ASBESTOS CONTRACTING LIMITED

Asbestos Management Survey for

Highcliffe and Walkford Parish Council

at

Old School House
Lymington Road
Highcliffe
Dorset
BH23 5ET



Compiled By: Ciaran Greening		Checked By: Andrew Mayes	

ACAD
Asbestos Control & Abatement Division

Qualitas Veritas ISO 9001-2015

safecontractor APPROVED

Project Number: AS14799

Printed: 27/01/2026 By: Asbestos Contracting Limited. Using Multibase software.

MULTI BASE

Asbestos Contracting Limited

Names and Addresses

Client Name:

Highcliffe and Walkford Parish Council
The Old School
254 Lymington Road
Highcliffe
Dorset
BH23 5ET

Contact: Nicki France
Phone: 07500 872417 Fax:

Instructing Party:

Highcliffe and Walkford Parish Council
The Old School
254 Lymington Road
Highcliffe
Dorset
BH23 5ET

Contact: Nicki France
Phone: 07500 872417 Fax:

Site Full Name:

Old School House
Lymington Road
Highcliffe
Dorset
BH23 5ET

Contact: Nicki France
Phone: 07500 872417 Fax:

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Surveying Department

Asbestos Contracting Limited

TABLE OF CONTENTS

SECTION 1	Executive Summary
SECTION 2	Survey Objectives
SECTION 3	Survey Techniques
SECTION 4	Survey Caveat
SECTION 5	Survey Notes
SECTION 6	Asbestos Register
SECTION 7	Material Assessment (Photo)
SECTION 8	Material Assessment: Summary by Asbestos Type
SECTION 9	Bulk Certificate
SECTION 10	Survey Drawings
SECTION 11	Survey Recommendations

SECTION ONE

EXECUTIVE SUMMARY

Asbestos Contracting Limited

Executive Summary

General Information:

Asbestos Contracting Limited were instructed by Highcliffe and Walkford Parish Council to carry out an Asbestos Management Survey to inspect for the presence of asbestos containing materials as far as reasonably practicable (ACMs) at the following site:
Old School House
Lymington Road
Highcliffe
Dorset
BH23 5ET
(See below for full list of areas inspected)

The survey was carried out on 23/01/2026 by Ciaran Greening.

Area	Comments	Accessed
01. Corridor	No asbestos found.	Yes
02. W.C	No asbestos found.	Yes
03. Kitchen	No asbestos found.	Yes
04. Office	No asbestos found.	Yes
05. Small Hall	No asbestos found.	Yes
06. Hall	No asbestos found.	Yes
07. W.C	No asbestos found.	Yes
08. Lobby	No asbestos found.	Yes
09. Men's Shed	No asbestos found.	Yes
10. External	No asbestos found.	Yes

SECTION TWO

SURVEY OBJECTIVES

Asbestos Contracting Limited

Survey Objectives

1 Produce a report, in a database format, indicating areas containing identified and suspected asbestos based materials, including photographic records of asbestos occurrences where possible.

2 To carry out a survey to ascertain the presence of asbestos based materials.

3 To include a priority assessment for each individual Sample, this is based on an estimate by ACL and should be adapted by the client if some presumptions are not correct.

SECTION THREE

SURVEY TECHNIQUES

Asbestos Contracting Limited

Survey Techniques

1 The objective of the survey was to locate and assess asbestos containing materials in accordance with the HSE document, Asbestos: The Survey Guide, Surveying, Sampling and Assessment of Asbestos Containing Materials document and the Control of Asbestos Regulations 2012.

During the course of the survey every effort has been made to locate and identify any asbestos materials. In certain circumstances asbestos may be under or hidden from view by other materials and it is possible that asbestos based materials may have been overlooked due to inaccessibility.

This was an asbestos management survey for asbestos in accessible areas, as per specification and subject to definitions in which:

"accessible" is defined as reasonably and safely reachable on foot, or reachable from a stepladder, or by removing a cover or grating which is screwed in place, and without damaging fittings or decorations. Electrical (e.g. switch boxes), plant (e.g. boilers, air handling units and ducted systems) and hazardous installations (e.g. chemical containers) were specifically excluded. Drains and voids (e.g. under carpets or above fixed tiles) were not accessed. Fixed floor, wall and ceiling boardings were not penetrated.

