



DEMOLITION SURVEY

Project No J000102 - Survey Date 10 Jul 2025 to 16 Jul 2025

Oakmere Group (London)

Ingfield Manor School

Ingfield Manor Drive

Five Oaks

Billingshurst

RH14 9AX

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1. Executive summary

Apthorp Asbestos Management Ltd (AAM) have completed a Demolition Survey limited to the areas agreed within the scope of the survey provided by the client.

The survey was intrusive and involved destructive inspection, as necessary, to gain access to all areas within the scope of works.

Following intrusive inspection and subsequent analysis of suspect materials sampled, any ACMs identified during the survey have been categorised below. The initial Material Assessment was made by the surveyor at the time of the survey and may be subject to deterioration post survey. This report should be read in conjunction with the existing Management Survey for the site, where other readily accessible ACMs will be noted.

All ACMs identified in this survey should be removed prior to demolition. If the asbestos removal will not take place for some time, the details should be added to the asbestos register and ongoing management plan. Appropriate control and management actions may be required to render the remaining ACMs in good condition.

High Risk (Material score of 10+)

Assesment Ref	Building	Floor	Location	Product Type	Risk Score	Recommendations
There were no results found.						

Medium Risk (Material score of 7-9)

Assesment Ref	Building	Floor	Location	Product Type	Risk Score	Recommendations
AA000248	Ingfield Manor School - Hostel	External	West Elevation E04	Asbestos Insulating Board	MEDIUM (9)	Isolate and Remove
AA000232	Ingfield Manor School - Hostel	Ground Floor	Corridor 1 G06	Asbestos Insulating Board	MEDIUM (8)	Remove
As AA000232	Ingfield Manor School - Hostel	Ground Floor	Corridor 2 G17	Asbestos Insulating Board	MEDIUM (8)	Remove
As AA000247	Ingfield Manor School - Hostel	External	South Elevation E03	Asbestos Insulating Board	MEDIUM (8)	Remove
AA000247	Ingfield Manor School - Hostel	External	South Elevation E03	Asbestos Insulating Board	MEDIUM (7)	Remove

Low Risk (Material score of 1-6)

Assesment Ref	Building	Floor	Location	Product Type	Risk Score	Recommendations
AA000228	Ingfield Manor School - Hostel	Ground Floor	Kitchen G01	Asbestos Insulating Board	LOW (6)	Remove
As AA000228	Ingfield Manor School - Hostel	Ground Floor	Dining Room G02	Asbestos Insulating Board	LOW (6)	Remove
AA000231	Ingfield Manor School - Hostel	Ground Floor	Room 4 G03	Textured Coating	LOW (6)	Isolate and Remove
As AA000231	Ingfield Manor School - Hostel	Ground Floor	Room 6 G05	Textured Coating	LOW (6)	Isolate and Remove
As AA000231	Ingfield Manor School - Hostel	Ground Floor	Corridor 2 Bathroom G18	Textured Coating	LOW (6)	Remove

AA000241	Ingfield Manor School - Hostel	Ground Floor	Boiler Room G28	Asbestos Insulating Board	LOW (6)	Remove
AA000244	Ingfield Manor School - Hostel	2nd Floor	Roof Space 215	Non-Asbestos Cement	LOW (6)	Remove
AA000245	Ingfield Manor School - Hostel	External	East Elevation E02	Asbestos Insulating Board	LOW (6)	Remove
As AA000245	Ingfield Manor School - Hostel	External	East Elevation E02	Asbestos Insulating Board	LOW (6)	Remove
As AA000245	Ingfield Manor School - Hostel	External	East Elevation E02	Asbestos Insulating Board	LOW (6)	Remove
As AA000245	Ingfield Manor School - Hostel	External	West Elevation E04	Asbestos Insulating Board	LOW (6)	Remove
As AA000245	Ingfield Manor School - Hostel	External	North Elevation E05	Asbestos Insulating Board	LOW (6)	Remove
As AA000245	Ingfield Manor School - Hostel	External	North Elevation E05	Asbestos Insulating Board	LOW (6)	Remove
As AA000245	Ingfield Manor School - Hostel	External	North Elevation E05	Asbestos Insulating Board	LOW (6)	Remove
AA000251	Ingfield Manor School - Hostel	External	Garages Block 1 E07	Asbestos Insulating Board	LOW (6)	Remove
As AA000251	Ingfield Manor School - Hostel	External	Garages Block 1 E07	Asbestos Insulating Board	LOW (6)	Remove
AA000252	Ingfield Manor School - Hostel	External	Garage Block 2 E08	Asbestos Cement	LOW (6)	Remove
As AA000252	Ingfield Manor School - Hostel	External	Garage Block 2 E08	Asbestos Cement	LOW (6)	Remove
As AA000231	Ingfield Manor School - Hostel	Ground Floor	Corridor 2 WC 1 G19	Textured Coating	LOW (5)	Remove
As AA000231	Ingfield Manor School - Hostel	Ground Floor	Room 1 G14	Textured Coating	VERY LOW (4)	Isolate and Remove

Assesment Ref	Building	Floor	Location	Product Type	Risk Score	Recommendations
As AA000231	Ingfield Manor School - Hostel	Ground Floor	Room 2 G15	Textured Coating	VERY LOW (4)	Isolate and Remove
As AA000231	Ingfield Manor School - Hostel	Ground Floor	Room 3 G16	Textured Coating	VERY LOW (4)	Isolate and Remove
As AA000231	Ingfield Manor School - Hostel	Ground Floor	Corridor 2 WC 2 G20	Textured Coating	VERY LOW (4)	Remove
As AA000231	Ingfield Manor School - Hostel	Ground Floor	Corridor 2 Fire Exit G21	Textured Coating	VERY LOW (4)	Remove
AA000239	Ingfield Manor School - Hostel	Ground Floor	Corridor 2 Roof Space G22	Asbestos Cement	VERY LOW (4)	Remove
AA000243	Ingfield Manor School - Hostel	2nd Floor	Stairwell & Landing 201	Textured Coating	VERY LOW (4)	Remove
As AA000243	Ingfield Manor School - Hostel	2nd Floor	Flat 4 Lobby 202	Textured Coating	VERY LOW (4)	Remove
As AA000243	Ingfield Manor School - Hostel	2nd Floor	Flat 4 Bathroom 203	Textured Coating	VERY LOW (4)	Remove
As AA000243	Ingfield Manor School - Hostel	2nd Floor	Flat 4 Kitchen 204	Textured Coating	VERY LOW (4)	Remove
As AA000243	Ingfield Manor School - Hostel	2nd Floor	Flat 4 Lounge 205	Textured Coating	VERY LOW (4)	Remove
As AA000243	Ingfield Manor School - Hostel	2nd Floor	Flat 4 Bedroom 1 206	Textured Coating	VERY LOW (4)	Remove
As AA000243	Ingfield Manor School - Hostel	2nd Floor	Flat 4 Bedroom 2 207	Textured Coating	VERY LOW (4)	Remove
As AA000243	Ingfield Manor School - Hostel	2nd Floor	Flat 5 Lobby 208	Textured Coating	VERY LOW (4)	Remove
As AA000243	Ingfield Manor School - Hostel	2nd Floor	Flat 5 Bathroom 209	Textured Coating	VERY LOW (4)	Remove
As AA000243	Ingfield Manor School - Hostel	2nd Floor	Flat 5 Kitchen 210	Textured Coating	VERY LOW (4)	Remove
As AA000243	Ingfield Manor School - Hostel	2nd Floor	Flat 5 Lounge 211	Textured Coating	VERY LOW (4)	Remove
As AA000243	Ingfield Manor School - Hostel	2nd Floor	Flat 5 Bedroom 1 212	Textured Coating	VERY LOW (4)	Remove
As AA000243	Ingfield Manor School - Hostel	2nd Floor	Flat 5 Bedroom 2 213	Textured Coating	VERY LOW (4)	Remove
As AA000243	Ingfield Manor School - Hostel	2nd Floor	Room 8 214	Textured Coating	VERY LOW (4)	Remove
AA000246	Ingfield Manor School - Hostel	External	East Elevation E02	Asbestos Cement	VERY LOW (4)	Remove

Assesment Ref	Building	Floor	Location	Product Type	Risk Score	Recommendations
As AA000246	Ingfield Manor School - Hostel	External	West Elevation E04	Asbestos Cement	VERY LOW (4)	Remove
AA000229	Ingfield Manor School - Hostel	Ground Floor	Kitchen G01	Bitumen	VERY LOW (3)	Remove
As AA000231	Ingfield Manor School - Hostel	Ground Floor	Room 5 G04	Textured Coating	VERY LOW (3)	Remove
As AA000231	Ingfield Manor School - Hostel	Ground Floor	Corridor 1 G06	Textured Coating	VERY LOW (3)	Remove
As AA000231	Ingfield Manor School - Hostel	Ground Floor	Corridor 1 WC G07	Textured Coating	VERY LOW (3)	Remove
As AA000231	Ingfield Manor School - Hostel	Ground Floor	Corridor 1 Bathroom G08	Textured Coating	VERY LOW (3)	Remove
As AA000231	Ingfield Manor School - Hostel	Ground Floor	Corridor 2 G17	Textured Coating	VERY LOW (3)	Remove

The scope of survey should be noted in conjunction with all agreed exclusions and any additional access limitations. Additional limitations may affect the validity of this report and additional work may be required, in order to ensure the report is fit for purpose.

Intrusive inspections have been undertaken as far as reasonably practicable within the agreed scope of the survey. Any areas of "no access" recorded at the time of the survey have been detailed below.

No Access

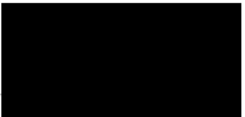
Assesment Ref	Building	Floor	Location	Product Type	Risk Score	Recommendations
There were no results found.						

Your asbestos management plan needs to identify that these areas require inspection once access can be provided. These areas require re-inspection for accessibility at 6 monthly intervals.

Building and Survey Information

Internal
Apthorp Asbestos Management Ltd have been appointed to undertake an Asbestos Demolition Survey at Ingfield Manor School, targeted to the derelict hostel and the associated two garage blocks only, situated towards the centre of the estate's grounds. Our survey was carried out whilst the property was unoccupied and whilst electrics and water services were isolated. Our surveyor was accompanied by a licensed contractor, who assisted in providing safe access and asbestos controls during intrusive investigation works. Some ceiling void areas have only been accessed as far as reasonably practicable, due to the unsafe structural integrity of the supporting timbers. Please note, this report must be read in conjunction with any existing asbestos data that may be held by the property estates team. This supporting data has been used to avoid over sampling of previously identified asbestos materials, such as textured coating, vinyl floor tiles and bitumen adhesive.
External
External areas, where safe access was possible, have been included within our survey scope. When accessing this property, careful consideration was given when completing the risk assessment, given the building has been derelict for a number of years and is in obvious disrepair.

2. Contract Review

Client name and address	Oakmere Group (London), Unit 20, Upminster Trading Park, Warley Street, Upminster, RM14 3PJ		
Site name and address	Ingfield Manor School, Ingfield Manor Drive, Five Oaks, Billingshurst, RH14 9AX		
Client contact	Simon Haynes		
Survey type	Demolition Survey		
Survey date	10 Jul 2025		
Report version no	1		
AAM Internal project number	J000102		
Lead surveyor/s	James Apthorp	Signature	
Technically reviewed by	James Apthorp	Signature	
Report issue date	20 Jul 2025		

3. Introduction/Objectives

AAM was instructed to undertake an Asbestos Demolition Survey by Oakmere Group (London).

The order relates to an Asbestos Demolition Survey of:

Ingfield Manor School, Ingfield Manor Drive, Five Oaks, Billingshurst, RH14 9AX

This order has been accepted on the basis of the original quotation documentation, including our terms and conditions of business.

The survey was carried out by James Apthorp in accordance with AAM internal documented procedures and HSE Guidance HSG264 Asbestos: The Survey Guide, and limited to the agreed scope provided by the client.

3.1 Purpose of Survey

This type of survey is used to locate and describe, as far as reasonably practicable, all asbestos containing materials (ACMs) within the building/s prior to demolition works. It involves intrusive inspection and survey techniques and is necessary when the building is to undergo demolition works, to identify ACMs that may be concealed within the fabric of the building and disturbed during the proposed demolition works.

The report can be used to inform the tendering process for removal works, however it is strongly recommended that any asbestos removal should be undertaken against a detailed specification and that removal contractors attend the site to assess the locations and extent of ACMs themselves prior to quoting for removal works.

This report should be read in conjunction with the existing Management Survey for the site, where other readily accessible ACMs will be noted.

3.2 Aim of Survey

The aim of the survey was to;

1. Locate and record the location, extent, and product type, as far as reasonably practicable, of known or presumed ACMs
2. Inspect and record information on the accessibility, condition and surface treatment of known or presumed ACMs
3. Determine and record the asbestos type based on sampling or by making a presumption based on product type and appearance.

This survey involved sampling and analysis to confirm the presence or absence of ACMs. The client has been notified in the quotation document that samples taken during the course of this survey will be subcontracted to an external laboratory for analysis. The laboratory holds UKAS accreditation to ISO 17025 for the testing performed and their details can be found in the Certificate of Analysis included in Appendix 2 of this report.

4. Desktop Review and Survey Planning

Details of information requested from the Duty Holder by AAM in order to carry out a desktop review and plan the survey in accordance with HSE Guidance HSG264 Asbestos: The Survey Guide were recorded on our pre-survey questionnaire, along with details of all the information that was provided by Simon Haynes on behalf of the client.

The Information provided was assessed during the desktop review, and a survey plan and risk assessment was produced for the survey of: Ingfield Manor School, Ingfield Manor Drive, Five Oaks, Billingshurst, RH14 9AX.

The survey was carried out to Ingfield Manor School - Hostel .

This survey does not include those areas where obtaining a sample would cause undue damage to the integrity and security of the building (outside the scope of work), risk the safety of our operatives or where access could not be safely gained.

This survey was limited to areas explicitly specified within the agreed scope provided by the client. If the scope of work changes then any additional areas will need to be surveyed and reported and this will be undertaken as a contract variation.

Any materials subsequently found to be suspicious that are not detailed in this report should be treated with caution and sampled accordingly prior to works.

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

Asbestos Demolition Survey to targeted areas (outbuildings) - 3 storey hostel (with two extensions to ground floor only), and 2 garage blocks.

- Detailed plans were provided by the client at the time of the survey.
- AAM were not informed of any chemical/biological hazards by the client.
- Access equipment for working at heights was not required.
- The survey did not involve confined space working.
- Utilities and services were live at the time of the survey.

5. Recommendations

To comply with and ensure that the requirements of section 2 & 3 of the Health and Safety at Work Act (as amended) 1974, the Management of Health and Safety at Work Regulations 1999, the Control of Asbestos Regulations 2012 (CAR) and the Control of Substances Hazardous to Health 2002 (COSHH) are met, the following recommendations should be implemented:

- 5.1 All ACMs identified in this survey should be removed prior to commencement of the works, so far as is reasonably practicable. If the asbestos removal will not take place for some time, the details should be added to the asbestos register and ongoing management plan. Appropriate control and management actions may be required to render the remaining ACMs in good condition.
- 5.2 The findings of the survey be brought to the attention of those persons who are likely to come in contact with asbestos, in compliance with Section 2 and 3 of the Health and Safety at Work Act (as amended) 1974 and CAR Regulation 10.
- 5.3 During the course of the survey it may not have been possible to access all areas of the site. Details of areas requiring further access are identified within the Data Sheets of this report. In accordance with HSG264 Asbestos: The Survey Guide, asbestos has been presumed to be present within these areas and should be treated accordingly until further inspection and analysis of building fabric and services proves otherwise.
- 5.4 If other materials not recorded within the survey report are identified during the demolition works, and these materials are suspected ACMs it is strongly recommended that all activities should cease until an assessment of the material can be made.
- 5.5 Any extensions required to the areas detailed in the original scope of survey provided by the client will need to be surveyed and reported, and this will be undertaken as a contract variation.
- 5.6 Where asbestos debris or asbestos in poor condition has been found it is recommended that access is restricted and/or controlled to these areas in accordance with CAR Regulations 11 and 16. In addition, it is recommended that air monitoring is carried out in order to assess airborne fibre levels within adjacent occupied areas in relation to the clearance indicator, as documented by HSG248 Asbestos: The Analyst's Guide.
- 5.7 The recommendations provided in this report do not fulfil the requirements of CAR Regulation 7 Plans of Work. All work with asbestos (including the removal, repair or planned disturbance) should meet the requirements of CAR and be undertaken by an asbestos removal contractor, licensed under the licensing provisions of CAR, and in accordance with the supporting Approved Codes of Practice and Guidance. Exceptions from the licensing requirements apply when the parameters of Regulation 3(2) of CAR are met. In accordance with CAR the removal of ACM's fall into one of the three categories below:

Licensed Asbestos Removal

Is defined as any work which is undertaken on a friable asbestos product or which is likely to exceed the control limit of 0.1f/cm³. A licensed asbestos removal contractor must undertake this work and a 14-day notice must be given to the HSE prior to the commencement of the work.

Notifiable Non-Licensed Works

If work on an ACM causes the deterioration of the matrix material in which the asbestos fibres are firmly linked, then these works are Notifiable Non-Licensed Work (NNLW). Work of this type does not require an asbestos removal licence, but the company undertaking the work must have the following:

- Notification of the work to the relevant enforcing authority prior to the work commencing.
- Medical examinations to assess each worker's state of health to be carried out, before any possible - exposure to asbestos. Then re-examinations every three years.
- Insurance for working with asbestos containing materials.
- A register of work to be kept by the employer for each employee exposed to asbestos

Non-Notifiable Non-Licensed Works

Non-Licensed Works is defined as any work which involves short, non-continuous maintenance activities, during which only nonfriable materials are removed. It can also involve the removal of nonfriable materials for demolition purposes. However, work of this type is only applicable where the matrix material in which the asbestos fibres are firmly linked remains intact.

If a non-licensed contractor is appointed to undertake the removal works on the above materials, the following points must be adhered to:

- All operatives undertaking work on the material must have asbestos awareness training and practical asbestos training.

- 5.8** The findings of this report should not be solely relied upon in obtaining costs for proposed asbestos abatement work. Any proposed abatement/removal of the asbestos should be undertaken against a detailed specification.

Appendix 1. Asbestos Register

	Building	Floor	Location	Item	Assesment No			
	Ingfield Manor School - Hostel	Ground Floor	Kitchen G01	General Observations:	1			
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent				
	James Apthorp	16/07/2025	(P) Visual	N/A	Analysis Result			
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type	N/A			
	N/A	N/A	N/A	N/A				
Normal Occupancy	Score	Likelihood of Disturbance	Score	Human Exposure Potential	Score	Maintenance Activity	Score	
Main type of activity		Location		Number of occupants		Type of Maintenance activity		
Secondary Activities		Accessibility		Frequency of use of area		Frequency of maintenance		
		Extent/Amount		Amount				
Average Score		Average Score		Average Score		Average Score		
Description	General Observations: Clay pot & plaster ceiling, solid walls, timber boxing and solid tiled floor.							
Recommendation	No further action required					Material Assessment Score	N/A	

	Building	Floor	Location	Item	Assesment No		
	Ingfield Manor School - Hostel	Ground Floor	Kitchen G01	Insulating board	2		
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent			
	James Apthorp	16/07/2025	(S) AA000228	2no.	Analysis Result		
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type	Amosite		
	Asbestos Insulating Board	Low Damage	Surface Sealed	Amosite			
Normal Occupancy	Score	Likelihood of Disturbance	Score	Human Exposure Potential	Score	Maintenance Activity	Score
Main type of activity		Location		Number of occupants		Type of Maintenance activity	
Secondary Activities		Accessibility		Frequency of use of area		Frequency of maintenance	
		Extent/Amount		Amount			
Average Score		Average Score		Average Score		Average Score	
Description	Insulating board to cupboard double doors.						
Recommendation	Remove using a licensed/approved specialist asbestos removal contractor.					Material Assessment Score	6

	Building	Floor	Location	Item	Assesment No		
	Ingfield Manor School - Hostel	Ground Floor	Kitchen G01	Timber	3		
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent			
	James Apthorp	16/07/2025	(P) Visual	N/A	Analysis Result		
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type	N/A		
	N/A	N/A	N/A	N/A			
Normal Occupancy	Score	Likelihood of Disturbance	Score	Human Exposure Potential	Score	Maintenance Activity	Score
Main type of activity		Location		Number of occupants		Type of Maintenance activity	
Secondary Activities		Accessibility		Frequency of use of area		Frequency of maintenance	
		Extent/Amount		Amount			
Average Score		Average Score		Average Score		Average Score	
Description	Timber high level boxing with unlagged pipework identified.						
Recommendation	No further action required					Material Assessment Score	N/A

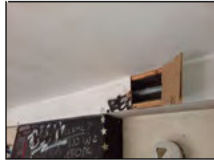
Appendix 1. Asbestos Register

	Building	Floor	Location	Item	Assesment No			
	Ingfield Manor School - Hostel	Ground Floor	Kitchen G01	Bitumen	4			
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent				
	James Apthorp	16/07/2025	(S) AA000229	1no.	Analysis Result			
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type	Chrysotile			
	Bitumen	Low Damage	Completely Sealed	Chrysotile				
Normal Occupancy	Score	Likelihood of Disturbance	Score	Human Exposure Potential	Score	Maintenance Activity	Score	
Main type of activity		Location		Number of occupants		Type of Maintenance activity		
Secondary Activities		Accessibility		Frequency of use of area		Frequency of maintenance		
		Extent/Amount		Amount				
Average Score		Average Score		Average Score		Average Score		
Description	Bitumen acoustic pad beneath sink.							
Recommendation	Remove using a licensed/approved specialist asbestos removal contractor.					Material Assessment Score	3	

	Building	Floor	Location	Item	Assesment No		
	Ingfield Manor School - Hostel	Ground Floor	Dining Room G02	General Observations:	5		
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent			
	James Apthorp	16/07/2025	(P) Visual	N/A	Analysis Result		
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type	N/A		
	N/A	N/A	N/A	N/A			
Normal Occupancy	Score	Likelihood of Disturbance	Score	Human Exposure Potential	Score	Maintenance Activity	Score
Main type of activity		Location		Number of occupants		Type of Maintenance activity	
Secondary Activities		Accessibility		Frequency of use of area		Frequency of maintenance	
		Extent/Amount		Amount			
Average Score		Average Score		Average Score		Average Score	
Description	General Observations: Clay pot & plaster ceiling, solid walls, timber boxing and solid floor beneath carpet.						
Recommendation	No further action required					Material Assessment Score	N/A

	Building	Floor	Location	Item	Assesment No		
	Ingfield Manor School - Hostel	Ground Floor	Dining Room G02	Insulating board	6		
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent			
	James Apthorp	16/07/2025	(SP) As AA000228	2no.	Analysis Result		
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type	Amosite		
	Asbestos Insulating Board	Low Damage	Surface Sealed	Amosite			
Normal Occupancy	Score	Likelihood of Disturbance	Score	Human Exposure Potential	Score	Maintenance Activity	Score
Main type of activity		Location		Number of occupants		Type of Maintenance activity	
Secondary Activities		Accessibility		Frequency of use of area		Frequency of maintenance	
		Extent/Amount		Amount			
Average Score		Average Score		Average Score		Average Score	
Description	Insulating board to loose doors leaning against wall.						
Recommendation	Remove using a licensed/approved specialist asbestos removal contractor.					Material Assessment Score	6

Appendix 1. Asbestos Register

	Building		Floor		Location		Item		Assesment No		
	Ingfield Manor School - Hostel		Ground Floor		Dining Room G02		Timber		7		
	Lead Surveyor		Survey Date		Sample No (S, SP, P, As)		Extent		Analysis Result		
	James Apthorp		16/07/2025		(P) Visual		N/A		Analysis Result		
	Product Type		Extent of Damage		Surface Treatment		Asbestos Type		N/A		
	N/A		N/A		N/A		N/A		N/A		
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
			Extent/Amount			Amount					
Average Score			Average Score			Average Score			Average Score		
Description	Timber high level boxing with unlagged pipework identified.										
Recommendation	No further action required								Material Assessment Score		N/A

	Building		Floor		Location		Item		Assesment No		
	Ingfield Manor School - Hostel		Ground Floor		Dining Room G02		Timber		8		
	Lead Surveyor		Survey Date		Sample No (S, SP, P, As)		Extent		Analysis Result		
	James Apthorp		16/07/2025		(P) Visual		N/A		Analysis Result		
	Product Type		Extent of Damage		Surface Treatment		Asbestos Type		N/A		
	N/A		N/A		N/A		N/A		N/A		
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
			Extent/Amount			Amount					
Average Score			Average Score			Average Score			Average Score		
Description	Timber high level boxing with unlagged pipework identified. Consistent to adjoining vertical boxing to both corridor entrances.										
Recommendation	No further action required							Material Assessment Score		N/A	

	Building		Floor		Location		Item		Assesment No		
	Ingfield Manor School - Hostel		Ground Floor		Dining Room G02		Bitumen		9		
	Lead Surveyor		Survey Date		Sample No (S, SP, P, As)		Extent		Analysis Result		
	James Apthorp		16/07/2025		(S) AA000230		28m²		No Asbestos Detected		
	Product Type		Extent of Damage		Surface Treatment		Asbestos Type				
	Bitumen		Low Damage		Completely Sealed		No Asbestos Detected				
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
Average Score			Extent/Amount			Amount			Average Score		
Description		Bitumen adhesive to concrete beneath carpet.									
Recommendation		No further action required							Material Assessment Score		N/A

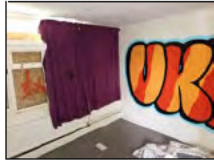
Appendix 1. Asbestos Register

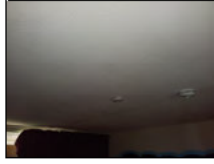
	Building	Floor	Location	Item	Assesment No		
	Ingfield Manor School - Hostel	Ground Floor	Room 4 G03	General Observations:	10		
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent			
	James Apthorp	16/07/2025	(P) Visual	N/A	Analysis Result		
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type	N/A		
	N/A	N/A	N/A	N/A			
Normal Occupancy	Score	Likelihood of Disturbance	Score	Human Exposure Potential	Score	Maintenance Activity	Score
Main type of activity		Location		Number of occupants		Type of Maintenance activity	
Secondary Activities		Accessibility		Frequency of use of area		Frequency of maintenance	
		Extent/Amount		Amount			
Average Score		Average Score		Average Score		Average Score	
Description	General Observations: Plasterboard ceiling, timber above, solid walls and solid floor beneath carpet.						
Recommendation	No further action required					Material Assessment Score	N/A

	Building	Floor	Location	Item	Assesment No		
	Ingfield Manor School - Hostel	Ground Floor	Room 4 G03	Textured coating	11		
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent			
	James Apthorp	16/07/2025	(S) AA000231	12m²	Analysis Result		
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type	Chrysotile		
	Textured Coating	High Damage	Surface Sealed	Chrysotile			
Normal Occupancy	Score	Likelihood of Disturbance	Score	Human Exposure Potential	Score	Maintenance Activity	Score
Main type of activity		Location		Number of occupants		Type of Maintenance activity	
Secondary Activities		Accessibility		Frequency of use of area		Frequency of maintenance	
		Extent/Amount		Amount			
Average Score		Average Score		Average Score		Average Score	
Description	Textured coating to plasterboard ceiling. High damage noted with contamination throughout floor area.						
Recommendation	Isolate, restrict access and remove using a licensed/approved specialist asbestos removal contractor.					Material Assessment Score	6

