

## Refurbishment Asbestos Survey



**The Old Priory  
Leominster  
HR6 8EQ**

E-44446/  
On behalf of

**Leominster Town Council**

11 September 2024



4238

Refurbishment Asbestos Survey  
 The Old Priory  
 Leominster  
 HR6 8EQ  
 Leominster Town Council

Date of Survey: 29 July 2024 to 21 August 2024  
 Surveyor: Rob Anscomb

### Report Issue and Amendment Record

This report has been issued and amended as follows:

Issue	Revision	Description (Including amendments)	Checked	Date	Signed
1	0	Report	Rob Anscomb	11 September 2024	<i>Rob Anscomb</i>



4238

Type C

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# 1 Executive Summary

Environmental Management Solutions Ltd (EMS) has undertaken a Refurbishment Asbestos Survey at The Old Priory, Leominster, HR6 8EQ. The survey was undertaken by Rob Anscorb of EMS on the 29 July 2024 to 21 August 2024.

The report was commissioned by Leominster Town Council to address the potential risk of asbestos containing materials (ACMs) within the property prior to planned works as part of the client's commitment to the Control of Asbestos Regulations 2012 (CAR2012).

The scope of the survey included a refurbishment asbestos survey prior to the roof being replaced, the boiler being upgraded, window replacement and redecoration of the rooms in the older building and the conversion of the units to provide rental accommodation. The layout of the survey can be seen on the appended plan.

The survey was carried out utilising standard access equipment as stated in our terms and conditions, unless otherwise agreed. The scope excludes sub-surface areas and soil contamination.

Full details of all materials, their locations, full MRA scores and management recommendations can be found within the asbestos register section of the report. Areas not accessed are also recorded.

In summary, the following materials were identified:

<b>Asbestos Register &amp; Risk Assessment: The Old Priory</b>			
<b>Risk Rating</b>	<b>Material</b>	<b>Location</b>	<b>Recommendation</b>
Medium	Boiler - Rope	Ground Floor, Boiler Room, 046	Remove
Low	Boiler - Rope	Ground Floor, Boiler Room, 046	Remove
Low	Skylights - Rope	Ground Floor, Office, 084	Manage
Low	Debris - Imitation Slate Tile	Ground Floor, Roof Void, 141	Remove
Low	Storage Heater - Insulating Board	2nd Floor, Bedroom, 007	Remove

<b>Asbestos Register &amp; Risk Assessment: The Old Priory</b>			
<b>Risk Rating</b>	<b>Material</b>	<b>Location</b>	<b>Recommendation</b>
Low	Storage Heater - Insulating Board	2nd Floor, Living Room, 010	Remove
Low	Storage Heater - Insulating Board	2nd Floor, Bedroom, 012	Remove
Low	Gas Meter - Gaskets (compressed)	External, 143	Manage
Very Low	Bitumen Residue - Bitumen	Ground Floor, Office, 042	Manage
Very Low	Bitumen Residue - Bitumen	Ground Floor, Store, 043	Manage
Very Low	Bitumen Residue - Bitumen	Ground Floor, Office, 044	Manage
Very Low	Bitumen Residue - Bitumen	Ground Floor, Reception, 045	Manage
Very Low	Pump - Gaskets (compressed)	Ground Floor, Boiler Room, 046	Remove
Very Low	Valve - Gaskets (compressed)	Ground Floor, Boiler Room, 046	Remove
Very Low	Partition - Cement	Ground Floor, Garage, 047	Manage
Very Low	Floor Tiles - Vinyl Floor Tile	Ground Floor, Store, 080	Manage
Very Low	Bitumen Adhesive - Bitumen	Ground Floor, Store, 080	Manage
Very Low	Floor Tiles - Vinyl Floor Tile	Ground Floor, Side Porch, 081	Manage
Very Low	Bitumen Adhesive - Bitumen	Ground Floor, Side Porch, 081	Manage
Very Low	Bitumen Adhesive - Bitumen	Ground Floor, Office, 082	Manage
Very Low	Floor Tiles - Vinyl Floor Tile	Ground Floor, Office, 082	Manage

<b>Asbestos Register &amp; Risk Assessment: The Old Priory</b>			
<b>Risk Rating</b>	<b>Material</b>	<b>Location</b>	<b>Recommendation</b>
Very Low	Bitumen Residue - Bitumen	Ground Floor, Entrance, 085	Manage
Very Low	Bitumen Residue - Bitumen	Ground Floor, WC, 086	Manage
Very Low	Bitumen Residue - Bitumen	Ground Floor, Kitchen & Cupboard, 087	Manage
Very Low	Damp Proof Course - Bitumen felt	External, 143	Manage
Very Low	Roof Tiles - Imitation Slate Tile	External, 143	Remove
Very Low	Roof Tiles - Imitation Slate Tile	External, 143	Remove
Very Low	Soffits - Cement Sheet (Flat)	External, 143	Remove
Very Low	Window Frame - Putty	External, 143	Manage
No Access	The Old Priory Throughout Intrusive Investigation		Intrusive surveying was kept to an absolute minimum throughout site due to historical and listed standing of the site.
No Access	Ground Floor, Hall & Stairwell 026 Understairs Cupboard		Cupboard locked.
No Access	Ground Floor, Cupboard 032		Cupboard locked.

<b>Asbestos Register &amp; Risk Assessment: The Old Priory</b>			
<b>Risk Rating</b>	<b>Material</b>	<b>Location</b>	<b>Recommendation</b>
No Access		Ground Floor, Male WC 035 Electrics	It was not possible to access as the equipment was live at the time of the survey. Only qualified operatives holding task specific and appropriate asbestos awareness training should undertake work on live equipment.
No Access		Ground Floor, Toilets 036 Duct	Duct has been mortered in and requires plant equipment to lift.
No Access		Ground Floor, Toilets 036 Beam	Beam has been opened up beyond single skinned plasterboard lining to show timber beam.
No Access		Ground Floor, Store 048	Access was not possible because the room was locked and a key was not available.
No Access		Ground Floor, Garage/Store 1 089	Access was not possible because the room was locked and a key was not available.
No Access		Ground Floor, Corridor 105 Box Work	Access was not possible as it would cause unacceptable damage.

<b>Asbestos Register &amp; Risk Assessment: The Old Priory</b>			
<b>Risk Rating</b>	<b>Material</b>	<b>Location</b>	<b>Recommendation</b>
No Access		1st Floor, Open Office 020 Beyond Fireplace Infill	Restoration to fireplace has not been confirmed in scope.
No Access		1st Floor, Office & Stairwell 021 Undercloaking of Stairs	Access was not possible as it would cause unacceptable damage.
No Access		1st Floor, Stairwell 063 Box Work	Within box work is outside of the scope.
No Access		2nd Floor, Corridor & Stairwell 013 Electrics	It was not possible to access as the equipment was live at the time of the survey. Only qualified operatives holding task specific and appropriate asbestos awareness training should undertake work on live equipment.
No Access		External 143 Beyond Lead Flashing	Access was not possible as it would cause unacceptable damage.
No Access		External 143 Roof	Access was not possible due to height restrictions.
No Access		External 143 Flat Roof	Access was not possible due to height restrictions.



## 2 Introduction

### 2.1 General

Environmental Management Solutions Ltd (EMS22A King Street, Hereford, HR4 9DA) has carried out a Refurbishment Asbestos Survey at The Old Priory, Leominster, HR6 8EQ. The survey was undertaken by Rob Anscomb of EMS on the 29 July 2024 to 21 August 2024.

The survey was commissioned by Leominster Town Council, Leominster Town Council, 11 Corn Square, Leominster, HR6 8YP. The purpose of this report is to address the potential for asbestos containing materials (ACMs) within the property as part of the client's commitment to the Control of Asbestos Regulations (CAR). Appendix A shows the layout of the areas surveyed.

### 2.2 Scope

The scope of the survey included a refurbishment asbestos survey prior to the roof being replaced, the boiler being upgraded, window replacement and redecoration of the rooms in the older building and the conversion of the units to provide rental accommodation. The layout of the survey can be seen on the appended plan.

The survey was carried out utilising standard access equipment as stated in our terms and conditions, unless otherwise agreed. The scope excludes sub-surface areas and soil contamination.

### 2.3 Legislation

A refurbishment survey is required prior to any intrusive maintenance or refurbishment work being carried out. This type of survey is used to locate and describe, as far as reasonably practicable, all ACMs in the specific area where the work will take place, as defined by the scope section of this report. The survey will be intrusive and involve destructive inspection, as necessary, to gain access to all areas included in the scope.

There is a specific requirement in CAR 2012 (regulation 7) for all ACMs to be removed as far as reasonably practicable before major refurbishment or final demolition. Removing ACMs is also appropriate in other smaller refurbishment situations which involve structural or layout changes to buildings (e.g. removal of partitions, walls, units etc).

The survey report should be supplied by the client to designers and contractors who may be tendering for or undertaking the planned work, so that the asbestos risks can be addressed. In this type of survey, where the asbestos is identified so that it can be removed (rather than to manage it), it is not a requirement to assess the condition of the asbestos, other than to indicate areas of damage or where

additional asbestos debris may be present. However, where the asbestos removal may not take place for some time, the ACMs' condition will need to be assessed and the materials managed until such time as they are removed. For this reason, risk assessment scores have been assigned to the materials identified.

A refurbishment survey has been undertaken and the technique used is in accordance with EMS in house procedures based upon the guidelines within the Health and Safety (HSE) Guidance HSG264 Asbestos: The survey guide. This report will describe the work carried out and document the results to enable the asbestos risk in the building to be managed during the planned works in accordance with the appropriate Health and Safety and CAR legislation.

