No ACMs Identified
16	Ground Floor Main Station	WC/Washroom	NA	Yes	No ACMs Identified
17	Ground Floor Main Station	Bedroom 3	NA	Yes	No ACMs Identified
18	Second Floor Original House	Bedroom 4/Store	NA	Yes	No ACMs Identified
19	Second Floor New Wing	Loft Void	NA	Yes	No ACMs Identified
20	External Ground Floor	Gardens/Grounds	NA	Yes	ACMs Identified
21	External Roof Level Original House	Dorma Windows Soffit Boards	NA	Yes	ACMs Identified

4.1 - Site Description Continued

Site Areas: Barn, Stables and Outbuildings

No	Floor	Item/Area	Plan No.	Accessed	Comments
22	Barn Ground Floor	Internal	NA	Yes	ACMs Identified
23	Barn Roof	External	NA	Yes	ACMs Identified
24	Stables Ground Floor	Internal	NA	Yes	No ACMs Identified
25	Stables Roof	External	NA	Yes	No ACMs Identified
26	Catslide Barn	Internal	NA	Yes	No ACMs Identified
27	Catslide Barn	External	NA	Yes	No ACMs Identified
28	Detached Store House	Internal	NA	Yes	No ACMs Identified
28	Detached Store House	External	NA	Yes	No ACMs Identified

5.0 - Survey Brief

To undertake an Asbestos Pre-Refurbishment and Pre-Demolition Survey to [Woodland Farm, Rinshall, Stowmarket, Suffolk, IP14 2LY](#). An Asbestos Pre-Refurbishment and Pre-Demolition Survey was required to be undertaken to identify any possible Asbestos containing materials. Representative samples were collected and analysed for the presence of Asbestos. Samples from each type of suspected ACM found, were collected, and analysed to confirm Asbestos type and content.

In addition, Tal Consultancy Limited has:

Attempted to investigate all agreed areas, any exclusions are listed in sections 7 and 8 to establish as far as is reasonably practicable, Asbestos locations without causing excessive damage to property.

- Provided a material assessment for each ACM.
- Produced a report to identify areas of known or non-accessed areas.
- Provided the basis for an Asbestos register for the site.
- Highlighted the requirement for urgent action to reduce the risk of exposure to Asbestos fibres.
- Referenced any fibrous materials which were non-Asbestos, but maybe mistaken for ACM by other persons.

The technical reviewer of this report will be happy to arrange a meeting at your earliest mutual convenience to discuss the contents of the report with you and any remedial or removal requirements necessary.

6.0 - Survey Techniques

All areas within this survey brief were inspected for ACM and representative samples taken for confirmation. As this is an Asbestos Pre-Refurbishment and Pre-Demolition Survey, all areas that were accessible were surveyed.

Photographs were taken of all presumed or identified ACM including areas that a third party may deem to be an ACM (unless otherwise stated). As requested, general material and design notes have been included in report.

There were no deviations from the standard methods listed.

TAL Consultancy Limited use a testing laboratory accredited by UKAS to BS EN ISO 17025:2005 for the sampling and analysis of Asbestos in bulk materials.

The Asbestos survey/inspection records state information recorded at the time of the survey only, based on visual assessment and the following inspection criteria:

- Asbestos product/ type
- Extent of damage / deterioration
- Surface treatment
- Asbestos fibre type

A material risk evaluation has been provided for the identified ACM based on an algorithm derived by applying numerical values to the above criteria.

The final risk terms (None, Very Low, Low, Medium, High) have been based on interpretation of current legislation and guidance; the evaluations and associated terms shall require review when other considerations, such as; future legislation or building use, come into effect.

Descriptions for locations were obtained from site signs or site users where possible.

7.0 - Sample Analysis and Referencing

Asbestos bulk sample analysis is carried out by an independent UKAS accredited laboratory and is conducted using polarised light and dispersion staining techniques, based on HSG248 (The Analysts Guide for Sampling, Analysis and Clearance Procedures) – current version.

Sample suffixes shown within the Asbestos sample records are to be interpreted as follows:

S01	Analysed sample.
As S01	The material referenced to sample S01 or another number, is deemed to be a representative sample within the building.

8.0 - Reservations

During the course of the survey all reasonable efforts were made to identify the presence of materials containing Asbestos to the external areas of the building as required by CAR2012 Regulation 4 (3), but it is known that Asbestos materials are frequently concealed within the fabric of the buildings so therefore it must be borne in mind that ACM may be uncovered during demolition works and operatives working on the building must be trained in accordance with CAR2012 Regulations 10 (1 and 2) in preparation for such an eventuality.

Any diagrams in the report are not to scale and are illustrative only to indicate approximate locations. The descriptions used are for location identification purposes. Any persons involved in remediation works must satisfy themselves of the accuracy of all measurements and dimensions of any identified ACM prior to undertaking such works.

9.0 - Limitations and Areas of No Access

No works should proceed in these areas until a suitable and sufficient assessment has been made for the presence of ACM and any ACM identified made safe.

The following areas/items were not accessed due to access, live electrics, or damage limitation concerns.

- Not accessed due to damage limitations and property being occupied at the time of our survey. First floor original house, lounge, dining rooms and entrance hallway concrete floors, which are to be removed. We would recommend a watching brief while this work is undertaken.

NB: Asbestos (ACM's) should be presumed to be present within all locations not accessed or presumed until a further assessment can be undertaken.

10.0 - Recommendations for Planned Works

Samples taken of suspect ACM materials has been confirmed by the laboratory as POSITIVE.

The key legislative documents relating to works with Asbestos materials are:

- The Health and Safety at Work Act (1974)
- The Control of Asbestos Regulations (2012)
- The Management of Health and Safety at Work Regulations (1999)

Recommendations for action have been made based on the risk evaluation indicated in the appropriate survey record. In general, the following will be applicable; expectations will be made where specific circumstances apply.

Given the scope of works for this property this report will reflect on all Asbestos based products. This information is required to be used prior to any programme of works.

All works must be conducted in accordance with the Control of Asbestos Regulations. If any materials are found that could potentially contain Asbestos, that are not included in this report, TALM Consultancy Limited should be contacted immediately for guidance.

In reference, to the verbal brief regarding the planned scope of works we recommend a further inspection if any intrusive works are to be carried out in this location.

You should always inform tradesman working on site of the ACM's or presumed ACM's before they start any work.

All areas should be inspected by an Asbestos Surveyor before any works are undertaken to any area not previously surveyed.

All removals should be undertaken by a fully licensed Asbestos contractor.

All Asbestos waste brought about by Asbestos remedial works must be disposed of as hazardous waste and a consignment note generated and retained in your Asbestos files.