	Building	Floor	Location	Item	Assesment No		
	Ingfield Manor School - Hostel	Ground Floor	Room 4 G03	Bitumen	12		
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent			
	James Apthorp	16/07/2025	(SP) As AA000230	12m²	Analysis Result		
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type	No Asbestos Detected		
	Bitumen	Low Damage	Completely Sealed	No Asbestos Detected			
Normal Occupancy	Score	Likelihood of Disturbance	Score	Human Exposure Potential	Score	Maintenance Activity	Score
Main type of activity		Location		Number of occupants		Type of Maintenance activity	
Secondary Activities		Accessibility		Frequency of use of area		Frequency of maintenance	
		Extent/Amount		Amount			
Average Score		Average Score		Average Score		Average Score	
Description	Bitumen adhesive to concrete beneath carpet.						
Recommendation	No further action required					Material Assessment Score	N/A

Appendix 1. Asbestos Register

	Building		Floor		Location		Item		Assesment No		
	Ingfield Manor School - Hostel		Ground Floor		Room 5 G04		General Observations:		13		
	Lead Surveyor		Survey Date		Sample No (S, SP, P, As)		Extent		Analysis Result		
	James Apthorp		16/07/2025		(P) Visual		N/A		Analysis Result		
	Product Type		Extent of Damage		Surface Treatment		Asbestos Type		N/A		
	N/A		N/A		N/A		N/A		N/A		
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
			Extent/Amount			Amount					
Average Score			Average Score			Average Score			Average Score		
Description	General Observations: Plasterboard ceiling, timber above, solid walls and solid floor beneath carpet.										
Recommendation	No further action required							Material Assessment Score		N/A	

	Building	Floor	Location	Item	Assesment No		
	Ingfield Manor School - Hostel	Ground Floor	Room 5 G04	Textured coating	14		
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent			
	James Apthorp	16/07/2025	(SP) As AA000231	12m²	Analysis Result		
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type	Chrysotile		
	Textured Coating	Good Condition	Surface Sealed	Chrysotile			
Normal Occupancy	Score	Likelihood of Disturbance	Score	Human Exposure Potential	Score	Maintenance Activity	Score
Main type of activity		Location		Number of occupants		Type of Maintenance activity	
Secondary Activities		Accessibility		Frequency of use of area		Frequency of maintenance	
		Extent/Amount		Amount			
Average Score		Average Score		Average Score		Average Score	
Description	Textured coating to plasterboard ceiling.						
Recommendation	Remove using a licensed/approved specialist asbestos removal contractor.					Material Assessment Score	3

	Building		Floor	Location		Item	Assesment No				
	Ingfield Manor School - Hostel		Ground Floor	Room 5 G04		Bitumen	15				
	Lead Surveyor		Survey Date	Sample No (S, SP, P, As)		Extent					
	James Apthorp		16/07/2025	(SP) As AA000230		12m²	Analysis Result				
	Product Type		Extent of Damage	Surface Treatment		Asbestos Type	No Asbestos Detected				
	Bitumen		Low Damage	Completely Sealed		No Asbestos Detected					
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
			Extent/Amount			Amount					
Average Score			Average Score			Average Score			Average Score		
Description	Bitumen adhesive to concrete beneath carpet.										
Recommendation	No further action required							Material Assessment Score		N/A	

Appendix 1. Asbestos Register

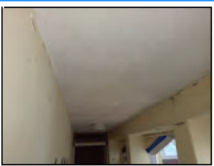
	Building		Floor		Location		Item		Assesment No		
	Ingfield Manor School - Hostel		Ground Floor		Room 6 G05		General Observations:		16		
	Lead Surveyor		Survey Date		Sample No (S, SP, P, As)		Extent				
	James Apthorp		16/07/2025		(P) Visual		N/A		Analysis Result		
	Product Type		Extent of Damage		Surface Treatment		Asbestos Type		N/A		
	N/A		N/A		N/A		N/A				
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
Average Score			Extent/Amount			Amount			Average Score		
Average Score			Average Score			Average Score			Average Score		
Description		General Observations: Plasterboard ceiling, timber above, solid walls and solid floor beneath carpet.									
Recommendation		No further action required							Material Assessment Score		N/A

	Building		Floor		Location		Item		Assesment No		
	Ingfield Manor School - Hostel		Ground Floor		Room 6 G05		Textured coating		17		
	Lead Surveyor		Survey Date		Sample No (S, SP, P, As)		Extent				
	James Apthorp		16/07/2025		(SP) As AA000231		12m²		Analysis Result		
	Product Type		Extent of Damage		Surface Treatment		Asbestos Type		Chrysotile		
	Textured Coating		High Damage		Surface Sealed		Chrysotile				
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
Average Score			Extent/Amount			Amount			Average Score		
Average Score			Average Score			Average Score			Average Score		
Description		Textured coating to plasterboard ceiling. High damage noted with contamination throughout floor area.									
Recommendation		Isolate, restrict access and remove using a licensed/approved specialist asbestos removal contractor.							Material Assessment Score		6

	Building		Floor		Location		Item		Assesment No		
	Ingfield Manor School - Hostel		Ground Floor		Room 6 G05		Bitumen		18		
	Lead Surveyor		Survey Date		Sample No (S, SP, P, As)		Extent				
	James Apthorp		16/07/2025		(SP) As AA000230		12m²		Analysis Result		
	Product Type		Extent of Damage		Surface Treatment		Asbestos Type		No Asbestos Detected		
	Bitumen		Low Damage		Completely Sealed		No Asbestos Detected				
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
Average Score			Extent/Amount			Amount			Average Score		
Average Score			Average Score			Average Score			Average Score		
Description		Bitumen adhesive to concrete beneath carpet.									
Recommendation		No further action required							Material Assessment Score		N/A

Appendix 1. Asbestos Register

	Building		Floor		Location		Item		Assesment No		
	Ingfield Manor School - Hostel		Ground Floor		Corridor 1 G06		General Observations:		19		
	Lead Surveyor		Survey Date		Sample No (S, SP, P, As)		Extent		Analysis Result		
	James Apthorp		16/07/2025		(P) Visual		N/A		Analysis Result		
	Product Type		Extent of Damage		Surface Treatment		Asbestos Type		N/A		
	N/A		N/A		N/A		N/A		N/A		
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
			Extent/Amount			Amount					
Average Score			Average Score			Average Score			Average Score		
Description	General Observations: Plasterboard ceiling, timber above, solid walls and solid floor beneath carpet.										
Recommendation	No further action required							Material Assessment Score		N/A	

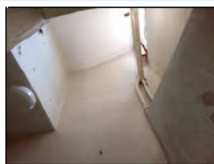
	Building	Floor	Location	Item	Assesment No					
	Ingfield Manor School - Hostel	Ground Floor	Corridor 1 G06	Textured coating	20					
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent	Analysis Result					
	James Apthorp	16/07/2025	(SP) As AA000231	9m²	Chrysotile					
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type						
	Textured Coating	Good Condition	Surface Sealed	Chrysotile						
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential	Score	Maintenance Activity		Score
Main type of activity			Location			Number of occupants			Type of Maintenance activity	
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance	
			Extent/Amount			Amount				
Average Score			Average Score			Average Score			Average Score	
Description	Textured coating to plasterboard ceiling.									
Recommendation	Remove using a licensed/approved specialist asbestos removal contractor.							Material Assessment Score		3

	Building		Floor		Location		Item		Assesment No		
	Ingfield Manor School - Hostel		Ground Floor		Corridor 1 G06		Bitumen		21		
	Lead Surveyor		Survey Date		Sample No (S, SP, P, As)		Extent				
	James Apthorp		16/07/2025		(SP) As AA000230		9m²		Analysis Result		
	Product Type		Extent of Damage		Surface Treatment		Asbestos Type		No Asbestos Detected		
	Bitumen		Low Damage		Completely Sealed		No Asbestos Detected				
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
Average Score			Extent/Amount			Amount			Average Score		
Description		Bitumen adhesive to concrete beneath carpet.									
Recommendation		No further action required							Material Assessment Score		N/A

Appendix 1. Asbestos Register

	Building	Floor	Location	Item	Assesment No		
	Ingfield Manor School - Hostel	Ground Floor	Corridor 1 G06	Insulating board	22		
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent			
	James Apthorp	16/07/2025	(S) AA000232	6lm	Analysis Result		
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type	Amosite		
	Asbestos Insulating Board	Medium Damage	Unsealed	Amosite			
Normal Occupancy	Score	Likelihood of Disturbance	Score	Human Exposure Potential	Score	Maintenance Activity	Score
Main type of activity		Location		Number of occupants		Type of Maintenance activity	
Secondary Activities		Accessibility		Frequency of use of area		Frequency of maintenance	
		Extent/Amount		Amount			
Average Score		Average Score		Average Score		Average Score	
Description	Insulating board packers behind timber panels above windows.						
Recommendation	Remove using a licensed/approved specialist asbestos removal contractor.					Material Assessment Score	8

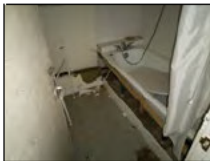
	Building	Floor	Location	Item	Assesment No		
	Ingfield Manor School - Hostel	Ground Floor	Corridor 1 WC G07	General Observations:	23		
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent			
	James Apthorp	16/07/2025	(P) Visual	N/A	Analysis Result		
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type	N/A		
	N/A	N/A	N/A	N/A			
Normal Occupancy	Score	Likelihood of Disturbance	Score	Human Exposure Potential	Score	Maintenance Activity	Score
Main type of activity		Location		Number of occupants		Type of Maintenance activity	
Secondary Activities		Accessibility		Frequency of use of area		Frequency of maintenance	
		Extent/Amount		Amount			
Average Score		Average Score		Average Score		Average Score	
Description	General Observations: Plasterboard ceiling, timber above, solid walls and solid floor beneath vinyl tiles.						
Recommendation	No further action required					Material Assessment Score	N/A

	Building	Floor	Location	Item	Assesment No		
	Ingfield Manor School - Hostel	Ground Floor	Corridor 1 WC G07	Textured coating	24		
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent			
	James Apthorp	16/07/2025	(SP) As AA000231	1m²	Analysis Result		
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type	Chrysotile		
	Textured Coating	Good Condition	Surface Sealed	Chrysotile			
Normal Occupancy	Score	Likelihood of Disturbance	Score	Human Exposure Potential	Score	Maintenance Activity	Score
Main type of activity		Location		Number of occupants		Type of Maintenance activity	
Secondary Activities		Accessibility		Frequency of use of area		Frequency of maintenance	
		Extent/Amount		Amount			
Average Score		Average Score		Average Score		Average Score	
Description	Textured coating to plasterboard ceiling.						
Recommendation	Remove using a licensed/approved specialist asbestos removal contractor.					Material Assessment Score	3

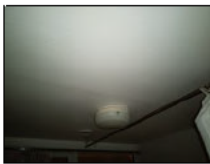
Appendix 1. Asbestos Register

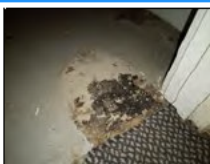
	Building	Floor	Location	Item	Assesment No			
	Ingfield Manor School - Hostel	Ground Floor	Corridor 1 WC G07	Bakelite	25			
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent	Analysis Result			
	James Apthorp	16/07/2025	(S) AA000233	1no.	No Asbestos Detected			
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type				
	Reinforced Composite	Medium Damage	Surface Sealed	No Asbestos Detected				
Normal Occupancy	Score	Likelihood of Disturbance	Score	Human Exposure Potential	Score	Maintenance Activity	Score	
Main type of activity		Location		Number of occupants		Type of Maintenance activity		
Secondary Activities		Accessibility		Frequency of use of area		Frequency of maintenance		
		Extent/Amount		Amount				
Average Score		Average Score		Average Score		Average Score		
Description	Bakelite toilet seat identified. Damaged with associated debris noted.							
Recommendation	No further action required					Material Assessment Score	N/A	

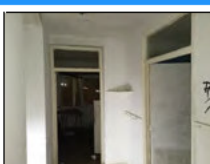
	Building	Floor	Location	Item	Assesment No		
	Ingfield Manor School - Hostel	Ground Floor	Corridor 1 WC G07	Vinyl tiles (blue)	26		
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent	Analysis Result		
	James Apthorp	16/07/2025	(S) AA000234	2m²	No Asbestos Detected		
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type			
	Floor tiles	Low Damage	Completely Sealed	No Asbestos Detected			
Normal Occupancy	Score	Likelihood of Disturbance	Score	Human Exposure Potential	Score	Maintenance Activity	Score
Main type of activity		Location		Number of occupants		Type of Maintenance activity	
Secondary Activities		Accessibility		Frequency of use of area		Frequency of maintenance	
		Extent/Amount		Amount			
Average Score		Average Score		Average Score		Average Score	
Description	Vinyl tiles (blue) to solid floor. Bitumen adhesive should also be presumed positive.						
Recommendation	No further action required					Material Assessment Score	N/A

	Building	Floor	Location	Item	Assesment No		
	Ingfield Manor School - Hostel	Ground Floor	Corridor 1 Bathroom G08	General Observations:	27		
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent	Analysis Result		
	James Apthorp	16/07/2025	(P) Visual	N/A	N/A		
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type			
	N/A	N/A	N/A	N/A			
Normal Occupancy	Score	Likelihood of Disturbance	Score	Human Exposure Potential	Score	Maintenance Activity	Score
Main type of activity		Location		Number of occupants		Type of Maintenance activity	
Secondary Activities		Accessibility		Frequency of use of area		Frequency of maintenance	
		Extent/Amount		Amount			
Average Score		Average Score		Average Score		Average Score	
Description	General Observations: Plasterboard ceiling, timber above, solid walls and solid floor beneath modern vinyl.						
Recommendation	No further action required					Material Assessment Score	N/A

Appendix 1. Asbestos Register

	Building	Floor	Location	Item	Assesment No			
	Ingfield Manor School - Hostel	Ground Floor	Corridor 1 Bathroom G08	Textured coating	28			
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent				
	James Apthorp	16/07/2025	(SP) As AA000231	5m²	Analysis Result			
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type	Chrysotile			
	Textured Coating	Good Condition	Surface Sealed	Chrysotile				
Normal Occupancy	Score	Likelihood of Disturbance	Score	Human Exposure Potential	Score	Maintenance Activity	Score	
Main type of activity		Location		Number of occupants		Type of Maintenance activity		
Secondary Activities		Accessibility		Frequency of use of area		Frequency of maintenance		
		Extent/Amount		Amount				
Average Score		Average Score		Average Score		Average Score		
Description	Textured coating to plasterboard ceiling.							
Recommendation	Remove using a licensed/approved specialist asbestos removal contractor.					Material Assessment Score	3	

	Building	Floor	Location	Item	Assesment No			
	Ingfield Manor School - Hostel	Ground Floor	Corridor 1 Bathroom G08	Bitumen	29			
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent				
	James Apthorp	16/07/2025	(SP) As AA000230	5m²	Analysis Result			
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type	No Asbestos Detected			
	Bitumen	Low Damage	Completely Sealed	No Asbestos Detected				
Normal Occupancy	Score	Likelihood of Disturbance	Score	Human Exposure Potential	Score	Maintenance Activity	Score	
Main type of activity		Location		Number of occupants		Type of Maintenance activity		
Secondary Activities		Accessibility		Frequency of use of area		Frequency of maintenance		
		Extent/Amount		Amount				
Average Score		Average Score		Average Score		Average Score		
Description	Bitumen adhesive to concrete beneath modern vinyl.							
Recommendation	No further action required					Material Assessment Score	N/A	

	Building	Floor	Location	Item	Assesment No			
	Ingfield Manor School - Hostel	Ground Floor	Flat 1 Lobby G10	General Observations:	30			
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent				
	James Apthorp	16/07/2025	(P) Visual	N/A	Analysis Result			
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type	N/A			
	N/A	N/A	N/A	N/A				
Normal Occupancy	Score	Likelihood of Disturbance	Score	Human Exposure Potential	Score	Maintenance Activity	Score	
Main type of activity		Location		Number of occupants		Type of Maintenance activity		
Secondary Activities		Accessibility		Frequency of use of area		Frequency of maintenance		
		Extent/Amount		Amount				
Average Score		Average Score		Average Score		Average Score		
Description	General Observations: Clay pot & plaster ceiling, solid walls, timber boxing and solid floor beneath carpet and vinyl tiles.							
Recommendation	No further action required					Material Assessment Score	N/A	

Appendix 1. Asbestos Register

	Building		Floor		Location		Item		Assesment No		
	Ingfield Manor School - Hostel		Ground Floor		Flat 1 Lobby G10		Vinyl tiles (blue)		31		
	Lead Surveyor		Survey Date		Sample No (S, SP, P, As)		Extent		Analysis Result		
	James Apthorp		16/07/2025		(S) AA000235		4m²		No Asbestos Detected		
	Product Type		Extent of Damage		Surface Treatment		Asbestos Type				
	Floor tiles		Low Damage		Completely Sealed		No Asbestos Detected				
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
			Extent/Amount			Amount					
Average Score			Average Score			Average Score			Average Score		
Description		Vinyl tiles (blue) fixed to concrete floor beneath carpet.									
Recommendation		No further action required							Material Assessment Score		N/A

	Building		Floor		Location		Item		Assesment No			
	Ingfield Manor School - Hostel		Ground Floor		Flat 1 Lobby G10		Bitumen		32			
	Lead Surveyor		Survey Date		Sample No (S, SP, P, As)		Extent					
	James Apthorp		16/07/2025		(SP) As AA000230		4m²		Analysis Result			
	Product Type		Extent of Damage		Surface Treatment		Asbestos Type		No Asbestos Detected			
	Bitumen		Low Damage		Completely Sealed		No Asbestos Detected					
Normal Occupancy			Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity				Location			Number of occupants			Type of Maintenance activity		
Secondary Activities				Accessibility			Frequency of use of area			Frequency of maintenance		
				Extent/Amount			Amount					
Average Score				Average Score			Average Score			Average Score		
Description		Bitumen adhesive to concrete beneath vinyl tiles.										
Recommendation		No further action required							Material Assessment Score		N/A	

	Building		Floor		Location		Item		Assesment No						
	Ingfield Manor School - Hostel		Ground Floor		Flat 1 Bathroom G11		General Observations:		33						
	Lead Surveyor		Survey Date		Sample No (S, SP, P, As)		Extent		Analysis Result						
	James Apthorp		16/07/2025		(P) Visual		N/A		N/A						
	Product Type		Extent of Damage		Surface Treatment		Asbestos Type								
	N/A		N/A		N/A		N/A								
Normal Occupancy			Score	Likelihood of Disturbance			Score	Human Exposure Potential			Score	Maintenance Activity			Score
Main type of activity				Location				Number of occupants				Type of Maintenance activity			
Secondary Activities				Accessibility				Frequency of use of area				Frequency of maintenance			
Average Score				Average Score				Average Score				Average Score			
Description		General Observations: Clay pot & plaster ceiling, solid walls, timber boxing and solid floor beneath carpet and vinyl tiles.													
Recommendation		No further action required									Material Assessment Score			N/A	

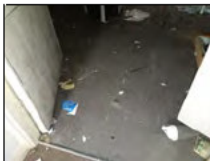
Appendix 1. Asbestos Register

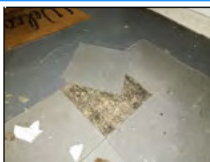
	Building		Floor		Location		Item		Assesment No		
	Ingfield Manor School - Hostel		Ground Floor		Flat 1 Bathroom G11		Vinyl tiles (blue)		34		
	Lead Surveyor		Survey Date		Sample No (S, SP, P, As)		Extent				
	James Apthorp		16/07/2025		(SP) As AA000235		4m²		Analysis Result		
	Product Type		Extent of Damage		Surface Treatment		Asbestos Type		No Asbestos Detected		
	Floor tiles		Low Damage		Completely Sealed		No Asbestos Detected				
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
			Extent/Amount			Amount					
Average Score			Average Score			Average Score			Average Score		
Description Vinyl tiles (blue) fixed to concrete floor beneath carpet.											
Recommendation No further action required									Material Assessment Score		N/A

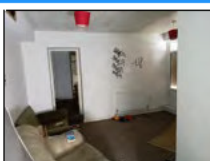
	Building		Floor		Location		Item		Assesment No		
	Ingfield Manor School - Hostel		Ground Floor		Flat 1 Bathroom G11		Bitumen		35		
	Lead Surveyor		Survey Date		Sample No (S, SP, P, As)		Extent				
	James Apthorp		16/07/2025		(SP) As AA000230		4m²		Analysis Result		
	Product Type		Extent of Damage		Surface Treatment		Asbestos Type		No Asbestos Detected		
	Bitumen		Low Damage		Completely Sealed		No Asbestos Detected				
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
			Extent/Amount			Amount					
Average Score			Average Score			Average Score			Average Score		
Description Bitumen adhesive to concrete beneath carpet and vinyl tiles.											
Recommendation No further action required									Material Assessment Score		N/A

	Building		Floor		Location		Item		Assesment No		
	Ingfield Manor School - Hostel		Ground Floor		Flat 1 Kitchen G12		General Observations:		36		
	Lead Surveyor		Survey Date		Sample No (S, SP, P, As)		Extent				
	James Apthorp		16/07/2025		(P) Visual		N/A		Analysis Result		
	Product Type		Extent of Damage		Surface Treatment		Asbestos Type		N/A		
	N/A		N/A		N/A		N/A				
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
			Extent/Amount			Amount					
Average Score			Average Score			Average Score			Average Score		
Description General Observations: Clay pot & plaster ceiling, solid walls and solid floor beneath vinyl tiles.											
Recommendation No further action required									Material Assessment Score		N/A

Appendix 1. Asbestos Register

	Building		Floor	Location	Item	Assesment No					
	Ingfield Manor School - Hostel		Ground Floor	Flat 1 Kitchen G12	Vinyl tiles (grey)	37					
	Lead Surveyor		Survey Date	Sample No (S, SP, P, As)	Extent						
	James Apthorp		16/07/2025	(S) AA000236	9m²	Analysis Result					
	Product Type		Extent of Damage	Surface Treatment	Asbestos Type	No Asbestos Detected					
	Floor tiles		Low Damage	Completely Sealed	No Asbestos Detected						
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
			Extent/Amount			Amount					
Average Score			Average Score			Average Score			Average Score		
Description		Vinyl tiles (grey) fixed to concrete floor.									
Recommendation		No further action required							Material Assessment Score		N/A

	Building		Floor	Location	Item	Assesment No					
	Ingfield Manor School - Hostel		Ground Floor	Flat 1 Kitchen G12	Bitumen	38					
	Lead Surveyor		Survey Date	Sample No (S, SP, P, As)	Extent						
	James Apthorp		16/07/2025	(SP) As AA000230	9m²	Analysis Result					
	Product Type		Extent of Damage	Surface Treatment	Asbestos Type	No Asbestos Detected					
	Bitumen		Low Damage	Completely Sealed	No Asbestos Detected						
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
			Extent/Amount			Amount					
Average Score			Average Score			Average Score			Average Score		
Description		Bitumen adhesive to concrete beneath vinyl tiles.									
Recommendation		No further action required							Material Assessment Score		N/A

	Building		Floor	Location	Item	Assesment No					
	Ingfield Manor School - Hostel		Ground Floor	Flat 1 Lounge/ Bedroom G13	General Observations:	39					
	Lead Surveyor		Survey Date	Sample No (S, SP, P, As)	Extent						
	James Apthorp		16/07/2025	(P) Visual	0	Analysis Result					
	Product Type		Extent of Damage	Surface Treatment	Asbestos Type	N/A					
	N/A		N/A	N/A	N/A						
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
			Extent/Amount			Amount					
Average Score			Average Score			Average Score			Average Score		
Description		General Observations: Clay pot & plaster ceiling, solid walls and solid floor beneath carpet and vinyl tiles.									
Recommendation		No further action required							Material Assessment Score		N/A

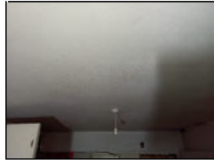
Appendix 1. Asbestos Register

	Building		Floor		Location		Item		Assesment No		
	Ingfield Manor School - Hostel		Ground Floor		Flat 1 Lounge/ Bedroom G13		Vinyl tiles (grey)		40		
	Lead Surveyor		Survey Date		Sample No (S, SP, P, As)		Extent		Analysis Result		
	James Apthorp		16/07/2025		(SP) As AA000236		12m²		No Asbestos Detected		
	Product Type		Extent of Damage		Surface Treatment		Asbestos Type				
	Floor tiles		Low Damage		Completely Sealed		No Asbestos Detected				
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
			Extent/Amount			Amount					
Average Score			Average Score			Average Score			Average Score		
Description		Vinyl tiles (grey) fixed to concrete floor.									
Recommendation		No further action required							Material Assessment Score		N/A

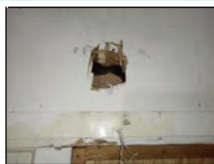
	Building		Floor		Location		Item		Assesment No		
	Ingfield Manor School - Hostel		Ground Floor		Flat 1 Lounge/ Bedroom G13		Bitumen		41		
	Lead Surveyor		Survey Date		Sample No (S, SP, P, As)		Extent				
	James Apthorp		16/07/2025		(SP) As AA000230		12m²		Analysis Result		
	Product Type		Extent of Damage		Surface Treatment		Asbestos Type		No Asbestos Detected		
	Bitumen		Low Damage		Completely Sealed		No Asbestos Detected				
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
			Extent/Amount			Amount					
Average Score			Average Score			Average Score			Average Score		
Description Bitumen adhesive to concrete beneath vinyl tiles.											
Recommendation No further action required								Material Assessment Score		N/A	

	Building		Floor		Location		Item		Assesment No			
	Ingfield Manor School - Hostel		Ground Floor		Room 1 G14		General Observations:		42			
	Lead Surveyor		Survey Date		Sample No (S, SP, P, As)		Extent					
	James Apthorp		16/07/2025		(P) Visual		N/A		Analysis Result			
	Product Type		Extent of Damage		Surface Treatment		Asbestos Type		N/A			
	N/A		N/A		N/A		N/A					
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score	
Main type of activity			Location			Number of occupants			Type of Maintenance activity			
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance			
Average Score			Extent/Amount			Amount						
Average Score			Average Score			Average Score			Average Score			
General Observations: Plasterboard ceiling, timber above, solid walls and solid floor beneath carpet.												
Description		No further action required								Material Assessment Score		N/A
Recommendation												

Appendix 1. Asbestos Register

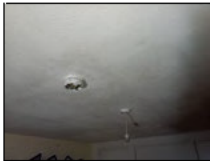
	Building	Floor	Location	Item	Assesment No		
	Ingfield Manor School - Hostel	Ground Floor	Room 1 G14	Textured coating	43		
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent			
	James Apthorp	16/07/2025	(SP) As AA000231	10m²	Analysis Result		
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type	Chrysotile		
	Textured Coating	Low Damage	Surface Sealed	Chrysotile			
Normal Occupancy	Score	Likelihood of Disturbance	Score	Human Exposure Potential	Score	Maintenance Activity	Score
Main type of activity		Location		Number of occupants		Type of Maintenance activity	
Secondary Activities		Accessibility		Frequency of use of area		Frequency of maintenance	
		Extent/Amount		Amount			
Average Score		Average Score		Average Score		Average Score	
Description	Textured coating to plasterboard ceiling.						
Recommendation	Isolate, restrict access and remove using a licensed/approved specialist asbestos removal contractor.					Material Assessment Score	4