The survey will aim to identify suspect material, confirm by testing and presume by inspection, those areas of asbestos containing material (ACM). These areas can then be dealt with in the appropriate manner to prevent contamination of the building or exposure of subcontractors, employees or members of the public to unnecessary risk.

#### **2.4 Asbestos Surveyors**

CAR2012 and HSG 264 refer to asbestos surveys being carried out by "competent persons" with experience, training and suitable qualifications. EMS confirm that their lead surveyors hold a minimum of the British Occupational Hygiene Society Module P402: Building Surveys and Bulk Sampling for Asbestos or equivalent and will hold the relevant experience for the project they are undertaking. EMS maintain a qualification and authorisation matrix in accordance with the UKAS document RG8 'Accreditation of Bodies Surveying for Asbestos in Premises'.

#### **2.5 Refurbishment Asbestos Survey**

This report is a description of a refurbishment asbestos survey undertaken prior to planned works. The purpose of which is to determine the nature and extent of any ACM within the area of the proposed work. An assessment of the condition and proposed risk of fibre release from any ACM identified is made so the materials can be managed until such time as removal is undertaken. Remedial actions which may be applicable are detailed if required.

A Refurbishment survey is used to locate and describe, as far as reasonably practicable, all ACMs in the area where the work will take place or in the whole building if full demolition is planned. The survey will be fully intrusive and involve destructive inspection, as necessary, to gain access to all areas within the scope, including those that may be difficult to reach

Generally, unless stated, a refurbishment asbestos survey will not include areas outside of the specified area of a property and will be undertaken to the level specified by the client. See Paragraph 2.2 for the detailed scope of the survey.

## 2.6 Limitations of the Report

This report is based on the information that has been made available to us from the client regarding site operations. The conclusions drawn in the report are considered correct although any subsequent additional information may allow refinement of the conclusions. It should be noted that:

- The report has been prepared under the express instructions and solely for the use of Leominster Town Council.
- The findings of this report represent the professional opinion of experienced asbestos surveyors and is produced in accordance with EMS in house procedures based upon the guidelines within the Health and Safety (HSE) Guidance Health and Safety (HSE) Guidance HSG264 Asbestos: The survey guide. EMS does not provide legal advice and the advice of lawyers may also be required.
- All work carried out in preparing this report has utilised, and is based upon, EMS's current professional knowledge and understanding of current relevant UK standards, codes, technology and legislation. Changes in this legislation and guidance may occur at any time in the future and cause any conclusions to become inappropriate or incorrect. EMS does not accept responsibility for advising Leominster Town Council or other interested parties of the facts or implications of any such changes.
- It is stressed that while every effort was made to identify the locations and full extent of all asbestos materials in the specified area, such material may be located within the structural matrix of the building and will not become visible until final demolition.
- The report is limited to the areas identified by Leominster Town Council on this site.
- All samples were analysed at our UKAS accredited laboratory in accordance with our "in house" method of transmitted/polarised light microscopy and centre stop dispersion staining and the methods outlined in HSG248. The certificates of analysis are included in appendix B of this report.

## 3 Survey Description

### 3.1 Building Description

The site consists of a series of interlinked units with the original priory and immediate red brick extensions housing Herefordshire Council services, a large three storey Youth Hostel, further single storey offices and disabled adult facilities, and a newly refurbished registrar area to the rear.

A number of different damp proof courses, or damp proofing methods (including injection) have been utilised on the site, but only that of the external chimney to the YHA boiler room has tested positive for asbestos content.

There was limited access to roofs throughout the site, however a mix of imitation and 'real' welsh slate tiles are present. The imitation slate tiles are both modern (to the covered walkway) and asbestos (to various sections of the front single storey office areas). Soffits, where accessible have been found to be glass roc and supalux. A small quantity of external asbestos cement debris was identified at the front of the site; this material was removed as a sample and is no longer present on site.

The original unit has a redundant second floor area which has lathe and plaster ceilings throughout. Walls are dry lined with plasterboard. Roof voids above are low level and lined with bituminous sarking felt. Older storage heaters are present in this area. The redundant bathroom and redundant kitchen have older linoleum to the floors. Other areas are carpet over timber. The kitchen sink has a bituminous pad beneath. Nosings are present to the access stairwell. An older cylinder is present in the bathroom; the accessible element gasket has tested negative for asbestos content, however, it should be noted that live equipment was not accessed internally during this management survey.

A door leads from the redundant second floor area to occupied second floor offices. Again, lathe and plaster ceilings are present. Walls are solid and plasterboard. Carpet overlies timbe; nosings in this area are plastic. There is a supalux lining to the store cupboard door. Visually similar supalux boarding lines doors throughout this part of the site in several rooms (see negative samples register).

The first floor area of the original priory unit has plaster and lathe and plasterboard ceilings with high level beams (not destructively investigated). Modern non-asbestos linoleum is present in the kitchen and WC area. The first floor kitchen sink has an asbestos pad beneath. Sash windows have non-asbestos cords. All window putty throughout the site has tested negative for asbestos content.

The ground floor meeting room areas have part solid and part suspended floors; there was no access to sub floor areas throughout the site. Stairwell 14 is lined with supalux board. Chimneys throughout the original unit have non-asbestos modern cement and glass roc panels inserted. The ground floor kitchen and utility area has clay tiles. Bituminous sink pads are present beneath metal sinks, including the low level sluice.

It was not possible to access all roof voids on the site due to the height of some hatches and the live nature of the unit. This includes the hatches in reception and the adjacent offices. Office 1 has carpet laid over scree which has been used to coat over asbestos bituminous adhesive. It must be noted that this material may be present elsewhere in the unit but is currently inaccessible without destructive surveying (outside the remit of a management survey scope). Pipework within the reception area, the disabled care unit and the youth hostel is lagged with manmade mineral fibre.

The reception area and adjacent meeting rooms are housed in a single storey section of the site; some of the roofing in this area is clad with imitation slate asbestos tiles (see location plan). Concrete floors are covered with carpet and clay tiles.

The YHA has been fully refurbished in the early 2000s and all fixtures and fittings to bathrooms and bedrooms were found to be modern. Sash windows have nonasbestos cords. All doors have been given a glass fibre outer coat to add to fire protection of panel inserts. Inspection beyond this glass fibre was restricted to prevent significant reduction in burn time of the doors. A glass roc ceiling panel is present to the switchgear cupboard. The boiler room for this area contains units dating from the 1990s; asbestos gaskets are present to flange joints and asbestos gasket debris is present to the floor area of this room.

A single storey workshop unit is present. Significant asbestos removal has been historically undertaken in this area and asbestos lagged pipes removed by 'cut and wrap' under controlled conditions by a licensed contractor. A large metal cylinder previously associated with thermal insulation has been removed. A modern sink is present in the workshops, installed 2 years prior to the date of the survey.

The registrar's offices have been mostly refurbished and contain a modern boiler, modern kitchen and modern wc fixtures and fittings. However, the older stairwell to the first floor remains present; albeit sealed off at first floor level from the YHA with plasterboard walling. The ground floor area is currently used as storage. This stairwell has asbestos composite nosings. The registrars strong room appears to be a relatively modern block built structure with a metal door. Door linings, and safe linings, cannot be accessed without destructive entry (outside the remit of a management survey).

The main boiler room for the site is housed within a standalone structure. This has brick walls, a stone floor and a bituminous sarking felt lined roof. Pipework is insulated with man-made mineral fibre. Thorough inspection did not reveal evidence for asbestos insulation or debris in this room. Gaskets contain asbestos. The adjacent store has a small asbestos partition in the floor pit.

The mortuary unit is currently redundant and not used for any purpose.

### **3.2 Areas Not Accessed**

In accordance with the HSE Guidance HSG264 Asbestos: The survey guide, areas which cannot be accessed or inspected at the time of the survey must be presumed to contain asbestos, unless there is strong evidence to prove otherwise. The areas highlighted are only those that should be accessed within the scope of the survey.

The areas not accessed during the survey can be found in the register within Section 4.

### **3.3 Sampling Strategy**

Sampling was not carried out where it would have caused unreasonable damage to areas beyond the survey scope or where it was considered obtaining a sample would be unsafe. In some cases, asbestos materials have been identified without sampling.

All sampling was undertaken in accordance with EMS in house procedures based upon the guidelines within Health and Safety (HSE) Guidance HSG264 Asbestos: The survey guide. The samples were double bagged, labelled and submitted to the laboratory as bulk samples.

Samples taken during the survey are detailed on the test certificate in Appendix B. Each sample, along with a photograph of each sampling point, is included within the asbestos register in section 4 of this report; positive materials, along with presumed materials, will be evaluated and risk assessed in accordance with HSG264.

### **3.4 Presumed Materials**

In areas where sampling was not possible or practical, materials are either presumed or strongly presumed in accordance with EMS in house procedures based upon the guidelines within the Health and Safety (HSE) Guidance HSG264 Asbestos: The survey guide.

As defined by the HSE, materials that are strongly presumed look as if they may contain asbestos, upon visual inspection by an experienced, trained surveyor. Materials that are presumed to contain asbestos where there is insufficient evidence to confirm that it is asbestos free.

Presumed materials should be treated as asbestos containing materials until proven otherwise and therefore are included in the asbestos register within this report.

## 4 Survey Results

### 4.1 Introduction

All samples were analysed at our UKAS accredited laboratory in accordance with our “in house” method of transmitted/polarised light microscopy and centre stop dispersion staining and the methods outlined in HSG248. The certificates of analysis are included in appendix B of this report.

### 4.2 Material Risk Assessment

Each ACM has been risk assessed in accordance with the algorithm within HSG264 Asbestos: The survey guide; this is shown below. The Material Risk Assessment (MRA) score identifies the risk level of the materials, that is, the risk that the material will release airborne fibres if disturbed. Presumed materials are scored as asbestos, as if they were asbestos containing.