"invasive" is defined as opening accessible points as described above, and boring a representative selection of panels, voids and insulation materials, where safe to do so, to ascertain the materials of construction, and if possible, what lies behind. Such sampling was undertaken carefully, to minimise damage to fittings and decorations, and where possible, was undertaken in areas out of normal view. It must be accepted that some damage may have occurred and access holes were made good but were not re-decorated.

In the executive summary of the report, our surveyors have recorded non-accessible areas found during the survey, and we advise that further "destructive" surveying is thought to be advisable should planned works be likely to affect these areas.

Any stated Client's Specification will also be adhered to in addition to the above.

Samples were obtained employing the use of fibre suppressant techniques in order to minimise reparable fibre release during sampling. Initially, each different type of suspect element was sampled and analysed for the presence of asbestos. Similar elements were then assessed on a visual basis throughout the building and referenced to a particular sample number.

A material risk assessment was made for each sample taken.

The recommendations within this report were assessed after considering the type of material, condition of material, it's location, analysis result and type of use the area is thought to be subjected to. It is possible amendments could be made based on local knowledge or change in legislation. The material risk assessment will also be affected if the usage of the area is changed or the conditions within that area change.

We recommend that upon receipt of this completed survey the building owner arranges for all asbestos containing materials to be labelled to prevent accidental disturbance or damage by others.

All areas identified to be of high risk should be treated or removed immediately by a licensed asbestos removal contractor.

This report can be used as the asbestos register and can be amended and updated as necessary.

The asbestos register should be maintained by the building manager and issued to any person associated with

Survey Techniques

the premises including staff, sub-contractors and any other person wishing to visit site and enter a zone which contains asbestos.

ACL would recommend that re-inspections should be carried out on an ongoing basis to determine any possible damage or deterioration that may affect the risk category of every ACM identified during the survey, until such time as they are removed.

ACL would also stress that this report should be used as part of an integrated management plan to safely manage asbestos within buildings.

It is generally recommended that all high risk items are reduced to a lower risk by encapsulation, or removed in their entirety. Lower risk items should then be labelled and inspected at the stated intervals.

SECTION FOUR

SURVEY CAVEAT

Asbestos Contracting Limited

Survey Caveat

1 This report is based upon a non-destructive inspection of an unfamiliar site. During the course of the survey all reasonable efforts were made to identify the physical presence of Asbestos Containing Materials (ACM's) within the areas of the building that were accessible.

It is known that asbestos materials are frequently concealed within the fabric of buildings or within sealed building voids so that it is not possible to regard the findings of any survey as being definitive. It must always remain a possibility that further asbestos containing materials may be found during refurbishment or demolition activities.

Asbestos containing materials have not been disturbed or removed during the course of the survey therefore there is the possibility for additional ACM's to be present behind those identified which may only be discovered during subsequent asbestos removal work.

For reasons set out in this report, the results cannot give an assurance that all ACM's have been found and must not be thought to do so. The nature of the survey was a non-destructive inspection at key locations of accessible voids and areas.

It is possible that previous damage or disturbance may have contaminated specific areas where asbestos has been identified. It may not be possible to visually identify the presence or extent of possible contamination within the scope of this survey. If additional sampling techniques, such as airborne fibre testing are required, a separate instruction would be necessary to cover this work.

The following areas were not accessed:

* live electrical boxes which may contain asbestos fuse guards
* behind fixed boxing, ducting or cladding
* soil pipes
* behind decorative panelling
* within fire doors which may contain asbestos sandwich panels
* Items behind, beneath or above suspected asbestos containing materials
* gaskets to boilers & associated plant which may not have been visible during the survey
* items not associated with the fabric of the building such as ovens, incinerators, ironing boards etc.

The report acts as a stand-alone document outlining the status of asbestos occurrences noted during the course of the survey only.

The bulk sample analysis carried out for this report, which is integral to compiling and completing this survey report is carried out in a laboratory fully accredited by the United Kingdom Accreditation Service (UKAS). However, the non-standard priority material risk assessment scoring algorithm used by ACL, which is based on the criteria set out within the Health & Safety Executive document, Asbestos:The Survey Guide, sampling and assessment of asbestos-containing materials, is outside the scope of UKAS accreditation.

ACL would recommend that reference is made to the non-accessible areas listed in the executive summary of this report, prior to commencing any refurbishment or demolition work. Always proceed with due care and attention, stop work and check if any suspect materials are found.