11.0 - Material Assessment Algorithm

The four main parameters which will determine the amount of fibre released from an ACM when subject to a standard disturbance are:

- Product type.
- Extent of damage or deterioration.
- Surface treatment: and
- Asbestos type

Each parameter is scored as: **High = 3**
 Medium = 2
 Low = 1

Two categories allow a 0 score. The values for each parameter are added together to give a total score between 2 and 12. Presumed or strongly presumed Asbestos containing materials are scored as Crocidolite (3), unless similar samples have been taken from the property, or the Asbestos Surveyor has a reasonable argument that another material was always used. Examples of scoring are given below.

Sample Variable	Score	Examples of Scores
<i>Product Type (or debris from product)</i>	1	Asbestos reinforced composites (plastic, resins mastics, roofing felts, vinyl floor tiles, semi rigid paints or decorative finishes, Asbestos cement etc.
	2	Asbestos Insulation Board (AIB), mill boards, other low-density insulation boards, Asbestos textiles, gaskets, ropes and woven textiles, Asbestos paper and felt.
	3	Thermal insulation (i.e. pipe and boiler lagging) sprayed Asbestos, Asbestos mattresses, and packing.
<i>Extent of Damage/ Deterioration</i>	0	Good Condition - no visible damage
	1	Low damage - a few scratches or surface marks, broken edges on boards, tiles etc.
	2	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose Asbestos fibres.
	3	High damage or delamination of materials, sprays and thermal insulation, visible Asbestos debris.
<i>Surface Treatment</i>	0	Composite materials containing Asbestos: Reinforced plastics, resins, vinyl floor tiles
	1	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated), Asbestos cement sheets etc.
	2	Unsealed AIB, or encapsulated lagging and sprays
	3	Unsealed Lagging and Sprays, Asbestos Debris/Dust
<i>Asbestos Type</i>	1	Chrysotile
	2	Amphibole (Amosite) excluding Crocidolite
	3	Crocidolite

11.1 - Material Assessment Algorithm

Material with assessment scores of 10 or more are regarded as having a high potential to release fibres, if disturbed. Material scores of between 7 and 9 are regarded as having a medium potential, and scores between 5 and 6 have a low potential to release fibres. A score of 4 and below is regarded as having a very low potential to release fibres. These scores are colour coded as shown below.

12 - 10	9 - 7	6 - 5	4 - 1
High Risk	Medium	Low	Very Low

12.0 - General Notes

Recommendations are based on our observations of the materials inspected with the guidance of HSE264 and the control of Asbestos regulations (car) 2012.

Recommendations will be advised in the form of one of the following:

Manage

Where Asbestos is left in-situ **there is a duty to formulate and implement a management plan** to help prevent accidental damage occurring and to help prevent accidental exposure.

The basic requirements of this plan are:

Keep and maintain an up-to-date record of the location, condition, maintenance, and removal of all Asbestos containing materials

Maintain it in a good state of repair and regularly monitor the condition

Inform anyone who is likely to disturb it about the location and condition of the material

Have arrangements and procedures in place, so that work which may disturb the materials complies with the Control of Asbestos Regulations 2012

Review the plan at regular intervals

Removal

Where an ACM is damaged, in a position whereby it may be vulnerable to damage or will be disturbed in forthcoming refurbishment/maintenance works; then a recommendation for removal has been made. All work with Asbestos must be carried out in accordance with the Control of Asbestos Regulations 2012.

Works with Asbestos Cement

Works on or removal of Asbestos cement should be carried out following the guidelines of the HSE within HSG 189/2 'Working with Asbestos Cement'. Whilst there is no requirement for these works to be carried out by a fully licensed contractor, in practice it is unlikely that an unlicensed contractor will possess the necessary expertise, or insurance to undertake such works properly.

Works with licensable ACM's

Work with Asbestos insulation, Asbestos coating and Asbestos insulation board should in most cases be undertaken by a fully licensed contractor and is likely to be subject to a 14-day notification to the HSE, (as per the Control of Asbestos Regulations 2012). Works should be carried out in accordance with HSG 247 - Asbestos: The licensed contractors guide. Items of Asbestos debris, residue or dust may require either a localised de-contamination of the immediate area adjacent to the identified Asbestos or a full decontamination of the room/area.

12.1 - General Notes Continued

The exact extent of any Asbestos installation or Asbestos debris/residue/dust may not always be stated within the survey report.

The survey report will also not state which methods of removal/de-contamination should be followed and does not represent a scope/specification of works.

Controlled techniques used in the removal of Asbestos may or may not involve the use of Asbestos enclosures depending on the Scope and Specification of Works. If used, enclosures will normally be constructed from polythene and contain:

- Filtered negative pressure units to create airflow and to filter out air-borne Asbestos particles
- Airlocks for safe access/egress from the work area
- Bag locks for the safe removal of bagged up Asbestos waste

The Asbestos item itself may be treated by a suppressant (damping) system prior to removal, with finer amounts of generated waste being removed by HEPA-filtered 'H type' vacuum cleaners.

De-contamination units (DCUs) provide the means to effectively de-contaminate operatives involved in the Asbestos removal process. DCUs normally consist of a clean and dirty end, with a middle section providing showering. Airflow and wastewater within the unit are filtered.

Removal of non-Asbestos materials, which are located close to the Asbestos source and which are either fibrous or porous by their nature, such as MMMF ceiling tiles or MMMF pipe insulation, may be deemed necessary during the Asbestos removal, due to possible contamination before or during the works.

'Four-stage clearance' involving air monitoring and visual inspections of the affected work area will be required; independent supervision is recommended. Such procedures should be carried out in accordance with HSG 248 - Asbestos: The analyst's guide for sampling, analysis, and clearance procedures.

Where Asbestos debris has been identified, access to these areas should be restricted until such remedial works have been undertaken. If access is required, then a further assessment should be undertaken to ascertain the potential for exposure.

Encapsulation

When this recommendation has been given, the ACM is raw and requires encapsulating with a suitable sealant or the existing sealant or covering has deteriorated and the installation requires either a complete or partial re-encapsulation. Suitable sealants for encapsulation or *minor* repair work may include the following:

Asbestos insulating board can be treated with an elastomeric paint.

12.2 - General Notes Continued

Asbestos cement can be sealed with an alkali resistant and water-permeable sealant. Where Asbestos cement roofing has been identified, such as to garages or sheds, it will usually only be necessary to seal the internal surfaces.

Sectional pipe insulation can usually be coated with a calico wrap and then painted over with an elastomeric paint. Minor holes in hard-set thermal insulation can be filled with non-Asbestos plaster and if necessary, wrapped with calico.

Sprayed coating can be overlain with strips of calico and painted over with an elastomeric paint.