Materials with assessment scores of 10 or more are regarded as having a high potential to release fibres, if disturbed. Scores of between 7 and 9 are regarded as having a medium potential, and between 5 and 6 a low potential. Scores of 4 or less have a very low potential to release fibres. Non-asbestos materials are not scored.

For presumed materials the asbestos type must be calculated as Crocidolite until proved otherwise. In most cases it is unlikely that Crocidolite has been used; but unless the material risk assessment highlights a medium or high potential for fibre release it is acceptable to manage the presumed materials on the presumption of Crocidolite. Further investigation may be required before major maintenance or demolition.



Variable	Score	Examples of scores
Product type or debris from product	1	Asbestos – reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi rigid paints, or decorative finishes, asbestos cement etc.)
	2	Asbestos insulating board, asbestos millboard, 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) loose and sprayed asbestos, asbestos mattresses and packing.
Extent of damage or deterioration	0	Good condition – no visible damage
	1	Low damage – a few scratches or surface marks; broken edges on boards, tiles etc.
	2	Medium damage; significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres.
	3	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris
Surface treatment	0	Composite materials containing asbestos.: reinforced plastics, resins and vinyl tiles
	1	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated) asbestos cement sheets etc
	2	Unsealed AIB, or encapsulated lagging and sprays
	3	Unsealed lagging and sprays
Asbestos type	1	Chrysotile
	2	Amphibole asbestos excluding Crocidolite
	3	Crocidolite
Risk Rating	Very Low	Scores of 4 or less have a very low potential for fibre release if disturbed.
	Low	Scores of between 5 and 6 have a low potential to release fibres if disturbed.
	Med.	Scores of between 7 and 9 have a medium potential to release fibres if disturbed
	High	Materials with assessment scores of 10 and more are regarded as having a high potential to release fibres if disturbed

### 4.3 Asbestos Register

The asbestos register for the site, including the MRA scores, can be found overleaf. The asbestos register contains materials both proven and presumed to contain asbestos; the register also offers guidance as to whether work with each product is likely to be classified as licensed, therefore requiring a licensed contractor and a 14 day notification period. The basis for determining tasks that require a license is dependent upon a risk assessment of the potential fibre release during work with the product. Therefore further assessment or consultation with the HSE may be required.

Along with the MRA scores recommendations have been made for future management of the materials

### 4.4 Negative Samples Register

Samples that have tested negative for the presence for asbestos are presented within the following register, along with photographs of each sampling point.


#### **4.5 Areas Not Accessed Register**

Areas that have not been accessed during the survey are presented within the following register with a photograph of each location.





These areas have not been risk assessed but a worst case scenario of 'High Risk' of fibre release should be applied if these areas are disturbed.

## Asbestos Register & Risk Assessment





### The Old Priory

Location / Description	Photograph	Sample ref / Presumed	Licensed?	Quantity	Access.	Product	Condition	Surface	Asbestos Type	MRA Score	Comments / Recommendations
Ground Floor, Office, 042 Bitumen Residue - Bitumen Below carpet and screed.		E-44446/S013	N	16 m <sup>2</sup>	Difficult	1	0	0	Chrysotile 1	2 Very Low	<b>Manage</b>
Ground Floor, Store, 043 Bitumen Residue - Bitumen Below carpet and screed.		E-44446/VS013	N	7 m <sup>2</sup>	Difficult	1	0	0	Chrysotile 1	2 Very Low	<b>Manage</b>
Ground Floor, Office, 044 Bitumen Residue - Bitumen Below carpet and screed.		E-44446/VS013	N	18 m <sup>2</sup>	Difficult	1	0	0	Chrysotile 1	2 Very Low	<b>Manage</b>





### Asbestos Register & Risk Assessment

<p>Ground Floor, Reception, 045</p> <p>Bitumen Residue - Bitumen</p> <p>Below carpet and screed.</p>		E-44446/VS013	N	18 m <sup>2</sup>	Difficult	1	0	0	Chrysotile 1	2 Very Low	Including porch section. <b>Manage</b>
<p>Ground Floor, Boiler Room, 046</p> <p>Pump - Gaskets (compressed)</p>		E-44446/S015	N	2 no	Easy	2	0	1	Chrysotile 1	4 Very Low	<b>Remove</b>
<p>Ground Floor, Boiler Room, 046</p> <p>Valve - Gaskets (compressed)</p>		E-44446/S016	N	3 no	Easy	2	0	1	Chrysotile 1	4 Very Low	<b>Remove</b>
<p>Ground Floor, Boiler Room, 046</p> <p>Boiler - Rope Debris.</p>		E-44446/S019	N	Small Amount	Easy	2	3	1	Chrysotile 1	7 Medium	<b>Remove</b>

### Asbestos Register & Risk Assessment





<p>Ground Floor, Boiler Room, 046 Boiler - Rope</p>		<p>E-44446/S020</p>	<p>N</p>	<p>2 boilers no</p>	<p>Easy</p>	<p>2</p>	<p>1</p>	<p>1</p>	<p>Chrysotile 1</p>	<p>5 Low</p>	<p><b>Remove</b></p>
<p>Ground Floor, Garage, 047 Partition - Cement</p>		<p>E-44446/S023</p>	<p>N</p>	<p>1 no</p>	<p>Easy</p>	<p>1</p>	<p>0</p>	<p>1</p>	<p>Chrysotile 1</p>	<p>3 Very Low</p>	<p>In pit. <b>Manage</b></p>
<p>Ground Floor, Store, 080 Floor Tiles - Vinyl Floor Tile Brown tiles.</p>		<p>E-44446/S027</p>	<p>N</p>	<p>8 m<sup>2</sup></p>	<p>Medium</p>	<p>1</p>	<p>0</p>	<p>0</p>	<p>Chrysotile 1</p>	<p>2 Very Low</p>	<p>Below carpet. <b>Manage</b></p>
<p>Ground Floor, Store, 080 Bitumen Adhesive - Bitumen To brown tiles.</p>		<p>E-44446/S028</p>	<p>N</p>	<p>8 m<sup>2</sup></p>	<p>Difficult</p>	<p>1</p>	<p>0</p>	<p>0</p>	<p>Chrysotile 1</p>	<p>2 Very Low</p>	<p>Below carpet. <b>Manage</b></p>

### Asbestos Register & Risk Assessment

<p>Ground Floor, Side Porch, 081</p> <p>Floor Tiles - Vinyl Floor Tile</p> <p>Brown tiles.</p>		<p>E-44446/VS027</p>	<p>N</p>	<p>3 m<sup>2</sup></p>	<p>Difficult</p>	<p>1</p>	<p>0</p>	<p>0</p>	<p>Chrysotile 1</p>	<p>2 Very Low</p>	<p>Below modern lino. <b>Manage</b></p>
<p>Ground Floor, Side Porch, 081</p> <p>Bitumen Adhesive - Bitumen</p> <p>To brown tiles.</p>		<p>E-44446/VS028</p>	<p>N</p>	<p>3 m<sup>2</sup></p>	<p>Difficult</p>	<p>1</p>	<p>0</p>	<p>0</p>	<p>Chrysotile 1</p>	<p>2 Very Low</p>	<p>Below modern lino. <b>Manage</b></p>
<p>Ground Floor, Office, 082</p> <p>Floor Tiles - Vinyl Floor Tile</p> <p>Brown tiles.</p>		<p>E-44446/VS027</p>	<p>N</p>	<p>20 m<sup>2</sup></p>	<p>Difficult</p>	<p>1</p>	<p>0</p>	<p>0</p>	<p>Chrysotile 1</p>	<p>2 Very Low</p>	<p>Below carpet. <b>Manage</b></p>
<p>Ground Floor, Office, 082</p> <p>Bitumen Adhesive - Bitumen</p> <p>To brown tiles.</p>		<p>E-44446/VS028</p>	<p>N</p>	<p>20 m<sup>2</sup></p>	<p>Difficult</p>	<p>1</p>	<p>0</p>	<p>0</p>	<p>Chrysotile 1</p>	<p>2 Very Low</p>	<p>Below carpet. <b>Manage</b></p>



### Asbestos Register & Risk Assessment




<p>Ground Floor, Office, 084 Skylights - Rope</p>		<p>E-44446/S029</p>	<p>N</p>	<p>3 no</p>	<p>Difficult</p>	<p>2</p>	<p>1</p>	<p>1</p>	<p>Chrysotile 1</p>	<p>5 Low</p>	<p>If the material is to be disturbed during the refurbishment, removal is recommended.  <b>Manage</b></p>
<p>Ground Floor, Entrance, 085 Bitumen Residue - Bitumen Below lino and screed.</p>		<p>E-44446/PSE-12645/003</p>	<p>N</p>	<p>13 m<sup>2</sup></p>	<p>Difficult</p>	<p>1</p>	<p>0</p>	<p>0</p>	<p>Chrysotile 1</p>	<p>2 Very Low</p>	<p><b>Manage</b></p>
<p>Ground Floor, WC, 086 Bitumen Residue - Bitumen Below lino and screed.</p>		<p>E-44446/PSE-12645/003</p>	<p>N</p>	<p>6 m<sup>2</sup></p>	<p>Difficult</p>	<p>1</p>	<p>0</p>	<p>0</p>	<p>Chrysotile 1</p>	<p>2 Very Low</p>	<p><b>Manage</b></p>
<p>Ground Floor, Kitchen &amp; Cupboard, 087 Bitumen Residue - Bitumen Below lino and screed.</p>		<p>E-44446/PSE-12645/003</p>	<p>N</p>	<p>6 m<sup>2</sup></p>	<p>Difficult</p>	<p>1</p>	<p>0</p>	<p>0</p>	<p>Chrysotile 1</p>	<p>2 Very Low</p>	<p><b>Manage</b></p>