	Building	Floor	Location	Item	Assesment No		
	Ingfield Manor School - Hostel	Ground Floor	Room 1 G14	Bitumen	44		
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent			
	James Apthorp	16/07/2025	(SP) As AA000230	10m²	Analysis Result		
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type	No Asbestos Detected		
	Bitumen	Low Damage	Completely Sealed	No Asbestos Detected			
Normal Occupancy	Score	Likelihood of Disturbance	Score	Human Exposure Potential	Score	Maintenance Activity	Score
Main type of activity		Location		Number of occupants		Type of Maintenance activity	
Secondary Activities		Accessibility		Frequency of use of area		Frequency of maintenance	
		Extent/Amount		Amount			
Average Score		Average Score		Average Score		Average Score	
Description	Bitumen adhesive to concrete beneath carpet.						
Recommendation	No further action required					Material Assessment Score	N/A

	Building	Floor	Location	Item	Assesment No		
	Ingfield Manor School - Hostel	Ground Floor	Room 1 G14	Paper	45		
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent			
	James Apthorp	16/07/2025	(S) AA000237	2m²	Analysis Result		
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type	No Asbestos Detected		
	Textiles/ Paper	Low Damage	Surface Sealed	No Asbestos Detected			
Normal Occupancy	Score	Likelihood of Disturbance	Score	Human Exposure Potential	Score	Maintenance Activity	Score
Main type of activity		Location		Number of occupants		Type of Maintenance activity	
Secondary Activities		Accessibility		Frequency of use of area		Frequency of maintenance	
		Extent/Amount		Amount			
Average Score		Average Score		Average Score		Average Score	
Description	Paper to rear of timber above original windows.						
Recommendation	No further action required					Material Assessment Score	N/A

Appendix 1. Asbestos Register

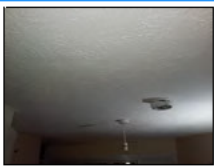
	Building		Floor		Location		Item		Assesment No		
	Ingfield Manor School - Hostel		Ground Floor		Room 2 G15		General Observations:		46		
	Lead Surveyor		Survey Date		Sample No (S, SP, P, As)		Extent				
	James Apthorp		16/07/2025		(P) Visual		N/A		Analysis Result		
	Product Type		Extent of Damage		Surface Treatment		Asbestos Type		N/A		
	N/A		N/A		N/A		N/A				
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
			Extent/Amount			Amount					
Average Score			Average Score			Average Score			Average Score		
Description General Observations: Plasterboard ceiling, timber above, solid walls and solid floor beneath carpet.											
Recommendation No further action required									Material Assessment Score		N/A

	Building		Floor		Location		Item		Assesment No		
	Ingfield Manor School - Hostel		Ground Floor		Room 2 G15		Textured coating		47		
	Lead Surveyor		Survey Date		Sample No (S, SP, P, As)		Extent				
	James Apthorp		16/07/2025		(SP) As AA000231		10m²		Analysis Result		
	Product Type		Extent of Damage		Surface Treatment		Asbestos Type		Chrysotile		
	Textured Coating		Low Damage		Surface Sealed		Chrysotile				
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
			Extent/Amount			Amount					
Average Score			Average Score			Average Score			Average Score		
Description Textured coating to plasterboard ceiling.											
Recommendation Isolate, restrict access and remove using a licensed/approved specialist asbestos removal contractor.									Material Assessment Score		4

	Building		Floor		Location		Item		Assesment No		
	Ingfield Manor School - Hostel		Ground Floor		Room 2 G15		Bitumen		48		
	Lead Surveyor		Survey Date		Sample No (S, SP, P, As)		Extent				
	James Apthorp		16/07/2025		(SP) As AA000230		10m²		Analysis Result		
	Product Type		Extent of Damage		Surface Treatment		Asbestos Type		No Asbestos Detected		
	Bitumen		Low Damage		Completely Sealed		No Asbestos Detected				
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
			Extent/Amount			Amount					
Average Score			Average Score			Average Score			Average Score		
Description Bitumen adhesive to concrete beneath carpet.											
Recommendation No further action required									Material Assessment Score		N/A

Appendix 1. Asbestos Register

	Building		Floor		Location		Item		Assesment No		
	Ingfield Manor School - Hostel		Ground Floor		Room 3 G16		General Observations:		49		
	Lead Surveyor		Survey Date		Sample No (S, SP, P, As)		Extent		Analysis Result		
	James Apthorp		16/07/2025		(P) Visual		N/A		Analysis Result		
	Product Type		Extent of Damage		Surface Treatment		Asbestos Type		N/A		
	N/A		N/A		N/A		N/A		N/A		
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
Average Score			Extent/Amount			Amount			Average Score		
Description		General Observations: Plasterboard ceiling, timber above, solid walls and solid floor beneath carpet.									
Recommendation		No further action required							Material Assessment Score		N/A

	Building	Floor	Location	Item	Assesment No						
	Ingfield Manor School - Hostel	Ground Floor	Room 3 G16	Textured coating	50						
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent							
	James Apthorp	16/07/2025	(SP) As AA000231	10m²	Analysis Result						
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type	Chrysotile						
	Textured Coating	Low Damage	Surface Sealed	Chrysotile							
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
			Extent/Amount			Amount					
Average Score			Average Score			Average Score			Average Score		
Description	Textured coating to plasterboard ceiling.										
Recommendation	Isolate, restrict access and remove using a licensed/approved specialist asbestos removal contractor.							Material Assessment Score		4	

	Building		Floor		Location		Item		Assesment No		
	Ingfield Manor School - Hostel		Ground Floor		Room 3 G16		Bitumen		51		
	Lead Surveyor		Survey Date		Sample No (S, SP, P, As)		Extent				
	James Apthorp		16/07/2025		(SP) As AA000230		10m²		Analysis Result		
	Product Type		Extent of Damage		Surface Treatment		Asbestos Type		No Asbestos Detected		
	Bitumen		Low Damage		Completely Sealed		No Asbestos Detected				
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
Average Score			Extent/Amount			Amount			Average Score		
Description		Bitumen adhesive to concrete beneath carpet.									
Recommendation		No further action required							Material Assessment Score		N/A

Appendix 1. Asbestos Register

	Building	Floor	Location	Item	Assesment No			
	Ingfield Manor School - Hostel	Ground Floor	Corridor 2 G17	General Observations:	52			
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent				
	James Apthorp	16/07/2025	(P) Visual	N/A	Analysis Result			
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type	N/A			
	N/A	N/A	N/A	N/A				
Normal Occupancy	Score	Likelihood of Disturbance	Score	Human Exposure Potential	Score	Maintenance Activity	Score	
Main type of activity		Location		Number of occupants		Type of Maintenance activity		
Secondary Activities		Accessibility		Frequency of use of area		Frequency of maintenance		
		Extent/Amount		Amount				
Average Score		Average Score		Average Score		Average Score		
Description	General Observations: Plasterboard ceiling, timber above, solid walls and solid floor beneath carpet.							
Recommendation	No further action required					Material Assessment Score	N/A	

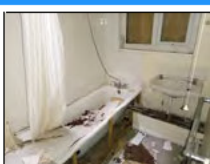
	Building	Floor	Location	Item	Assesment No		
	Ingfield Manor School - Hostel	Ground Floor	Corridor 2 G17	Textured coating	53		
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent			
	James Apthorp	16/07/2025	(SP) As AA000231	9m²	Analysis Result		
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type	Chrysotile		
	Textured Coating	Good Condition	Surface Sealed	Chrysotile			
Normal Occupancy	Score	Likelihood of Disturbance	Score	Human Exposure Potential	Score	Maintenance Activity	Score
Main type of activity		Location		Number of occupants		Type of Maintenance activity	
Secondary Activities		Accessibility		Frequency of use of area		Frequency of maintenance	
		Extent/Amount		Amount			
Average Score		Average Score		Average Score		Average Score	
Description	Textured coating to plasterboard ceiling.						
Recommendation	Remove using a licensed/approved specialist asbestos removal contractor.					Material Assessment Score	3

	Building	Floor	Location	Item	Assesment No		
	Ingfield Manor School - Hostel	Ground Floor	Corridor 2 G17	Bitumen	54		
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent			
	James Apthorp	16/07/2025	(SP) As AA000230	9m²	Analysis Result		
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type	No Asbestos Detected		
	Bitumen	Low Damage	Completely Sealed	No Asbestos Detected			
Normal Occupancy	Score	Likelihood of Disturbance	Score	Human Exposure Potential	Score	Maintenance Activity	Score
Main type of activity		Location		Number of occupants		Type of Maintenance activity	
Secondary Activities		Accessibility		Frequency of use of area		Frequency of maintenance	
		Extent/Amount		Amount			
Average Score		Average Score		Average Score		Average Score	
Description	Bitumen adhesive to concrete beneath carpet.						
Recommendation	No further action required					Material Assessment Score	N/A

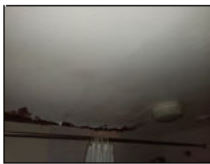
Appendix 1. Asbestos Register

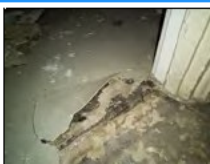
	Building	Floor	Location	Item	Assesment No			
	Ingfield Manor School - Hostel	Ground Floor	Corridor 2 G17	Insulating board	55			
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent				
	James Apthorp	16/07/2025	(SP) As AA000232	6lm	Analysis Result			
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type	Amosite			
	Asbestos Insulating Board	Medium Damage	Unsealed	Amosite				
Normal Occupancy	Score	Likelihood of Disturbance	Score	Human Exposure Potential	Score	Maintenance Activity	Score	
Main type of activity		Location		Number of occupants		Type of Maintenance activity		
Secondary Activities		Accessibility		Frequency of use of area		Frequency of maintenance		
		Extent/Amount		Amount				
Average Score		Average Score		Average Score		Average Score		
Description	Insulating board packers behind timber panels above windows.							
Recommendation	Remove using a licensed/approved specialist asbestos removal contractor.					Material Assessment Score	8	

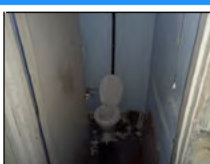
	Building	Floor	Location	Item	Assesment No			
	Ingfield Manor School - Hostel	Ground Floor	Corridor 2 G17	Paper	56			
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent				
	James Apthorp	16/07/2025	(S) AA000238	9m²	Analysis Result			
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type	No Asbestos Detected			
	Textiles/ Paper	Low Damage	Surface Sealed	No Asbestos Detected				
Normal Occupancy	Score	Likelihood of Disturbance	Score	Human Exposure Potential	Score	Maintenance Activity	Score	
Main type of activity		Location		Number of occupants		Type of Maintenance activity		
Secondary Activities		Accessibility		Frequency of use of area		Frequency of maintenance		
		Extent/Amount		Amount				
Average Score		Average Score		Average Score		Average Score		
Description	Paper above plasterboard ceiling. Limited access into void above textured coating.							
Recommendation	No further action required					Material Assessment Score	N/A	

	Building	Floor	Location	Item	Assesment No			
	Ingfield Manor School - Hostel	Ground Floor	Corridor 2 Bathroom G18	General Observations:	57			
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent				
	James Apthorp	16/07/2025	(P) Visual	N/A	Analysis Result			
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type	N/A			
	N/A	N/A	N/A	N/A				
Normal Occupancy	Score	Likelihood of Disturbance	Score	Human Exposure Potential	Score	Maintenance Activity	Score	
Main type of activity		Location		Number of occupants		Type of Maintenance activity		
Secondary Activities		Accessibility		Frequency of use of area		Frequency of maintenance		
		Extent/Amount		Amount				
Average Score		Average Score		Average Score		Average Score		
Description	General Observations: Plasterboard ceiling, timber above, solid walls and solid floor beneath modern vinyl.							
Recommendation	No further action required					Material Assessment Score	N/A	

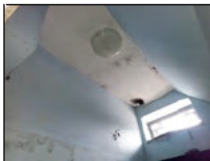
Appendix 1. Asbestos Register

	Building		Floor		Location		Item		Assesment No		
	Ingfield Manor School - Hostel		Ground Floor		Corridor 2 Bathroom G18		Textured coating		58		
	Lead Surveyor		Survey Date		Sample No (S, SP, P, As)		Extent				
	James Apthorp		16/07/2025		(SP) As AA000231		5m²		Analysis Result		
	Product Type		Extent of Damage		Surface Treatment		Asbestos Type		Chrysotile		
	Textured Coating		High Damage		Surface Sealed		Chrysotile				
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
			Extent/Amount			Amount					
Average Score			Average Score			Average Score			Average Score		
Description		Textured coating to plasterboard ceiling. High damage with debris noted tthroughout floor area.									
Recommendation		Remove using a licensed/approved specialist asbestos removal contractor.							Material Assessment Score		6

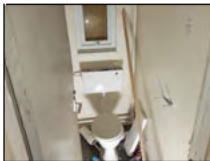
	Building		Floor		Location		Item		Assesment No		
	Ingfield Manor School - Hostel		Ground Floor		Corridor 2 Bathroom G18		Bitumen		59		
	Lead Surveyor		Survey Date		Sample No (S, SP, P, As)		Extent				
	James Apthorp		16/07/2025		(SP) As AA000230		5m²		Analysis Result		
	Product Type		Extent of Damage		Surface Treatment		Asbestos Type		No Asbestos Detected		
	Bitumen		Low Damage		Completely Sealed		No Asbestos Detected				
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
			Extent/Amount			Amount					
Average Score			Average Score			Average Score			Average Score		
Description		Bitumen adhesive to concrete beneath modern vinyl.									
Recommendation		No further action required							Material Assessment Score		N/A

	Building		Floor		Location		Item		Assesment No		
	Ingfield Manor School - Hostel		Ground Floor		Corridor 2 WC 1 G19		General Observations:		60		
	Lead Surveyor		Survey Date		Sample No (S, SP, P, As)		Extent				
	James Apthorp		16/07/2025		(P) Visual		N/A		Analysis Result		
	Product Type		Extent of Damage		Surface Treatment		Asbestos Type		N/A		
	N/A		N/A		N/A		N/A				
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
			Extent/Amount			Amount					
Average Score			Average Score			Average Score			Average Score		
Description		General Observations: Plasterboard ceiling, timber above, solid walls and solid floor beneath vinyl tiles.									
Recommendation		No further action required							Material Assessment Score		N/A

Appendix 1. Asbestos Register

	Building	Floor	Location	Item	Assesment No			
	Ingfield Manor School - Hostel	Ground Floor	Corridor 2 WC 1 G19	Textured coating	61			
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent				
	James Apthorp	16/07/2025	(SP) As AA000231	2m²	Analysis Result			
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type	Chrysotile			
	Textured Coating	Medium Damage	Surface Sealed	Chrysotile				
Normal Occupancy	Score	Likelihood of Disturbance	Score	Human Exposure Potential	Score	Maintenance Activity	Score	
Main type of activity		Location		Number of occupants		Type of Maintenance activity		
Secondary Activities		Accessibility		Frequency of use of area		Frequency of maintenance		
		Extent/Amount		Amount				
Average Score		Average Score		Average Score		Average Score		
Description	Textured coating to plasterboard ceiling. Medium damage with debris noted tthroughout floor area.							
Recommendation	Remove using a licensed/approved specialist asbestos removal contractor.					Material Assessment Score	5	

	Building	Floor	Location	Item	Assesment No		
	Ingfield Manor School - Hostel	Ground Floor	Corridor 2 WC 1 G19	Vinyl tiles (blue)	62		
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent			
	James Apthorp	16/07/2025	(SP) As AA000234	2m²	Analysis Result		
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type	No Asbestos Detected		
	Floor tiles	Low Damage	Completely Sealed	No Asbestos Detected			
Normal Occupancy	Score	Likelihood of Disturbance	Score	Human Exposure Potential	Score	Maintenance Activity	Score
Main type of activity		Location		Number of occupants		Type of Maintenance activity	
Secondary Activities		Accessibility		Frequency of use of area		Frequency of maintenance	
		Extent/Amount		Amount			
Average Score		Average Score		Average Score		Average Score	
Description	Vinyl tiles (blue) to solid floor. Bitumen adhesive should also be presumed positive.						
Recommendation	No further action required					Material Assessment Score	N/A

	Building	Floor	Location	Item	Assesment No		
	Ingfield Manor School - Hostel	Ground Floor	Corridor 2 WC 2 G20	General Observations:	63		
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent			
	James Apthorp	16/07/2025	(P) Visual	N/A	Analysis Result		
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type	N/A		
	N/A	N/A	N/A	N/A			
Normal Occupancy	Score	Likelihood of Disturbance	Score	Human Exposure Potential	Score	Maintenance Activity	Score
Main type of activity		Location		Number of occupants		Type of Maintenance activity	
Secondary Activities		Accessibility		Frequency of use of area		Frequency of maintenance	
		Extent/Amount		Amount			
Average Score		Average Score		Average Score		Average Score	
Description	General Observations: Plasterboard ceiling, timber above, solid walls and solid floor beneath vinyl tiles.						
Recommendation	No further action required					Material Assessment Score	N/A

Appendix 1. Asbestos Register

	Building	Floor	Location	Item	Assesment No			
	Ingfield Manor School - Hostel	Ground Floor	Corridor 2 WC 2 G20	Textured coating	64			
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent				
	James Apthorp	16/07/2025	(SP) As AA000231	2m²	Analysis Result			
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type	Chrysotile			
	Textured Coating	Low Damage	Surface Sealed	Chrysotile				
Normal Occupancy	Score	Likelihood of Disturbance	Score	Human Exposure Potential	Score	Maintenance Activity	Score	
Main type of activity		Location		Number of occupants		Type of Maintenance activity		
Secondary Activities		Accessibility		Frequency of use of area		Frequency of maintenance		
		Extent/Amount		Amount				
Average Score		Average Score		Average Score		Average Score		
Description	Textured coating to plasterboard ceiling.							
Recommendation	Remove using a licensed/approved specialist asbestos removal contractor.					Material Assessment Score	4	

	Building	Floor	Location	Item	Assesment No		
	Ingfield Manor School - Hostel	Ground Floor	Corridor 2 WC 2 G20	Vinyl tiles (blue)	65		
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent			
	James Apthorp	16/07/2025	(SP) As AA000234	2m²	Analysis Result		
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type	No Asbestos Detected		
	Floor tiles	Low Damage	Completely Sealed	No Asbestos Detected			
Normal Occupancy	Score	Likelihood of Disturbance	Score	Human Exposure Potential	Score	Maintenance Activity	Score
Main type of activity		Location		Number of occupants		Type of Maintenance activity	
Secondary Activities		Accessibility		Frequency of use of area		Frequency of maintenance	
		Extent/Amount		Amount			
Average Score		Average Score		Average Score		Average Score	
Description	Vinyl tiles (blue) to solid floor. Bitumen adhesive should also be presumed positive.						
Recommendation	No further action required					Material Assessment Score	N/A

	Building	Floor	Location	Item	Assesment No		
	Ingfield Manor School - Hostel	Ground Floor	Corridor 2 Fire Exit G21	General Observations:	66		
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent			
	James Apthorp	16/07/2025	(P) Visual	N/A	Analysis Result		
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type	N/A		
	N/A	N/A	N/A	N/A			
Normal Occupancy	Score	Likelihood of Disturbance	Score	Human Exposure Potential	Score	Maintenance Activity	Score
Main type of activity		Location		Number of occupants		Type of Maintenance activity	
Secondary Activities		Accessibility		Frequency of use of area		Frequency of maintenance	
		Extent/Amount		Amount			
Average Score		Average Score		Average Score		Average Score	
Description	General Observations: Plasterboard ceiling, timber above, solid walls and solid floor beneath vinyl tiles.						
Recommendation	No further action required					Material Assessment Score	N/A

Appendix 1. Asbestos Register

	Building	Floor	Location	Item	Assesment No			
	Ingfield Manor School - Hostel	Ground Floor	Corridor 2 Fire Exit G21	Textured coating	67			
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent				
	James Apthorp	16/07/2025	(SP) As AA000231	2m²	Analysis Result			
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type	Chrysotile			
	Textured Coating	Low Damage	Surface Sealed	Chrysotile				
Normal Occupancy	Score	Likelihood of Disturbance	Score	Human Exposure Potential	Score	Maintenance Activity	Score	
Main type of activity		Location		Number of occupants		Type of Maintenance activity		
Secondary Activities		Accessibility		Frequency of use of area		Frequency of maintenance		
		Extent/Amount		Amount				
Average Score		Average Score		Average Score		Average Score		
Description	Textured coating to plasterboard ceiling.							
Recommendation	Remove using a licensed/approved specialist asbestos removal contractor.					Material Assessment Score	4	

	Building	Floor	Location	Item	Assesment No		
	Ingfield Manor School - Hostel	Ground Floor	Corridor 2 Fire Exit G21	Vinyl tiles (blue)	68		
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent			
	James Apthorp	16/07/2025	(SP) As AA000234	2m²	Analysis Result		
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type	No Asbestos Detected		
	Floor tiles	Low Damage	Completely Sealed	No Asbestos Detected			
Normal Occupancy	Score	Likelihood of Disturbance	Score	Human Exposure Potential	Score	Maintenance Activity	Score
Main type of activity		Location		Number of occupants		Type of Maintenance activity	
Secondary Activities		Accessibility		Frequency of use of area		Frequency of maintenance	
		Extent/Amount		Amount			
Average Score		Average Score		Average Score		Average Score	
Description	Vinyl tiles (blue) to solid floor. Bitumen adhesive should also be presumed positive.						
Recommendation	No further action required					Material Assessment Score	N/A

	Building	Floor	Location	Item	Assesment No		
	Ingfield Manor School - Hostel	Ground Floor	Corridor 2 Roof Space G22	General Observations:	69		
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent			
	James Apthorp	16/07/2025	(P) Visual	N/A	Analysis Result		
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type	N/A		
	N/A	N/A	N/A	N/A			
Normal Occupancy	Score	Likelihood of Disturbance	Score	Human Exposure Potential	Score	Maintenance Activity	Score
Main type of activity		Location		Number of occupants		Type of Maintenance activity	
Secondary Activities		Accessibility		Frequency of use of area		Frequency of maintenance	
		Extent/Amount		Amount			
Average Score		Average Score		Average Score		Average Score	
Description	General Observations: Modern roof felt, exposed timbers, modern insulation to pipework, plasterboard and streawboard bulkheads.						
Recommendation	No further action required					Material Assessment Score	N/A

Appendix 1. Asbestos Register

	Building	Floor	Location	Item	Assesment No			
	Ingfield Manor School - Hostel	Ground Floor	Corridor 2 Roof Space G22	Cement	70			
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent				
	James Apthorp	16/07/2025	(S) AA000239	1lm	Analysis Result			
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type	Chrysotile			
	Asbestos Cement	Low Damage	Surface Sealed	Chrysotile				
Normal Occupancy	Score	Likelihood of Disturbance	Score	Human Exposure Potential	Score	Maintenance Activity	Score	
Main type of activity		Location		Number of occupants		Type of Maintenance activity		
Secondary Activities		Accessibility		Frequency of use of area		Frequency of maintenance		
		Extent/Amount		Amount				
Average Score		Average Score		Average Score		Average Score		
Description	Cement flue section within external wall penetration.							
Recommendation	Remove using a licensed/approved specialist asbestos removal contractor.					Material Assessment Score	4	

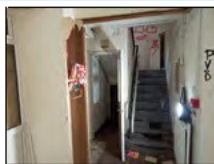
	Building	Floor	Location	Item	Assesment No		
	Ingfield Manor School - Hostel	Ground Floor	Social Room G23	General Observations:	71		
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent			
	James Apthorp	16/07/2025	(P) Visual	N/A	Analysis Result		
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type	N/A		
	N/A	N/A	N/A	N/A			
Normal Occupancy	Score	Likelihood of Disturbance	Score	Human Exposure Potential	Score	Maintenance Activity	Score
Main type of activity		Location		Number of occupants		Type of Maintenance activity	
Secondary Activities		Accessibility		Frequency of use of area		Frequency of maintenance	
		Extent/Amount		Amount			
Average Score		Average Score		Average Score		Average Score	
Description	General Observations: Modern fibreboard ceiling, woodchip paper application, solid walls and solid floor beneath carpet and vinyl tiles.						
Recommendation	No further action required					Material Assessment Score	N/A

	Building	Floor	Location	Item	Assesment No		
	Ingfield Manor School - Hostel	Ground Floor	Social Room G23	Vinyl tiles (grey)	72		
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent			
	James Apthorp	16/07/2025	(SP) As AA000236	18m²	Analysis Result		
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type	No Asbestos Detected		
	Floor tiles	Low Damage	Completely Sealed	No Asbestos Detected			
Normal Occupancy	Score	Likelihood of Disturbance	Score	Human Exposure Potential	Score	Maintenance Activity	Score
Main type of activity		Location		Number of occupants		Type of Maintenance activity	
Secondary Activities		Accessibility		Frequency of use of area		Frequency of maintenance	
		Extent/Amount		Amount			
Average Score		Average Score		Average Score		Average Score	
Description	Vinyl tiles (grey) fixed to concrete floor. Bitumen adhesive should also be presumed positive.						
Recommendation	No further action required					Material Assessment Score	N/A

Appendix 1. Asbestos Register

	Building		Floor	Location	Item	Assesment No					
	Ingfield Manor School - Hostel		Ground Floor	Social Room G23	Timber	73					
	Lead Surveyor		Survey Date	Sample No (S, SP, P, As)	Extent						
	James Apthorp		16/07/2025	(P) Visual	N/A	Analysis Result					
	Product Type		Extent of Damage	Surface Treatment	Asbestos Type	N/A					
	N/A		N/A	N/A	N/A						
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
			Extent/Amount			Amount					
Average Score			Average Score			Average Score			Average Score		
Description Timber framework around original windows. Representative inspection carried out.											
Recommendation No further action required									Material Assessment Score		N/A

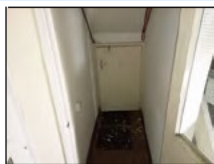
	Building		Floor	Location	Item	Assesment No					
	Ingfield Manor School - Hostel		Ground Floor	Social Room G23	Felt	74					
	Lead Surveyor		Survey Date	Sample No (S, SP, P, As)	Extent						
	James Apthorp		16/07/2025	(S) AA000240	18m²	Analysis Result					
	Product Type		Extent of Damage	Surface Treatment	Asbestos Type	No Asbestos Detected					
	Felt		Medium Damage	Completely Sealed	No Asbestos Detected						
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
			Extent/Amount			Amount					
Average Score			Average Score			Average Score			Average Score		
Description Felt to underside of roof above damaged fibreboard section.											
Recommendation No further action required									Material Assessment Score		N/A

	Building		Floor	Location	Item	Assesment No					
	Ingfield Manor School - Hostel		Ground Floor	Stairwell Lobby G24	General Observations:	75					
	Lead Surveyor		Survey Date	Sample No (S, SP, P, As)	Extent						
	James Apthorp		16/07/2025	(P) Visual	N/A	Analysis Result					
	Product Type		Extent of Damage	Surface Treatment	Asbestos Type	N/A					
	N/A		N/A	N/A	N/A						
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
			Extent/Amount			Amount					
Average Score			Average Score			Average Score			Average Score		
Description General Observations: Solid ceiling, solid walls, timber boxing and solid floor beneath carpet.											
Recommendation No further action required									Material Assessment Score		N/A

Appendix 1. Asbestos Register

	Building		Floor		Location		Item		Assesment No		
	Ingfield Manor School - Hostel		Ground Floor		Stairwell Lobby G24		Timber		76		
	Lead Surveyor		Survey Date		Sample No (S, SP, P, As)		Extent				
	James Apthorp		16/07/2025		(P) Visual		N/A		Analysis Result		
	Product Type		Extent of Damage		Surface Treatment		Asbestos Type		N/A		
	N/A		N/A		N/A		N/A				
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
Average Score			Extent/Amount			Amount			Average Score		
Description		Timber high level boxing with unlagged pipework identified.									
Recommendation		No further action required							Material Assessment Score		N/A