The following points on sealant materials used in the encapsulation/repair of an installation should be noted:

- 1) The sealant must be adequately fire-rated/resistant to any generated heat
- 2) The sealant must not cause delamination of the product because of the weight increase
- 3) If impermeable paint is used, back painting is required

Sealing or painting of damaged insulating board, insulation or coatings should in most cases be undertaken by a fully licensed Asbestos contractor and is likely to be subject to a 14-day notification to the HSE, (as per the Control of Asbestos Regulations).

13.0 - Caveat

Every effort has been made to identify all Asbestos materials as 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. Our survey technique involves trained Asbestos Surveyors using visual and bulk sampling. It is possible after the survey has been carried out that Asbestos materials may remain in the property or surveyed area, this is due to the following reasons:

- Asbestos Materials maybe hidden due to the structure of the property and will not be identified until dismantled.
- Where a survey is carried out under the guidance of the owner of the property or has representative, then the survey will be as per there instruction and guidance at that time.
- The survey will detail all areas accessed and samples taken, where an area is not covered in this survey this will be due to No Access for one reason or another. It may have been necessary for the limits of the surveyor's authority to be confirmed prior to the survey.


TAL Consultancy Limited cannot accept any liability for loss, injury, damage, or penalty issues due to errors or omissions within this report.

TAL Consultancy Limited cannot be held responsible for any damage caused as part of this survey carried out on your behalf. Due to the nature and necessity of sampling for Asbestos some damage is unavoidable and will be limited to just that necessary for the taking of the sample.

14.0 - Certificate of Analysis Page 1 of 4


Scope iT

Certificate of Asbestos Bulk Analysis



<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>Certificate Number</td><td>J089754</td></tr> <tr><td>Version Number</td><td>1</td></tr> <tr><td>Client</td><td>TAL Consultancy Kings Hill, 26 Kings Avenue, Maidstone, Kent, ME19 4AE</td></tr> <tr><td>Samples Collected By</td><td>TAL Consultancy</td></tr> <tr><td>Date Samples Received</td><td>21/07/2021</td></tr> <tr><td>Laboratory</td><td>Wrotham</td></tr> <tr><td>Total Number of Samples</td><td>29</td></tr> </table>	Certificate Number	J089754	Version Number	1	Client	TAL Consultancy Kings Hill, 26 Kings Avenue, Maidstone, Kent, ME19 4AE	Samples Collected By	TAL Consultancy	Date Samples Received	21/07/2021	Laboratory	Wrotham	Total Number of Samples	29	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>Report Date</td><td>23/07/2021</td></tr> <tr><td>Site Location</td><td>Woodland farm , Rinshall , Stowmarket , Suffolk,</td></tr> <tr><td>Client Order Number</td><td>TAL 04062</td></tr> <tr><td>Date Sampled</td><td>21/07/2021</td></tr> <tr><td>Analysed By</td><td>Rachel Marcroft</td></tr> <tr><td>Date Analysed</td><td>23/07/2021</td></tr> </table>	Report Date	23/07/2021	Site Location	Woodland farm , Rinshall , Stowmarket , Suffolk,	Client Order Number	TAL 04062	Date Sampled	21/07/2021	Analysed By	Rachel Marcroft	Date Analysed	23/07/2021
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Analysed By	Rachel Marcroft																										
Date Analysed	23/07/2021																										

Scope-iT Ref Number	Client Sample Identification	Sample Location and details	Sample/Material Type	Analysis Result	Content
BS079074	1	Loft bedroom - Store ceiling plaster	Plaster	No Asbestos Detected	Negative
BS079075	2	Loft bedroom - Store wall plaster	Plaster	No Asbestos Detected	Negative
BS079076	3	Loft void - Roofing felt	Bitumen Products	No Asbestos Detected	Negative
BS079077	4	Loft void - Floor dust and debris	Dust/Debris	No Asbestos Detected	Negative
BS079078	5	First floor - Master bedroom - Fireplace under hang panel	Cement Product	Chrysotile	Positive
BS079079	6	First floor - Master bedroom - Wall plaster	Plaster	No Asbestos Detected	Negative
BS079080	7	First floor - Master bedroom - Ceiling plaster	Plaster	No Asbestos Detected	Negative
BS079081	8	External - Wall render	Paint Products	No Asbestos Detected	Negative

Approved Signature:		Date:	23.07.21
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Scope iT, Unit 1A, Tower Industrial Estate, London Road, Wrotham, Kent, TN15 7NS Tel: 01942 879067
Web: www.scope-it-group.com

Trace = Trace asbestos identified (1-2 fibres present) and Positive = Asbestos identified (more than 2 fibres present). The analysis has been performed using the polarized light and dispersion staining as described in the Scope iT Limited Bulk Analysis Manual which is based on HSG 248 and is covered by our UKAS accreditation. The following are outside of our UKAS accreditation: quantitative fibre content, sample locations/details as supplied by the client, material type/description and any interpretations or opinions expressed in this certificate.

Scope-iT Ltd
Rev 3 Issue Date 18/09/17


Page 1 of 4

BA013
Approved by R.Mailey

14.1 - Certificate of Analysis Page 2 of 4


Scope iT

Certificate of Asbestos Bulk Analysis



<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>Certificate Number</td><td>J089754</td></tr> <tr><td>Version Number</td><td>1</td></tr> <tr><td>Client</td><td>TAL Consultancy Kings Hill, 26 Kings Avenue, Maidstone, Kent, ME19 4AE</td></tr> <tr><td>Samples Collected By</td><td>TAL Consultancy</td></tr> <tr><td>Date Samples Received</td><td>21/07/2021</td></tr> <tr><td>Laboratory</td><td>Wrotham</td></tr> <tr><td>Total Number of Samples</td><td>29</td></tr> </table>	Certificate Number	J089754	Version Number	1	Client	TAL Consultancy Kings Hill, 26 Kings Avenue, Maidstone, Kent, ME19 4AE	Samples Collected By	TAL Consultancy	Date Samples Received	21/07/2021	Laboratory	Wrotham	Total Number of Samples	29	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>Report Date</td><td>23/07/2021</td></tr> <tr><td>Site Location</td><td>Woodland farm , Rinshall , Stowmarket , Suffolk,</td></tr> <tr><td>Client Order Number</td><td>TAL 04062</td></tr> <tr><td>Date Sampled</td><td>21/07/2021</td></tr> <tr><td>Analysed By</td><td>Rachel Marcroft</td></tr> <tr><td>Date Analysed</td><td>23/07/2021</td></tr> </table>	Report Date	23/07/2021	Site Location	Woodland farm , Rinshall , Stowmarket , Suffolk,	Client Order Number	TAL 04062	Date Sampled	21/07/2021	Analysed By	Rachel Marcroft	Date Analysed	23/07/2021
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Scope-iT Ref Number	Client Sample Identification	Sample Location and details	Sample/Material Type	Analysis Result	Content
BS079082	9	First floor - bedroom 2 - Fireplace under hang panel	Cement Product	Chrysotile	Positive
BS079083	10	First floor - bedroom 2 - Ceiling plaster	Plaster	No Asbestos Detected	Negative
BS079084	11	First floor - bathroom - Textured coating	Textured Coating	No Asbestos Detected	Negative
BS079085	12	First floor - landing - Dust and debris	Dust/Debris	No Asbestos Detected	Negative
BS079086	13	Landing - Under hang panel	Cement Product	Chrysotile	Positive
BS079087	14	Ground floor - Bedroom - Floor tiles/ bitumen	Floor Tile Only	No Asbestos Detected	Negative
BS079088	15	Ground floor - Bedroom - Damp proof membrane	Bitumen Products	No Asbestos Detected	Negative
BS079089	16	Ground - lounge - Ceiling plaster	Plaster	No Asbestos Detected	Negative