**Asbestos Register & Risk Assessment**




<p>Ground Floor, Roof Void, 141 Debris - Imitation Slate Tile</p>		<p>E-44446/S035</p>	<p>N</p>	<p>Small Amount</p>	<p>Medium</p>	<p>1</p>	<p>3</p>	<p>1</p>	<p>Chrysotile 1</p>	<p>6 Low</p>	<p align="center"><b>Remove</b></p>
<p>2nd Floor, Bedroom, 007 Storage Heater - Insulating Board</p>		<p>E-44446/S006</p>	<p>Y</p>	<p>4 no</p>	<p>Easy</p>	<p>2</p>	<p>1</p>	<p>2</p>	<p>Chrysotile 1</p>	<p>6 Low</p>	<p>Heat Pads on feet of unit. <b>Remove</b></p>
<p>2nd Floor, Living Room, 010 Storage Heater - Insulating Board</p>		<p>E-44446/VS006</p>	<p>Y</p>	<p>8 x2 units no</p>	<p>Easy</p>	<p>2</p>	<p>1</p>	<p>2</p>	<p>Chrysotile 1</p>	<p>6 Low</p>	<p>Heat Pads on feet of unit. <b>Remove</b></p>



### Asbestos Register & Risk Assessment

<p>2nd Floor, Bedroom, 012</p> <p>Storage Heater - Insulating Board</p>		E-44446/VS006	Y	4 no	Easy	2	1	2	Chrysotile 1	6 Low	Heat Pads on feet of unit. <b>Remove</b>
<p>External, 143</p> <p>Gas Meter - Gaskets (compressed)</p> <p>Back of old mortuary.</p>		E-44446/P	N	Small Amount	Difficult	2	0	1	Presumed Asbestos 3	6 Low	<b>Manage</b>
<p>External, 143</p> <p>Window Frame - Putty</p> <p>Installation putty between frame and wall of flat roof extension</p>		E-44446/PSE- 12645/007	N	Small Amount	Easy	1	0	0	Chrysotile 1	2 Very Low	<b>Manage</b>
<p>External, 143</p> <p>Soffits - Cement Sheet (Flat)</p>		E-44446/PSE- 12645/015	N	20 lin m	Medium	1	0	1	Chrysotile 1	3 Very Low	On old mortuary. <b>Remove</b>

### Asbestos Register & Risk Assessment

<p>External, 143 Damp Proof Course - Bitumen felt</p>		<p>E-44446/PSEMS 6502/036</p>	<p>N</p>	<p>1 lin m</p>	<p>Difficult</p>	<p>1</p>	<p>0</p>	<p>0</p>	<p>Chrysotile 1</p>	<p>2 Very Low</p>	<p>In Courtyard 2. <b>Manage</b></p>
<p>External, 143 Roof Tiles - Imitation Slate Tile</p>		<p>E-44446/PSWSS</p>	<p>N</p>	<p>60 m<sup>2</sup></p>	<p>Medium</p>	<p>1</p>	<p>1</p>	<p>1</p>	<p>Chrysotile 1</p>	<p>4 Very Low</p>	<p><b>Remove</b></p>
<p>External, 143 Roof Tiles - Imitation Slate Tile</p>		<p>E-44446/PSWSS</p>	<p>N</p>	<p>60 m<sup>2</sup></p>	<p>Medium</p>	<p>1</p>	<p>1</p>	<p>1</p>	<p>Chrysotile 1</p>	<p>4 Very Low</p>	<p><b>Remove</b></p>

**Negative Samples**

**The Old Priory**

Location / Description	Photograph	Sample Ref	Asbestos Type	Comments
Ground Floor, Meeting Room (food bank) 025 Fireplace Infill - Insulating Board		E-44446/PSEMS650 2/010	No Asbestos Detected in Sample	
Ground Floor, Hall & Stairwell 026 Stairwell Lining - Insulating Board		E-44446/PSEMS650 2/011	No Asbestos Detected in Sample	Wall lining and door header
Ground Floor, Meeting Room (food bank) 027 Fireplace Infill - Cement		E-44446/PSEMS650 2/012	No Asbestos Detected in Sample	
Ground Floor, Sluice 029 Sink - Sink Pad		E-44446/PSEMS650 2/014	No Asbestos Detected in Sample	

**Negative Samples**

<p>Ground Floor, Kitchen 031 Sink - Sink Pad</p>		<p>E- 44446/PSEMS650 2/015</p>	<p>No Asbestos Detected in Sample</p>	
<p>Ground Floor, Loft 041 Sarking Felt - Bitumen felt</p>		<p>E-44446/S012</p>	<p>No Asbestos Detected in Sample</p>	
<p>Ground Floor, Boiler Room 046 Wall Lining - Paper Product</p>		<p>E-44446/S014</p>	<p>No Asbestos Detected in Sample</p>	
<p>Ground Floor, Boiler Room 046 Electrical Spurs - Gaskets (compressed)</p>		<p>E-44446/S017</p>	<p>No Asbestos Detected in Sample</p>	<p>Pink washers within ceramic spurs.</p>

**Negative Samples**

<p>Ground Floor, Boiler Room 046 Boiler - Insulating Board</p>		<p>E-44446/S018</p>	<p>No Asbestos Detected in Sample</p>	<p>Heat shields in x2 boilers.</p>
<p>Ground Floor, Boiler Room 046 Debris - Thermal Insulation</p>		<p>E-44446/S021</p>	<p>No Asbestos Detected in Sample</p>	<p>Debris surrounding pipework exiting boiler room.</p>
<p>Ground Floor, Boiler Room 046 Debris - Rope</p>		<p>E-44446/S022</p>	<p>No Asbestos Detected in Sample</p>	
<p>Ground Floor, Boiler Room 046 Sarking Felt - Bitumen felt</p>		<p>E-44446/PSEMS650 2/029</p>	<p>No Asbestos Detected in Sample</p>	

**Negative Samples**

<p>Ground Floor, Garage 047 Wall Lining - Paper Product</p>		<p>E-44446/VS014</p>	<p>No Asbestos Detected in Sample</p>	
<p>Ground Floor, Garage 047 Sarking Felt - Bitumen felt</p>		<p>E- 44446/PSEMS650 2/029</p>	<p>No Asbestos Detected in Sample</p>	
<p>Ground Floor, Boiler Room 079 Ceiling - Insulating Board</p>		<p>E-44446/S024</p>	<p>No Asbestos Detected in Sample</p>	
<p>Ground Floor, Boiler Room 079 Boiler - Rope</p>		<p>E-44446/S025</p>	<p>No Asbestos Detected in Sample</p>	



**Negative Samples**

<p>Ground Floor, Boiler Room 079 Boiler - Gaskets (compressed)</p>		<p>E-44446/S026</p>	<p>No Asbestos Detected in Sample</p>	
<p>Ground Floor, Roof Void 083 Sarking Felt - Bitumen felt</p>		<p>E-44446/PSE-12645/001</p>	<p>No Asbestos Detected in Sample</p>	
<p>Ground Floor, Roof Void 083 Skylights - Putty</p>		<p>E-44446/PSE-12645/002</p>	<p>No Asbestos Detected in Sample</p>	<p>Glass putty to ceiling infill skylights.</p>
<p>Ground Floor, Kitchen &amp; Cupboard 087 Sink - Sink Pad</p>		<p>E-44446/PSE-12645/004</p>	<p>No Asbestos Detected in Sample</p>	

**Negative Samples**

<p>Ground Floor, Roof Void 099 Sarking Felt - Bitumen felt</p>		<p>E-44446/S030</p>	<p>No Asbestos Detected in Sample</p>	
<p>Ground Floor, Roof Void 100 Sarking Felt - Bitumen felt</p>		<p>E-44446/VS030</p>	<p>No Asbestos Detected in Sample</p>	
<p>Ground Floor, Lounge 101 Electric Cupboard - Insulating Board</p>		<p>E- 44446/PSEMS650 2/010</p>	<p>No Asbestos Detected in Sample</p>	
<p>Ground Floor, Kitchen 103 Sinks - Sink Pad</p>		<p>E- 44446/PSEMS650 2/024</p>	<p>No Asbestos Detected in Sample</p>	



**Negative Samples**

<p>Ground Floor, Corridor 105 Cover Panels - Insulating Board</p>		<p>E-44446/S031</p>	<p>No Asbestos Detected in Sample</p>	
<p>Ground Floor, Boiler Room 111 Gaskets - Gaskets (compressed)</p>		<p>E-44446/S032</p>	<p>No Asbestos Detected in Sample</p>	
<p>Ground Floor, Boiler Room 111 Ceiling Panels - Insulating Board</p>		<p>E- 44446/PSEMS650 2/028</p>	<p>No Asbestos Detected in Sample</p>	
<p>Ground Floor, Kitchen 117 Sink - Sink Pad</p>		<p>E- 44446/PSEMS650 2/033</p>	<p>No Asbestos Detected in Sample</p>	

**Negative Samples**

<p>Ground Floor, Boiler Cupboard 123 Boiler Panel - Insulating Board</p>		<p>E-44446/PSEMS650 2/034</p>	<p>No Asbestos Detected in Sample</p>	
<p>Ground Floor, Roof Void 126 Heat Shield - Insulating Board</p>		<p>E-44446/S033</p>	<p>No Asbestos Detected in Sample</p>	
<p>Ground Floor, Roof Void 126 Debris - Insulating Board</p>		<p>E-44446/VS033</p>	<p>No Asbestos Detected in Sample</p>	
<p>Ground Floor, Roof Void 127 Sarking Felt - Bitumen felt</p>		<p>E-44446/VS012</p>	<p>No Asbestos Detected in Sample</p>	