Care should also be taken should it become obvious that the building material is inconsistent and there is a possibility that during previous refurbishment non-asbestos type materials were integrated with existing

Survey Caveat

materials and could therefore be overlooked. We have not included to sample each and every panel, tile or section of insulation as this would be clearly impractical in terms of cost and time.

SECTION FIVE

SURVEY NOTES

Asbestos Contracting Limited

Survey Notes

1 Whilst every effort was made to locate the ceiling panels, wall partitions and other panels, which may have been constructed from asbestos boarding, none other than those detailed were found. Some may have been missed due to repairs, alterations etc., where false and other finishes have been applied or where different specifications (including a possible mixture of asbestos and non-asbestos) panels have been used in the same area. Only by sampling each panel would the composition of all the materials be known. This was clearly not practical in terms of cost or time.

2 No air monitoring was carried out whilst the survey was undertaken and therefore care was taken not to cause disturbance of fibre or contamination of clean surfaces.

3 Where similar items exist in the building, only one or two samples have been taken to ascertain the material content. It was assumed that similar products were of the same material. Only random sampling was carried out.

4 Any person undertaking work within the buildings should be told of the presence of asbestos. This briefing also applies to any other person associated with the site, including staff, sub-contractors and others.

SECTION SIX

ASBESTOS REGISTER

Asbestos Register

Site Name: Old School House

Project Number: AS14799

Location	Product type and name	Extent	Accessibility	Condition	Surface treatment	Asbestos Type	Sample	Sample no	Material Risk Score	Priority Risk Score	Total Score

No Asbestos Found

MATERIAL SCORES ABOVE 10 HAVE HIGH POTENTIAL TO RELEASE FIBRES

SECTION SEVEN

MATERIAL ASSESSMENT (PHOTO)

Asbestos Contracting Limited

Material Assessment (Photo)

Sorted by: Area

Site Address: Old School House, Lymington Road, Highcliffe, Dorset, BH23 5ET

Client Name: Highcliffe and Walkford Parish Council

Project Number: AS14799

Location ID:	6	Survey Type:	MS
Location Ref:	Visual ID	Product Type:	Not Applicable
Product:	Non Asbestos Materials	Damage:	Not Applicable
Area:	01	Treatment:	Not Applicable
Floor:	Ground floor	Asbestos Type:	Not Applicable
Room:	Corridor	Identification:	
Surveyor Name:	Ciaran Greening	Quantity:	
Drawing Ref:	01		
Asbestos ?	No		
Date:	23 January 2026		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	Not Applicable
Priority Risk Score:	N/A

Action: No Action Required



Material Comments: Modern electrics.

Asbestos Contracting Limited

Material Assessment (Photo)

Sorted by: Area

Site Address: Old School House, Lymington Road, Highcliffe, Dorset, BH23 5ET

Client Name: Highcliffe and Walkford Parish Council

Project Number: AS14799

Location ID:	2	Survey Type:	MS
Location Ref:	Visual ID	Product Type:	Not Applicable
Product:	Accessed	Damage:	Not Applicable
Area:	01	Treatment:	Not Applicable
Floor:	Ground floor	Asbestos Type:	Not Applicable
Room:	Corridor	Identification:	
Surveyor Name:	Ciaran Greening	Quantity:	
Drawing Ref:	01		
Asbestos ?	No		
Date:	23 January 2026		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	Not Applicable
Priority Risk Score:	N/A

Action: No Action Required



Material Comments: Under carpet tiles accessed, non asbestos tiles below.

Asbestos Contracting Limited

Material Assessment (Photo) Sorted by: Area

Site Address: Old School House, Lymington Road, Highcliffe, Dorset, BH23 5ET

Client Name: Highcliffe and Walkford Parish Council

Project Number: AS14799

Location ID:	3	Survey Type:	MS
Location Ref:	Visual ID	Product Type:	Not Applicable
Product:	Non Asbestos Materials	Damage:	Not Applicable
Area:	02	Treatment:	Not Applicable
Floor:	Ground floor	Asbestos Type:	Not Applicable
Room:	W.C	Identification:	
Surveyor Name:	Ciaran Greening	Quantity:	
Drawing Ref:	02		
Asbestos ?	No		
Date:	23 January 2026		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	Not Applicable
Priority Risk Score:	N/A

Action: No Action Required



Material Comments: uPVC pipe within timber boxing.