	Building		Floor		Location		Item		Assesment No		
	Ingfield Manor School - Hostel		Ground Floor		Stairwell Lobby G24		Bitumen		77		
	Lead Surveyor		Survey Date		Sample No (S, SP, P, As)		Extent				
	James Apthorp		16/07/2025		(SP) As AA000230		5m²		Analysis Result		
	Product Type		Extent of Damage		Surface Treatment		Asbestos Type		No Asbestos Detected		
	Bitumen		Low Damage		Completely Sealed		No Asbestos Detected				
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
Average Score			Extent/Amount			Amount			Average Score		
Description		Bitumen adhesive to concrete beneath carpet.									
Recommendation		No further action required							Material Assessment Score		N/A

	Building		Floor		Location		Item		Assesment No		
	Ingfield Manor School - Hostel		Ground Floor		Telephone Booth G25		General Observations:		78		
	Lead Surveyor		Survey Date		Sample No (S, SP, P, As)		Extent				
	James Apthorp		16/07/2025		(P) Visual		N/A		Analysis Result		
	Product Type		Extent of Damage		Surface Treatment		Asbestos Type		N/A		
	N/A		N/A		N/A		N/A				
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
Average Score			Extent/Amount			Amount			Average Score		
Description		General Observations: Solid ceiling, solid walls, timber doors and solid floor beneath carpet.									
Recommendation		No further action required							Material Assessment Score		N/A

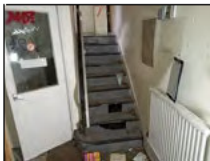
Appendix 1. Asbestos Register

No photographic evidence available	Building		Floor		Location		Item		Assesment No		
	Ingfield Manor School - Hostel		Ground Floor		Telephone Booth G25		Plasterboard		79		
	Lead Surveyor		Survey Date		Sample No (S, SP, P, As)		Extent		Analysis Result		
	James Apthorp		16/07/2025		(P) Visual		N/A		Analysis Result		
	Product Type		Extent of Damage		Surface Treatment		Asbestos Type		N/A		
N/A		N/A		N/A		N/A					
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
			Extent/Amount			Amount					
Average Score			Average Score			Average Score			Average Score		
Description	Plasterboard to door header.										
Recommendation	No further action required							Material Assessment Score		N/A	

	Building		Floor		Location		Item		Assesment No		
	Ingfield Manor School - Hostel		Ground Floor		Telephone Booth G25		Bitumen		80		
	Lead Surveyor		Survey Date		Sample No (S, SP, P, As)		Extent		Analysis Result		
	James Apthorp		16/07/2025		(SP) As AA000230		2m²		No Asbestos Detected		
	Product Type		Extent of Damage		Surface Treatment		Asbestos Type				
	Bitumen		Low Damage		Completely Sealed		No Asbestos Detected				
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
			Extent/Amount			Amount					
Average Score			Average Score			Average Score			Average Score		
Description	Bitumen adhesive to concrete beneath carpet.										
Recommendation	No further action required							Material Assessment Score		N/A	

	Building		Floor		Location		Item		Assesment No		
	Ingfield Manor School - Hostel		Ground Floor		Electrical Cupboard G26		General Observations:		81		
	Lead Surveyor		Survey Date		Sample No (S, SP, P, As)		Extent		Analysis Result		
	James Apthorp		16/07/2025		(P) Visual		N/A		Analysis Result		
	Product Type		Extent of Damage		Surface Treatment		Asbestos Type		N/A		
	N/A		N/A		N/A		N/A		N/A		
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
Average Score			Extent/Amount			Amount			Average Score		
Average Score			Average Score			Average Score			Average Score		
Description	General Observations: Concrete and timber to ceiling, solid walls and solid floor. Modern electrical switch equipment also identified.										
Recommendation	No further action required							Material Assessment Score		N/A	

Appendix 1. Asbestos Register

	Building		Floor		Location		Item		Assesment No		
	Ingfield Manor School - Hostel		Ground Floor		Stairwell & Landing G27		General Observations:		82		
	Lead Surveyor		Survey Date		Sample No (S, SP, P, As)		Extent		Analysis Result		
	James Apthorp		16/07/2025		(P) Visual		N/A		N/A		
	Product Type		Extent of Damage		Surface Treatment		Asbestos Type		N/A		
	N/A		N/A		N/A		N/A		N/A		
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
			Extent/Amount			Amount					
Average Score			Average Score			Average Score			Average Score		
Description General Observations: Solid ceiling, solid walls and solid floor beneath vinyl tiles.											
Recommendation No further action required									Material Assessment Score		N/A

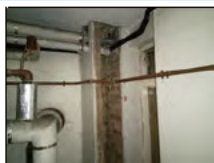
	Building		Floor		Location		Item		Assesment No		
	Ingfield Manor School - Hostel		Ground Floor		Stairwell & Landing G27		Vinyl tiles (grey)		83		
	Lead Surveyor		Survey Date		Sample No (S, SP, P, As)		Extent		Analysis Result		
	James Apthorp		16/07/2025		(SP) As AA000236		10m²		No Asbestos Detected		
	Product Type		Extent of Damage		Surface Treatment		Asbestos Type				
	Floor tiles		Low Damage		Completely Sealed		No Asbestos Detected				
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
			Extent/Amount			Amount					
Average Score			Average Score			Average Score			Average Score		
Description Vinyl tiles (grey) fixed to concrete floor. Leading up to first floor landing included.											
Recommendation No further action required									Material Assessment Score		N/A

	Building		Floor		Location		Item		Assesment No		
	Ingfield Manor School - Hostel		Ground Floor		Stairwell & Landing G27		Bitumen		84		
	Lead Surveyor		Survey Date		Sample No (S, SP, P, As)		Extent		Analysis Result		
	James Apthorp		16/07/2025		(SP) As AA000230		10m²		No Asbestos Detected		
	Product Type		Extent of Damage		Surface Treatment		Asbestos Type				
	Bitumen		Low Damage		Completely Sealed		No Asbestos Detected				
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
			Extent/Amount			Amount					
Average Score			Average Score			Average Score			Average Score		
Description Bitumen adhesive to concrete beneath vinyl tiles. Leading up to first floor landing included.											
Recommendation No further action required									Material Assessment Score		N/A

Appendix 1. Asbestos Register

	Building	Floor	Location	Item	Assesment No						
	Ingfield Manor School - Hostel	Ground Floor	Boiler Room G28	General Observations:	85						
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent	Analysis Result						
	James Apthorp	16/07/2025	(P) Visual	N/A	N/A						
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type							
	N/A	N/A	N/A	N/A							
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
Average Score			Extent/Amount			Amount			Average Score		
Average Score			Average Score			Average Score			Average Score		
Description	General Observations: Clay pot and plaster ceiling, solid walls, modern insulation to pipework and solid floor.										
Recommendation	No further action required								Material Assessment Score		N/A

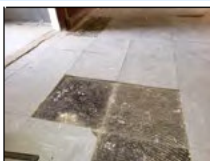
	Building	Floor	Location	Item	Assesment No						
	Ingfield Manor School - Hostel	Ground Floor	Boiler Room G28	Boiler Unit:	86						
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent	Analysis Result						
	James Apthorp	16/07/2025	(P) Visual	N/A	N/A						
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type							
	N/A	N/A	N/A	N/A							
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
Average Score			Extent/Amount			Amount			Average Score		
Average Score			Average Score			Average Score			Average Score		
Description	Boiler Unit: Modern MMMF loose insulation and rope gaskets identified within boiler casing. Stainless still flue also noted.										
Recommendation	No further action required								Material Assessment Score		N/A

	Building	Floor	Location	Item	Assesment No						
	Ingfield Manor School - Hostel	Ground Floor	Boiler Room G28	Insulating board	87						
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent	Analysis Result						
	James Apthorp	16/07/2025	(S) AA000241	3m²	Amosite						
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type							
	Asbestos Insulating Board	Low Damage	Surface Sealed	Amosite							
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
Average Score			Extent/Amount			Amount			Average Score		
Average Score			Average Score			Average Score			Average Score		
Description	Insulating board vertical corner boxing with plastic down pipe noted.										
Recommendation	Remove using a licensed/approved specialist asbestos removal contractor.								Material Assessment Score		6

Appendix 1. Asbestos Register

	Building		Floor		Location		Item		Assesment No		
	Ingfield Manor School - Hostel		1st Floor		Stairwell & Landing 101		General Observations:		88		
	Lead Surveyor		Survey Date		Sample No (S, SP, P, As)		Extent				
	James Apthorp		16/07/2025		(P) Visual		N/A		Analysis Result		
	Product Type		Extent of Damage		Surface Treatment		Asbestos Type		N/A		
	N/A		N/A		N/A		N/A				
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
			Extent/Amount			Amount					
Average Score			Average Score			Average Score			Average Score		
Description General Observations: Solid ceiling, solid walls and solid floor beneath vinyl tiles.											
Recommendation No further action required									Material Assessment Score		N/A

	Building		Floor		Location		Item		Assesment No		
	Ingfield Manor School - Hostel		1st Floor		Stairwell & Landing 101		Vinyl tiles (grey)		89		
	Lead Surveyor		Survey Date		Sample No (S, SP, P, As)		Extent				
	James Apthorp		16/07/2025		(SP) As AA000236		12m²		Analysis Result		
	Product Type		Extent of Damage		Surface Treatment		Asbestos Type		No Asbestos Detected		
	Floor tiles		Low Damage		Completely Sealed		No Asbestos Detected				
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
			Extent/Amount			Amount					
Average Score			Average Score			Average Score			Average Score		
Description Vinyl tiles (grey) fixed to concrete floor. Leading up to second floor landing included.											
Recommendation No further action required									Material Assessment Score		N/A

	Building		Floor		Location		Item		Assesment No		
	Ingfield Manor School - Hostel		1st Floor		Stairwell & Landing 101		Bitumen		90		
	Lead Surveyor		Survey Date		Sample No (S, SP, P, As)		Extent				
	James Apthorp		16/07/2025		(SP) As AA000230		12m²		Analysis Result		
	Product Type		Extent of Damage		Surface Treatment		Asbestos Type		No Asbestos Detected		
	Bitumen		Low Damage		Completely Sealed		No Asbestos Detected				
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
			Extent/Amount			Amount					
Average Score			Average Score			Average Score			Average Score		
Description Bitumen adhesive to concrete beneath vinyl tiles. Leading up to second floor landing included.											
Recommendation No further action required									Material Assessment Score		N/A

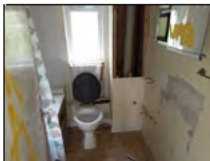
Appendix 1. Asbestos Register

	Building		Floor		Location		Item		Assesment No		
	Ingfield Manor School - Hostel		1st Floor		Stairwell & Landing 101		Timber		91		
	Lead Surveyor		Survey Date		Sample No (S, SP, P, As)		Extent				
	James Apthorp		16/07/2025		(P) Visual		N/A		Analysis Result		
	Product Type		Extent of Damage		Surface Treatment		Asbestos Type		N/A		
	N/A		N/A		N/A		N/A				
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
Average Score			Extent/Amount			Amount			Average Score		
Description		Timber to window panel, inside and out checked.									
Recommendation		No further action required							Material Assessment Score		N/A

	Building		Floor		Location		Item		Assesment No		
	Ingfield Manor School - Hostel		1st Floor		Flat 2 Lobby 102		General Observations:		92		
	Lead Surveyor		Survey Date		Sample No (S, SP, P, As)		Extent				
	James Apthorp		16/07/2025		(P) Visual		N/A		Analysis Result		
	Product Type		Extent of Damage		Surface Treatment		Asbestos Type		N/A		
	N/A		N/A		N/A		N/A				
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
Average Score			Extent/Amount			Amount			Average Score		
Description		General Observations: Clay pot and plaster ceiling, solid walls and solid floor beneath vinyl tiles.									
Recommendation		No further action required							Material Assessment Score		N/A

	Building		Floor		Location		Item		Assesment No		
	Ingfield Manor School - Hostel		1st Floor		Flat 2 Lobby 102		Vinyl tiles (blue)		93		
	Lead Surveyor		Survey Date		Sample No (S, SP, P, As)		Extent				
	James Apthorp		16/07/2025		(SP) As AA000235		4m²		Analysis Result		
	Product Type		Extent of Damage		Surface Treatment		Asbestos Type		No Asbestos Detected		
	Floor tiles		Low Damage		Completely Sealed		No Asbestos Detected				
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
Average Score			Extent/Amount			Amount			Average Score		
Description		Vinyl tiles (blue) fixed to concrete floor. Bitumen adhesive should also be presumed positive.									
Recommendation		No further action required							Material Assessment Score		N/A

Appendix 1. Asbestos Register

	Building		Floor		Location		Item		Assesment No		
	Ingfield Manor School - Hostel		1st Floor		Flat 2 Bathroom 103		General Observations:		94		
	Lead Surveyor		Survey Date		Sample No (S, SP, P, As)		Extent				
	James Apthorp		16/07/2025		(P) Visual		N/A		Analysis Result		
	Product Type		Extent of Damage		Surface Treatment		Asbestos Type		N/A		
N/A		N/A		N/A		N/A					
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
			Extent/Amount			Amount					
Average Score			Average Score			Average Score			Average Score		
Description General Observations: Clay pot and plaster ceiling, solid walls, timber boxing and solid floor beneath vinyl tiles.											
Recommendation No further action required									Material Assessment Score		N/A

	Building		Floor		Location		Item		Assesment No		
	Ingfield Manor School - Hostel		1st Floor		Flat 2 Bathroom 103		Vinyl tiles (blue)		95		
	Lead Surveyor		Survey Date		Sample No (S, SP, P, As)		Extent				
	James Apthorp		16/07/2025		(SP) As AA000235		2m²		Analysis Result		
	Product Type		Extent of Damage		Surface Treatment		Asbestos Type		No Asbestos Detected		
Floor tiles		Low Damage		Completely Sealed		No Asbestos Detected					
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
			Extent/Amount			Amount					
Average Score			Average Score			Average Score			Average Score		
Description Vinyl tiles (blue) fixed to concrete beneath modern flooring. Bitumen adhesive should also be presumed positive.											
Recommendation No further action required									Material Assessment Score		N/A

	Building		Floor		Location		Item		Assesment No		
	Ingfield Manor School - Hostel		1st Floor		Flat 2 kitchen 104		General Observations:		96		
	Lead Surveyor		Survey Date		Sample No (S, SP, P, As)		Extent				
	James Apthorp		16/07/2025		(P) Visual		N/A		Analysis Result		
	Product Type		Extent of Damage		Surface Treatment		Asbestos Type		N/A		
N/A		N/A		N/A		N/A					
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
			Extent/Amount			Amount					
Average Score			Average Score			Average Score			Average Score		
Description General Observations: Clay pot and plaster ceiling, solid walls, timber boxing and solid floor beneath vinyl tiles.											
Recommendation No further action required									Material Assessment Score		N/A

Appendix 1. Asbestos Register

	Building		Floor		Location		Item		Assesment No		
	Ingfield Manor School - Hostel		1st Floor		Flat 2 kitchen 104		Vinyl tiles (blue)		97		
	Lead Surveyor		Survey Date		Sample No (S, SP, P, As)		Extent				
	James Apthorp		16/07/2025		(SP) As AA000235		4m²		Analysis Result		
	Product Type		Extent of Damage		Surface Treatment		Asbestos Type		No Asbestos Detected		
	Floor tiles		Low Damage		Completely Sealed		No Asbestos Detected				
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
			Extent/Amount			Amount					
Average Score			Average Score			Average Score			Average Score		
Description		Vinyl tiles (blue) fixed to concrete beneath modern flooring. Bitumen adhesive should also be presumed positive.									
Recommendation		No further action required							Material Assessment Score		N/A

	Building		Floor		Location		Item		Assesment No		
	Ingfield Manor School - Hostel		1st Floor		Flat 2 Lounge 105		General Observations:		98		
	Lead Surveyor		Survey Date		Sample No (S, SP, P, As)		Extent				
	James Apthorp		16/07/2025		(P) Visual		N/A		Analysis Result		
	Product Type		Extent of Damage		Surface Treatment		Asbestos Type		N/A		
	N/A		N/A		N/A		N/A				
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
			Extent/Amount			Amount					
Average Score			Average Score			Average Score			Average Score		
Description		General Observations: Clay pot and plaster ceiling, solid walls and solid floor beneath vinyl and carpet.									
Recommendation		No further action required							Material Assessment Score		N/A

	Building		Floor		Location		Item		Assesment No		
	Ingfield Manor School - Hostel		1st Floor		Flat 2 Lounge 105		Vinyl (green)		99		
	Lead Surveyor		Survey Date		Sample No (S, SP, P, As)		Extent				
	James Apthorp		16/07/2025		(S) AA000242		20m²		Analysis Result		
	Product Type		Extent of Damage		Surface Treatment		Asbestos Type		No Asbestos Detected		
	Floor tiles		Low Damage		Completely Sealed		No Asbestos Detected				
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
			Extent/Amount			Amount					
Average Score			Average Score			Average Score			Average Score		
Description		Vinyl (green) hessian backed to concrete floor beneath carpet. Bitumen adhesive should also be presumed positive.									
Recommendation		No further action required							Material Assessment Score		N/A

Appendix 1. Asbestos Register

	Building	Floor	Location	Item	Assesment No		
	Ingfield Manor School - Hostel	1st Floor	Flat 2 Bedroom 1 106	General Observations:	100		
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent			
	James Apthorp	16/07/2025	(P) Visual	N/A	Analysis Result		
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type	N/A		
	N/A	N/A	N/A	N/A			
Normal Occupancy	Score	Likelihood of Disturbance	Score	Human Exposure Potential	Score	Maintenance Activity	Score
Main type of activity		Location		Number of occupants		Type of Maintenance activity	
Secondary Activities		Accessibility		Frequency of use of area		Frequency of maintenance	
		Extent/Amount		Amount			
Average Score		Average Score		Average Score		Average Score	
Description	General Observations: Clay pot and plaster ceiling, solid walls and solid floor beneath vinyl and carpet.						
Recommendation	No further action required					Material Assessment Score	N/A

	Building	Floor	Location	Item	Assesment No		
	Ingfield Manor School - Hostel	1st Floor	Flat 2 Bedroom 1 106	Vinyl (green)	101		
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent			
	James Apthorp	16/07/2025	(SP) As AA000242	8m²	Analysis Result		
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type	No Asbestos Detected		
	Floor tiles	Low Damage	Completely Sealed	No Asbestos Detected			
Normal Occupancy	Score	Likelihood of Disturbance	Score	Human Exposure Potential	Score	Maintenance Activity	Score
Main type of activity		Location		Number of occupants		Type of Maintenance activity	
Secondary Activities		Accessibility		Frequency of use of area		Frequency of maintenance	
		Extent/Amount		Amount			
Average Score		Average Score		Average Score		Average Score	
Description	Vinyl (green) hessian backed to concrete floor beneath carpet. Bitumen adhesive should also be presumed positive.						
Recommendation	No further action required					Material Assessment Score	N/A

	Building	Floor	Location	Item	Assesment No		
	Ingfield Manor School - Hostel	1st Floor	Flat 2 Bedroom 1 106	Strawboard	102		
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent			
	James Apthorp	16/07/2025	(P) Visual	N/A	Analysis Result		
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type	N/A		
	N/A	N/A	N/A	N/A			
Normal Occupancy	Score	Likelihood of Disturbance	Score	Human Exposure Potential	Score	Maintenance Activity	Score
Main type of activity		Location		Number of occupants		Type of Maintenance activity	
Secondary Activities		Accessibility		Frequency of use of area		Frequency of maintenance	
		Extent/Amount		Amount			
Average Score		Average Score		Average Score		Average Score	
Description	Strawboard identified beneath window internal.						
Recommendation	No further action required					Material Assessment Score	N/A

Appendix 1. Asbestos Register

No photographic evidence available	Building		Floor		Location		Item		Assesment No		
	Ingfield Manor School - Hostel		1st Floor		Flat 2 Bedroom 2 107		General Observations:		103		
	Lead Surveyor		Survey Date		Sample No (S, SP, P, As)		Extent		Analysis Result		
	James Apthorp		16/07/2025		(P) Visual		N/A				
	Product Type		Extent of Damage		Surface Treatment		Asbestos Type		N/A		
	N/A		N/A		N/A		N/A				
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
			Extent/Amount			Amount					
Average Score			Average Score			Average Score			Average Score		
Description	General Observations: Clay pot and plaster ceiling, solid walls and solid floor beneath vinyl and carpet.										
Recommendation	No further action required							Material Assessment Score		N/A	

	Building		Floor		Location		Item		Assesment No		
	Ingfield Manor School - Hostel		1st Floor		Flat 2 Bedroom 2 107		Vinyl (green)		104		
	Lead Surveyor		Survey Date		Sample No (S, SP, P, As)		Extent		Analysis Result		
	James Apthorp		16/07/2025		(SP) As AA000242		10m²		No Asbestos Detected		
	Product Type		Extent of Damage		Surface Treatment		Asbestos Type				
	Floor tiles		Low Damage		Completely Sealed		No Asbestos Detected				
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
			Extent/Amount			Amount					
Average Score			Average Score			Average Score			Average Score		
Description	Vinyl (green) hessian backed to concrete floor beneath carpet. Bitumen adhesive should also be presumed positive.										
Recommendation	No further action required							Material Assessment Score		N/A	

	Building		Floor		Location		Item		Assesment No		
	Ingfield Manor School - Hostel		1st Floor		Flat 3 Lobby 108		General Observations:		105		
	Lead Surveyor		Survey Date		Sample No (S, SP, P, As)		Extent		Analysis Result		
	James Apthorp		16/07/2025		(P) Visual		N/A		Analysis Result		
	Product Type		Extent of Damage		Surface Treatment		Asbestos Type		N/A		
	N/A		N/A		N/A		N/A		N/A		
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
Average Score			Average Score			Average Score			Average Score		
Description	General Observations: Clay pot and plaster ceiling, solid walls and solid floor beneath vinyl tiles.										
Recommendation	No further action required							Material Assessment Score		N/A	

Appendix 1. Asbestos Register

	Building		Floor	Location	Item	Assesment No					
	Ingfield Manor School - Hostel		1st Floor	Flat 3 Lobby 108	Vinyl tiles (blue)	106					
	Lead Surveyor		Survey Date	Sample No (S, SP, P, As)	Extent						
	James Apthorp		16/07/2025	(SP) As AA000235	4m²	Analysis Result					
	Product Type		Extent of Damage	Surface Treatment	Asbestos Type	No Asbestos Detected					
	Floor tiles		High Damage	Completely Sealed	No Asbestos Detected						
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
			Extent/Amount			Amount					
Average Score			Average Score			Average Score			Average Score		
Description	Vinyl tiles (blue) fixed to concrete floor. Bitumen adhesive should also be presumed positive.										
Recommendation	No further action required								Material Assessment Score		N/A

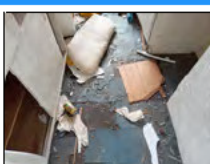
No photographic evidence available	Building		Floor	Location	Item	Assesment No					
	Ingfield Manor School - Hostel		1st Floor	Flat 3 Bathroom 109	General Observations:	107					
	Lead Surveyor		Survey Date	Sample No (S, SP, P, As)	Extent						
	James Apthorp		16/07/2025	(P) Visual	N/A	Analysis Result					
	Product Type		Extent of Damage	Surface Treatment	Asbestos Type	N/A					
	N/A		N/A	N/A	N/A						
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
			Extent/Amount			Amount					
Average Score			Average Score			Average Score			Average Score		
Description	General Observations: Clay pot and plaster ceiling, solid walls, timber boxing and solid floor beneath vinyl tiles.										
Recommendation	No further action required								Material Assessment Score		N/A

	Building		Floor	Location	Item	Assesment No					
	Ingfield Manor School - Hostel		1st Floor	Flat 3 Bathroom 109	Vinyl tiles (modern)	108					
	Lead Surveyor		Survey Date	Sample No (S, SP, P, As)	Extent						
	James Apthorp		16/07/2025	(P) Visual	N/A	Analysis Result					
	Product Type		Extent of Damage	Surface Treatment	Asbestos Type	N/A					
	N/A		N/A	N/A	N/A						
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
			Extent/Amount			Amount					
Average Score			Average Score			Average Score			Average Score		
Description	Vinyl tiles (modern) fixed to concrete beneath modern flooring. Bitumen adhesive should be presumed positive.										
Recommendation	No further action required								Material Assessment Score		N/A

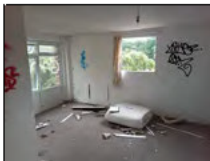
Appendix 1. Asbestos Register

	Building		Floor		Location		Item		Assesment No		
	Ingfield Manor School - Hostel		1st Floor		Flat 3 Bathroom 109		Timber		109		
	Lead Surveyor		Survey Date		Sample No (S, SP, P, As)		Extent				
	James Apthorp		16/07/2025		(P) Visual		N/A		Analysis Result		
	Product Type		Extent of Damage		Surface Treatment		Asbestos Type		N/A		
	N/A		N/A		N/A		N/A				
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
			Extent/Amount			Amount					
Average Score			Average Score			Average Score			Average Score		
Description		Timber internal panel beneath original window.									
Recommendation		No further action required							Material Assessment Score		N/A

	Building		Floor		Location		Item		Assesment No		
	Ingfield Manor School - Hostel		1st Floor		Flat 3 kitchen 110		General Observations:		110		
	Lead Surveyor		Survey Date		Sample No (S, SP, P, As)		Extent				
	James Apthorp		16/07/2025		(P) Visual		N/A		Analysis Result		
	Product Type		Extent of Damage		Surface Treatment		Asbestos Type		N/A		
	N/A		N/A		N/A		N/A				
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
			Extent/Amount			Amount					
Average Score			Average Score			Average Score			Average Score		
Description		General Observations: Clay pot and plaster ceiling, solid walls, timber boxing and solid floor beneath vinyl tiles.									
Recommendation		No further action required							Material Assessment Score		N/A

	Building		Floor		Location		Item		Assesment No		
	Ingfield Manor School - Hostel		1st Floor		Flat 3 kitchen 110		Vinyl tiles (blue)		111		
	Lead Surveyor		Survey Date		Sample No (S, SP, P, As)		Extent				
	James Apthorp		16/07/2025		(SP) As AA000235		4m²		Analysis Result		
	Product Type		Extent of Damage		Surface Treatment		Asbestos Type		No Asbestos Detected		
	Floor tiles		High Damage		Completely Sealed		No Asbestos Detected				
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
			Extent/Amount			Amount					
Average Score			Average Score			Average Score			Average Score		
Description		Vinyl tiles (blue) fixed to concrete beneath modern flooring. Bitumen adhesive should also be presumed positive.									
Recommendation		No further action required							Material Assessment Score		N/A

Appendix 1. Asbestos Register

	Building		Floor		Location		Item		Assesment No		
	Ingfield Manor School - Hostel		1st Floor		Flat 3 Lounge 111		General Observations:		112		
	Lead Surveyor		Survey Date		Sample No (S, SP, P, As)		Extent				
	James Apthorp		16/07/2025		(P) Visual		N/A		Analysis Result		
	Product Type		Extent of Damage		Surface Treatment		Asbestos Type		N/A		
	N/A		N/A		N/A		N/A				
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
			Extent/Amount			Amount					
Average Score			Average Score			Average Score			Average Score		
Description General Observations: Clay pot and plaster ceiling, solid walls and solid floor beneath vinyl and carpet.											
Recommendation No further action required									Material Assessment Score		N/A