**Negative Samples**

<p>Ground Floor, Roof Void 130 Sarking Felt - Bitumen felt</p>		<p>E-44446/S034</p>	<p>No Asbestos Detected in Sample</p>	
<p>Ground Floor, Roof Void 141 Sarking Felt - Bitumen felt</p>		<p>E-44446/VS034</p>	<p>No Asbestos Detected in Sample</p>	
<p>1st Floor, Open Office 016 Fireplace Infill - Cement</p>		<p>E- 44446/PSEMS650 2/012</p>	<p>No Asbestos Detected in Sample</p>	
<p>1st Floor, Upper WC 019 Door Lining - Insulating Board</p>		<p>E- 44446/PSEMS650 2/008</p>	<p>No Asbestos Detected in Sample</p>	

**Negative Samples**

<p>1st Floor, Office &amp; Stairwell 021 Door Lining - Insulating Board</p>		<p>E- 44446/PSEMS650 2/008</p>	<p>No Asbestos Detected in Sample</p>	
<p>1st Floor, Kitchen 022 Door Lining - Insulating Board</p>		<p>E- 44446/PSEMS650 2/008</p>	<p>No Asbestos Detected in Sample</p>	
<p>1st Floor, Kitchen 022 Sink - Sink Pad</p>		<p>E- 44446/PSEMS650 2/009</p>	<p>No Asbestos Detected in Sample</p>	
<p>1st Floor, Office 023 Fireplace Infill - Insulating Board</p>		<p>E-44446/S011</p>	<p>No Asbestos Detected in Sample</p>	

**Negative Samples**

<p>1st Floor, Office 023 Door Lining - Insulating Board</p>		<p>E-44446/PSEMS650 2/008</p>	<p>No Asbestos Detected in Sample</p>	
<p>2nd Floor, Attac Space 001 Sarking Felt - Bitumen felt</p>		<p>E-44446/S001</p>	<p>No Asbestos Detected in Sample</p>	
<p>2nd Floor, Attac Space 001 Sarking Felt - Bitumen felt</p>		<p>E-44446/S002</p>	<p>No Asbestos Detected in Sample</p>	
<p>2nd Floor, Attac Space 001 Sarking Felt Debris - Bitumen felt</p>		<p>E-44446/VS002</p>	<p>No Asbestos Detected in Sample</p>	

**Negative Samples**





<p>2nd Floor, Attac Space 001 Ceiling Covering - Composite</p>		<p>E-44446/S003</p>	<p>No Asbestos Detected in Sample</p>	<p>To lath and plaster ceiling visible beyond manmade mineral fibre insulation.</p>
<p>2nd Floor, Loft 003 Sarking Felt - Bitumen felt</p>		<p>E-44446/VS001</p>	<p>No Asbestos Detected in Sample</p>	
<p>2nd Floor, Corridor &amp; Stairwell 005 Skylight - Putty</p>		<p>E-44446/S004</p>	<p>No Asbestos Detected in Sample</p>	
<p>2nd Floor, Store 006 Door Lining - Insulating Board</p>		<p>E-44446/S005</p>	<p>No Asbestos Detected in Sample</p>	



**Negative Samples**

<p>2nd Floor, Loft 008 Sarking Felt - Bitumen felt</p>		<p>E-44446/VS001</p>	<p>No Asbestos Detected in Sample</p>	
<p>2nd Floor, Bathroom 009 Hot Water Cylinder - Gaskets (compressed)</p>		<p>E-44446/S007</p>	<p>No Asbestos Detected in Sample</p>	
<p>2nd Floor, Bathroom 009 Debris - Gaskets (compressed)</p>		<p>E-44446/S008</p>	<p>No Asbestos Detected in Sample</p>	<p>In cupboard behind cylinder.</p>
<p>2nd Floor, Bathroom 009 Floor Covering - Linoleum Floor Covering</p>		<p>E-44446/S009</p>	<p>No Asbestos Detected in Sample</p>	

**Negative Samples**


<p>2nd Floor, Kitchen 011 Floor Covering - Linoleum Floor Covering</p>		<p>E-44446/VS009</p>	<p>No Asbestos Detected in Sample</p>	
<p>2nd Floor, Kitchen 011 Sink - Sink Pad</p>		<p>E-44446/S010</p>	<p>No Asbestos Detected in Sample</p>	
<p>2nd Floor, Kitchen 051 Sink - Sink Pad</p>		<p>E-44446/PS</p>	<p>No Asbestos Detected in Sample</p>	
<p>2nd Floor, Loft 056 Sarking Felt - Bitumen felt</p>		<p>E-44446/VS001</p>	<p>No Asbestos Detected in Sample</p>	




**Negative Samples**

<p>2nd Floor, Loft 056 Sarking Felt - Bitumen felt</p>		<p>E-44446/VS002</p>	<p>No Asbestos Detected in Sample</p>	
<p>External 143 Window - Putty</p>		<p>E-44446/S036</p>	<p>No Asbestos Detected in Sample</p>	<p>Metal ground floor windows.</p>
<p>External 143 Soffits - Insulating Board</p>		<p>E-44446/S037</p>	<p>No Asbestos Detected in Sample</p>	<p>Previously presumed soffits. Please note sample was only taken from fire exit staircase.</p>
<p>External 143 Window - Putty</p>		<p>E-44446/S038</p>	<p>No Asbestos Detected in Sample</p>	<p>Metal windows red brick section.</p>

**Negative Samples**

<p>External 143 Window - Putty</p>		<p>E-44446/S039</p>	<p>No Asbestos Detected in Sample</p>	<p>Timber windows on front elevation include bay window.</p>
<p>External 143 Roof Tiles - Imitation Slate Tile</p>		<p>E-44446/S040</p>	<p>No Asbestos Detected in Sample</p>	<p>Replacment tiles on boiler house/garage.</p>
<p>External 143 Replacement Tiles - Imitation Slate Tile</p>		<p>E-44446/PSE-12645/006</p>	<p>No Asbestos Detected in Sample</p>	<p>On old mortuary.</p>
<p>External 143 Foul Pipe - Putty</p>		<p>E-44446/PSE-12645/010</p>	<p>No Asbestos Detected in Sample</p>	<p>On old mortuary.</p>





**Negative Samples**

<p align="center">External 143 Rainwater Goods - Putty</p>		<p align="center">E-44446/PSE- 12645/011</p>	<p align="center">No Asbestos Detected in Sample</p>	
<p align="center">External 143 Window Frame - Putty</p>		<p align="center">E-44446/PSE- 12645/013</p>	<p align="center">No Asbestos Detected in Sample</p>	<p align="center">On old mortuary.</p>
<p align="center">External 143 Window - Putty</p>		<p align="center">E-44446/PSE- 12645/014</p>	<p align="center">No Asbestos Detected in Sample</p>	<p align="center">On old mortuary.</p>
<p align="center">External 143 Sarking Felt - Bitumen felt</p>		<p align="center">E- 44446/PSEMS650 2/001</p>	<p align="center">No Asbestos Detected in Sample</p>	<p align="center">x2 entrance canopy on side elevation.</p>


**Negative Samples**

<p>External 143 Windows - Putty</p>		<p>E- 44446/PSEMS650 2/004</p>	<p>No Asbestos Detected in Sample</p>	<p>On stone built section.</p>
<p>External 143 Windows - Putty</p>		<p>E- 44446/PSEMS650 2/005</p>	<p>No Asbestos Detected in Sample</p>	<p>On stone built section.</p>
<p>External 143 Damp Proof Course - Bitumen felt</p>		<p>E- 44446/PSEMS650 2/016</p>	<p>No Asbestos Detected in Sample</p>	
<p>External 143 Damp Proof Course - Bitumen felt</p>		<p>E- 44446/PSEMS650 2/017</p>	<p>No Asbestos Detected in Sample</p>	<p>On garage/Store.</p>

**Negative Samples**

<p>External 143 Walkway - Imitation Slate Tile</p>		<p>E- 44446/PSEMS650 2/018</p>	<p>No Asbestos Detected in Sample</p>	
<p>External 143 Windows - Putty</p>		<p>E- 44446/PSEMS650 2/019</p>	<p>No Asbestos Detected in Sample</p>	
<p>External 143 Windows - Putty</p>		<p>E- 44446/PSEMS650 2/020</p>	<p>No Asbestos Detected in Sample</p>	<p>Timber windows on red brick extension. Metal windows are visually similar to S036.</p>
<p>External 143 Soffit - Insulating Board</p>		<p>E- 44446/PSEMS650 2/034</p>	<p>No Asbestos Detected in Sample</p>	<p>In Courtyard 2.</p>




**Negative Samples**

<p>External 143 Undercloaking - Insulating Board</p>		<p>E- 44446/PSEMS650 2/038</p>	<p>No Asbestos Detected in Sample</p>	<p>x2 entrance canopy on side elevation.</p>
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**No Accessed Areas**

**The Old Priory**

Location / Description	Photograph	Recommended Action
<p align="center">The Old Priory Throughout Intrusive Investigation - Limited Access Gained</p>		<p align="center">Intrusive surveying was kept to an absolute minimum throughout site due to historical and listed standing of the site.</p>
<p align="center">Ground Floor, Hall &amp; Stairwell 026 Understairs Cupboard - No Access Gained</p>		<p align="center">Cupboard locked.</p>
<p align="center">Ground Floor, Cupboard 032 -</p>		<p align="center">Cupboard locked.</p>

**No Accessed Areas**





<p>Ground Floor, Male WC 035 Electrics - No Access Gained</p>		<p>It was not possible to access as the equipment was live at the time of the survey. Only qualified operatives holding task specific and appropriate asbestos awareness training should undertake work on live equipment.</p>
<p>Ground Floor, Toilets 036 Duct - No Access Gained</p>		<p>Duct has been mortered in and requires plant equipment to lift.</p>
<p>Ground Floor, Toilets 036 Beam - Limited Access Gained</p>		<p>Beam has been opened up beyond single skinned plasterboard lining to show timber beam.</p>
<p>Ground Floor, Store 048 -</p>		<p>Access was not possible because the room was locked and a key was not available.</p>