Asbestos Contracting Limited

Material Assessment (Photo)

Sorted by: Area

Site Address: Old School House, Lymington Road, Highcliffe, Dorset, BH23 5ET

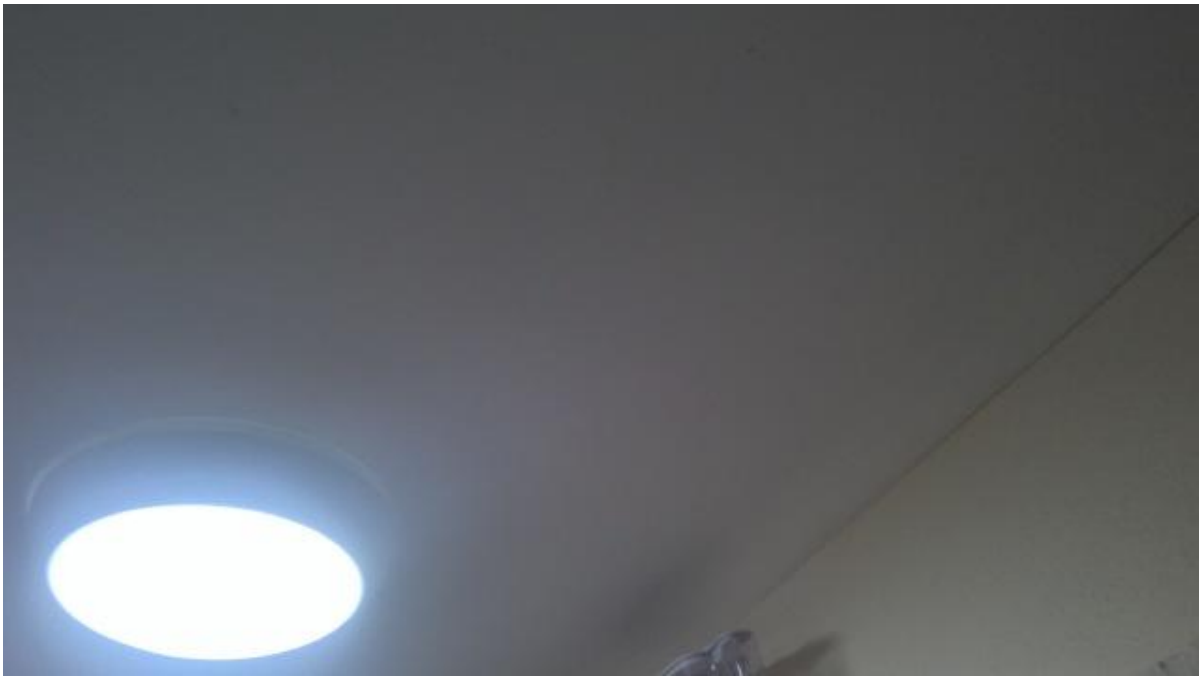
Client Name: Highcliffe and Walkford Parish Council

Project Number: AS14799

Location ID:	4	Survey Type:	MS
Location Ref:	Visual ID	Product Type:	Not Applicable
Product:	Non Asbestos Materials	Damage:	Not Applicable
Area:	03	Treatment:	Not Applicable
Floor:	Ground floor	Asbestos Type:	Not Applicable
Room:	Kitchen	Identification:	
Surveyor Name:	Ciaran Greening	Quantity:	
Drawing Ref:	03		
Asbestos ?	No		
Date:	23 January 2026		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	Not Applicable
Priority Risk Score:	N/A

Action: No Action Required



Material Comments: Flat skimmed plasterboard ceiling.

Asbestos Contracting Limited

Material Assessment (Photo)

Sorted by: Area

Site Address: Old School House, Lymington Road, Highcliffe, Dorset, BH23 5ET

Client Name: Highcliffe and Walkford Parish Council

Project Number: AS14799

Location ID:	5	Survey Type:	MS
Location Ref:	Visual ID	Product Type:	NADIS
Product:	Sink & Drainer Pads	Damage:	NADIS
Area:	03	Treatment:	NADIS
Floor:	Ground floor	Asbestos Type:	NADIS
Room:	Kitchen	Identification:	Identified
Surveyor Name:	Ciaran Greening	Quantity:	x1
Drawing Ref:	03		
Asbestos ?	No		
Date:	23 January 2026		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	NADIS
Priority Risk Score:	N/A

Action: No Action Required



Material Comments: Drainer pad to sink unit.