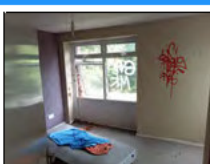
	Building		Floor		Location		Item		Assesment No		
	Ingfield Manor School - Hostel		1st Floor		Flat 3 Lounge 111		Vinyl (green)		113		
	Lead Surveyor		Survey Date		Sample No (S, SP, P, As)		Extent				
	James Apthorp		16/07/2025		(SP) As AA000242		20m²		Analysis Result		
	Product Type		Extent of Damage		Surface Treatment		Asbestos Type		No Asbestos Detected		
	Floor tiles		Low Damage		Completely Sealed		No Asbestos Detected				
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
			Extent/Amount			Amount					
Average Score			Average Score			Average Score			Average Score		
Description Vinyl (green) hessian backed to concrete floor beneath carpet. Bitumen adhesive should also be presumed positive.											
Recommendation No further action required									Material Assessment Score		N/A

	Building		Floor		Location		Item		Assesment No		
	Ingfield Manor School - Hostel		1st Floor		Flat 3 Lounge 111		Exposed brick		114		
	Lead Surveyor		Survey Date		Sample No (S, SP, P, As)		Extent				
	James Apthorp		16/07/2025		(P) Visual		N/A		Analysis Result		
	Product Type		Extent of Damage		Surface Treatment		Asbestos Type		N/A		
	N/A		N/A		N/A		N/A				
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
			Extent/Amount			Amount					
Average Score			Average Score			Average Score			Average Score		
Description Exposed brick to wall cavity around removed modern window. Representative inspection carried out to modern windows.											
Recommendation No further action required									Material Assessment Score		N/A

Appendix 1. Asbestos Register

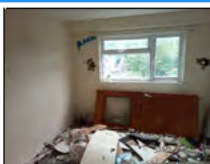
	Building		Floor		Location		Item		Assesment No		
	Ingfield Manor School - Hostel		1st Floor		Flat 3 Bedroom 1 112		General Observations:		115		
	Lead Surveyor		Survey Date		Sample No (S, SP, P, As)		Extent				
	James Apthorp		16/07/2025		(P) Visual		N/A		Analysis Result		
	Product Type		Extent of Damage		Surface Treatment		Asbestos Type		N/A		
	N/A		N/A		N/A		N/A				
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
Average Score			Average Score			Average Score			Average Score		
Description	General Observations: Clay pot and plaster ceiling, solid walls and solid floor beneath vinyl and carpet.										
Recommendation	No further action required								Material Assessment Score		N/A

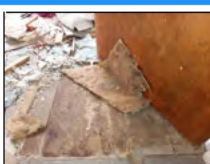
	Building		Floor		Location		Item		Assesment No		
	Ingfield Manor School - Hostel		1st Floor		Flat 3 Bedroom 1 112		Vinyl (green)		116		
	Lead Surveyor		Survey Date		Sample No (S, SP, P, As)		Extent				
	James Apthorp		16/07/2025		(SP) As AA000242		8m²		Analysis Result		
	Product Type		Extent of Damage		Surface Treatment		Asbestos Type		No Asbestos Detected		
	Floor tiles		Low Damage		Completely Sealed		No Asbestos Detected				
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
Average Score			Average Score			Average Score			Average Score		
Description	Vinyl (green) hessian backed to concrete floor beneath carpet. Bitumen adhesive should also be presumed positive.										
Recommendation	No further action required								Material Assessment Score		N/A

	Building		Floor		Location		Item		Assesment No		
	Ingfield Manor School - Hostel		1st Floor		Flat 3 Bedroom 2 113		General Observations:		117		
	Lead Surveyor		Survey Date		Sample No (S, SP, P, As)		Extent				
	James Apthorp		16/07/2025		(P) Visual		N/A		Analysis Result		
	Product Type		Extent of Damage		Surface Treatment		Asbestos Type		N/A		
	N/A		N/A		N/A		N/A				
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
Average Score			Average Score			Average Score			Average Score		
Description	General Observations: Clay pot and plaster ceiling, solid walls and solid floor beneath vinyl and carpet.										
Recommendation	No further action required								Material Assessment Score		N/A

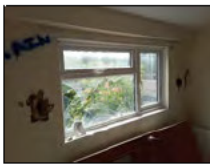
Appendix 1. Asbestos Register

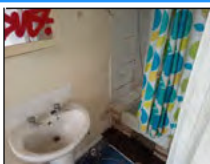
	Building		Floor	Location	Item	Assesment No					
	Ingfield Manor School - Hostel		1st Floor	Flat 3 Bedroom 2 113	Vinyl (green)	118					
	Lead Surveyor		Survey Date	Sample No (S, SP, P, As)	Extent						
	James Apthorp		16/07/2025	(SP) As AA000242	10m²	Analysis Result					
	Product Type		Extent of Damage	Surface Treatment	Asbestos Type	No Asbestos Detected					
	Floor tiles		Low Damage	Completely Sealed	No Asbestos Detected						
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
			Extent/Amount			Amount					
Average Score			Average Score			Average Score			Average Score		
Description		Vinyl (green) hessian backed to concrete floor beneath carpet. Bitumen adhesive should also be presumed positive.									
Recommendation		No further action required							Material Assessment Score		N/A

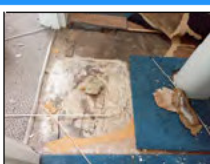
	Building		Floor	Location	Item	Assesment No					
	Ingfield Manor School - Hostel		1st Floor	Room 7 114	General Observations:	119					
	Lead Surveyor		Survey Date	Sample No (S, SP, P, As)	Extent						
	James Apthorp		16/07/2025	(P) Visual	N/A	Analysis Result					
	Product Type		Extent of Damage	Surface Treatment	Asbestos Type	N/A					
	N/A		N/A	N/A	N/A						
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
			Extent/Amount			Amount					
Average Score			Average Score			Average Score			Average Score		
Description		General Observations: Clay pot and plaster ceiling, solid walls and solid floor beneath vinyl and carpet.									
Recommendation		No further action required							Material Assessment Score		N/A

	Building		Floor	Location	Item	Assesment No					
	Ingfield Manor School - Hostel		1st Floor	Room 7 114	Vinyl (green)	120					
	Lead Surveyor		Survey Date	Sample No (S, SP, P, As)	Extent						
	James Apthorp		16/07/2025	(SP) As AA000242	8m²	Analysis Result					
	Product Type		Extent of Damage	Surface Treatment	Asbestos Type	No Asbestos Detected					
	Floor tiles		Low Damage	Completely Sealed	No Asbestos Detected						
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
			Extent/Amount			Amount					
Average Score			Average Score			Average Score			Average Score		
Description		Vinyl (green) hessian backed to concrete floor beneath carpet. Bitumen adhesive should also be presumed positive.									
Recommendation		No further action required							Material Assessment Score		N/A

Appendix 1. Asbestos Register

	Building	Floor	Location	Item	Assesment No			
	Ingfield Manor School - Hostel	1st Floor	Room 7 114	Plasterboard	121			
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent				
	James Apthorp	16/07/2025	(P) Visual	N/A	Analysis Result			
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type	N/A			
	N/A	N/A	N/A	N/A				
Normal Occupancy	Score	Likelihood of Disturbance	Score	Human Exposure Potential	Score	Maintenance Activity	Score	
Main type of activity		Location		Number of occupants		Type of Maintenance activity		
Secondary Activities		Accessibility		Frequency of use of area		Frequency of maintenance		
		Extent/Amount		Amount				
Average Score		Average Score		Average Score		Average Score		
Description	Plasterboard surrounding modern window installation. Loose MMMF insulation identified within cavity.							
Recommendation	No further action required					Material Assessment Score	N/A	

	Building	Floor	Location	Item	Assesment No		
	Ingfield Manor School - Hostel	1st Floor	Room 7 Ensuite 115	General Observations:	122		
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent			
	James Apthorp	16/07/2025	(P) Visual	N/A	Analysis Result		
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type	N/A		
	N/A	N/A	N/A	N/A			
Normal Occupancy	Score	Likelihood of Disturbance	Score	Human Exposure Potential	Score	Maintenance Activity	Score
Main type of activity		Location		Number of occupants		Type of Maintenance activity	
Secondary Activities		Accessibility		Frequency of use of area		Frequency of maintenance	
		Extent/Amount		Amount			
Average Score		Average Score		Average Score		Average Score	
Description	General Obser ations: Clay pot and plaster ceiling, solid walls, plasterboard around window and solid floor beneath vinyl and carpet.						
Recommendation	No further action required					Material Assessment Score	N/A

	Building	Floor	Location	Item	Assesment No		
	Ingfield Manor School - Hostel	1st Floor	Room 7 Ensuite 115	Vinyl (green)	123		
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent			
	James Apthorp	16/07/2025	(SP) As AA000242	2m²	Analysis Result		
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type	No Asbestos Detected		
	Floor tiles	Low Damage	Completely Sealed	No Asbestos Detected			
Normal Occupancy	Score	Likelihood of Disturbance	Score	Human Exposure Potential	Score	Maintenance Activity	Score
Main type of activity		Location		Number of occupants		Type of Maintenance activity	
Secondary Activities		Accessibility		Frequency of use of area		Frequency of maintenance	
		Extent/Amount		Amount			
Average Score		Average Score		Average Score		Average Score	
Description	Vinyl (green) hessian backed to concrete floor beneath carpet. Bitumen adhesive should also be presumed positive.						
Recommendation	No further action required					Material Assessment Score	N/A

Appendix 1. Asbestos Register

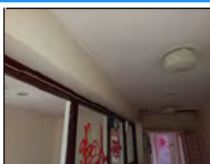
	Building	Floor	Location	Item	Assesment No		
	Ingfield Manor School - Hostel	2nd Floor	Stairwell & Landing 201	General Observations:	124		
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent			
	James Apthorp	16/07/2025	(P) Visual	N/A	Analysis Result		
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type	N/A		
	N/A	N/A	N/A	N/A			
Normal Occupancy	Score	Likelihood of Disturbance	Score	Human Exposure Potential	Score	Maintenance Activity	Score
Main type of activity		Location		Number of occupants		Type of Maintenance activity	
Secondary Activities		Accessibility		Frequency of use of area		Frequency of maintenance	
		Extent/Amount		Amount			
Average Score		Average Score		Average Score		Average Score	
Description	General Observations: Plasterboard ceiling, solid walls and solid floor beneath vinyl tiles.						
Recommendation	No further action required					Material Assessment Score	N/A

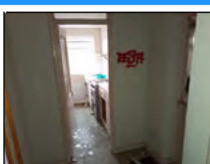
	Building	Floor	Location	Item	Assesment No		
	Ingfield Manor School - Hostel	2nd Floor	Stairwell & Landing 201	Vinyl tiles (grey)	125		
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent			
	James Apthorp	16/07/2025	(SP) As AA000236	8m²	Analysis Result		
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type	No Asbestos Detected		
	Floor tiles	Low Damage	Completely Sealed	No Asbestos Detected			
Normal Occupancy	Score	Likelihood of Disturbance	Score	Human Exposure Potential	Score	Maintenance Activity	Score
Main type of activity		Location		Number of occupants		Type of Maintenance activity	
Secondary Activities		Accessibility		Frequency of use of area		Frequency of maintenance	
		Extent/Amount		Amount			
Average Score		Average Score		Average Score		Average Score	
Description	Vinyl tiles (grey) fixed to concrete floor.						
Recommendation	No further action required					Material Assessment Score	N/A

	Building	Floor	Location	Item	Assesment No		
	Ingfield Manor School - Hostel	2nd Floor	Stairwell & Landing 201	Bitumen	126		
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent			
	James Apthorp	16/07/2025	(SP) As AA000230	8m²	Analysis Result		
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type	No Asbestos Detected		
	Bitumen	Low Damage	Completely Sealed	No Asbestos Detected			
Normal Occupancy	Score	Likelihood of Disturbance	Score	Human Exposure Potential	Score	Maintenance Activity	Score
Main type of activity		Location		Number of occupants		Type of Maintenance activity	
Secondary Activities		Accessibility		Frequency of use of area		Frequency of maintenance	
		Extent/Amount		Amount			
Average Score		Average Score		Average Score		Average Score	
Description	Bitumen adhesive to concrete beneath vinyl tiles.						
Recommendation	No further action required					Material Assessment Score	N/A

Appendix 1. Asbestos Register

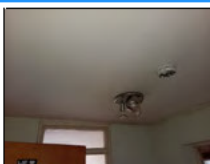
	Building	Floor	Location	Item	Assesment No			
	Ingfield Manor School - Hostel	2nd Floor	Stairwell & Landing 201	Timber	127			
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent	Analysis Result			
	James Apthorp	16/07/2025	(P) Visual	N/A	N/A			
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type				
N/A	N/A	N/A	N/A	N/A				
Normal Occupancy	Score	Likelihood of Disturbance	Score	Human Exposure Potential	Score	Maintenance Activity	Score	
Main type of activity		Location		Number of occupants		Type of Maintenance activity		
Secondary Activities		Accessibility		Frequency of use of area		Frequency of maintenance		
		Extent/Amount		Amount				
Average Score		Average Score		Average Score		Average Score		
Description	Timber to inside window panel only.							
Recommendation	No further action required					Material Assessment Score	N/A	

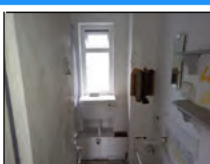
	Building	Floor	Location	Item	Assesment No		
	Ingfield Manor School - Hostel	2nd Floor	Stairwell & Landing 201	Textured coating	128		
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent	Analysis Result		
	James Apthorp	16/07/2025	(S) AA000243	8m²	Chrysotile		
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type			
Textured Coating	Low Damage	Surface Sealed	Chrysotile				
Normal Occupancy	Score	Likelihood of Disturbance	Score	Human Exposure Potential	Score	Maintenance Activity	Score
Main type of activity		Location		Number of occupants		Type of Maintenance activity	
Secondary Activities		Accessibility		Frequency of use of area		Frequency of maintenance	
		Extent/Amount		Amount			
Average Score		Average Score		Average Score		Average Score	
Description	Textured coating to plasterboard ceiling.						
Recommendation	Remove using a licensed/approved specialist asbestos removal contractor.					Material Assessment Score	4

	Building	Floor	Location	Item	Assesment No		
	Ingfield Manor School - Hostel	2nd Floor	Flat 4 Lobby 202	General Observations:	129		
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent	Analysis Result		
	James Apthorp	16/07/2025	(P) Visual	N/A	N/A		
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type			
N/A	N/A	N/A	N/A	N/A			
Normal Occupancy	Score	Likelihood of Disturbance	Score	Human Exposure Potential	Score	Maintenance Activity	Score
Main type of activity		Location		Number of occupants		Type of Maintenance activity	
Secondary Activities		Accessibility		Frequency of use of area		Frequency of maintenance	
		Extent/Amount		Amount			
Average Score		Average Score		Average Score		Average Score	
Description	General Observations: Plasterboard ceiling, solid walls and solid floor beneath vinyl tiles.						
Recommendation	No further action required					Material Assessment Score	N/A

Appendix 1. Asbestos Register

	Building		Floor	Location	Item	Assesment No					
	Ingfield Manor School - Hostel		2nd Floor	Flat 4 Lobby 202	Vinyl tiles (blue)	130					
	Lead Surveyor		Survey Date	Sample No (S, SP, P, As)	Extent						
	James Apthorp		16/07/2025	(SP) As AA000235	4m²	Analysis Result					
	Product Type		Extent of Damage	Surface Treatment	Asbestos Type	No Asbestos Detected					
	Floor tiles		Low Damage	Completely Sealed	No Asbestos Detected						
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
			Extent/Amount			Amount					
Average Score			Average Score			Average Score			Average Score		
Description Vinyl tiles (blue) fixed to concrete beneath modern flooring. Bitumen adhesive should also be presumed positive.											
Recommendation No further action required									Material Assessment Score		N/A

	Building		Floor	Location	Item	Assesment No					
	Ingfield Manor School - Hostel		2nd Floor	Flat 4 Lobby 202	Textured coating	131					
	Lead Surveyor		Survey Date	Sample No (S, SP, P, As)	Extent						
	James Apthorp		16/07/2025	(SP) As AA000243	4m²	Analysis Result					
	Product Type		Extent of Damage	Surface Treatment	Asbestos Type	Chrysotile					
	Textured Coating		Low Damage	Surface Sealed	Chrysotile						
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
			Extent/Amount			Amount					
Average Score			Average Score			Average Score			Average Score		
Description Textured coating to plasterboard ceiling.											
Recommendation Remove using a licensed/approved specialist asbestos removal contractor.									Material Assessment Score		4

	Building		Floor	Location	Item	Assesment No					
	Ingfield Manor School - Hostel		2nd Floor	Flat 4 Bathroom 203	General Observations:	132					
	Lead Surveyor		Survey Date	Sample No (S, SP, P, As)	Extent						
	James Apthorp		16/07/2025	(P) Visual	N/A	Analysis Result					
	Product Type		Extent of Damage	Surface Treatment	Asbestos Type	N/A					
	N/A		N/A	N/A	N/A						
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
			Extent/Amount			Amount					
Average Score			Average Score			Average Score			Average Score		
Description General Observations: Plasterboard ceiling, polystyrene tiles, solid walls, timber boxing and solid floor beneath vinyl tiles.											
Recommendation No further action required									Material Assessment Score		N/A

Appendix 1. Asbestos Register

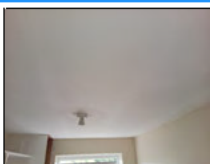
	Building		Floor		Location		Item		Assesment No		
	Ingfield Manor School - Hostel		2nd Floor		Flat 4 Bathroom 203		Vinyl tiles (blue)		133		
	Lead Surveyor		Survey Date		Sample No (S, SP, P, As)		Extent				
	James Apthorp		16/07/2025		(SP) As AA000235		2m²		Analysis Result		
	Product Type		Extent of Damage		Surface Treatment		Asbestos Type		No Asbestos Detected		
	Floor tiles		Low Damage		Completely Sealed		No Asbestos Detected				
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
			Extent/Amount			Amount					
Average Score			Average Score			Average Score			Average Score		
Description		Vinyl tiles (blue) fixed to concrete beneath modern flooring. Bitumen adhesive should also be presumed positive.									
Recommendation		No further action required							Material Assessment Score		N/A

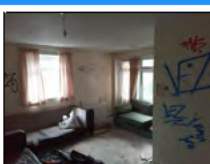
	Building		Floor		Location		Item		Assesment No		
	Ingfield Manor School - Hostel		2nd Floor		Flat 4 Bathroom 203		Textured coating		134		
	Lead Surveyor		Survey Date		Sample No (S, SP, P, As)		Extent				
	James Apthorp		16/07/2025		(SP) As AA000243		4m²		Analysis Result		
	Product Type		Extent of Damage		Surface Treatment		Asbestos Type		Chrysotile		
	Textured Coating		Low Damage		Surface Sealed		Chrysotile				
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
			Extent/Amount			Amount					
Average Score			Average Score			Average Score			Average Score		
Description	Textured coating to plasterboard above polythene ceiling tiles.										
Recommendation	Remove using a licensed/approved specialist asbestos removal contractor.								Material Assessment Score		4

	Building		Floor		Location		Item		Assesment No		
	Ingfield Manor School - Hostel		2nd Floor		Flat 4 Kitchen 204		General Observations:		135		
	Lead Surveyor		Survey Date		Sample No (S, SP, P, As)		Extent		Analysis Result		
	James Apthorp		16/07/2025		(P) Visual		N/A		N/A		
	Product Type		Extent of Damage		Surface Treatment		Asbestos Type				
	N/A		N/A		N/A		N/A				
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
Average Score			Average Score			Average Score			Average Score		
Description	General Observations: Plasterboard ceiling, solid walls, timber boxing and solid floor beneath vinyl tiles.										
Recommendation	No further action required							Material Assessment Score		N/A	

Appendix 1. Asbestos Register

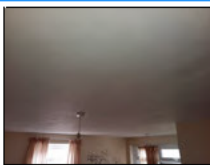
	Building		Floor	Location	Item	Assesment No		
	Ingfield Manor School - Hostel		2nd Floor	Flat 4 Kitchen 204	Vinyl tiles (blue)	136		
	Lead Surveyor		Survey Date	Sample No (S, SP, P, As)	Extent			
	James Apthorp		16/07/2025	(SP) As AA000235	4m²	Analysis Result		
	Product Type		Extent of Damage	Surface Treatment	Asbestos Type	No Asbestos Detected		
	Floor tiles		Low Damage	Completely Sealed	No Asbestos Detected			
Normal Occupancy		Score	Likelihood of Disturbance	Score	Human Exposure Potential	Score	Maintenance Activity	Score
Main type of activity			Location		Number of occupants		Type of Maintenance activity	
Secondary Activities			Accessibility		Frequency of use of area		Frequency of maintenance	
			Extent/Amount		Amount			
Average Score			Average Score		Average Score		Average Score	
Description		Vinyl tiles (blue) fixed to concrete beneath modern flooring. Bitumen adhesive should also be presumed positive.						
Recommendation		No further action required					Material Assessment Score	N/A

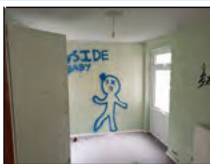
	Building		Floor	Location	Item	Assesment No		
	Ingfield Manor School - Hostel		2nd Floor	Flat 4 Kitchen 204	Textured coating	137		
	Lead Surveyor		Survey Date	Sample No (S, SP, P, As)	Extent			
	James Apthorp		16/07/2025	(SP) As AA000243	4m²	Analysis Result		
	Product Type		Extent of Damage	Surface Treatment	Asbestos Type	Chrysotile		
	Textured Coating		Low Damage	Surface Sealed	Chrysotile			
Normal Occupancy		Score	Likelihood of Disturbance	Score	Human Exposure Potential	Score	Maintenance Activity	Score
Main type of activity			Location		Number of occupants		Type of Maintenance activity	
Secondary Activities			Accessibility		Frequency of use of area		Frequency of maintenance	
			Extent/Amount		Amount			
Average Score			Average Score		Average Score		Average Score	
Description		Textured coating to plasterboard ceiling.						
Recommendation		Remove using a licensed/approved specialist asbestos removal contractor.					Material Assessment Score	4

	Building		Floor	Location	Item	Assesment No		
	Ingfield Manor School - Hostel		2nd Floor	Flat 4 Lounge 205	General Observations:	138		
	Lead Surveyor		Survey Date	Sample No (S, SP, P, As)	Extent			
	James Apthorp		16/07/2025	(P) Visual	N/A	Analysis Result		
	Product Type		Extent of Damage	Surface Treatment	Asbestos Type	N/A		
	N/A		N/A	N/A	N/A			
Normal Occupancy		Score	Likelihood of Disturbance	Score	Human Exposure Potential	Score	Maintenance Activity	Score
Main type of activity			Location		Number of occupants		Type of Maintenance activity	
Secondary Activities			Accessibility		Frequency of use of area		Frequency of maintenance	
			Extent/Amount		Amount			
Average Score			Average Score		Average Score		Average Score	
Description		General Observations: Plasterboard ceiling, solid walls and solid floor beneath vinyl and carpet.						
Recommendation		No further action required					Material Assessment Score	N/A

Appendix 1. Asbestos Register

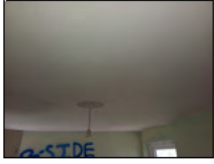
	Building		Floor		Location		Item		Assesment No				
	Ingfield Manor School - Hostel		2nd Floor		Flat 4 Lounge 205		Vinyl (green)		139				
	Lead Surveyor		Survey Date		Sample No (S, SP, P, As)		Extent						
	James Apthorp		16/07/2025		(SP) As AA000242		20m²		Analysis Result				
	Product Type		Extent of Damage		Surface Treatment		Asbestos Type		No Asbestos Detected				
	Floor tiles		Low Damage		Completely Sealed		No Asbestos Detected						
Normal Occupancy			Score	Likelihood of Disturbance			Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity				Location				Number of occupants			Type of Maintenance activity		
Secondary Activities				Accessibility				Frequency of use of area			Frequency of maintenance		
				Extent/Amount				Amount					
Average Score				Average Score				Average Score			Average Score		
Description		Vinyl (green) hessian backed to concrete floor beneath carpet. Bitumen adhesive should also be presumed positive.											
Recommendation		No further action required								Material Assessment Score		N/A	

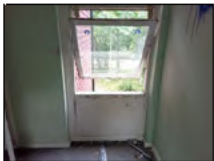
	Building	Floor	Location	Item	Assesment No						
	Ingfield Manor School - Hostel	2nd Floor	Flat 4 Lounge 205	Textured coating	140						
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent							
	James Apthorp	16/07/2025	(SP) As AA000243	20m²	Analysis Result						
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type	Chrysotile						
	Textured Coating	Low Damage	Surface Sealed	Chrysotile							
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
Average Score			Extent/Amount			Amount			Average Score		
Description	Textured coating to plasterboard ceiling.										
Recommendation	Remove using a licensed/approved specialist asbestos removal contractor.								Material Assessment Score		4

	Building		Floor		Location		Item		Assesment No		
	Ingfield Manor School - Hostel		2nd Floor		Flat 4 Bedroom 1 206		General Observations:		141		
	Lead Surveyor		Survey Date		Sample No (S, SP, P, As)		Extent				
	James Apthorp		16/07/2025		(P) Visual		N/A		Analysis Result		
	Product Type		Extent of Damage		Surface Treatment		Asbestos Type		N/A		
	N/A		N/A		N/A		N/A				
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
Average Score			Extent/Amount			Amount			Average Score		
Description		General Observations: Plasterboard ceiling, solid walls and solid floor beneath vinyl and carpet.									
Recommendation		No further action required							Material Assessment Score		N/A

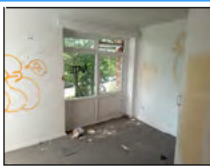
Appendix 1. Asbestos Register

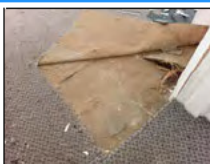
	Building		Floor		Location		Item		Assesment No		
	Ingfield Manor School - Hostel		2nd Floor		Flat 4 Bedroom 1 206		Vinyl (green)		142		
	Lead Surveyor		Survey Date		Sample No (S, SP, P, As)		Extent				
	James Apthorp		16/07/2025		(SP) As AA000242		8m²		Analysis Result		
	Product Type		Extent of Damage		Surface Treatment		Asbestos Type		No Asbestos Detected		
	Floor tiles		Low Damage		Completely Sealed		No Asbestos Detected				
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
			Extent/Amount			Amount					
Average Score			Average Score			Average Score			Average Score		
Description		Vinyl (green) hessian backed to concrete floor beneath carpet. Bitumen adhesive should also be presumed positive.									
Recommendation		No further action required							Material Assessment Score		N/A

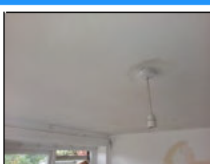
	Building	Floor	Location	Item	Assesment No		
	Ingfield Manor School - Hostel	2nd Floor	Flat 4 Bedroom 1 206	Textured coating	143		
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent			
	James Apthorp	16/07/2025	(SP) As AA000243	8m²	Analysis Result		
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type	Chrysotile		
	Textured Coating	Low Damage	Surface Sealed	Chrysotile			
Normal Occupancy	Score	Likelihood of Disturbance	Score	Human Exposure Potential	Score	Maintenance Activity	Score
Main type of activity		Location		Number of occupants		Type of Maintenance activity	
Secondary Activities		Accessibility		Frequency of use of area		Frequency of maintenance	
		Extent/Amount		Amount			
Average Score		Average Score		Average Score		Average Score	
Description	Textured coating to plasterboard ceiling.						
Recommendation	Remove using a licensed/approved specialist asbestos removal contractor.					Material Assessment Score	4