**No Accessed Areas**

<p>Ground Floor, Garage/Store 1 089 -</p>		<p>Access was not possible because the room was locked and a key was not available.</p>
<p>Ground Floor, Corridor 105 Box Work - No Access Gained</p>		<p>Access was not possible as it would cause unacceptable damage.</p>
<p>1st Floor, Open Office 020 Beyond Fireplace Infill - No Access Gained</p>		<p>Restoration to fireplace has not been confirmed in scope.</p>
<p>1st Floor, Office &amp; Stairwell 021 Undercloaking of Stairs - No Access Gained</p>		<p>Access was not possible as it would cause unacceptable damage.</p>

**No Accessed Areas**

<p align="center">1st Floor, Stairwell 063 Box Work - No Access Gained</p>		<p align="center">Within box work is outside of the scope.</p>
<p align="center">2nd Floor, Corridor &amp; Stairwell 013 Electrics - No Access Gained</p>		<p align="center">It was not possible to access as the equipment was live at the time of the survey. Only qualified operatives holding task specific and appropriate asbestos awareness training should undertake work on live equipment.</p>
<p align="center">External 143 Beyond Lead Flashing - No Access Gained</p>		<p align="center">Access was not possible as it would cause unacceptable damage.</p>
<p align="center">External 143 Roof - No Access Gained</p>		<p align="center">Access was not possible due to height restrictions.</p>

**No Accessed Areas**

External 143  
Flat Roof - No Access Gained



Access was not possible due to height restrictions.

## 5 Conclusions

### 5.1 General

During the survey asbestos materials have been identified on the site. Any identified materials and associated material risk assessment are detailed in the tables in Section 4 of this report. In addition any no accessed areas are recorded in the relevant table.

### 5.2 Conclusions and Recommendations

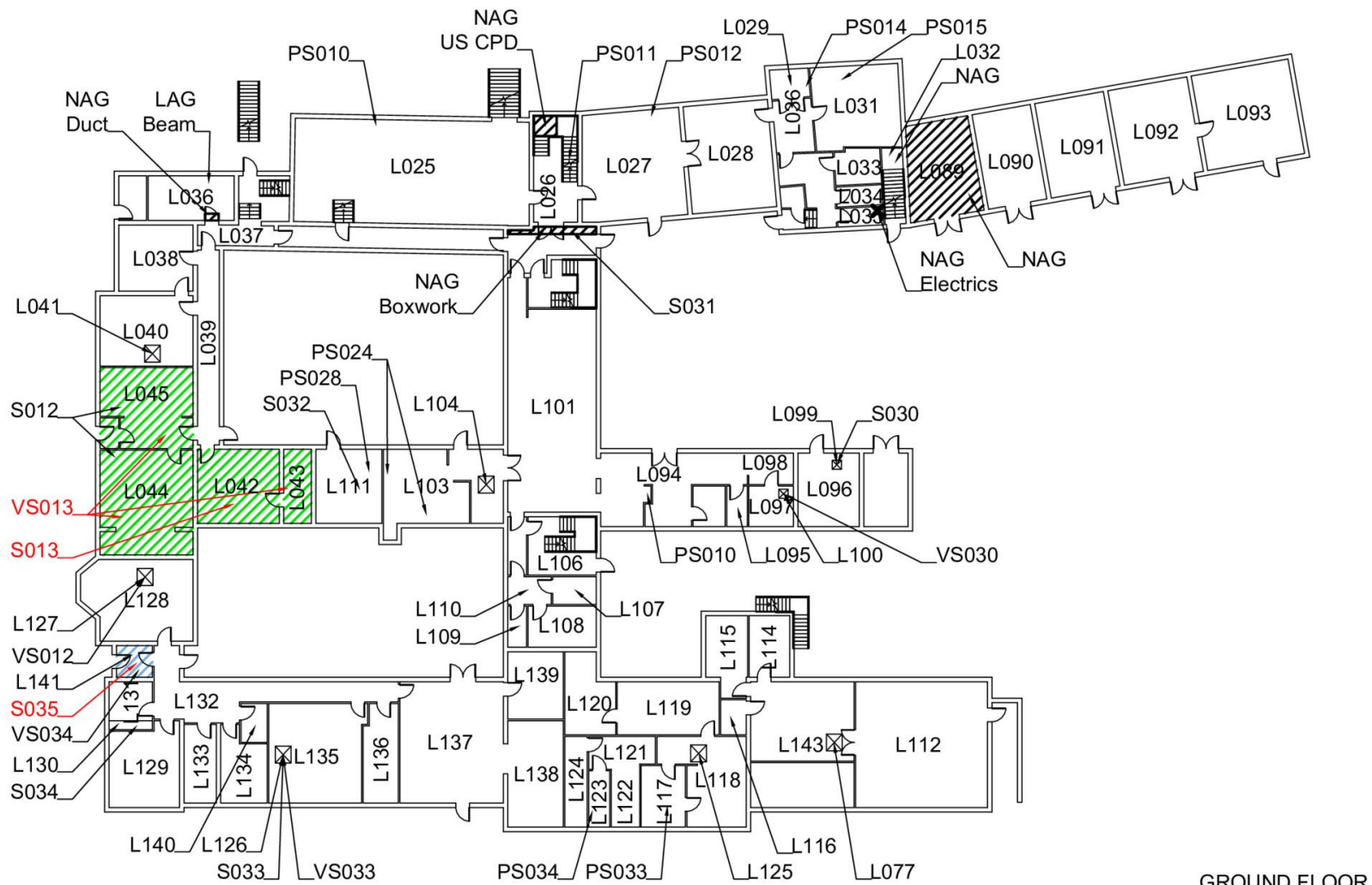
Under CAR 2012, there is a legal duty to remove asbestos during a major refurbishment, if materials remain in-situ an asbestos management plan for the property will be required.

The asbestos register states if removal of a material is likely to require a licensed contractor. If a licensed contractor is required the HSE will require a 14day notification period prior to commencement of works.

Depending on the materials identified some remedial or removal tasks may not require a licensed contractor but may be considered 'Notifiable Non-Licensed Work' (NNLW). A suitable risk assessment should be carried out prior to any work with asbestos in accordance with CAR2012 and the correct procedures put into place.

Until such time as the identified materials are removed there is a legal duty to manage the asbestos containing products and an asbestos management plan for the building is required.

# Appendix A Site Plans



GROUND FLOOR

**Key**

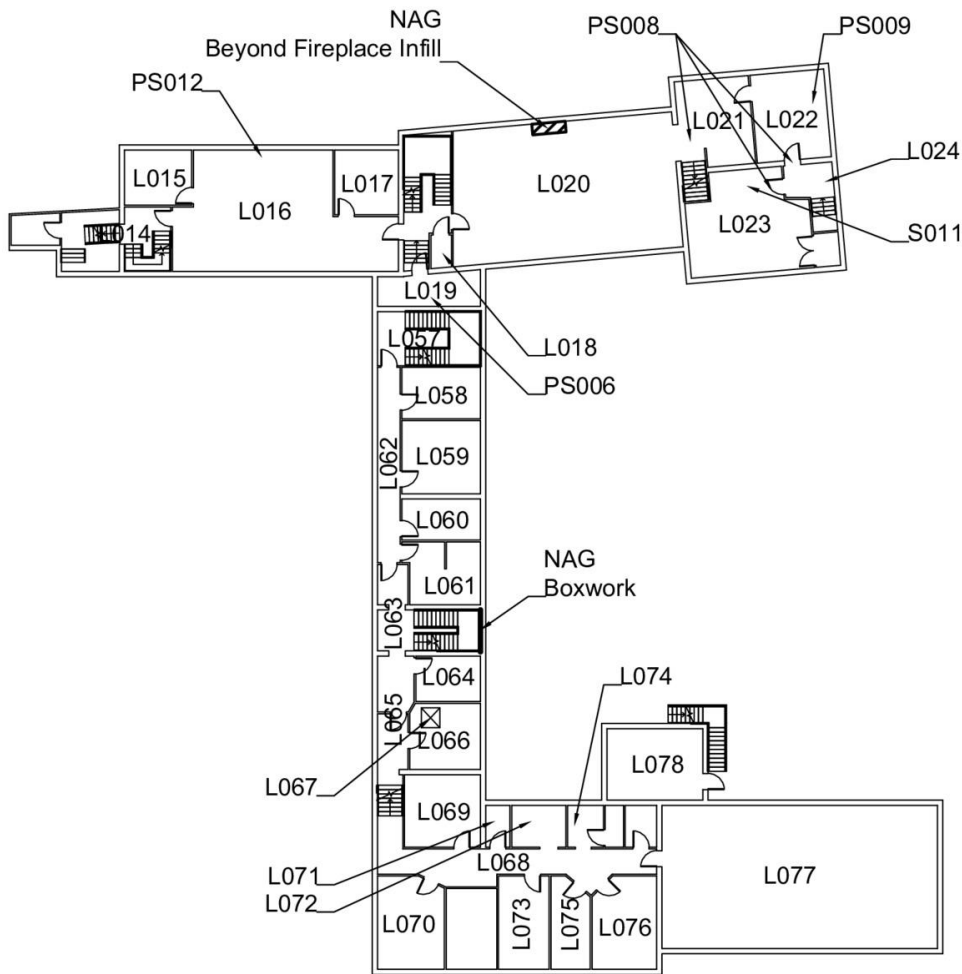
- S001 Sample No. Negative
- S001** Sample No. Positive
- VS Visually Similar
- PR** Presumed
- PS** Previously Sampled