Asbestos Contracting Limited

Material Assessment (Photo) Sorted by: Area

Site Address: Old School House, Lymington Road, Highcliffe, Dorset, BH23 5ET

Client Name: Highcliffe and Walkford Parish Council

Project Number: AS14799

Location ID:	7	Survey Type:	MS
Location Ref:	Visual ID	Product Type:	Not Applicable
Product:	Non Asbestos Materials	Damage:	Not Applicable
Area:	04	Treatment:	Not Applicable
Floor:	Ground floor	Asbestos Type:	Not Applicable
Room:	Office	Identification:	
Surveyor Name:	Ciaran Greening	Quantity:	
Drawing Ref:	04		
Asbestos ?	No		
Date:	23 January 2026		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	Not Applicable
Priority Risk Score:	N/A

Action: No Action Required



Material Comments: Timber cladding to underside of pitched roof visible above mdf ceiling.

Asbestos Contracting Limited

Material Assessment (Photo)

Sorted by: Area

Site Address:	Old School House, Lymington Road, Highcliffe, Dorset, BH23 5ET
Client Name:	Highcliffe and Walkford Parish Council
Project Number:	AS14799

Location ID:	8	Survey Type:	MS
Location Ref:	Sample 2	Product Type:	NADIS
Product:	Insulation	Damage:	NADIS
Area:	05	Treatment:	NADIS
Floor:	Ground floor	Asbestos Type:	NADIS
Room:	Small Hall	Identification:	Identified
Surveyor Name:	Ciaran Greening	Quantity:	Small
Drawing Ref:	05		
Asbestos ?	No		
Date:	23 January 2026		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	NADIS
Priority Risk Score:	N/A

Action: No Action Required



Material Comments: Insulation within wall cavities where pipes ran to x3 locations within area.

Asbestos Contracting Limited

Material Assessment (Photo)

Sorted by: Area

Site Address: Old School House, Lymington Road, Highcliffe, Dorset, BH23 5ET

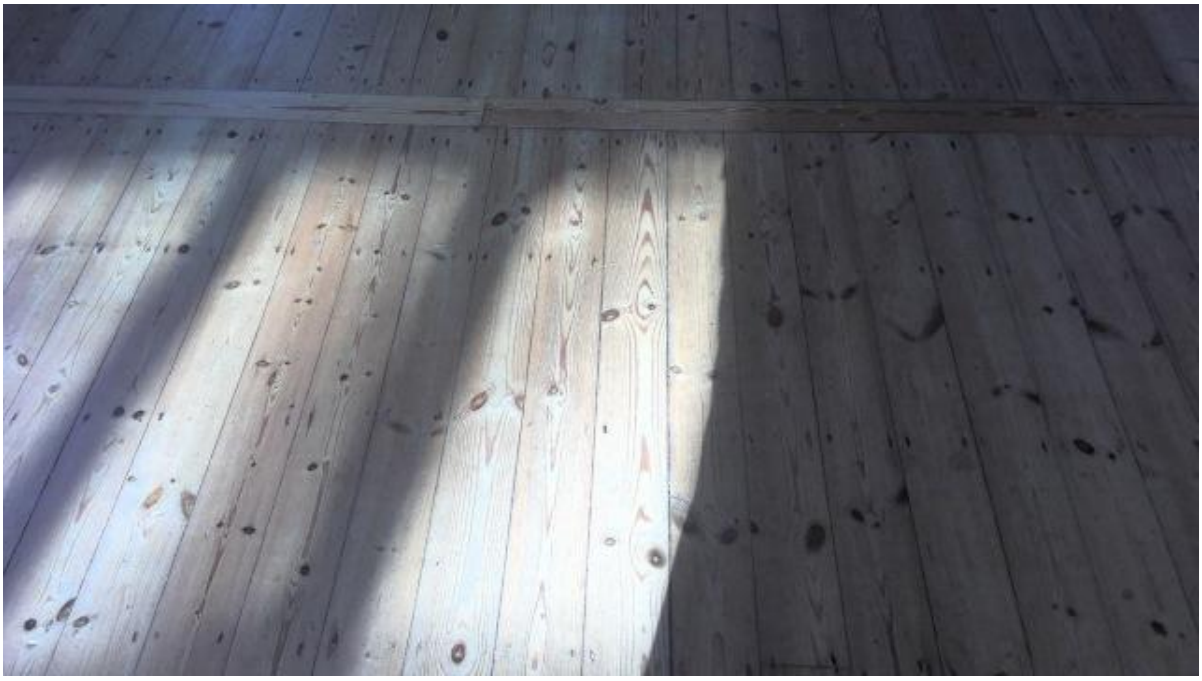
Client Name: Highcliffe and Walkford Parish Council