	Building		Floor		Location		Item		Assesment No		
	Ingfield Manor School - Hostel		2nd Floor		Flat 4 Bedroom 1 206		Timber		144		
	Lead Surveyor		Survey Date		Sample No (S, SP, P, As)		Extent				
	James Apthorp		16/07/2025		(P) Visual		N/A		Analysis Result		
	Product Type		Extent of Damage		Surface Treatment		Asbestos Type		N/A		
	N/A		N/A		N/A		N/A				
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
Average Score			Extent/Amount			Amount			Average Score		
Description		Timber to inside window panel only.									
Recommendation		No further action required							Material Assessment Score		N/A

Appendix 1. Asbestos Register

	Building	Floor	Location	Item	Assesment No			
	Ingfield Manor School - Hostel	2nd Floor	Flat 4 Bedroom 2 207	General Observations:	145			
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent				
	James Apthorp	16/07/2025	(P) Visual	N/A	Analysis Result			
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type	N/A			
	N/A	N/A	N/A	N/A				
Normal Occupancy	Score	Likelihood of Disturbance	Score	Human Exposure Potential	Score	Maintenance Activity	Score	
Main type of activity		Location		Number of occupants		Type of Maintenance activity		
Secondary Activities		Accessibility		Frequency of use of area		Frequency of maintenance		
		Extent/Amount		Amount				
Average Score		Average Score		Average Score		Average Score		
Description	General Observations: Plasterboard ceiling, solid walls and solid floor beneath vinyl and carpet.							
Recommendation	No further action required					Material Assessment Score	N/A	

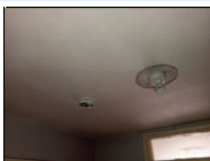
	Building	Floor	Location	Item	Assesment No		
	Ingfield Manor School - Hostel	2nd Floor	Flat 4 Bedroom 2 207	Vinyl (green)	146		
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent			
	James Apthorp	16/07/2025	(SP) As AA000242	10m²	Analysis Result		
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type	No Asbestos Detected		
	Floor tiles	Low Damage	Completely Sealed	No Asbestos Detected			
Normal Occupancy	Score	Likelihood of Disturbance	Score	Human Exposure Potential	Score	Maintenance Activity	Score
Main type of activity		Location		Number of occupants		Type of Maintenance activity	
Secondary Activities		Accessibility		Frequency of use of area		Frequency of maintenance	
		Extent/Amount		Amount			
Average Score		Average Score		Average Score		Average Score	
Description	Vinyl (green) hessian backed to concrete floor beneath carpet. Bitumen adhesive should also be presumed positive.						
Recommendation	No further action required					Material Assessment Score	N/A

	Building	Floor	Location	Item	Assesment No		
	Ingfield Manor School - Hostel	2nd Floor	Flat 4 Bedroom 2 207	Textured coating	147		
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent			
	James Apthorp	16/07/2025	(SP) As AA000243	10m²	Analysis Result		
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type	Chrysotile		
	Textured Coating	Low Damage	Surface Sealed	Chrysotile			
Normal Occupancy	Score	Likelihood of Disturbance	Score	Human Exposure Potential	Score	Maintenance Activity	Score
Main type of activity		Location		Number of occupants		Type of Maintenance activity	
Secondary Activities		Accessibility		Frequency of use of area		Frequency of maintenance	
		Extent/Amount		Amount			
Average Score		Average Score		Average Score		Average Score	
Description	Textured coating to plasterboard ceiling.						
Recommendation	Remove using a licensed/approved specialist asbestos removal contractor.					Material Assessment Score	4

Appendix 1. Asbestos Register

	Building	Floor	Location	Item	Assesment No			
	Ingfield Manor School - Hostel	2nd Floor	Flat 5 Lobby 208	General Observations:	148			
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent				
	James Apthorp	16/07/2025	(P) Visual	N/A	Analysis Result			
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type	N/A			
	N/A	N/A	N/A	N/A				
Normal Occupancy	Score	Likelihood of Disturbance	Score	Human Exposure Potential	Score	Maintenance Activity	Score	
Main type of activity		Location		Number of occupants		Type of Maintenance activity		
Secondary Activities		Accessibility		Frequency of use of area		Frequency of maintenance		
		Extent/Amount		Amount				
Average Score		Average Score		Average Score		Average Score		
Description	General Observations: Plasterboard ceiling, solid walls and solid floor beneath vinyl tiles.							
Recommendation	No further action required					Material Assessment Score	N/A	

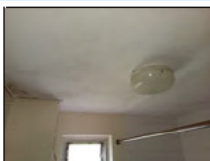
	Building	Floor	Location	Item	Assesment No		
	Ingfield Manor School - Hostel	2nd Floor	Flat 5 Lobby 208	Vinyl tiles (blue)	149		
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent			
	James Apthorp	16/07/2025	(SP) As AA000235	4m²	Analysis Result		
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type	No Asbestos Detected		
	Floor tiles	Low Damage	Completely Sealed	No Asbestos Detected			
Normal Occupancy	Score	Likelihood of Disturbance	Score	Human Exposure Potential	Score	Maintenance Activity	Score
Main type of activity		Location		Number of occupants		Type of Maintenance activity	
Secondary Activities		Accessibility		Frequency of use of area		Frequency of maintenance	
		Extent/Amount		Amount			
Average Score		Average Score		Average Score		Average Score	
Description	Vinyl tiles (blue) fixed to concrete beneath modern flooring. Bitumen adhesive should also be presumed positive.						
Recommendation	No further action required					Material Assessment Score	N/A

	Building	Floor	Location	Item	Assesment No		
	Ingfield Manor School - Hostel	2nd Floor	Flat 5 Lobby 208	Textured coating	150		
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent			
	James Apthorp	16/07/2025	(SP) As AA000243	4m²	Analysis Result		
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type	Chrysotile		
	Textured Coating	Low Damage	Surface Sealed	Chrysotile			
Normal Occupancy	Score	Likelihood of Disturbance	Score	Human Exposure Potential	Score	Maintenance Activity	Score
Main type of activity		Location		Number of occupants		Type of Maintenance activity	
Secondary Activities		Accessibility		Frequency of use of area		Frequency of maintenance	
		Extent/Amount		Amount			
Average Score		Average Score		Average Score		Average Score	
Description	Textured coating to plasterboard ceiling.						
Recommendation	Remove using a licensed/approved specialist asbestos removal contractor.					Material Assessment Score	4

Appendix 1. Asbestos Register

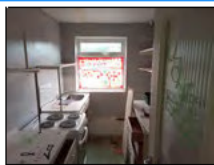
	Building	Floor	Location	Item	Assesment No			
	Ingfield Manor School - Hostel	2nd Floor	Flat 5 Bathroom 209	General Observations:	151			
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent				
	James Apthorp	16/07/2025	(P) Visual	N/A	Analysis Result			
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type	N/A			
	N/A	N/A	N/A	N/A				
Normal Occupancy	Score	Likelihood of Disturbance	Score	Human Exposure Potential	Score	Maintenance Activity	Score	
Main type of activity		Location		Number of occupants		Type of Maintenance activity		
Secondary Activities		Accessibility		Frequency of use of area		Frequency of maintenance		
		Extent/Amount		Amount				
Average Score		Average Score		Average Score		Average Score		
Description	General Observations: Plasterboard ceiling, solid walls, timber boxing and solid floor beneath vinyl tiles.							
Recommendation	No further action required					Material Assessment Score	N/A	

	Building	Floor	Location	Item	Assesment No		
	Ingfield Manor School - Hostel	2nd Floor	Flat 5 Bathroom 209	Vinyl tiles (blue)	152		
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent			
	James Apthorp	16/07/2025	(SP) As AA000235	2m²	Analysis Result		
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type	No Asbestos Detected		
	Floor tiles	Low Damage	Completely Sealed	No Asbestos Detected			
Normal Occupancy	Score	Likelihood of Disturbance	Score	Human Exposure Potential	Score	Maintenance Activity	Score
Main type of activity		Location		Number of occupants		Type of Maintenance activity	
Secondary Activities		Accessibility		Frequency of use of area		Frequency of maintenance	
		Extent/Amount		Amount			
Average Score		Average Score		Average Score		Average Score	
Description	Vinyl tiles (blue) fixed to concrete beneath modern flooring. Bitumen adhesive should also be presumed positive.						
Recommendation	No further action required					Material Assessment Score	N/A

	Building	Floor	Location	Item	Assesment No		
	Ingfield Manor School - Hostel	2nd Floor	Flat 5 Bathroom 209	Textured coating	153		
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent			
	James Apthorp	16/07/2025	(SP) As AA000243	4m²	Analysis Result		
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type	Chrysotile		
	Textured Coating	Low Damage	Surface Sealed	Chrysotile			
Normal Occupancy	Score	Likelihood of Disturbance	Score	Human Exposure Potential	Score	Maintenance Activity	Score
Main type of activity		Location		Number of occupants		Type of Maintenance activity	
Secondary Activities		Accessibility		Frequency of use of area		Frequency of maintenance	
		Extent/Amount		Amount			
Average Score		Average Score		Average Score		Average Score	
Description	Textured coating to plasterboard ceiling.						
Recommendation	Remove using a licensed/approved specialist asbestos removal contractor.					Material Assessment Score	4

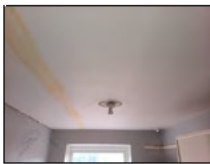
Appendix 1. Asbestos Register

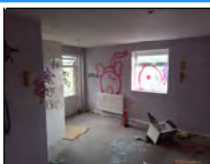
	Building		Floor	Location		Item	Assesment No				
	Ingfield Manor School - Hostel		2nd Floor	Flat 5 Bathroom 209		Timber	154				
	Lead Surveyor		Survey Date	Sample No (S, SP, P, As)		Extent					
	James Apthorp		16/07/2025	(P) Visual		N/A	Analysis Result				
	Product Type		Extent of Damage	Surface Treatment		Asbestos Type	N/A				
	N/A		N/A	N/A		N/A					
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
			Extent/Amount			Amount					
Average Score			Average Score			Average Score			Average Score		
Description	Timber internal panel beneath original window.										
Recommendation	No further action required							Material Assessment Score		N/A	

	Building		Floor		Location		Item		Assesment No			
	Ingfield Manor School - Hostel		2nd Floor		Flat 5 Kitchen 210		General Observations:		155			
	Lead Surveyor		Survey Date		Sample No (S, SP, P, As)		Extent					
	James Apthorp		16/07/2025		(P) Visual		N/A		Analysis Result			
	Product Type		Extent of Damage		Surface Treatment		Asbestos Type		N/A			
	N/A		N/A		N/A		N/A					
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score	
Main type of activity			Location			Number of occupants			Type of Maintenance activity			
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance			
Average Score			Extent/Amount			Amount						
			Average Score			Average Score			Average Score			
Description General Observations: Plasterboard ceiling, solid walls, timber boxing and solid floor beneath vinyl tiles.												
Recommendation No further action required												
										Material Assessment Score		N/A

	Building		Floor		Location		Item		Assesment No		
	Ingfield Manor School - Hostel		2nd Floor		Flat 5 Kitchen 210		Vinyl tiles (blue)		156		
	Lead Surveyor		Survey Date		Sample No (S, SP, P, As)		Extent				
	James Apthorp		16/07/2025		(SP) As AA000235		4m²		Analysis Result		
	Product Type		Extent of Damage		Surface Treatment		Asbestos Type		No Asbestos Detected		
	Floor tiles		Low Damage		Completely Sealed		No Asbestos Detected				
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
			Extent/Amount			Amount					
Average Score			Average Score			Average Score			Average Score		
Description		Vinyl tiles (blue) fixed to concrete beneath modern flooring. Bitumen adhesive should also be presumed positive.									
Recommendation		No further action required							Material Assessment Score		N/A

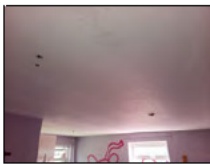
Appendix 1. Asbestos Register

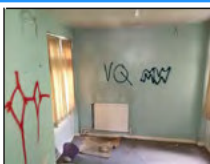
	Building	Ingfield Manor School - Hostel	Floor	2nd Floor	Location	Flat 5 Kitchen 210	Item	Textured coating	Assesment No	157
	Lead Surveyor	James Apthorp	Survey Date	16/07/2025	Sample No (S, SP, P, As)	(SP) As AA000243	Extent	4m²	Analysis Result	
	Product Type	Textured Coating	Extent of Damage	Low Damage	Surface Treatment	Surface Sealed	Asbestos Type	Chrysotile	Chrysotile	
	Normal Occupancy	Score	Likelihood of Disturbance	Score	Human Exposure Potential	Score	Maintenance Activity	Score		
	Main type of activity		Location		Number of occupants		Type of Maintenance activity			
	Secondary Activities		Accessibility		Frequency of use of area		Frequency of maintenance			
Average Score		Extent/Amount		Amount						
Average Score		Average Score		Average Score		Average Score				
Description	Textured coating to plasterboard ceiling.									
Recommendation	Remove using a licensed/approved specialist asbestos removal contractor.						Material Assessment Score	4		

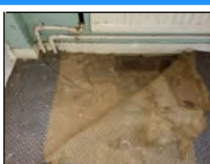
	Building	Ingfield Manor School - Hostel	Floor	2nd Floor	Location	Flat 5 Lounge 211	Item	General Observations:	Assesment No	158
	Lead Surveyor	James Apthorp	Survey Date	16/07/2025	Sample No (S, SP, P, As)	(P) Visual	Extent	N/A	Analysis Result	
	Product Type	N/A	Extent of Damage	N/A	Surface Treatment	N/A	Asbestos Type	N/A	N/A	
	Normal Occupancy	Score	Likelihood of Disturbance	Score	Human Exposure Potential	Score	Maintenance Activity	Score		
	Main type of activity		Location		Number of occupants		Type of Maintenance activity			
	Secondary Activities		Accessibility		Frequency of use of area		Frequency of maintenance			
Average Score		Extent/Amount		Amount						
Average Score		Average Score		Average Score		Average Score				
Description	General Observations: Plasterboard ceiling, solid walls and solid floor beneath vinyl and carpet.									
Recommendation	No further action required						Material Assessment Score	N/A		

	Building	Ingfield Manor School - Hostel	Floor	2nd Floor	Location	Flat 5 Lounge 211	Item	Vinyl (green)	Assesment No	159
	Lead Surveyor	James Apthorp	Survey Date	16/07/2025	Sample No (S, SP, P, As)	(SP) As AA000242	Extent	20m²	Analysis Result	
	Product Type	Floor tiles	Extent of Damage	Low Damage	Surface Treatment	Completely Sealed	Asbestos Type	No Asbestos Detected	No Asbestos Detected	
	Normal Occupancy	Score	Likelihood of Disturbance	Score	Human Exposure Potential	Score	Maintenance Activity	Score		
	Main type of activity		Location		Number of occupants		Type of Maintenance activity			
	Secondary Activities		Accessibility		Frequency of use of area		Frequency of maintenance			
Average Score		Extent/Amount		Amount						
Average Score		Average Score		Average Score		Average Score				
Description	Vinyl (green) hessian backed to concrete floor beneath carpet. Bitumen adhesive should also be presumed positive.									
Recommendation	No further action required						Material Assessment Score	N/A		

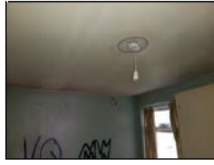
Appendix 1. Asbestos Register

	Building	Ingfield Manor School - Hostel	Floor	2nd Floor	Location	Flat 5 Lounge 211	Item	Textured coating	Assesment No	160
	Lead Surveyor	James Apthorp	Survey Date	16/07/2025	Sample No (S, SP, P, As)	(SP) As AA000243	Extent	20m²	Analysis Result	
	Product Type	Textured Coating	Extent of Damage	Low Damage	Surface Treatment	Surface Sealed	Asbestos Type	Chrysotile	Chrysotile	
	Normal Occupancy	Score	Likelihood of Disturbance	Score	Human Exposure Potential	Score	Maintenance Activity	Score		
	Main type of activity		Location		Number of occupants		Type of Maintenance activity			
	Secondary Activities		Accessibility		Frequency of use of area		Frequency of maintenance			
Average Score		Extent/Amount		Amount						
Average Score		Average Score		Average Score		Average Score		Average Score		
Description	Textured coating to plasterboard ceiling.									
Recommendation	Remove using a licensed/approved specialist asbestos removal contractor.						Material Assessment Score		4	

	Building	Ingfield Manor School - Hostel	Floor	2nd Floor	Location	Flat 5 Bedroom 1 212	Item	General Observations:	Assesment No	161
	Lead Surveyor	James Apthorp	Survey Date	16/07/2025	Sample No (S, SP, P, As)	(P) Visual	Extent	N/A	Analysis Result	
	Product Type	N/A	Extent of Damage	N/A	Surface Treatment	N/A	Asbestos Type	N/A	N/A	
	Normal Occupancy	Score	Likelihood of Disturbance	Score	Human Exposure Potential	Score	Maintenance Activity	Score		
	Main type of activity		Location		Number of occupants		Type of Maintenance activity			
	Secondary Activities		Accessibility		Frequency of use of area		Frequency of maintenance			
Average Score		Extent/Amount		Amount						
Average Score		Average Score		Average Score		Average Score		Average Score		
Description	General Observations: Plasterboard ceiling, solid walls and solid floor beneath vinyl and carpet.									
Recommendation	No further action required						Material Assessment Score		N/A	

	Building	Ingfield Manor School - Hostel	Floor	2nd Floor	Location	Flat 5 Bedroom 1 212	Item	Vinyl (green)	Assesment No	162
	Lead Surveyor	James Apthorp	Survey Date	16/07/2025	Sample No (S, SP, P, As)	(SP) As AA000242	Extent	8m²	Analysis Result	
	Product Type	Floor tiles	Extent of Damage	Low Damage	Surface Treatment	Completely Sealed	Asbestos Type	No Asbestos Detected	No Asbestos Detected	
	Normal Occupancy	Score	Likelihood of Disturbance	Score	Human Exposure Potential	Score	Maintenance Activity	Score		
	Main type of activity		Location		Number of occupants		Type of Maintenance activity			
	Secondary Activities		Accessibility		Frequency of use of area		Frequency of maintenance			
Average Score		Extent/Amount		Amount						
Average Score		Average Score		Average Score		Average Score		Average Score		
Description	Vinyl (green) hessian backed to concrete floor beneath carpet. Bitumen adhesive should also be presumed positive.									
Recommendation	No further action required						Material Assessment Score		N/A	

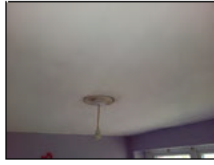
Appendix 1. Asbestos Register

	Building	Floor	Location	Item	Assesment No			
	Ingfield Manor School - Hostel	2nd Floor	Flat 5 Bedroom 1 212	Textured coating	163			
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent				
	James Apthorp	16/07/2025	(SP) As AA000243	8m²	Analysis Result			
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type	Chrysotile			
	Textured Coating	Low Damage	Surface Sealed	Chrysotile				
Normal Occupancy	Score	Likelihood of Disturbance	Score	Human Exposure Potential	Score	Maintenance Activity	Score	
Main type of activity		Location		Number of occupants		Type of Maintenance activity		
Secondary Activities		Accessibility		Frequency of use of area		Frequency of maintenance		
		Extent/Amount		Amount				
Average Score		Average Score		Average Score		Average Score		
Description	Textured coating to plasterboard ceiling.							
Recommendation	Remove using a licensed/approved specialist asbestos removal contractor.					Material Assessment Score	4	

	Building	Floor	Location	Item	Assesment No		
	Ingfield Manor School - Hostel	2nd Floor	Flat 5 Bedroom 2 213	General Observations:	164		
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent			
	James Apthorp	16/07/2025	(P) Visual	N/A	Analysis Result		
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type	N/A		
	N/A	N/A	N/A	N/A			
Normal Occupancy	Score	Likelihood of Disturbance	Score	Human Exposure Potential	Score	Maintenance Activity	Score
Main type of activity		Location		Number of occupants		Type of Maintenance activity	
Secondary Activities		Accessibility		Frequency of use of area		Frequency of maintenance	
		Extent/Amount		Amount			
Average Score		Average Score		Average Score		Average Score	
Description	General Observations: Plasterboard ceiling, solid walls and solid floor beneath vinyl and carpet.						
Recommendation	No further action required					Material Assessment Score	N/A

	Building	Floor	Location	Item	Assesment No		
	Ingfield Manor School - Hostel	2nd Floor	Flat 5 Bedroom 2 213	Vinyl (green)	165		
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent			
	James Apthorp	16/07/2025	(SP) As AA000242	10m²	Analysis Result		
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type	No Asbestos Detected		
	Floor tiles	Low Damage	Completely Sealed	No Asbestos Detected			
Normal Occupancy	Score	Likelihood of Disturbance	Score	Human Exposure Potential	Score	Maintenance Activity	Score
Main type of activity		Location		Number of occupants		Type of Maintenance activity	
Secondary Activities		Accessibility		Frequency of use of area		Frequency of maintenance	
		Extent/Amount		Amount			
Average Score		Average Score		Average Score		Average Score	
Description	Vinyl (green) hessian backed to concrete floor beneath carpet. Bitumen adhesive should also be presumed positive.						
Recommendation	No further action required					Material Assessment Score	N/A

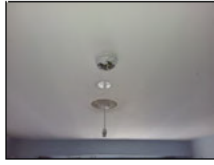
Appendix 1. Asbestos Register

	Building	Floor	Location	Item	Assesment No		
	Ingfield Manor School - Hostel	2nd Floor	Flat 5 Bedroom 2 213	Textured coating	166		
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent			
	James Apthorp	16/07/2025	(SP) As AA000243	10m²	Analysis Result		
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type	Chrysotile		
	Textured Coating	Low Damage	Surface Sealed	Chrysotile			
Normal Occupancy	Score	Likelihood of Disturbance	Score	Human Exposure Potential	Score	Maintenance Activity	Score
Main type of activity		Location		Number of occupants		Type of Maintenance activity	
Secondary Activities		Accessibility		Frequency of use of area		Frequency of maintenance	
		Extent/Amount		Amount			
Average Score		Average Score		Average Score		Average Score	
Description	Textured coating to plasterboard ceiling.						
Recommendation	Remove using a licensed/approved specialist asbestos removal contractor.					Material Assessment Score	4

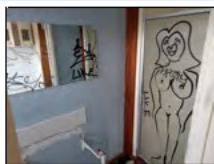
	Building	Floor	Location	Item	Assesment No		
	Ingfield Manor School - Hostel	2nd Floor	Room 8 214	General Observations:	167		
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent			
	James Apthorp	16/07/2025	(P) Visual	N/A	Analysis Result		
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type	N/A		
	N/A	N/A	N/A	N/A			
Normal Occupancy	Score	Likelihood of Disturbance	Score	Human Exposure Potential	Score	Maintenance Activity	Score
Main type of activity		Location		Number of occupants		Type of Maintenance activity	
Secondary Activities		Accessibility		Frequency of use of area		Frequency of maintenance	
		Extent/Amount		Amount			
Average Score		Average Score		Average Score		Average Score	
Description	General Observations: Plasterboard ceiling, solid walls and solid floor beneath vinyl and carpet.						
Recommendation	No further action required					Material Assessment Score	N/A

	Building	Floor	Location	Item	Assesment No		
	Ingfield Manor School - Hostel	2nd Floor	Room 8 214	Vinyl (green)	168		
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent			
	James Apthorp	16/07/2025	(SP) As AA000242	8m²	Analysis Result		
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type	No Asbestos Detected		
	Floor tiles	Low Damage	Completely Sealed	No Asbestos Detected			
Normal Occupancy	Score	Likelihood of Disturbance	Score	Human Exposure Potential	Score	Maintenance Activity	Score
Main type of activity		Location		Number of occupants		Type of Maintenance activity	
Secondary Activities		Accessibility		Frequency of use of area		Frequency of maintenance	
		Extent/Amount		Amount			
Average Score		Average Score		Average Score		Average Score	
Description	Vinyl (green) hessian backed to concrete floor beneath carpet. Bitumen adhesive should also be presumed positive.						
Recommendation	No further action required					Material Assessment Score	N/A

Appendix 1. Asbestos Register

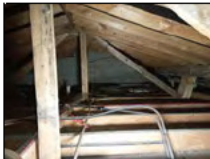
	Building	Floor	Location	Item	Assesment No		
	Ingfield Manor School - Hostel	2nd Floor	Room 8 214	Textured coating	169		
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent			
	James Apthorp	16/07/2025	(SP) As AA000243	14m²	Analysis Result		
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type	Chrysotile		
	Textured Coating	Low Damage	Surface Sealed	Chrysotile			
Normal Occupancy	Score	Likelihood of Disturbance	Score	Human Exposure Potential	Score	Maintenance Activity	Score
Main type of activity		Location		Number of occupants		Type of Maintenance activity	
Secondary Activities		Accessibility		Frequency of use of area		Frequency of maintenance	
		Extent/Amount		Amount			
Average Score		Average Score		Average Score		Average Score	
Description	Textured coating to plasterboard ceiling. Textured coating also present to associated en suite.						
Recommendation	Remove using a licensed/approved specialist asbestos removal contractor.					Material Assessment Score	4

	Building	Floor	Location	Item	Assesment No		
	Ingfield Manor School - Hostel	2nd Floor	Room 8 214	Plasterboard	170		
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent			
	James Apthorp	16/07/2025	(P) Visual	N/A	Analysis Result		
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type	N/A		
	N/A	N/A	N/A	N/A			
Normal Occupancy	Score	Likelihood of Disturbance	Score	Human Exposure Potential	Score	Maintenance Activity	Score
Main type of activity		Location		Number of occupants		Type of Maintenance activity	
Secondary Activities		Accessibility		Frequency of use of area		Frequency of maintenance	
		Extent/Amount		Amount			
Average Score		Average Score		Average Score		Average Score	
Description	Plasterboard surrounding modern window installation. Loose MMMF insulation identified within cavity.						
Recommendation	No further action required					Material Assessment Score	N/A

	Building	Floor	Location	Item	Assesment No		
	Ingfield Manor School - Hostel	2nd Floor	Room 8 Ensuite 216	General Observations:	171		
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent			
	James Apthorp	16/07/2025	(P) Visual	N/A	Analysis Result		
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type	N/A		
	N/A	N/A	N/A	N/A			
Normal Occupancy	Score	Likelihood of Disturbance	Score	Human Exposure Potential	Score	Maintenance Activity	Score
Main type of activity		Location		Number of occupants		Type of Maintenance activity	
Secondary Activities		Accessibility		Frequency of use of area		Frequency of maintenance	
		Extent/Amount		Amount			
Average Score		Average Score		Average Score		Average Score	
Description	General Observations: Plasterboard ceiling, solid walls, plasterboard around window and solid floor beneath vinyl and carpet.						
Recommendation	No further action required					Material Assessment Score	N/A