Approved Signature:		Date:	23.07.21
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Scope iT, Unit 1A, Tower Industrial Estate, London Road, Wrotham, Kent, TN15 7NS Tel: 01942 879067
Web: www.scope-it-group.com


Trace = Trace asbestos identified (1-2 fibres present) and Positive = Asbestos identified (more than 2 fibres present). The analysis has been performed using the polarized light and dispersion staining as described in the Scope iT Limited Bulk Analysis Manual which is based on HSG 248 and is covered by our UKAS accreditation. The following are outside of our UKAS accreditation: quantitative fibre content, sample locations/details as supplied by the client, material type/description and any interpretations or opinions expressed in this certificate.

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Rev 3 Issue Date 18/09/17


Page 2 of 4

BA013
Approved by R.Mailey

14.2 - Certificate of Analysis Page 3 of 4




Certificate of Asbestos Bulk Analysis



Certificate Number	J089754	Report Date	23/07/2021
Version Number	1	Site Location	Woodland farm , Rinshall , Stowmarket , Suffolk,
Client	TAL Consultancy Kings Hill, 26 Kings Avenue, Maidstone, Kent, ME19 4AE	Client Order Number	TAL 04062
Samples Collected By	TAL Consultancy	Date Sampled	21/07/2021
Date Samples Received	21/07/2021	Analysed By	Rachel Marcroft
Laboratory	Wrotham	Date Analysed	23/07/2021
Total Number of Samples	29		

Scope-iT Ref Number	Client Sample Identification	Sample Location and details	Sample/Material Type	Analysis Result	Content
BS079090	17	Ground floor - dining room - Floor bitumen	Bitumen Products	No Asbestos Detected	Negative
BS079091	18	External - Over hang panel	Cement Product	Chrysotile	Positive
BS079092	19	External - Putty	Sealant Product	No Asbestos Detected	Negative
BS079093	20	External - Downpipe debris	Cement Product	Chrysotile	Positive
BS079094	21	External - Roofing sheet debris	Cement Product	Chrysotile	Positive
BS079095	22	External - Roofing sheet debris	Cement Product	Chrysotile	Positive
BS079096	23	External - Soffits	Cement Product	Chrysotile	Positive
BS079097	24	Rear gable - Fascia sheets	Cement Product	Chrysotile	Positive

Approved Signature:		Date:	23.07.21
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Scope-iT Ltd
Rev 3 Issue Date 18/09/17


Page 3 of 4

BA013
Approved by R.Mailey

14.3 - Certificate of Analysis Page 4 of 4

Scope iT


Certificate of Asbestos Bulk Analysis



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Date Analysed	23/07/2021																										

Scope-iT Ref Number	Client Sample Identification	Sample Location and details	Sample/Material Type	Analysis Result	Content
BS079098	25	Barn gutters -	Cement Product	Chrysotile	Positive
BS079099	26	Barn - Roofing sheet	Cement Product	Chrysotile	Positive
BS079100	27	External wall - Bitumen/ paint	Bitumen Products	No Asbestos Detected	Negative
BS079101	28	Ground floor - kitchen - Ceiling plaster	Plaster	No Asbestos Detected	Negative
BS079102	29	Ground floor - kitchen - Bitumen	Bitumen Products	No Asbestos Detected	Negative

End

Approved Signature:		Date:	23.07.21
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Scope-iT Ltd
Rev 3 Issue Date 18/09/17


Page 4 of 4

BA013
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15.0 - Material Assessment Notes

ADDRESS	Woodland Farm, Rinshall, Stowmarket, Suffolk, IP14 2LY			
Date of Survey	19 th July 21	Surveyor	JC	Asbestos Pre-Refurbishment & Pre-Demolition Survey
				
Description	Ceiling Plaster			
Sample Reference Number Sample TAL 04062 - S01			Location	Original House Loft Bedroom
			Area Size	NA
Material Assessment Score			Priority Assessment Score	
Product Type	NA	NA	Location	NA
Extent of Damage	NA	NA	Accessibility	NA
Surface Treatment	NA	NA	Extent/Amount	NA
Asbestos Type	NA	NA	Score	NA
Score		NA	Total Score	NA
Recommendations	No Further Actions Required			Risk
				NA


15.1 - Material Assessment Notes

ADDRESS	Woodland Farm, Rinshall, Stowmarket, Suffolk, IP14 2LY			
Date of Survey	19 th July 21	Surveyor	JC	Asbestos Pre-Refurbishment & Pre-Demolition Survey
				
Description	Wall Plaster			
Sample Reference Number Sample TAL 04062 - S02			Location	Original House Loft Bedroom
			Area Size	NA
Material Assessment Score			Priority Assessment Score	
Product Type	NA	NA	Location	NA
Extent of Damage	NA	NA	Accessibility	NA
Surface Treatment	NA	NA	Extent/Amount	NA
Asbestos Type	NA	NA	Score	NA
Score		NA	Total Score	NA
Recommendations	No Further Actions Required			Risk
				NA


15.2 - Material Assessment Notes

ADDRESS	Woodland Farm, Rinshall, Stowmarket, Suffolk, IP14 2LY			
Date of Survey	19 th July 21	Surveyor	JC	Asbestos Pre-Refurbishment & Pre-Demolition Survey
				
Description	Roofing Felt			
Sample Reference Number Sample TAL 04062 - S03		Location	Original House Roof Loft	
		Area Size	NA	
Material Assessment Score		Priority Assessment Score		
Product Type	NA	NA	Location	NA
Extent of Damage	NA	NA	Accessibility	NA
Surface Treatment	NA	NA	Extent/Amount	NA
Asbestos Type	NA	NA	Score	NA
Score		NA	Total Score	NA
Recommendations	No Further Actions Required			Risk
				NA