Project Number: AS14799

Location ID:	10	Survey Type:	MS
Location Ref:	Visual ID	Product Type:	Not Applicable
Product:	No Access	Damage:	Not Applicable
Area:	06	Treatment:	Not Applicable
Floor:	Ground floor	Asbestos Type:	Not Applicable
Room:	Hall	Identification:	
Surveyor Name:	Ciaran Greening	Quantity:	
Drawing Ref:	06		
Asbestos ?	No		
Date:	23 January 2026		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	Not Applicable
Priority Risk Score:	N/A

Action: Proceed With Caution



Material Comments: No access under timber flooring due to damage limitations.

Asbestos Contracting Limited

Material Assessment (Photo)

Sorted by: Area

Site Address: Old School House, Lymington Road, Highcliffe, Dorset, BH23 5ET

Client Name: Highcliffe and Walkford Parish Council

Project Number: AS14799

Location ID:	9	Survey Type:	MS
Location Ref:	Visual ID	Product Type:	Not Applicable
Product:	No Access	Damage:	Not Applicable
Area:	06	Treatment:	Not Applicable
Floor:	Ground floor	Asbestos Type:	Not Applicable
Room:	Hall	Identification:	
Surveyor Name:	Ciaran Greening	Quantity:	
Drawing Ref:	06		
Asbestos ?	No		
Date:	23 January 2026		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	Not Applicable
Priority Risk Score:	N/A

Action: Proceed With Caution



Material Comments: No access above high level suspended ceiling due to height restrictions.

Asbestos Contracting Limited

Material Assessment (Photo)

Sorted by: Area

Site Address: Old School House, Lymington Road, Highcliffe, Dorset, BH23 5ET

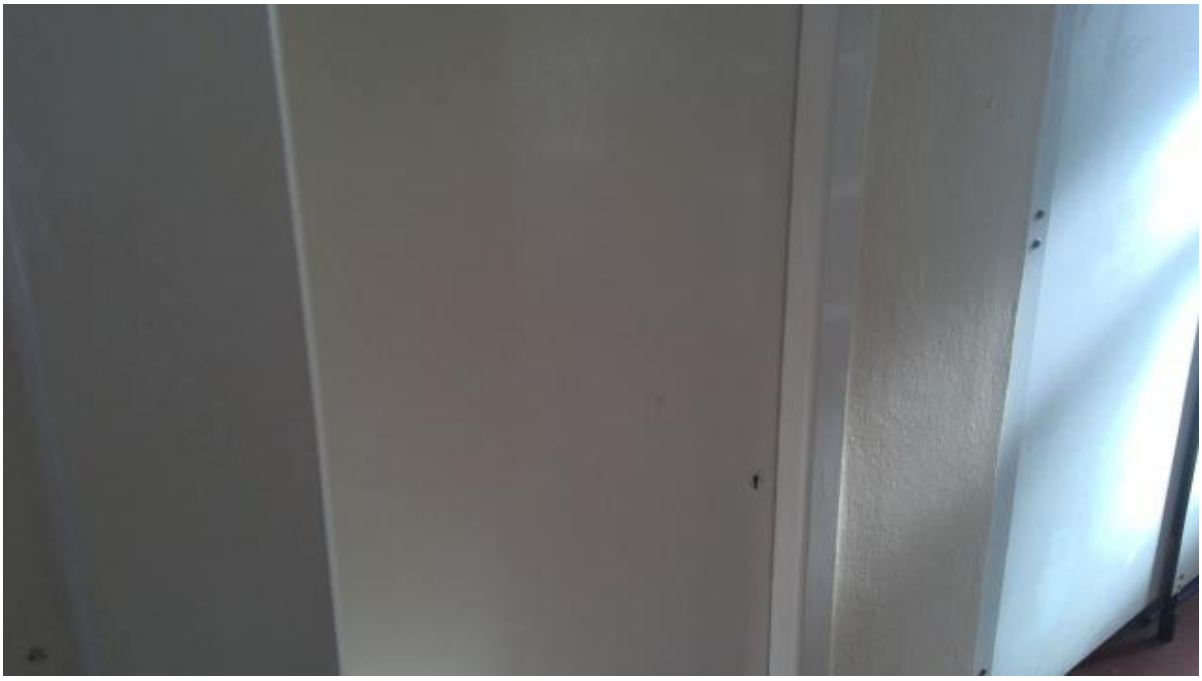
Client Name: Highcliffe and Walkford Parish Council