Appendix 1. Asbestos Register

	Building		Floor	Location	Item	Assesment No					
	Ingfield Manor School - Hostel		2nd Floor	Room 8 Ensuite 216	Vinyl (green)	172					
	Lead Surveyor		Survey Date	Sample No (S, SP, P, As)	Extent						
	James Apthorp		16/07/2025	(SP) As AA000242	2m²	Analysis Result					
	Product Type		Extent of Damage	Surface Treatment	Asbestos Type	No Asbestos Detected					
	Floor tiles		Low Damage	Completely Sealed	No Asbestos Detected						
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
			Extent/Amount			Amount					
Average Score			Average Score			Average Score			Average Score		
Description		Vinyl (green) hessian backed to concrete floor beneath carpet. Bitumen adhesive should also be presumed positive.									
Recommendation		No further action required							Material Assessment Score		N/A

	Building		Floor	Location	Item	Assesment No					
	Ingfield Manor School - Hostel		2nd Floor	Roof Space 215	General Observations:	173					
	Lead Surveyor		Survey Date	Sample No (S, SP, P, As)	Extent						
	James Apthorp		16/07/2025	(P) Visual	N/A	Analysis Result					
	Product Type		Extent of Damage	Surface Treatment	Asbestos Type	N/A					
	N/A		N/A	N/A	N/A						
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
			Extent/Amount			Amount					
Average Score			Average Score			Average Score			Average Score		
Description		General Observations: Modern roof membrane, new timber battens, exposed brick to walls and timber joists above plasterboard. Evidence of a recent new roof installation.									
Recommendation		No further action required							Material Assessment Score		N/A

	Building		Floor	Location	Item	Assesment No					
	Ingfield Manor School - Hostel		2nd Floor	Roof Space 215	Cement	174					
	Lead Surveyor		Survey Date	Sample No (S, SP, P, As)	Extent						
	James Apthorp		16/07/2025	(S) AA000244	Throughout	Analysis Result					
	Product Type		Extent of Damage	Surface Treatment	Asbestos Type	Chrysotile					
	Non-Asbestos Cement		High Damage	Surface Sealed	Chrysotile						
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
			Extent/Amount			Amount					
Average Score			Average Score			Average Score			Average Score		
Description		Cement debris throughout top of timbers and associated plasterboard ceilings. Contamination may have originated from old roof removal.									
Recommendation		Remove using a licensed/approved specialist asbestos removal contractor.							Material Assessment Score		6

Appendix 1. Asbestos Register

	Building	Floor	Location	Item	Assesment No			
	Ingfield Manor School - Hostel	External	Internal Courtyard E01	General Observations:	175			
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent	Analysis Result			
	James Apthorp	16/07/2025	(P) Visual	N/A	N/A			
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type				
	N/A	N/A	N/A	N/A				
Normal Occupancy	Score	Likelihood of Disturbance	Score	Human Exposure Potential	Score	Maintenance Activity	Score	
Main type of activity		Location		Number of occupants		Type of Maintenance activity		
Secondary Activities		Accessibility		Frequency of use of area		Frequency of maintenance		
		Extent/Amount		Amount				
Average Score		Average Score		Average Score		Average Score		
Description	General Observations: UP C facia and soffits, modern roof felt, timber windows, timber cladding and exposed brick. Limited access due to rubbish build up.							
Recommendation	No further action required					Material Assessment Score	N/A	

	Building	Floor	Location	Item	Assesment No		
	Ingfield Manor School - Hostel	External	East Elevation E02	General Observations:	176		
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent	Analysis Result		
	James Apthorp	16/07/2025	(P) Visual	N/A	N/A		
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type			
	N/A	N/A	N/A	N/A			
Normal Occupancy	Score	Likelihood of Disturbance	Score	Human Exposure Potential	Score	Maintenance Activity	Score
Main type of activity		Location		Number of occupants		Type of Maintenance activity	
Secondary Activities		Accessibility		Frequency of use of area		Frequency of maintenance	
		Extent/Amount		Amount			
Average Score		Average Score		Average Score		Average Score	
Description	General Observations: Exposed brick, a mixture of UPVC and original windows and doors, modern roof felt and cement roof tiles identified.						
Recommendation	No further action required					Material Assessment Score	N/A

	Building	Floor	Location	Item	Assesment No		
	Ingfield Manor School - Hostel	External	East Elevation E02	Insulating board	177		
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent	Analysis Result		
	James Apthorp	16/07/2025	(S) AA000245	2m²	Amosite		
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type			
	Asbestos Insulating Board	Low Damage	Surface Sealed	Amosite			
Normal Occupancy	Score	Likelihood of Disturbance	Score	Human Exposure Potential	Score	Maintenance Activity	Score
Main type of activity		Location		Number of occupants		Type of Maintenance activity	
Secondary Activities		Accessibility		Frequency of use of area		Frequency of maintenance	
		Extent/Amount		Amount			
Average Score		Average Score		Average Score		Average Score	
Description	Insulating board infill panel to Room 4 external. Board sandwiched between two cement panels.						
Recommendation	Remove using a licensed/approved specialist asbestos removal contractor.					Material Assessment Score	6

Appendix 1. Asbestos Register

	Building	Floor	Location	Item	Assesment No		
	Ingfield Manor School - Hostel	External	East Elevation E02	Insulating board	178		
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent	Analysis Result		
	James Apthorp	16/07/2025	(SP) As AA000245	1m²	Amosite		
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type			
	Asbestos Insulating Board	Low Damage	Surface Sealed	Amosite			
Normal Occupancy	Score	Likelihood of Disturbance	Score	Human Exposure Potential	Score	Maintenance Activity	Score
Main type of activity		Location		Number of occupants		Type of Maintenance activity	
Secondary Activities		Accessibility		Frequency of use of area		Frequency of maintenance	
		Extent/Amount		Amount			
Average Score		Average Score		Average Score		Average Score	
Description	Insulating board infill panel to Room 4 external. Board sandwiched between two cement panels.						
Recommendation	Remove using a licensed/approved specialist asbestos removal contractor.					Material Assessment Score	6

	Building	Floor	Location	Item	Assesment No		
	Ingfield Manor School - Hostel	External	East Elevation E02	Cement	179		
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent	Analysis Result		
	James Apthorp	16/07/2025	(S) AA000246	10m²	Chrysotile		
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type			
	Asbestos Cement	Low Damage	Surface Sealed	Chrysotile			
Normal Occupancy	Score	Likelihood of Disturbance	Score	Human Exposure Potential	Score	Maintenance Activity	Score
Main type of activity		Location		Number of occupants		Type of Maintenance activity	
Secondary Activities		Accessibility		Frequency of use of area		Frequency of maintenance	
		Extent/Amount		Amount			
Average Score		Average Score		Average Score		Average Score	
Description	Cement soffits to external canopy.						
Recommendation	Remove using a licensed/approved specialist asbestos removal contractor.					Material Assessment Score	4

	Building	Floor	Location	Item	Assesment No		
	Ingfield Manor School - Hostel	External	East Elevation E02	Insulating board	180		
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent	Analysis Result		
	James Apthorp	16/07/2025	(SP) As AA000245	2m²	Amosite		
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type			
	Asbestos Insulating Board	Low Damage	Surface Sealed	Amosite			
Normal Occupancy	Score	Likelihood of Disturbance	Score	Human Exposure Potential	Score	Maintenance Activity	Score
Main type of activity		Location		Number of occupants		Type of Maintenance activity	
Secondary Activities		Accessibility		Frequency of use of area		Frequency of maintenance	
		Extent/Amount		Amount			
Average Score		Average Score		Average Score		Average Score	
Description	Insulating board infill panel to Room 5 external. Board sandwiched between two cement panels.						
Recommendation	Remove using a licensed/approved specialist asbestos removal contractor.					Material Assessment Score	6

Appendix 1. Asbestos Register

	Building		Floor		Location		Item		Assesment No		
	Ingfield Manor School - Hostel		External		South Elevation E03		General Observations:		181		
	Lead Surveyor		Survey Date		Sample No (S, SP, P, As)		Extent				
	James Apthorp		16/07/2025		(P) Visual		N/A		Analysis Result		
	Product Type		Extent of Damage		Surface Treatment		Asbestos Type		N/A		
	N/A		N/A		N/A		N/A				
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
			Extent/Amount			Amount					
Average Score			Average Score			Average Score			Average Score		
Description	General Observations: Exposed brick, a mixture of UPVC and original windows and doors, modern roof felt and cement roof tiles identified. Limited access to this elevation, due to heavy overgrown tree and bushes.										
Recommendation	No further action required							Material Assessment Score		N/A	

	Building	Floor	Location	Item	Assesment No		
	Ingfield Manor School - Hostel	External	South Elevation E03	Insulating board	182		
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent			
	James Apthorp	16/07/2025	(S) AA000247	4m²	Analysis Result		
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type	Amosite		
	Asbestos Insulating Board	Low Damage	Unsealed	Amosite			
Normal Occupancy	Score	Likelihood of Disturbance	Score	Human Exposure Potential	Score	Maintenance Activity	Score
Main type of activity		Location		Number of occupants		Type of Maintenance activity	
Secondary Activities		Accessibility		Frequency of use of area		Frequency of maintenance	
		Extent/Amount		Amount			
Average Score		Average Score		Average Score		Average Score	
Description	Insulating board soffit to fire exit external canopy.						
Recommendation	Remove using a licensed/approved specialist asbestos removal contractor.					Material Assessment Score	7

	Building	Floor	Location	Item	Assesment No		
	Ingfield Manor School - Hostel	External	South Elevation E03	Insulating board	183		
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent			
	James Apthorp	16/07/2025	(SP) As AA000247	Small amounts	Analysis Result		
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type	Amosite		
	Asbestos Insulating Board	Medium Damage	Unsealed	Amosite			
Normal Occupancy	Score	Likelihood of Disturbance	Score	Human Exposure Potential	Score	Maintenance Activity	Score
Main type of activity		Location		Number of occupants		Type of Maintenance activity	
Secondary Activities		Accessibility		Frequency of use of area		Frequency of maintenance	
		Extent/Amount		Amount			
Average Score		Average Score		Average Score		Average Score	
Description	Insulating board small blanking panel fixed to brickwork.						
Recommendation	Remove using a licensed/approved specialist asbestos removal contractor.					Material Assessment Score	8

Appendix 1. Asbestos Register

	Building	Floor	Location	Item	Assesment No						
	Ingfield Manor School - Hostel	External	West Elevation E04	General Observations:	184						
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent							
	James Apthorp	16/07/2025	(P) Visual	N/A	Analysis Result						
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type							
	N/A	N/A	N/A	N/A	N/A						
Normal Occupancy		Score	Likelihood of Disturbance						Score	Human Exposure Potential	
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
Average Score			Extent/Amount			Amount			Average Score		
			Average Score			Average Score			Average Score		
Description	General Observations: Exposed brick, a mixture of UPVC and original windows and doors, modern roof felt and cement roof tiles identified.										
Recommendation	No further action required								Material Assessment Score		N/A

	Building	Floor	Location	Item	Assesment No						
	Ingfield Manor School - Hostel	External	West Elevation E04	Insulating board	185						
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent							
	James Apthorp	16/07/2025	(SP) As AA000245	1m²	Analysis Result						
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type							
	Asbestos Insulating Board	Low Damage	Surface Sealed	Amosite	Amosite						
Normal Occupancy		Score	Likelihood of Disturbance						Score	Human Exposure Potential	
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
Average Score			Extent/Amount			Amount			Average Score		
			Average Score			Average Score			Average Score		
Description	Insulating board infill panel to Room 1 external. Board sandwiched between two cement panels.										
Recommendation	Remove using a licensed/approved specialist asbestos removal contractor.								Material Assessment Score		6

	Building	Floor	Location	Item	Assesment No						
	Ingfield Manor School - Hostel	External	West Elevation E04	Cement	186						
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent							
	James Apthorp	16/07/2025	(SP) As AA000246	15m²	Analysis Result						
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type							
	Asbestos Cement	Low Damage	Surface Sealed	Chrysotile	Chrysotile						
Normal Occupancy		Score	Likelihood of Disturbance						Score	Human Exposure Potential	
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
Average Score			Extent/Amount			Amount			Average Score		
			Average Score			Average Score			Average Score		
Description	Cement soffits to external canopy areas.										
Recommendation	Remove using a licensed/approved specialist asbestos removal contractor.								Material Assessment Score		4

Appendix 1. Asbestos Register

	Building	Floor	Location	Item	Assesment No			
	Ingfield Manor School - Hostel	External	West Elevation E04	Insulating board	187			
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent				
	James Apthorp	16/07/2025	(S) AA000248	2m²	Analysis Result			
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type	Amosite			
	Asbestos Insulating Board	High Damage	Unsealed	Amosite				
Normal Occupancy	Score	Likelihood of Disturbance	Score	Human Exposure Potential	Score	Maintenance Activity	Score	
Main type of activity		Location		Number of occupants		Type of Maintenance activity		
Secondary Activities		Accessibility		Frequency of use of area		Frequency of maintenance		
		Extent/Amount		Amount				
Average Score		Average Score		Average Score		Average Score		
Description	Insulating board infill panel loose to Room 1 external grass area. Board sandwiched between two cement panels, debris identified throughout localised area.							
Recommendation	Isolate, restrict access and remove using a licensed/approved specialist asbestos removal contractor.					Material Assessment Score	9	

	Building	Floor	Location	Item	Assesment No		
	Ingfield Manor School - Hostel	External	North Elevation E05	General Observations:	188		
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent			
	James Apthorp	16/07/2025	(P) Visual	N/A	Analysis Result		
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type	N/A		
	N/A	N/A	N/A	N/A			
Normal Occupancy	Score	Likelihood of Disturbance	Score	Human Exposure Potential	Score	Maintenance Activity	Score
Main type of activity		Location		Number of occupants		Type of Maintenance activity	
Secondary Activities		Accessibility		Frequency of use of area		Frequency of maintenance	
		Extent/Amount		Amount			
Average Score		Average Score		Average Score		Average Score	
Description	General Observations: Exposed brick, a mixture of UPVC and original windows and doors, modern roof felt and cement roof tiles identified.						
Recommendation	No further action required					Material Assessment Score	N/A

	Building	Floor	Location	Item	Assesment No		
	Ingfield Manor School - Hostel	External	North Elevation E05	UPVC	189		
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent			
	James Apthorp	16/07/2025	(P) Visual	N/A	Analysis Result		
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type	N/A		
	N/A	N/A	N/A	N/A			
Normal Occupancy	Score	Likelihood of Disturbance	Score	Human Exposure Potential	Score	Maintenance Activity	Score
Main type of activity		Location		Number of occupants		Type of Maintenance activity	
Secondary Activities		Accessibility		Frequency of use of area		Frequency of maintenance	
		Extent/Amount		Amount			
Average Score		Average Score		Average Score		Average Score	
Description	UPVC soffits and fascia panels at high level. Inspected as far as reasonable practicable. Believed to have been installed as part of roof replacement.						
Recommendation	No further action required					Material Assessment Score	N/A

Appendix 1. Asbestos Register

	Building	Floor	Location	Item	Assesment No		
	Ingfield Manor School - Hostel	External	North Elevation E05	Insulating board	190		
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent			
	James Apthorp	16/07/2025	(SP) As AA000245	3m²	Analysis Result		
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type	Amosite		
	Asbestos Insulating Board	Low Damage	Surface Sealed	Amosite			
Normal Occupancy	Score	Likelihood of Disturbance	Score	Human Exposure Potential	Score	Maintenance Activity	Score
Main type of activity		Location		Number of occupants		Type of Maintenance activity	
Secondary Activities		Accessibility		Frequency of use of area		Frequency of maintenance	
		Extent/Amount		Amount			
Average Score		Average Score		Average Score		Average Score	
Description	Insulating board infill panels to Flats 1, 2 & 4 original windows. Board sandwiched between two cement panels.						
Recommendation	Remove using a licensed/approved specialist asbestos removal contractor.					Material Assessment Score	6

	Building	Floor	Location	Item	Assesment No		
	Ingfield Manor School - Hostel	External	North Elevation E05	Insulating board	191		
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent			
	James Apthorp	16/07/2025	(SP) As AA000245	1m²	Analysis Result		
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type	Amosite		
	Asbestos Insulating Board	Low Damage	Surface Sealed	Amosite			
Normal Occupancy	Score	Likelihood of Disturbance	Score	Human Exposure Potential	Score	Maintenance Activity	Score
Main type of activity		Location		Number of occupants		Type of Maintenance activity	
Secondary Activities		Accessibility		Frequency of use of area		Frequency of maintenance	
		Extent/Amount		Amount			
Average Score		Average Score		Average Score		Average Score	
Description	Insulating board infill panel to original window on 2nd floor stairwell. Board sandwiched between two cement panels.						
Recommendation	Remove using a licensed/approved specialist asbestos removal contractor.					Material Assessment Score	6

	Building		Floor		Location		Item		Assesment No		
	Ingfield Manor School - Hostel		External		North Elevation E05		Putty		192		
	Lead Surveyor		Survey Date		Sample No (S, SP, P, As)		Extent		Analysis Result		
	James Apthorp		16/07/2025		(S) AA000249		Small amounts		No Asbestos Detected		
	Product Type		Extent of Damage		Surface Treatment		Asbestos Type				
	Putty		Low Damage		Completely Sealed		No Asbestos Detected				
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
Average Score			Average Score			Average Score			Average Score		
Description Putty to frame around original window. Should be presumed to all original windows.											
Recommendation No further action required								Material Assessment Score		N/A	

Appendix 1. Asbestos Register

	Building	Floor	Location	Item	Assesment No			
	Ingfield Manor School - Hostel	External	North Elevation E05	Insulating board	193			
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent				
	James Apthorp	16/07/2025	(SP) As AA000245	3m²	Analysis Result			
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type	Amosite			
	Asbestos Insulating Board	Low Damage	Surface Sealed	Amosite				
Normal Occupancy	Score	Likelihood of Disturbance	Score	Human Exposure Potential	Score	Maintenance Activity	Score	
Main type of activity		Location		Number of occupants		Type of Maintenance activity		
Secondary Activities		Accessibility		Frequency of use of area		Frequency of maintenance		
		Extent/Amount		Amount				
Average Score		Average Score		Average Score		Average Score		
Description	Insulating board infill panels to Flats 3, & 5 and Plant Room original windows. Board sandwiched between two cement panels.							
Recommendation	Remove using a licensed/approved specialist asbestos removal contractor.					Material Assessment Score	6	

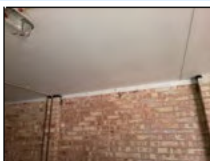
	Building	Floor	Location	Item	Assesment No		
	Ingfield Manor School - Hostel	External	Oil Store E06	General Observations:	194		
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent			
	James Apthorp	16/07/2025	(P) Visual	N/A	Analysis Result		
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type	N/A		
	N/A	N/A	N/A	N/A			
Normal Occupancy	Score	Likelihood of Disturbance	Score	Human Exposure Potential	Score	Maintenance Activity	Score
Main type of activity		Location		Number of occupants		Type of Maintenance activity	
Secondary Activities		Accessibility		Frequency of use of area		Frequency of maintenance	
		Extent/Amount		Amount			
Average Score		Average Score		Average Score		Average Score	
Description	General Obser ations: Modern roof felt, timber below and exposed brick construction.						
Recommendation	No further action required					Material Assessment Score	N/A

	Building	Floor	Location	Item	Assesment No		
	Ingfield Manor School - Hostel	External	Garages Block 1 E07	General Observations:	195		
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent			
	James Apthorp	16/07/2025	(P) Visual	N/A	Analysis Result		
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type	N/A		
	N/A	N/A	N/A	N/A			
Normal Occupancy	Score	Likelihood of Disturbance	Score	Human Exposure Potential	Score	Maintenance Activity	Score
Main type of activity		Location		Number of occupants		Type of Maintenance activity	
Secondary Activities		Accessibility		Frequency of use of area		Frequency of maintenance	
		Extent/Amount		Amount			
Average Score		Average Score		Average Score		Average Score	
Description	General Observations: Roof felt above timber, exposed brick and steel up and over garage doors.						
Recommendation	No further action required					Material Assessment Score	N/A

Appendix 1. Asbestos Register

	Building	Floor	Location	Item	Assesment No						
	Ingfield Manor School - Hostel	External	Garages Block 1 E07	Felt	196						
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent	Analysis Result						
	James Apthorp	16/07/2025	(S) AA000250	75m²	No Asbestos Detected						
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type							
	Felt	Low Damage	Completely Sealed	No Asbestos Detected							
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
			Extent/Amount			Amount					
Average Score			Average Score			Average Score			Average Score		
Description	Felt to external flat roof area.										
Recommendation	No further action required								Material Assessment Score		N/A

	Building	Floor	Location	Item	Assesment No						
	Ingfield Manor School - Hostel	External	Garages Block 1 E07	Insulating board	197						
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent	Analysis Result						
	James Apthorp	16/07/2025	(S) AA000251	75m²	Chrysotile						
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type							
	Asbestos Insulating Board	Low Damage	Unsealed	Chrysotile							
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
			Extent/Amount			Amount					
Average Score			Average Score			Average Score			Average Score		
Description	Insulating board to underside of garage roof.										
Recommendation	Remove using a licensed/approved specialist asbestos removal contractor.								Material Assessment Score		6

	Building	Floor	Location	Item	Assesment No						
	Ingfield Manor School - Hostel	External	Garages Block 1 E07	Insulating board	198						
	Lead Surveyor	Survey Date	Sample No (S, SP, P, As)	Extent	Analysis Result						
	James Apthorp	16/07/2025	(SP) As AA000251	40m²	Chrysotile						
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type							
	Asbestos Insulating Board	Low Damage	Unsealed	Chrysotile							
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
			Extent/Amount			Amount					
Average Score			Average Score			Average Score			Average Score		
Description	Insulating board beading running round perimeter of garage block.										
Recommendation	Remove using a licensed/approved specialist asbestos removal contractor.								Material Assessment Score		6

Appendix 1. Asbestos Register

	Building		Floor	Location	Item	Assesment No					
	Ingfield Manor School - Hostel		External	Garage Block 2 E08	General Observations:	199					
	Lead Surveyor		Survey Date	Sample No (S, SP, P, As)	Extent						
	James Apthorp		16/07/2025	(P) Visual	N/A	Analysis Result					
	Product Type		Extent of Damage	Surface Treatment	Asbestos Type	N/A					
	N/A		N/A	N/A	N/A						
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
			Extent/Amount			Amount					
Average Score			Average Score			Average Score			Average Score		
Description General Observations: Cement corrugated roof, timber facia, concrete and brick walls and solid floor. Limited access into garages, due to stored items.											
Recommendation No further action required									Material Assessment Score		N/A

	Building		Floor	Location	Item	Assesment No					
	Ingfield Manor School - Hostel		External	Garage Block 2 E08	Cement	200					
	Lead Surveyor		Survey Date	Sample No (S, SP, P, As)	Extent						
	James Apthorp		16/07/2025	(S) AA000252	65m²	Analysis Result					
	Product Type		Extent of Damage	Surface Treatment	Asbestos Type	Chrysotile					
	Asbestos Cement		High Damage	Surface Sealed	Chrysotile						
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
			Extent/Amount			Amount					
Average Score			Average Score			Average Score			Average Score		
Description Cement corrugated roof sheets to external.											
Recommendation Remove using a licensed/approved specialist asbestos removal contractor.									Material Assessment Score		6

	Building		Floor	Location	Item	Assesment No					
	Ingfield Manor School - Hostel		External	Garage Block 2 E08	Cement	201					
	Lead Surveyor		Survey Date	Sample No (S, SP, P, As)	Extent						
	James Apthorp		16/07/2025	(SP) As AA000252	2m²	Analysis Result					
	Product Type		Extent of Damage	Surface Treatment	Asbestos Type	Chrysotile					
	Asbestos Cement		High Damage	Surface Sealed	Chrysotile						
Normal Occupancy		Score	Likelihood of Disturbance		Score	Human Exposure Potential		Score	Maintenance Activity		Score
Main type of activity			Location			Number of occupants			Type of Maintenance activity		
Secondary Activities			Accessibility			Frequency of use of area			Frequency of maintenance		
			Extent/Amount			Amount					
Average Score			Average Score			Average Score			Average Score		
Description Cement debris originating from damaged roof identified within rubbish build up. Limited access into garages.											
Recommendation Remove using a licensed/approved specialist asbestos removal contractor.									Material Assessment Score		6

Appendix 2. Analysis Certificates

Laboratory: Airsafe Analytical Ltd
UKAS Testing Laboratory No: 4376



AIRSAFE ANALYTICAL LTD
14 NORMANDY STREET, ALTON, HANTS, GU34 1BX

TEL: 01420 88883 / 89990 email: info@airsafe.org.uk



4376

Certificate of Analysis					
Job Number :	AA34515	Date :	18/07/25	Analyst :	RW
Name & Address of Client :			Site Address :		
Apthorp Asbestos Management Ltd			J000102		
15 Bellever Hill					
Camberley					
Surrey					
Postcode :	GU15 2HB	Tel :	01276 300361	Postcode :	
Date Samples Taken :	11-15/07/25		Certificate Number :	1 of 3	
Date Samples Received :	17/07/25		Total Number of Samples :	25	
Date of Analysis :	17+18/07/25		Clients Representative :	James Apthorp	
Samples collected by the client are evaluated using information / descriptions provided by the client at the time of delivery. Airsafe Analytical Limited are not responsible for the accuracy and / or competence of the sampling by third parties. Under these circumstances Airsafe Analytical Limited cannot be held responsible for the interpretation of the results shown. All samples of material, detailed below, have been examined to determine the presence of Asbestos fibres using Polarised Light Microscopy and the McCrone Dispersion Staining Technique in accordance with Airsafe Analytical Limited's documented "in-house" procedures which are based on the HSE's guidance note HSG248 - Asbestos: The Analysts' guide.					
AA Sample Reference	Client Sample Number	Sample Description / Material Type (disclosed by client)		Fibre Type Detected	
B01	AA000228	Insulation board		AMOSITE	
B02	AA000229	Bitumen		CHRYSTOTILE	
B03	AA000230	Bitumen adhesive		NADIS	
B04	AA000231	Textured coating		CHRYSTOTILE	
B05	AA000232	Insulation board		AMOSITE	
B06	AA000233	Bakelite		NADIS	
B07	AA000234	Vinyl		NADIS	
B08	AA000235	Vinyl		NADIS	
B09	AA000236	Vinyl		NADIS	
B10	AA000237	Paper		NADIS	
NADIS = No Asbestos Detected In Sample					
All samples will be retained by the laboratory for a minimum of 6 months from the date the samples were received. All records (Physical and Electronic) will be retained for a minimum of 6 years from the date the samples were received.					
Job Number :	AA34515	Copy Number :	One	Issued to :	Ally Apthorp
Authorised by :	R. Wren	Date :	18/07/25	Time :	1050
Signature :					
ISSUE NUMBER		12	DATE		JAN 2025