15.3 - Material Assessment Notes

ADDRESS	Woodland Farm, Rinshall, Stowmarket, Suffolk, IP14 2LY			
Date of Survey	19 th July 21	Surveyor	JC	Asbestos Pre-Refurbishment & Pre-Demolition Survey
				
Description	Floor Dust and Debris			
Sample Reference Number Sample TAL 04062 - S04		Location	Original House Roof Loft	
		Area Size	NA	
Material Assessment Score		Priority Assessment Score		
Product Type	NA	NA	Location	NA
Extent of Damage	NA	NA	Accessibility	NA
Surface Treatment	NA	NA	Extent/Amount	NA
Asbestos Type	NA	NA	Score	NA
Score		NA	Total Score	NA
Recommendations	No Further Actions Required			Risk
				NA


15.4 - Material Assessment Notes

ADDRESS	Woodland Farm, Rinshall, Stowmarket, Suffolk, IP14 2LY			
Date of Survey	19 th July 21	Surveyor	JC	Asbestos Pre-Refurbishment & Pre-Demolition Survey
				
Description	Fireplace Blanking Panel			
Sample Reference Number Sample TAL 04062 - S05			Location	Original House First Floor Master Bedroom
			Area Size	2 SQM.
Material Assessment Score			Priority Assessment Score	
Product Type	Cement Board	1	Location	2
Extent of Damage	Low	1	Accessibility	2
Surface Treatment	Composite	1	Extent/Amount	1
Asbestos Type	Chrysotile	1	Score	5
Score		4	Total Score	9
Recommendations	Encapsulate with ET150 by an Asbestos Contractor. Manage and Maintain Annually. If fireplace to is to be reinstated remove cement board by an Asbestos Contractor.			Risk MEDUIM


15.5 - Material Assessment Notes

ADDRESS	Woodland Farm, Rinshall, Stowmarket, Suffolk, IP14 2LY			
Date of Survey	19 th July 21	Surveyor	JC	Asbestos Pre-Refurbishment & Pre-Demolition Survey
				
Description	Wall Plaster			
Sample Reference Number Sample TAL 04062 - S06			Location	Original House First Floor Master Bedroom
			Area Size	NA
Material Assessment Score			Priority Assessment Score	
Product Type	NA	NA	Location	NA
Extent of Damage	NA	NA	Accessibility	NA
Surface Treatment	NA	NA	Extent/Amount	NA
Asbestos Type	NA	NA	Score	NA
Score		NA	Total Score	NA
Recommendations	No Further Actions Required			Risk
				NA


15.6 - Material Assessment Notes

ADDRESS	Woodland Farm, Rinshall, Stowmarket, Suffolk, IP14 2LY			
Date of Survey	19 th July 21	Surveyor	JC	Asbestos Pre-Refurbishment & Pre-Demolition Survey
				
Description	Ceiling Plaster			
Sample Reference Number Sample TAL 04062 - S07			Location	Original House First Floor Master Bedroom
			Area Size	NA
Material Assessment Score			Priority Assessment Score	
Product Type	NA	NA	Location	NA
Extent of Damage	NA	NA	Accessibility	NA
Surface Treatment	NA	NA	Extent/Amount	NA
Asbestos Type	NA	NA	Score	NA
Score		NA	Total Score	NA
Recommendations	No Further Actions Required			Risk
				NA


15.7 - Material Assessment Notes

ADDRESS	Woodland Farm, Rinshall, Stowmarket, Suffolk, IP14 2LY			
Date of Survey	19 th July 21	Surveyor	JC	Asbestos Pre-Refurbishment & Pre-Demolition Survey
				
Description	External Wall and Timber Joist Render			
Sample Reference Number Sample TAL 04062 - S08			Location	Original House External Front Elevation
			Area Size	NA
Material Assessment Score			Priority Assessment Score	
Product Type	NA	NA	Location	NA
Extent of Damage	NA	NA	Accessibility	NA
Surface Treatment	NA	NA	Extent/Amount	NA
Asbestos Type	NA	NA	Score	NA
Score		NA	Total Score	NA
Recommendations	No Further Actions Required			Risk
				NA


15.8 - Material Assessment Notes

ADDRESS	Woodland Farm, Rinshall, Stowmarket, Suffolk, IP14 2LY			
Date of Survey	19 th July 21	Surveyor	JC	Asbestos Pre-Refurbishment & Pre-Demolition Survey
				
Description	Fireplace Blanking Panel			
Sample Reference Number Sample TAL 04062 - S09			Location	Original House First Floor Bedroom 2
			Area Size	2.5 SQM.
Material Assessment Score			Priority Assessment Score	
Product Type	Cement Board	1	Location	2
Extent of Damage	Low	1	Accessibility	2
Surface Treatment	Composite	1	Extent/Amount	1
Asbestos Type	Chrysotile	1	Score	5
Score		4	Total Score	9
Recommendations	Encapsulate with ET150 by an Asbestos Contractor. Manage and Maintain Annually. If fireplace to is to be reinstated remove cement board by an Asbestos Contractor.			Risk
				MEDIUM


15.9 - Material Assessment Notes

ADDRESS	Woodland Farm, Rinshall, Stowmarket, Suffolk, IP14 2LY			
Date of Survey	19 th July 21	Surveyor	JC	Asbestos Pre-Refurbishment & Pre-Demolition Survey
				
Description	Ceiling Plaster			
Sample Reference Number Sample TAL 04062 - S010			Location	Original House First Floor Bedroom 2
			Area Size	NA
Material Assessment Score			Priority Assessment Score	
Product Type	NA	NA	Location	NA
Extent of Damage	NA	NA	Accessibility	NA
Surface Treatment	NA	NA	Extent/Amount	NA
Asbestos Type	NA	NA	Score	NA
Score		NA	Total Score	NA
Recommendations	No Further Actions Required			Risk
				NA


15.10 - Material Assessment Notes

ADDRESS	Woodland Farm, Rinshall, Stowmarket, Suffolk, IP14 2LY			
Date of Survey	19 th July 21	Surveyor	JC	Asbestos Pre-Refurbishment & Pre-Demolition Survey
				
Description	Wall Textured Coating			
Sample Reference Number Sample TAL 04062 - S011			Location	Original House First Floor Bathroom
			Area Size	NA
Material Assessment Score			Priority Assessment Score	
Product Type	NA	NA	Location	NA
Extent of Damage	NA	NA	Accessibility	NA
Surface Treatment	NA	NA	Extent/Amount	NA
Asbestos Type	NA	NA	Score	NA
Score		NA	Total Score	NA
Recommendations	No Further Actions Required			Risk
				NA