Project Number: AS14799

Location ID:	12	Survey Type:	MS
Location Ref:	Visual ID	Product Type:	Not Applicable
Product:	No Access	Damage:	Not Applicable
Area:	07	Treatment:	Not Applicable
Floor:	Ground floor	Asbestos Type:	Not Applicable
Room:	W.C	Identification:	
Surveyor Name:	Ciaran Greening	Quantity:	
Drawing Ref:	07		
Asbestos ?	No		
Date:	23 January 2026		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	Not Applicable
Priority Risk Score:	N/A

Action: Proceed With Caution



Material Comments: No access within boiler cupboard located within W.C due to no key being available at time of inspection.

Asbestos Contracting Limited

Material Assessment (Photo)

Sorted by: Area

Site Address: Old School House, Lymington Road, Highcliffe, Dorset, BH23 5ET

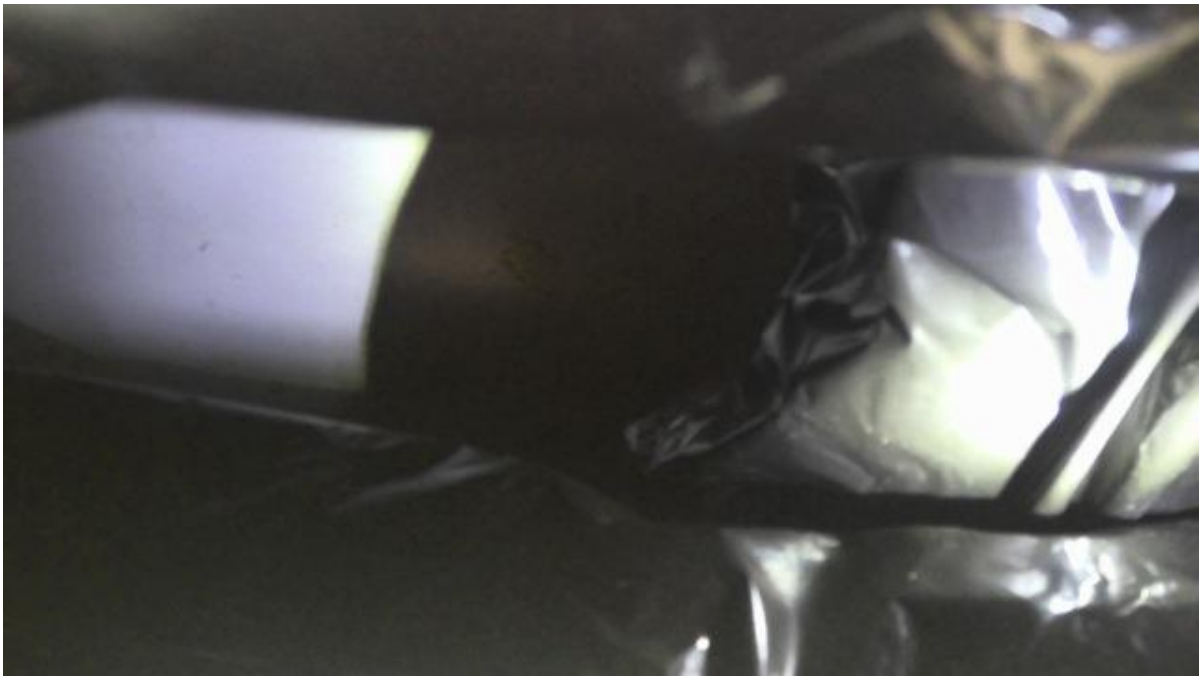
Client Name: Highcliffe and Walkford Parish Council

Project Number: AS14799

Location ID:	11	Survey Type:	MS
Location Ref:	Visual ID	Product Type:	Not Applicable
Product:	Limited Access	Damage:	Not Applicable
Area:	07	Treatment:	Not Applicable
Floor:	Ground floor	Asbestos Type:	Not Applicable
Room:	W.C	Identification:	
Surveyor Name:	Ciaran Greening	Quantity:	
Drawing Ref:	07		
Asbestos ?	No		
Date:	23 January 2026		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	Not Applicable
Priority Risk Score:	N/A

Action: Proceed With Caution



Material Comments: Limited access above suspended ceiling due to extent of MMMF insulation. No ACM's present where inspected.