-  Area of No Access
-  Insulation Material
-  Asbestos Cement
-  Textured Coating
-  Composite Products
-  Ropes/Textiles/Paper



**Project:**  
The Old Priory


**Project No.:** E-44446  
**Date of Survey:** 29 July 2024  
**Building Ref:** 1



FIRST FLOOR

**Key**

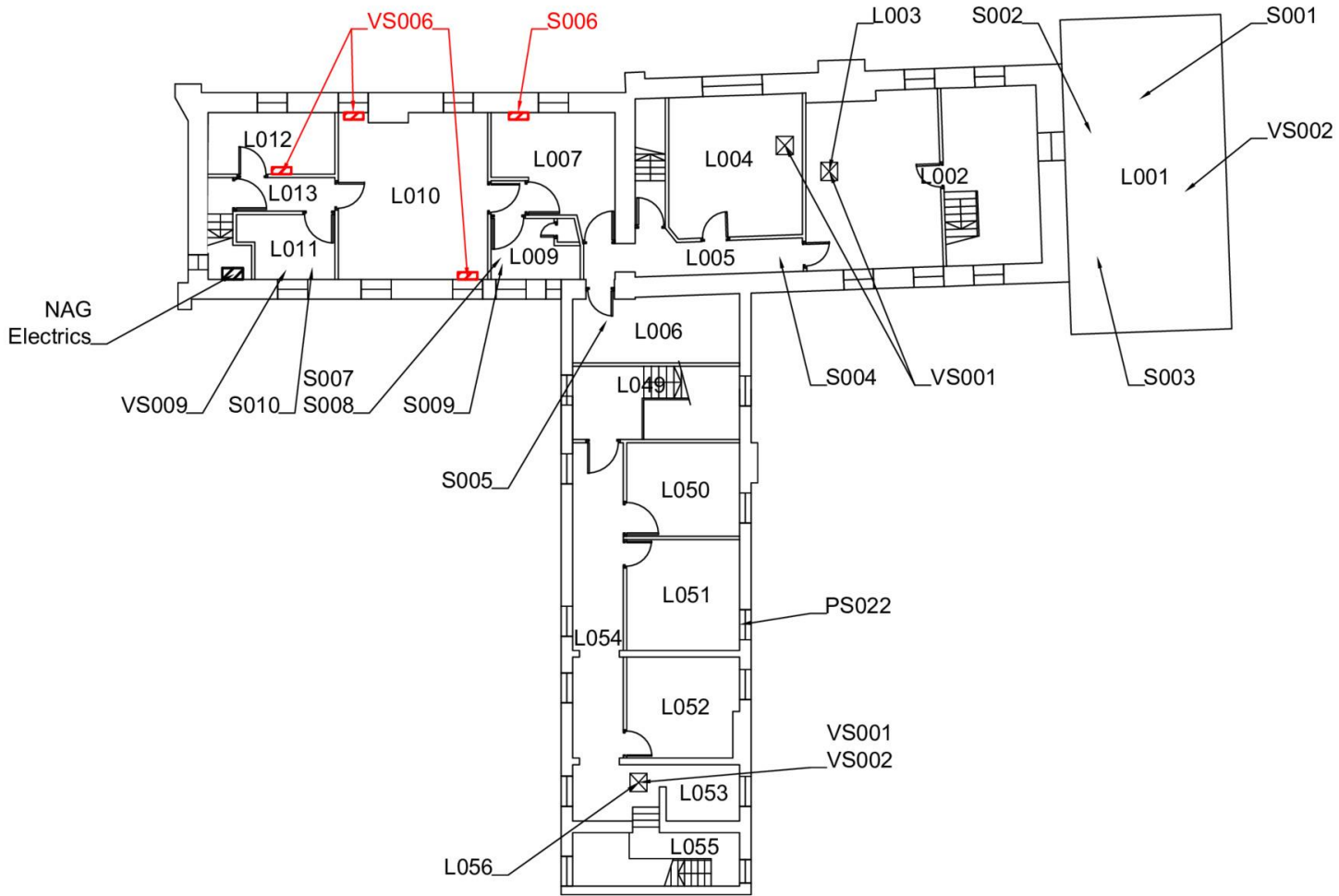
- S001 Sample No. Negative
- S001** Sample No. Positive
- VS Visually Similar
- PR** Presumed
- PS** Previously Sampled

-  Area of No Access
-  Insulation Material
-  Asbestos Cement
-  Textured Coating
-  Composite Products
-  Ropes/Textiles/Paper




**Project:**  
The Old Priory

**Project No.:** E-44446  
**Date of Survey:** 29 July 2024  
**Building Ref:** 1



**Key**

- S001 Sample No. Negative
- S001** Sample No. Positive
- VS Visually Similar
- PR** Presumed
- PS** Previously Sampled

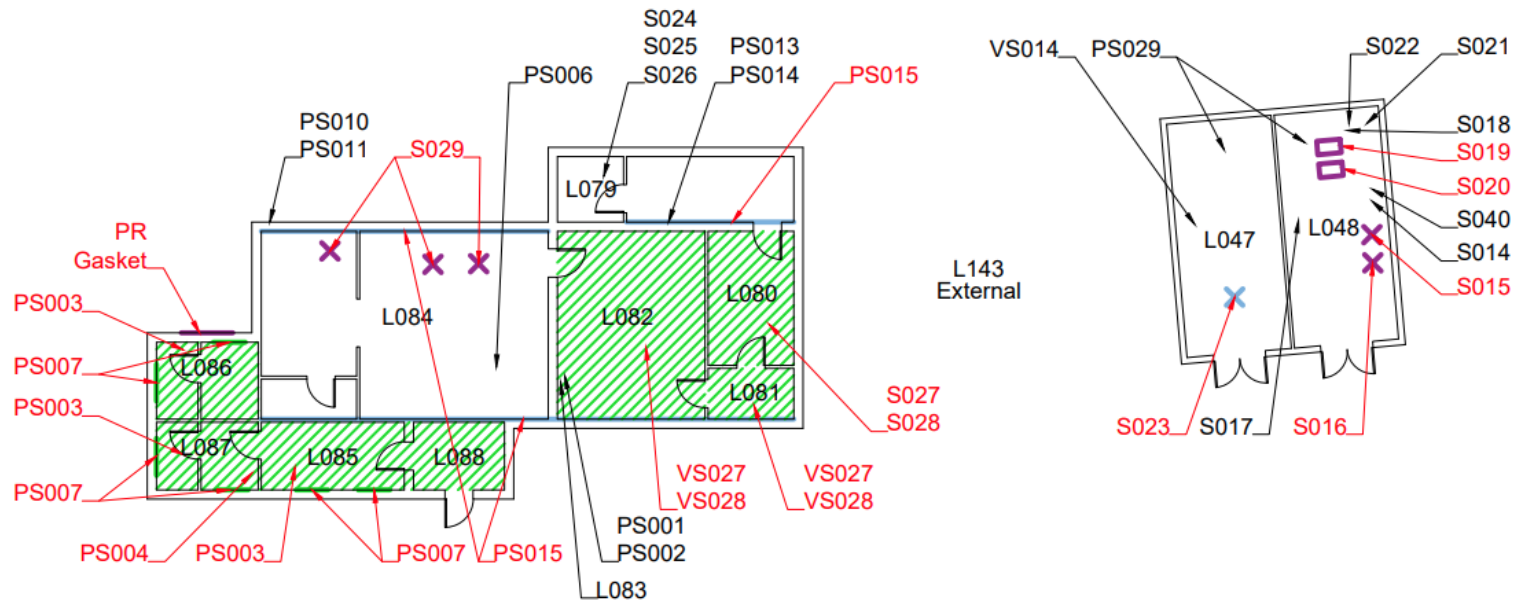
-  Area of No Access
-  Insulation Material
-  Asbestos Cement
-  Textured Coating
-  Composite Products
-  Ropes/Textiles/Paper