15.11 - Material Assessment Notes

ADDRESS	Woodland Farm, Rinshall, Stowmarket, Suffolk, IP14 2LY			
Date of Survey	19 th July 21	Surveyor	JC	Asbestos Pre-Refurbishment & Pre-Demolition Survey
				
Description	Floor Void Dust and Debris			
Sample Reference Number Sample TAL 04062 - S012			Location	Original House First Floor Landing
			Area Size	NA
Material Assessment Score			Priority Assessment Score	
Product Type	NA	NA	Location	NA
Extent of Damage	NA	NA	Accessibility	NA
Surface Treatment	NA	NA	Extent/Amount	NA
Asbestos Type	NA	NA	Score	NA
Score		NA	Total Score	NA
Recommendations	No Further Actions Required			Risk
				NA


15.12 - Material Assessment Notes

ADDRESS	Woodland Farm, Rinshall, Stowmarket, Suffolk, IP14 2LY			
Date of Survey	19 th July 21	Surveyor	JC	Asbestos Pre-Refurbishment & Pre-Demolition Survey
				
Description	Under Hang Panel/Firebreak			
Sample Reference Number Sample TAL 04062 - S013		Location	New Wing First Floor Landing/Corridor	
		Area Size	6 SQM.	
Material Assessment Score			Priority Assessment Score	
Product Type	Cement Board	1	Location	2
Extent of Damage	Low	1	Accessibility	2
Surface Treatment	Composite	1	Extent/Amount	1
Asbestos Type	Chrysotile	1	Score	5
Score		4	Total Score	9
Recommendations	Manage and Maintain Annually.			Risk
				MEDIUM

15.13 - Material Assessment Notes

ADDRESS	Woodland Farm, Rinshall, Stowmarket, Suffolk, IP14 2LY			
Date of Survey	19 th July 21	Surveyor	JC	Asbestos Pre-Refurbishment & Pre-Demolition Survey
				
Description	Floor Tiles			
Sample Reference Number Sample TAL 04062 - S014			Location	New Wing Ground Floor Bedroom
			Area Size	NA
Material Assessment Score			Priority Assessment Score	
Product Type	NA	NA	Location	NA
Extent of Damage	NA	NA	Accessibility	NA
Surface Treatment	NA	NA	Extent/Amount	NA
Asbestos Type	NA	NA	Score	NA
Score		NA	Total Score	NA
Recommendations	No Further Actions Required			Risk NA


15.14 - Material Assessment Notes

ADDRESS	Woodland Farm, Rinshall, Stowmarket, Suffolk, IP14 2LY			
Date of Survey	19 th July 21	Surveyor	JC	Asbestos Pre-Refurbishment & Pre-Demolition Survey
				
Description	Wall Bitumen Damp Proof Membrane			
Sample Reference Number Sample TAL 04062 - S015			Location	New Wing Ground Floor Bedroom
			Area Size	NA
Material Assessment Score			Priority Assessment Score	
Product Type	NA	NA	Location	NA
Extent of Damage	NA	NA	Accessibility	NA
Surface Treatment	NA	NA	Extent/Amount	NA
Asbestos Type	NA	NA	Score	NA
Score		NA	Total Score	NA
Recommendations	No Further Actions Required			Risk
				NA


15.15 - Material Assessment Notes

ADDRESS	Woodland Farm, Rinshall, Stowmarket, Suffolk, IP14 2LY			
Date of Survey	19 th July 21	Surveyor	JC	Asbestos Pre-Refurbishment & Pre-Demolition Survey
				
Description	Ceiling Plaster			
Sample Reference Number Sample TAL 04062 - S016		Location	Original House Ground Floor Lounge	
		Area Size	NA	
Material Assessment Score		Priority Assessment Score		
Product Type	NA	NA	Location	NA
Extent of Damage	NA	NA	Accessibility	NA
Surface Treatment	NA	NA	Extent/Amount	NA
Asbestos Type	NA	NA	Score	NA
Score		NA	Total Score	NA
Recommendations	No Further Actions Required			Risk
				NA


15.16 - Material Assessment Notes

ADDRESS	Woodland Farm, Rinshall, Stowmarket, Suffolk, IP14 2LY			
Date of Survey	19 th July 21	Surveyor	JC	Asbestos Pre-Refurbishment & Pre-Demolition Survey
				
Description	Floor Bitumen			
Sample Reference Number Sample TAL 04062 - S017			Location	Original House Ground Floor Dining
			Area Size	NA
Material Assessment Score			Priority Assessment Score	
Product Type	NA	NA	Location	NA
Extent of Damage	NA	NA	Accessibility	NA
Surface Treatment	NA	NA	Extent/Amount	NA
Asbestos Type	NA	NA	Score	NA
Score		NA	Total Score	NA
Recommendations	No Further Actions Required			Risk
				NA


15.17 - Material Assessment Notes

ADDRESS	Woodland Farm, Rinshall, Stowmarket, Suffolk, IP14 2LY			
Date of Survey	19 th July 21	Surveyor	JC	Asbestos Pre-Refurbishment & Pre-Demolition Survey
				
Description	Under Cloaking Panel/Firebreak			
Sample Reference Number Sample TAL 04062 - S018 (As SO13)			Location	External New Wing Side Elevation
			Area Size	8 SQM.
Material Assessment Score			Priority Assessment Score	
Product Type	Cement Board	1	Location	2
Extent of Damage	Low	1	Accessibility	2
Surface Treatment	Composite	1	Extent/Amount	1
Asbestos Type	Chrysotile	1	Score	5
Score		4	Total Score	9
Recommendations	Manage and Maintain Annually.			Risk
				MEDIUM


15.18 - Material Assessment Notes

ADDRESS	Woodland Farm, Rinshall, Stowmarket, Suffolk, IP14 2LY			
Date of Survey	19 th July 21	Surveyor	JC	Asbestos Pre-Refurbishment & Pre-Demolition Survey
				
Description	Window Glazing Putty			
Sample Reference Number Sample TAL 04062 - S019			Location	External New Wing Ground Floor
			Area Size	NA
Material Assessment Score			Priority Assessment Score	
Product Type	NA	NA	Location	NA
Extent of Damage	NA	NA	Accessibility	NA
Surface Treatment	NA	NA	Extent/Amount	NA
Asbestos Type	NA	NA	Score	NA
Score		NA	Total Score	NA
Recommendations	No Further Actions Required			Risk
				NA

15.19 - Material Assessment Notes

ADDRESS	Woodland Farm, Rinshall, Stowmarket, Suffolk, IP14 2LY			
Date of Survey	19 th July 21	Surveyor	JC	Asbestos Pre-Refurbishment & Pre-Demolition Survey
				