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AIRSAFE ANALYTICAL LTD
14 NORMANDY STREET, ALTON, HANTS, GU34 1BX

TEL: 01420 88883 / 89990 email: info@airsafe.org.uk



4376

Certificate of Analysis					
Job Number :	AA34515	Date :	18/07/25	Analyst :	RW
Name & Address of Client :			Site Address :		
Apthorp Asbestos Management Ltd			J000102		
15 Bellever Hill					
Camberley					
Surrey					
Postcode :	GU15 2HB	Tel :	01276 300361	Postcode :	
Date Samples Taken :	11-15/07/25		Certificate Number :	2 of 3	
Date Samples Received :	17/07/25		Total Number of Samples :	25	
Date of Analysis :	17+18/07/25		Clients Representative :	James Apthorp	
Samples collected by the client are evaluated using information / descriptions provided by the client at the time of delivery. Airsafe Analytical Limited are not responsible for the accuracy and / or competence of the sampling by third parties. Under these circumstances Airsafe Analytical Limited cannot be held responsible for the interpretation of the results shown. All samples of material, detailed below, have been examined to determine the presence of Asbestos fibres using Polarised Light Microscopy and the McCrone Dispersion Staining Technique in accordance with Airsafe Analytical Limited's documented "in-house" procedures which are based on the HSE's guidance note HSG248 - Asbestos: The Analysts' guide.					
AA Sample Reference	Client Sample Number	Sample Description / Material Type (disclosed by client)		Fibre Type Detected	
B11	AA000238	Paper		NADIS	
B12	AA000239	Cement		CHRYSTILE	
B13	AA000240	Felt		NADIS	
B14	AA000241	Insulation board		AMOSITE	
B15	AA000242	Vinyl		NADIS	
B16	AA000243	Textured coating		CHRYSTILE	
B17	AA000244	Cement		CHRYSTILE	
B18	AA000245	Insulation board		AMOSITE	
B19	AA000246	Cement		CHRYSTILE	
B20	AA000247	Insulation board		AMOSITE	
NADIS = No Asbestos Detected In Sample					
All samples will be retained by the laboratory for a minimum of 6 months from the date the samples were received. All records (Physical and Electronic) will be retained for a minimum of 6 years from the date the samples were received.					
Job Number :	AA34515	Copy Number :	One	Issued to :	Ally Apthorp
Authorised by :	R. Wren	Date :	18/07/25	Time :	1052
Signature :					
ISSUE NUMBER	12		DATE	JAN 2025	

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14 NORMANDY STREET, ALTON, HANTS, GU34 1BX

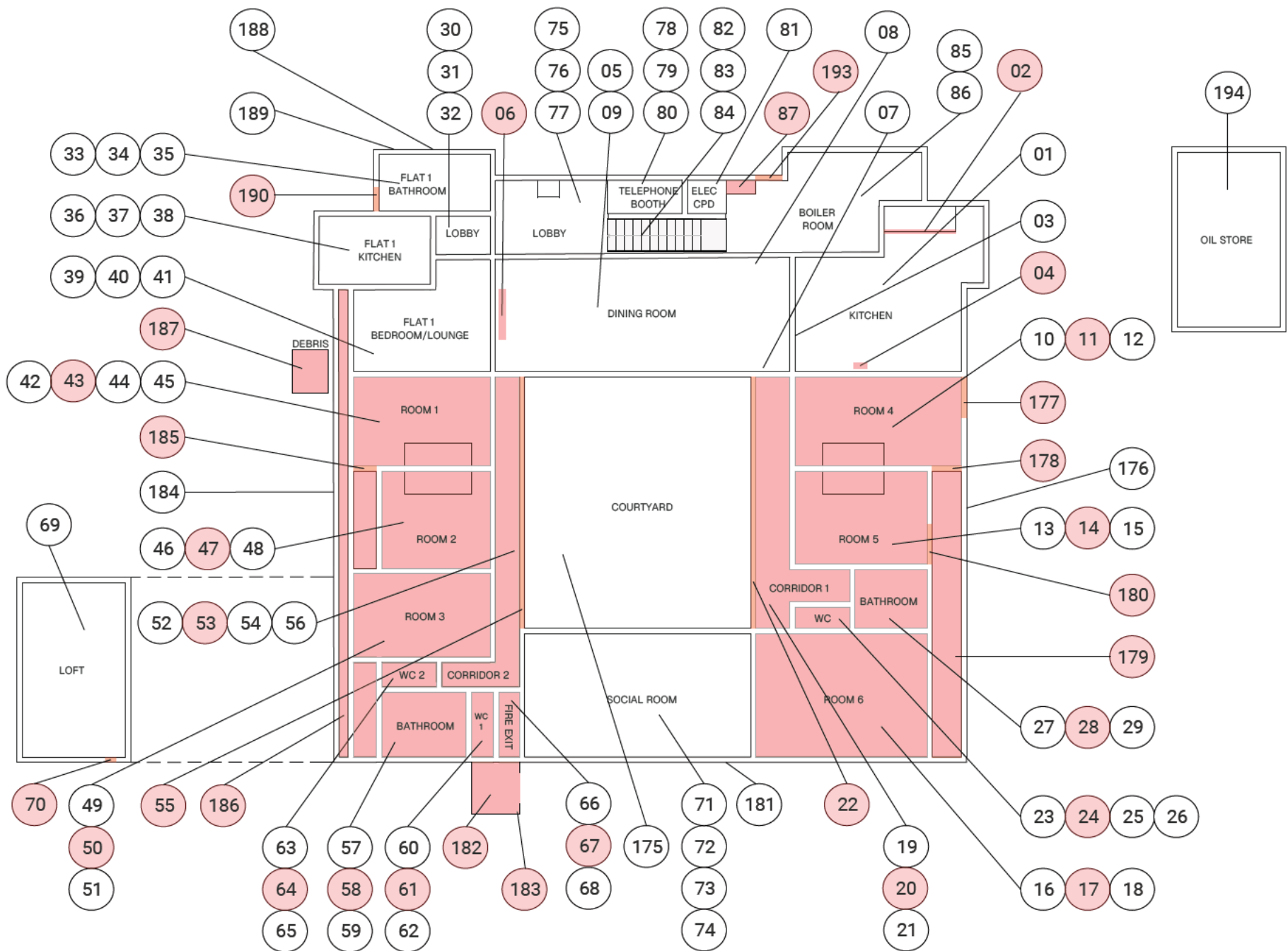
TEL: 01420 88883 / 89990 email: info@airsafe.org.uk



4376

Certificate of Analysis					
Job Number :	AA34515	Date :	18/07/25	Analyst :	RW
Name & Address of Client :			Site Address :		
Apthorp Asbestos Management Ltd			J000102		
15 Bellever Hill					
Camberley					
Surrey					
Postcode :	GU15 2HB	Tel :	01276 300361	Postcode :	
Date Samples Taken :	11-15/07/25		Certificate Number :	3 of 3	
Date Samples Received :	17/07/25		Total Number of Samples :	25	
Date of Analysis :	17+18/07/25		Clients Representative :	James Apthorp	
Samples collected by the client are evaluated using information / descriptions provided by the client at the time of delivery. Airsafe Analytical Limited are not responsible for the accuracy and / or competence of the sampling by third parties. Under these circumstances Airsafe Analytical Limited cannot be held responsible for the interpretation of the results shown. All samples of material, detailed below, have been examined to determine the presence of Asbestos fibres using Polarised Light Microscopy and the McCrone Dispersion Staining Technique in accordance with Airsafe Analytical Limited's documented "in-house" procedures which are based on the HSE's guidance note HSG248 - Asbestos: The Analysts' guide.					
AA Sample Reference	Client Sample Number	Sample Description / Material Type (disclosed by client)		Fibre Type Detected	
B21	AA000248	Insulation board		AMOSITE	
B22	AA000249	Putty		NADIS	
B23	AA000250	Felt		NADIS	
B24	AA000251	Insulation board		CHRYSTILE	
B25	AA000252	Cement		CHRYSTILE	
NADIS = No Asbestos Detected In Sample					
All samples will be retained by the laboratory for a minimum of 6 months from the date the samples were received. All records (Physical and Electronic) will be retained for a minimum of 6 years from the date the samples were received.					
Job Number :	AA34515	Copy Number :	One	Issued to :	Ally Apthorp
Authorised by :	R. Wren	Date :	18/07/25	Time :	1054
Signature :					
ISSUE NUMBER	12		DATE	JAN 2025	

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Site :	Ingfield Manor School, Five Oaks, Billingshurst, RX14 9AX
Location :	Hostel - Ground Floor

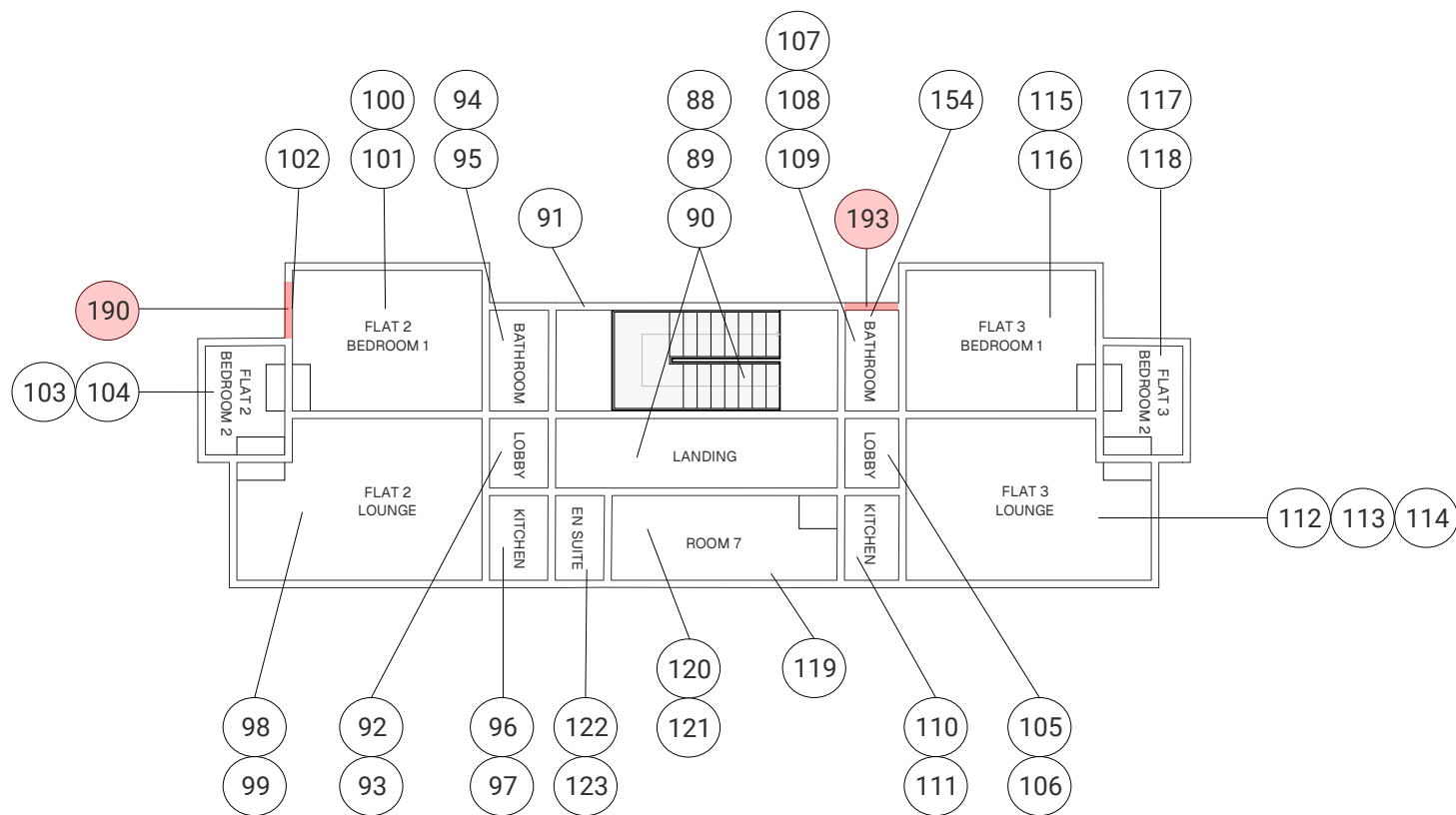
Plan Key :
● POSITIVE
○ NEGATIVE
● NO ACCESS

Job No :	J000102
Scale :	NOT TO SCALE

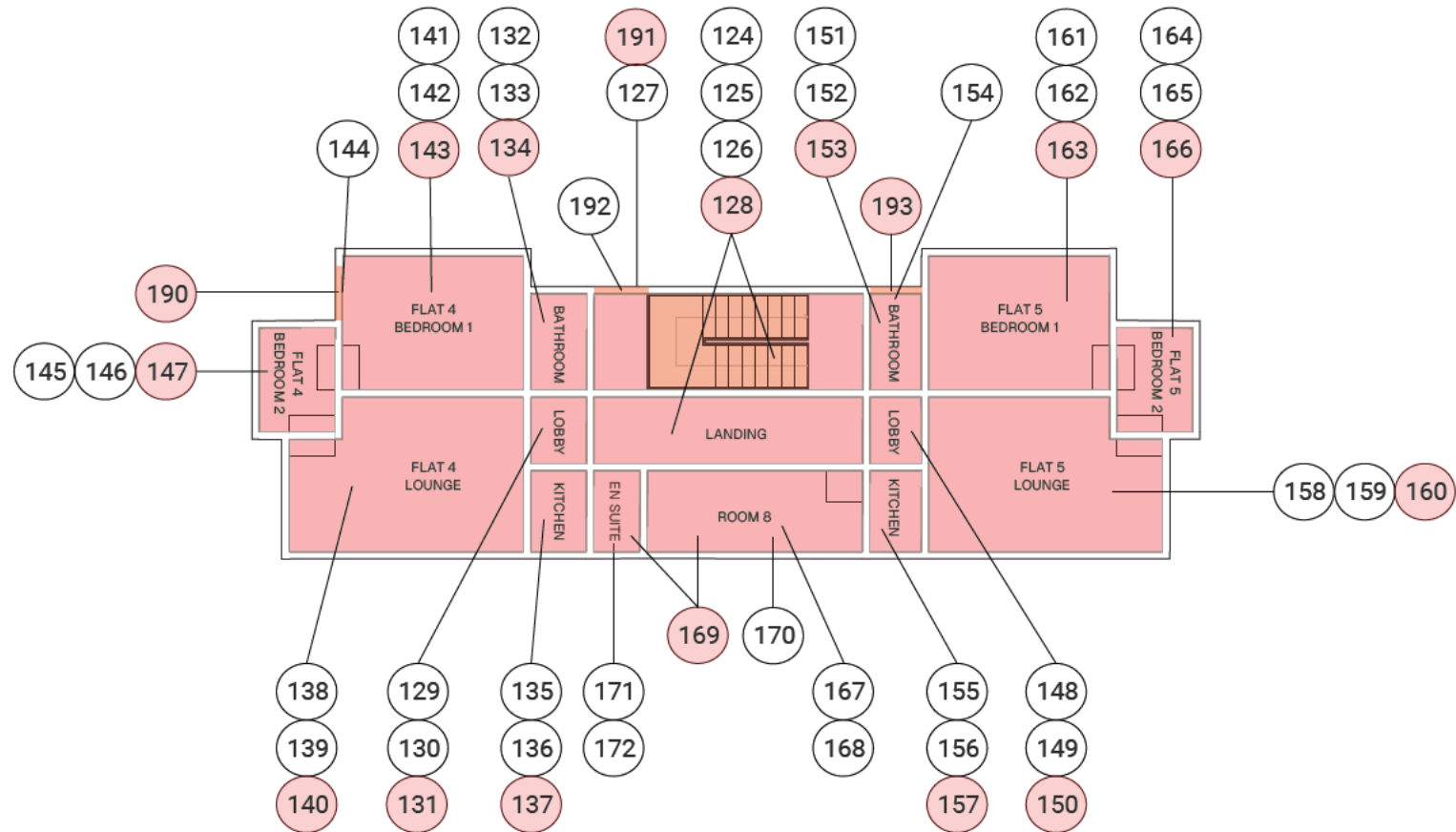
Date :	09 July 2025
Type :	Demolition



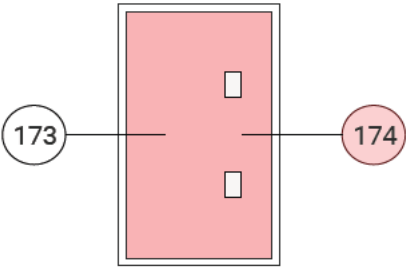
APTHORP ASBESTOS
MANAGEMENT LTD



Site : Ingfield Manor School, Five Oaks, Billingshurst, RX14 9AX	Plan Key : POSITIVE NEGATIVE NO ACCESS	Job No : J000102	Date : 09 July 2025	 APTHORP ASBESTOS MANAGEMENT LTD
Location : Hostel - First Floor		Scale : NOT TO SCALE	Type : Demolition	



Site :	Ingfield Manor School, Five Oaks, Billingshurst, RX14 9AX	Plan Key : POSITIVE NEGATIVE NO ACCESS	Job No : J000102	Date : 09 July 2025	 APTHORP ASBESTOS MANAGEMENT LTD
Location :	Hostel - Second Floor		Scale : NOT TO SCALE	Type : Demolition	



Site :
Ingfield Manor School, Five Oaks, Billingshurst, RX14 9AX

Location :
Hostel - Loft space

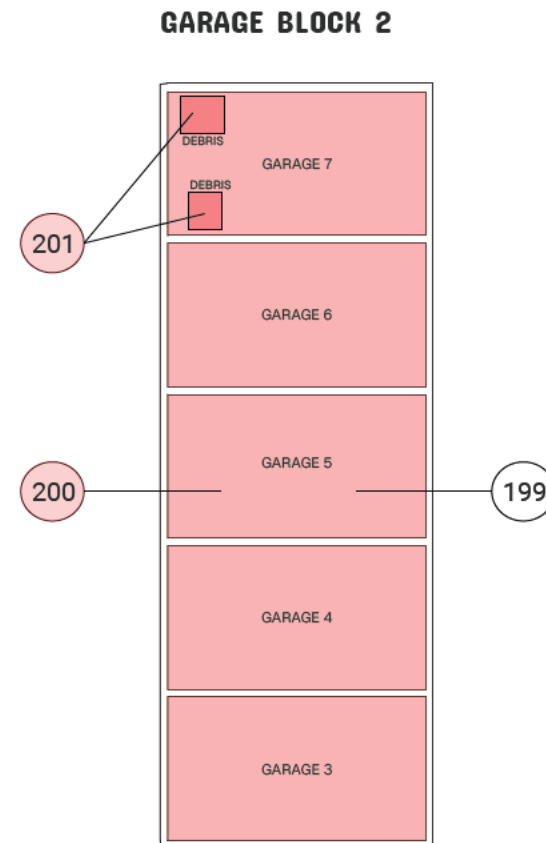
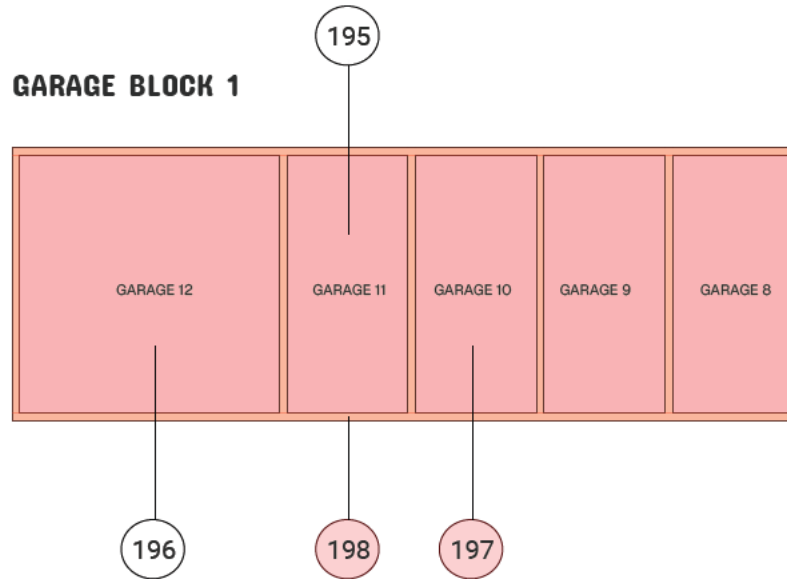
Plan Key :
● POSITIVE
○ NEGATIVE
● NO ACCESS

Job No :
J000102
Scale :
NOT TO SCALE

Date :
09 July 2025
Type :
Demolition



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Site : Ingfield Manor School, Five Oaks, Billingshurst, RX14 9AX	Plan Key : POSITIVE NEGATIVE NO ACCESS	Job No : J000102	Date : 09 July 2025	 APTHORP ASBESTOS MANAGEMENT LTD
Location : Hostel - Garage Blocks		Scale : NOT TO SCALE	Type : Demolition	

Appendix 4. Survey Method

1. This survey has been undertaken in accordance with AAM internal documented procedures and HSE Guidance HSG264 Asbestos: The Survey Guide, limited to the agreed scope provided by the client.
2. Clients of AAM that have signed our terms and conditions are deemed to have agreed, and accepted, our surveying approach, our sampling strategy, and our standard planning, surveying and reporting format unless they have made specific requests to the contrary.
3. The information provided by the client or their representative are recorded in the planning document and has been used to define the scope of the survey.
4. Photographs of suspected ACMs will be taken at the time of the survey unless the client expressly requests otherwise. Sampling points and suspected ACMs will not be identified with labels unless the client expressly requests otherwise. The location of sampling points and identified ACMs will be shown on the building floor plans included in Appendix 3.
5. This survey will be fully intrusive and involve destructive inspection techniques that extensively penetrate the building structure to gain access to all areas. This involves breaking into floors, through walls, into wall voids ceilings, cladding, boxing, to gain access to the inner fabric of the building.
6. Potential damage required to access an area/location within the scope of the survey, has been agreed with the Client. Any remedial action e.g. isolations, will be put in place before such action is attempted. If remedial action cannot be arranged, no attempt to access the area will be made and the reasons recorded.
7. A full sampling programme will be undertaken to identify possible ACM's and estimate their quantities. Samples from each suspected material shall be collected and analysed to confirm the surveyor's judgement. The quantity will be sufficient to confirm the surveyor's observations and repetitive sampling minimised by using 'strongly presumed'.
8. Controls will be implemented by the survey team to prevent the spread of asbestos during the inspection in compliance with CAR Regulation 16 (Duty to prevent or reduce the spread of asbestos). The surveyed areas will be made suitable for normal occupation upon completion of the survey. Inspection/access points where asbestos has been identified will be repaired with an appropriate sealant and dust and debris removed with an 'H type' vacuum.
9. Areas or materials in the survey may be 'presumed to contain asbestos' if they are considered unsafe (e.g. fire damaged) or access is physically impracticable. Any material which appears highly likely to be asbestos may be 'strongly presumed' e.g. where lab results have confirmed the presence of asbestos in similar sample(s). These items will be recorded in the comments section of the survey record and referenced against the original sampled material.
10. During the course of the survey it may not have been possible to access all areas of the site included in the scope of works. These areas will be designated as 'no access' and reported in the within the Executive Summary. These areas will be discussed and agreed with the Client at the time of the survey. In accordance with HSG264 'Asbestos: The survey guide', asbestos should be presumed to be present within these areas and treated accordingly until further inspection and analysis of building fabric and services proves otherwise. Inaccessible areas are shown on the plan drawings included in Appendix 3.
11. The information is collated in the form of an asbestos register, included in Appendix 1. Sites where no ACM's are suspected will also be recorded and detailed in the asbestos register. This conclusion may have been based on the building specification, known history of the building, and/or the surveyor's professional judgement

Sample and Analysis

Bulk samples are sent by AAM to an approved subcontracted laboratory that holds UKAS accreditation to ISO 17025, for analysis in accordance HSG248 Asbestos: The Analyst's Guide, with the appropriate sample / report reference number.

Where specifically requested by the client, a sample point label will be left on site adjacent to the sample location. The label will indicate the sample number and the date taken. This label can be used along with the report for cross reference purposes.

The bulk sample description and analysis results can be found in Appendix 2 of this report - Analysis Certificates.

Key to Analysis Results:

Chrysotile - White Asbestos

Amosite - Brown Asbestos

Crocidolite - Blue Asbestos

Tremolite - Rare Asbestos

Actinolite - Rare Asbestos

Anthophyllite - Rare Asbestos

NAD - No Asbestos Detected

Exclusions and Caveats

Although every effort has been made to identify all ACMs within the agreed scope of the survey and as far as reasonably practicable, it is recognised that some may remain unidentified or buried within the fabric of the building that are not physically possible to access e.g. shuttering buried within concrete slabs.

This report is not intended to be used as a bill of quantities for the removal of asbestos containing materials (ACMs) and should only be used as a supporting document when accompanied by an appropriate Technical Specification and Scope of Works. These documents can be prepared by AAM upon request

It should be noted that occupied or operational buildings place certain restrictions on the scope of the survey in respect of intrusive access and sampling strategy.

Where no plans were provided, plans have been drawn up on site by our surveyor. These plans may not be accurate and should not be relied upon for scaling purposes.

For safety reasons it is not possible to inspect internal areas of live electrical items, heating, ventilation, plant and machinery without isolation.

This report does not include underground services or investigations into land contamination associated with asbestos or any other contaminant.

It has been agreed with the client that access above or behind known or suspected ACMs was not required.

At pre-survey questionnaire stage, the client has agreed that there were no unsafe structures on site.

The survey will be limited to heights of approximately 3m, unless specified by the client. Suitable working at height equipment will be required for accessing areas >3m high and should be agreed during the contract review and planning stages.

If arrangements cannot be confirmed beforehand, access for the surveyor may be restricted for reasons beyond the surveyors' control such as height, inconvenience to others, immovable obstacles or confined spaces.

Every effort has been made to limit damage to the building, but owing to the nature and necessity of intrusive sampling, some damage is unavoidable. AAM cannot accept liability for any damage caused as part of the intrusive sampling.

Where suspect materials are identified as part of any works that do not appear to be detailed within the survey report, asbestos should be presumed to be present within these areas and should be treated accordingly until further inspection and analysis confirms otherwise.

Where asbestos gaskets to pipe flanges have been identified it is not practical to trace these throughout the length of pipework within the property. All such gaskets are presumed to contain asbestos.

Materials have been referred to as Asbestos Insulating Board or Asbestos Cement based upon their appearance alone. Unless specifically requested at pre-survey stage, water absorption testing has not been carried out on these materials.

Residual asbestos material may be present beneath re-lagged services and cannot be detected unless the relagging is systematically removed. Caution should therefore be taken when working on such materials for the potential presence of asbestos residue.

Textured Coatings such as "Artex" may contain a trace quantity of Chrysotile asbestos. Due to this low asbestos content, applications of this product may be non-homogenous and may elicit both positive and negative samples. Where both positive and negative samples are obtained the client should presume that the textured coating contains Chrysotile throughout even though a non-detected result has been obtained. Asbestos may also exist in paint with no obvious textured appearance. Such paint is not sampled unless specifically requested.

All measurements detailing the extent of asbestos are estimates only and may relate to specific, visible amounts of the asbestos item and not for the complete amount.

Survey Results - Interpretation

The results of the survey inspections and sampling undertaken are recorded on the enclosed Asbestos Register (Appendix 1). Where ACMs have been identified or presumed to be present then a Material Assessment Algorithm has been calculated as detailed in HSG264 and reproduced in the table below:

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

The material assessment looks at the type and condition of the Asbestos Containing Material (ACM) and the ease with which it will release fibres if disturbed. Each of the four main parameters are scored between 0 and 3 and the scores are added to give a material risk score of between 2 and 12.

All ACMs identified in the Demolition Survey should be removed prior to commencement of the demolition works. If the asbestos removal will not take place for some time, the details should be added to the asbestos register and ongoing management plan. Appropriate control and management actions may be required to render the remaining ACMs in good condition.

The material assessment identifies the materials that will most readily release airborne fibres if disturbed. It does not automatically follow that those materials assigned the highest score in the material assessment will be the materials that should be given priority for remedial action. Should the ACMs identified during the Demolition Survey remain, management priority must be determined by carrying out a priority risk assessment.

This follows the methodology detailed in HSG227 Comprehensive Guide to Managing Asbestos in Premises and results of the combined risk assessments, once validated by the client, should be added to the Asbestos Register and Management Plan for the site.