**Project:**  
The Old Priory

**Project No.:** E-44446  
**Date of Survey:** 29 July 2024  
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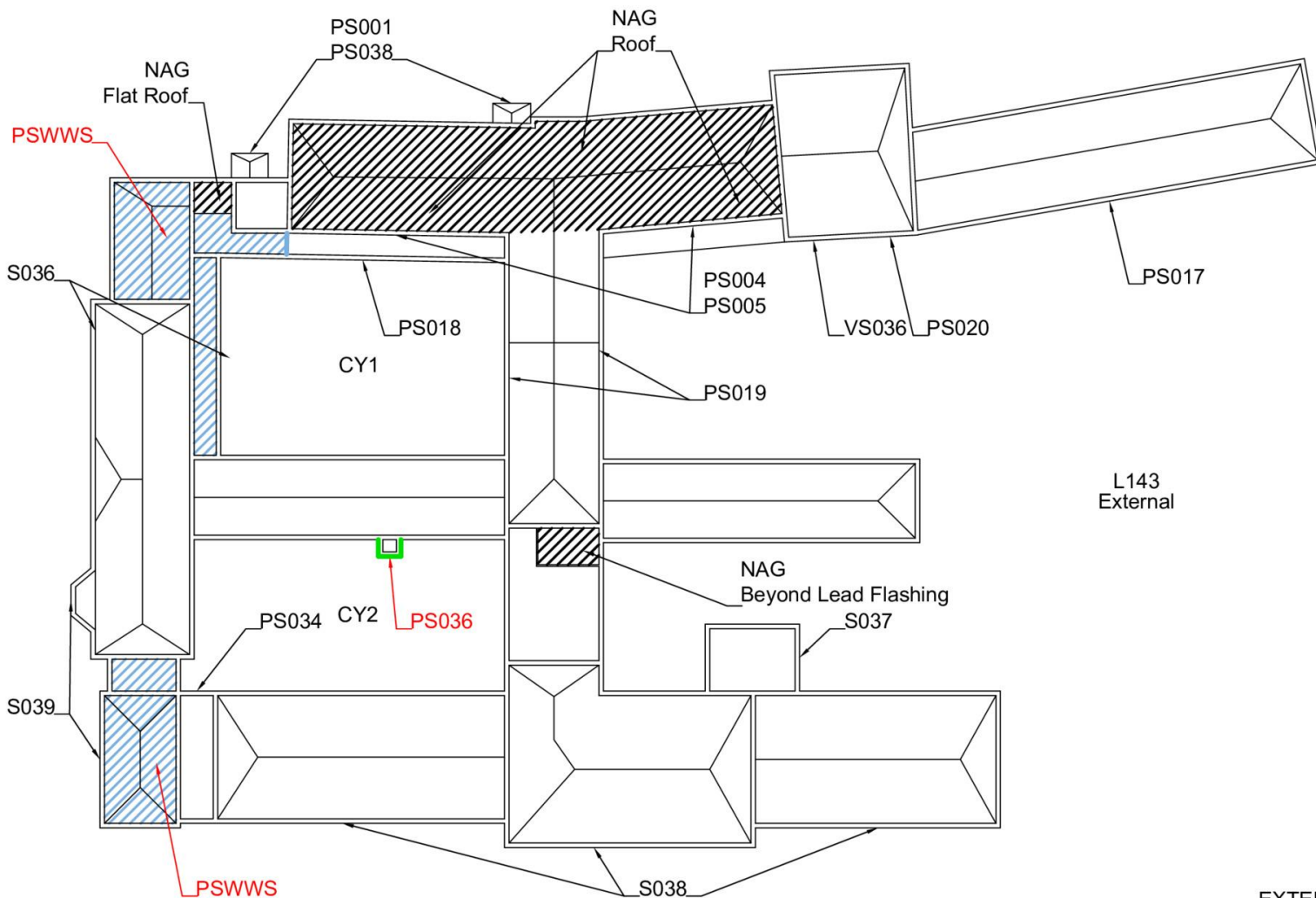
Key	
S001	Sample No. Negative
<b>S001</b>	Sample No. Positive
VS	Visually Similar
<b>PR</b>	Presumed
<b>PS</b>	Previously Sampled
	Area of No Access
	Insulation Material
	Asbestos Cement
	Textured Coating
	Composite Products
	Ropes/Textiles/Paper

OLD MORTUARY + GARAGE



**Project:**  
The Old Priory

**Project No.:** E-44446  
**Date of Survey:** 29 July 2024  
**Building Ref:** 1



**Key**

- S001 Sample No. Negative
- S001** Sample No. Positive
- VS Visually Similar
- PR** Presumed
- PS** Previously Sampled

-  Area of No Access
-  Insulation Material
-  Asbestos Cement
-  Textured Coating
-  Composite Products
-  Ropes/Textiles/Paper



**Project:**  
The Old Priory

**Project No.:** E-44446  
**Date of Survey:** 29 July 2024  
**Building Ref:** 1

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EXTERNALS

# Appendix B Test Results



## Certificate of Bulk Fibre Analysis

Certificate No: E-44446

Page 1 of 3

Client: Leominster Town Council Leominster Town Council, 11 Corn Square, Leominster HR6 8YP	Site: The Old Priory Leominster HR6 8EQ
Sampled by: Rob Anscorb Analyst: Shannon Duckett	Date received: 01/08/2024 Date of analysis: 07/08/2024
Analysed at: Office 4 & 5, JR Quarter, Moy Road Industrial Estate, Taffs Well, CF15 7QR	

### Results:

Lab Ref. No.	Client/Site Ref No.	Sample Description	Material Type	Asbestos Type Present
001	E-44446/001	Attac Space-Sarking Felt	Bitumen felt	No Asbestos Detected
002	E-44446/002	Attac Space-Sarking Felt -Replacment section.	Bitumen felt	No Asbestos Detected
003	E-44446/003	Attac Space-Ceiling Covering -Blue composite.	Composite	No Asbestos Detected
004	E-44446/004	Corridor & Stairwell -Skylight -On internal window.	Putty	No Asbestos Detected
005	E-44446/005	Store-Door Lining	Insulating Board	No Asbestos Detected
006	E-44446/006	Bedroom -Storage Heater	Insulating Board	Chrysotile
007	E-44446/007	Bathroom -Hot Water Cylinder	Gaskets (compressed)	No Asbestos Detected
008	E-44446/008	Bathroom -Debris	Gaskets (compressed)	No Asbestos Detected
009	E-44446/009	Bathroom -Floor Covering -Beige tile effect lino.	Linoleum Floor Covering	No Asbestos Detected
010	E-44446/010	Kitchen -Sink	Sink Pad	No Asbestos Detected
011	E-44446/011	Office-Fireplace Infill	Insulating Board	No Asbestos Detected
012	E-44446/012	Loft-Sarking Felt	Bitumen felt	No Asbestos Detected
013	E-44446/013	Office-Bitumen Residue -Below carpet and screed.	Bitumen	Chrysotile
014	E-44446/014	Boiler Room -Wall Lining	Paper Product	No Asbestos Detected

Registered Address: EMS, 22a King Street, Hereford, HR4 9DA  
Cardiff Office: EMS, Moy Road Industrial Estate, Taffs Well, Cardiff CF15 7QR  
W. [www.emsgroupuk.com](http://www.emsgroupuk.com) T. 0800 358 1100  
E [info@emsgroupuk.com](mailto:info@emsgroupuk.com)

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### Certificate of Bulk Fibre Analysis

Certificate No: E-44446

Page 2 of 3

Client: Leominster Town Council Leominster Town Council, 11 Corn Square, Leominster HR6 8YP	Site: The Old Priory Leominster HR6 8EQ
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Sampled by: Rob Anscorb Analyst: Shannon Duckett	Date received: 01/08/2024 Date of analysis: 07/08/2024
Analysed at: Office 4 & 5, JR Quarter, Moy Road Industrial Estate, Taffs Well, CF15 7QR	

015	E-44446/015	Boiler Room -Pump	Gaskets (compressed)	Chrysotile
016	E-44446/016	Boiler Room -Valve	Gaskets (compressed)	Chrysotile
017	E-44446/017	Boiler Room -Electrical Spurs	Gaskets (compressed)	No Asbestos Detected
018	E-44446/018	Boiler Room -Boiler	Insulating Board	No Asbestos Detected
019	E-44446/019	Boiler Room -Boiler -Debris.	Thermal Insulation	Chrysotile
020	E-44446/020	Boiler Room -Boiler	Rope	Chrysotile
021	E-44446/021	Boiler Room -Debris	Thermal Insulation	No Asbestos Detected
022	E-44446/022	Boiler Room -Debris	Rope	No Asbestos Detected
023	E-44446/023	Garage -Partition	Cement	Chrysotile
024	E-44446/024	Boiler Room-Ceiling	Insulating Board	No Asbestos Detected
025	E-44446/025	Boiler Room-Boiler	Rope	No Asbestos Detected
026	E-44446/026	Boiler Room-Boiler	Gaskets (compressed)	No Asbestos Detected
027	E-44446/027	Store-Floor Tiles -Brown tiles.	Vinyl Floor Tile	Chrysotile
028	E-44446/028	Store-Bitumen Adhesive -To brown tiles.	Bitumen	Chrysotile
029	E-44446/029	Office -Skylights	Rope	Chrysotile
030	E-44446/030	Roof Void -Sarking Felt	Bitumen felt	No Asbestos Detected
031	E-44446/031	Corridor-Cover Panels -To box work	Insulating Board	No Asbestos Detected
032	E-44446/032	Boiler Room-Gaskets	Gaskets (compressed)	No Asbestos Detected
033	E-44446/033	Roof Void -Heat Shield	Insulating Board	No Asbestos Detected

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 E [info@emsgroupuk.com](mailto:info@emsgroupuk.com)

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### Certificate of Bulk Fibre Analysis

Certificate No: E-44446

Page 3 of 3

Client: Leominster Town Council Leominster Town Council, 11 Corn Square, Leominster HR6 8YP	Site: The Old Priory Leominster HR6 8EQ
--	--

Sampled by: Rob Anscumb Analyst: Shannon Duckett	Date received: 01/08/2024 Date of analysis: 07/08/2024
Analysed at: Office 4 & 5, JR Quarter, Moy Road Industrial Estate, Taffs Well, CF15 7QR	

034	E-44446/034	Roof Void -Sarking Felt	Bitumen felt	No Asbestos Detected
035	E-44446/035	Roof Void -Debris	Imitation Slate Tile	Chrysotile
036	E-44446/036	External -Window -Glass putty.	Putty	No Asbestos Detected
037	E-44446/037	External -Soffits	Insulating Board	No Asbestos Detected
038	E-44446/038	External -Window -Glass putty.	Putty	No Asbestos Detected
039	E-44446/039	External -Window -Glass putty.	Putty	No Asbestos Detected
040	E-44446/040	External -Roof Tiles	Imitation Slate Tile	No Asbestos Detected

Signed Analyst:

*SDuckett*

Analyst Name: Shannon Duckett

Date: 07/08/2024

Notes:

1. The method of analysis is EMS procedure P1 and as described in HSG 248 'The Analysts Guide' - Fibre identification by PLM and dispersion staining techniques
2. EMS are accredited for the analysis of bulk samples for asbestos in accordance with ISO17025. Any opinions & interpretations of test results expressed are outside the scope of accreditation
3. The results reported above only relate to the samples received & tested. Samples are assessed using information supplied by the client and EMS accepts no liability for the future use of the information contained in this certificate
4. All samples will be retained for a minimum of six months

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