Description	Barn Downpipe Debris			
Sample Reference Number Sample TAL 04062 - S020			Location	External Garden/Grounds
			Area Size	Unquantifiable
Material Assessment Score			Priority Assessment Score	
Product Type	Cement	1	Location	0
Extent of Damage	High	3	Accessibility	2
Surface Treatment	Composite	1	Extent/Amount	2
Asbestos Type	Chrysotile	1	Score	4
Score		6	Total Score	10
Recommendations	Remove all debris by an Asbestos Contractor.			Risk
				HIGH

15.20 - Material Assessment Notes

ADDRESS	Woodland Farm, Rinshall, Stowmarket, Suffolk, IP14 2LY			
Date of Survey	19 th July 21	Surveyor	JC	Asbestos Pre-Refurbishment & Pre-Demolition Survey
				
Description	Roof Cladding Sheet Debris			
Sample Reference Number Sample TAL 04062 - S021			Location	External Garden/Grounds
			Area Size	Unquantifiable
Material Assessment Score			Priority Assessment Score	
Product Type	Cement Board	1	Location	0
Extent of Damage	High	3	Accessibility	2
Surface Treatment	Composite	1	Extent/Amount	2
Asbestos Type	Chrysotile	1	Score	4
Score		6	Total Score	10
Recommendations	Remove all debris by an Asbestos Contractor.			Risk
				HIGH


15.21 - Material Assessment Notes

ADDRESS	Woodland Farm, Rinshall, Stowmarket, Suffolk, IP14 2LY			
Date of Survey	19 th July 21	Surveyor	JC	Asbestos Pre-Refurbishment & Pre-Demolition Survey
				
Description	Roof Cladding Sheet Debris			
Sample Reference Number Sample TAL 04062 - S022			Location	External Grounds/ Boundary
			Area Size	Unquantifiable
Material Assessment Score			Priority Assessment Score	
Product Type	Cement Board	1	Location	0
Extent of Damage	High	3	Accessibility	2
Surface Treatment	Composite	1	Extent/Amount	3
Asbestos Type	Chrysotile	1	Score	4
Score		6	Total Score	11
Recommendations	Remove all debris by an Asbestos Contractor.			Risk
				HIGH


15.22 - Material Assessment Notes

ADDRESS	Woodland Farm, Rinshall, Stowmarket, Suffolk, IP14 2LY			
Date of Survey	19 th July 21	Surveyor	JC	Asbestos Pre-Refurbishment & Pre-Demolition Survey
				
Description	Dorma Window Soffits (x3)			
Sample Reference Number Sample TAL 04062 - S023		Location	Original House Roof Dorma Window Soffit Boards	
		Area Size	6 SQM.	
Material Assessment Score			Priority Assessment Score	
Product Type	Cement Board	1	Location	0
Extent of Damage	Low	1	Accessibility	2
Surface Treatment	Composite	1	Extent/Amount	2
Asbestos Type	Chrysotile	1	Score	4
Score		4	Total Score	8
Recommendations	Manage and Maintain Annually.			Risk
				Medium


15.23 - Material Assessment Notes

ADDRESS	Woodland Farm, Rinshall, Stowmarket, Suffolk, IP14 2LY			
Date of Survey	19 th July 21	Surveyor	JC	Asbestos Pre-Refurbishment & Pre-Demolition Survey
				
Description	Facia Cladding Sheets			
Sample Reference Number Sample TAL 04062 - S024		Location	Barn Rear Gable End	
		Area Size	Unquantifiable	
Material Assessment Score		Priority Assessment Score		
Product Type	Cement Board	1	Location	0
Extent of Damage	High	3	Accessibility	2
Surface Treatment	Composite	1	Extent/Amount	3
Asbestos Type	Chrysotile	1	Score	5
Score		6	Total Score	11
Recommendations	Remove by an Asbestos Contractor.			Risk
				HIGH


15.24 - Material Assessment Notes

ADDRESS	Woodland Farm, Rinshall, Stowmarket, Suffolk, IP14 2LY			
Date of Survey	19 th July 21	Surveyor	JC	Asbestos Pre-Refurbishment & Pre-Demolition Survey
				
Description	Rainwater Gutters			
Sample Reference Number Sample TAL 04062 - S025		Location	Barn Side Elevations	
		Area Size	Unquantifiable	
Material Assessment Score		Priority Assessment Score		
Product Type	Cement	1	Location	0
Extent of Damage	Medium	2	Accessibility	2
Surface Treatment	Composite	1	Extent/Amount	3
Asbestos Type	Chrysotile	1	Score	4
Score		5	Total Score	9
Recommendations	Manage and Maintain Annually.			Risk
				MEDIUM


15.25 - Material Assessment Notes

ADDRESS	Woodland Farm, Rinshall, Stowmarket, Suffolk, IP14 2LY			
Date of Survey	19 th July 21	Surveyor	JC	Asbestos Pre-Refurbishment & Pre-Demolition Survey
				
Description	Roof Cladding Sheets			
Sample Reference Number Sample TAL 04062 - S026		Location	Barn Roof	
		Area Size	Unquantifiable	
Material Assessment Score		Priority Assessment Score		
Product Type	Cement Board	1	Location	0
Extent of Damage	Low	1	Accessibility	2
Surface Treatment	Composite	1	Extent/Amount	4
Asbestos Type	Chrysotile	1	Score	5
Score		4	Total Score	9
Recommendations	Manage and Maintain Annually.			Risk
				Medium


15.26 - Material Assessment Notes

ADDRESS	Woodland Farm, Rinshall, Stowmarket, Suffolk, IP14 2LY			
Date of Survey	19 th July 21	Surveyor	JC	Asbestos Pre-Refurbishment & Pre-Demolition Survey
				
Description	Bitumen Damp Proof Bitumen/Paint			
Sample Reference Number Sample TAL 04062 - S027			Location	External Ground Floor New Wing All Elevations
			Area Size	NA
Material Assessment Score			Priority Assessment Score	
Product Type	NA	NA	Location	NA
Extent of Damage	NA	NA	Accessibility	NA
Surface Treatment	NA	NA	Extent/Amount	NA
Asbestos Type	NA	NA	Score	NA
Score		NA	Total Score	NA
Recommendations	No Further Actions Required			Risk
				NA

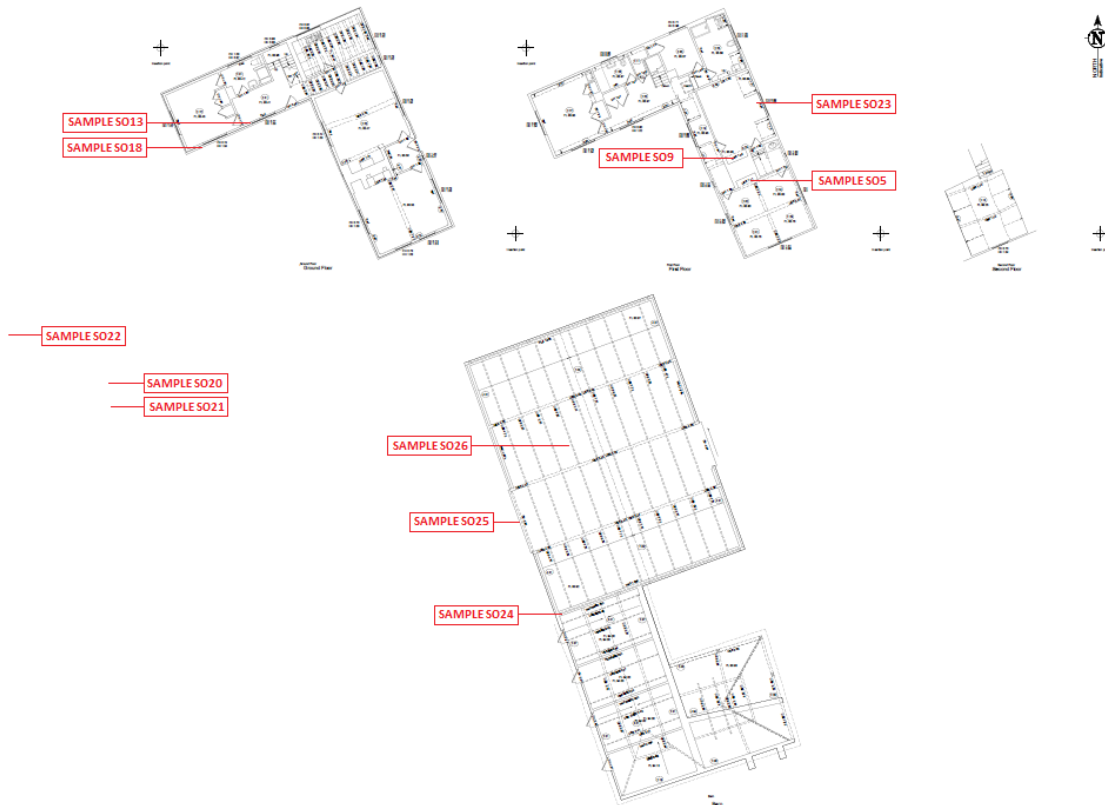
15.27 - Material Assessment Notes

ADDRESS	Woodland Farm, Rinshall, Stowmarket, Suffolk, IP14 2LY			
Date of Survey	19 th July 21	Surveyor	JC	Asbestos Pre-Refurbishment & Pre-Demolition Survey
				
Description	Ceiling Plaster			
Sample Reference Number Sample TAL 04062 - S028			Location	Original House Ground Floor Kitchen
			Area Size	NA
Material Assessment Score			Priority Assessment Score	
Product Type	NA	NA	Location	NA
Extent of Damage	NA	NA	Accessibility	NA
Surface Treatment	NA	NA	Extent/Amount	NA
Asbestos Type	NA	NA	Score	NA
Score		NA	Total Score	NA
Recommendations	No Further Actions Required			Risk
				NA

15.28 - Material Assessment Notes

ADDRESS	Woodland Farm, Rinshall, Stowmarket, Suffolk, IP14 2LY			
Date of Survey	19 th July 21	Surveyor	JC	Asbestos Pre-Refurbishment & Pre-Demolition Survey
				
Description	Floor Bitumen Debris			
Sample Reference Number Sample TAL 04062 - S029			Location	Original House Ground Floor Kitchen
			Area Size	NA
Material Assessment Score			Priority Assessment Score	
Product Type	NA	NA	Location	NA
Extent of Damage	NA	NA	Accessibility	NA
Surface Treatment	NA	NA	Extent/Amount	NA
Asbestos Type	NA	NA	Score	NA
Score		NA	Total Score	NA
Recommendations	No Further Actions Required			Risk
				NA

16.0 - Site Plan



Note- The arrows marked on the floor plan only indicate POSITIVE (ACM's) and the area the samples were taken from, please see material assessment notes and Asbestos register for all areas that contain Asbestos materials.

17.0 - Register of Asbestos Materials

Survey Dates: 19.07.2021	Surveyor: J. Callow	Survey Type: Pre - Refurbishment and Pre - Demolition Survey	Location: Woodland Farm, Rinshall, Stowmarket, Suffolk, IP14 2LY
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Sample	Floor	Location	Description	Area Size	Product Type	Asbestos Type	Damage	Surface Treatment	Total Score	Remedial Action
SO5	First Floor	Original House Master Bedroom	Fireplace Under Hang Panel	2 SQM.	Cement	Chrysotile	Medium	Composite	9	Encapsulate with ET150 by an Asbestos Contractor. Manage and Maintain Annually. Please refer to page 29.
SO9	First Floor	Original House Bedroom 2	Fireplace Under Hang Panel	2.5 SQM.	Cement	Chrysotile	Medium	Composite	9	Encapsulate with ET150 by an Asbestos Contractor. Manage and Maintain Annually. Please refer to page 33.
SO13	First Floor	New Wing Landing	Floor Void Under Hang Panel	6 SQM.	Cement	Chrysotile	Medium	Composite	9	Manage and Maintain Annually.
SO18	Side Elevation	External New Wing	Under Hang Panel	8 SQM.	Cement	Chrysotile	Medium	Composite	9	Manage and Maintain Annually.
SO20	First Floor	Barn and Garden/Grounds	Rainwater Downpipe Debris	Unquantifiable	Cement	Chrysotile	High	Composite	10	Remove by an Asbestos Contractor.
SO21	Roof	Barn	Roofing Sheets Debris	Unquantifiable	Cement	Chrysotile	High	Composite	10	Remove by an Asbestos Contractor.
SO22	Roof	Barn	Roofing Sheets	Unquantifiable	Cement	Chrysotile	High	Composite	11	Remove by an Asbestos Contractor.
SO23	Roof	Original House	Dorma Window Soffit Boards (X3)	6 SQM.	Cement	Chrysotile	Medium	Composite	8	Manage and Maintain Annually.
SO24	Roof	Barn	Fascia Cladding Sheets	Unquantifiable	Cement	Chrysotile	High	Composite	11	Remove by an Asbestos Contractor
SO25	Roof	Barn	Roofing Sheets	Unquantifiable	Cement	Chrysotile	High	Composite	9	Manage and Maintain Annually.
SO26	Roof	Barn	Roofing Sheets	Unquantifiable	Cement	Chrysotile	High	Composite	9	Manage and Maintain Annually.