Asbestos Contracting Limited

Material Assessment (Photo)

Sorted by: Area

Site Address:	Old School House, Lymington Road, Highcliffe, Dorset, BH23 5ET
Client Name:	Highcliffe and Walkford Parish Council
Project Number:	AS14799

Location ID:	13	Survey Type:	MS
Location Ref:	Visual ID	Product Type:	Not Applicable
Product:	No Access	Damage:	Not Applicable
Area:	09	Treatment:	Not Applicable
Floor:	Ground floor	Asbestos Type:	Not Applicable
Room:	Mens Shed	Identification:	
Surveyor Name:	Ciaran Greening	Quantity:	
Drawing Ref:	09		
Asbestos ?	No		
Date:	23 January 2026		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	Not Applicable
Priority Risk Score:	N/A

Action: Proceed With Caution



Material Comments: No access above suspended ceiling due to height restrictions.

Asbestos Contracting Limited

Material Assessment (Photo)

Sorted by: Area

Site Address: Old School House, Lymington Road, Highcliffe, Dorset, BH23 5ET

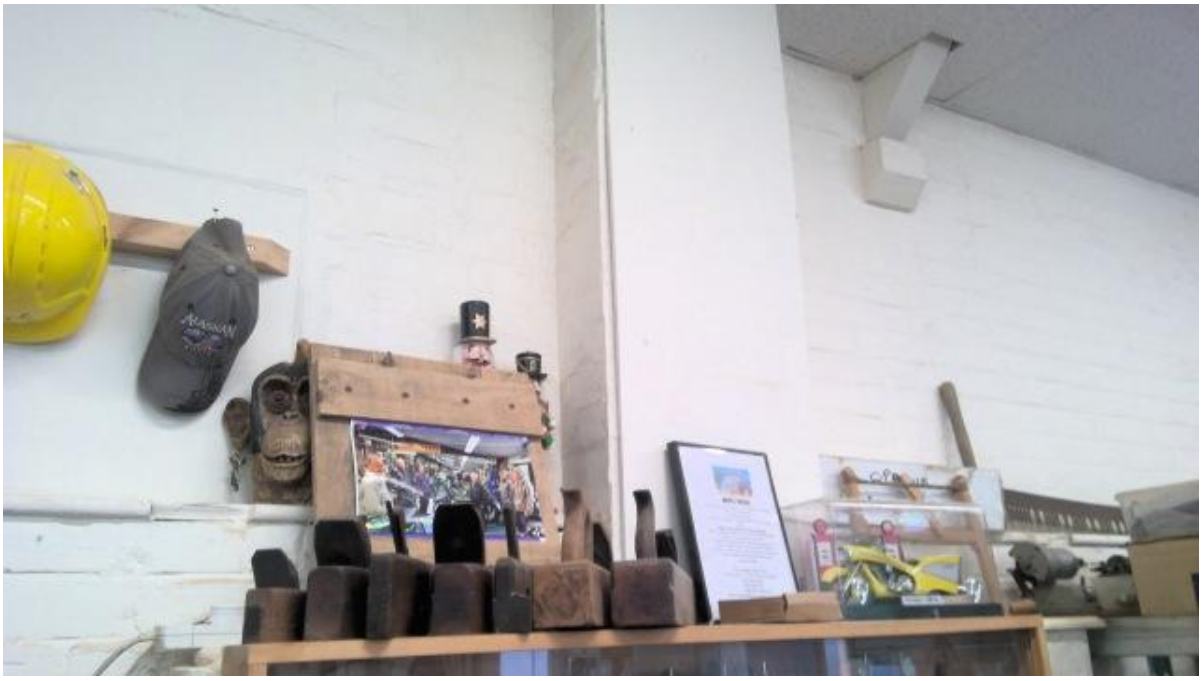
Client Name: Highcliffe and Walkford Parish Council

Project Number: AS14799

Location ID:	14	Survey Type:	MS
Location Ref:	Visual ID	Product Type:	Not Applicable
Product:	Non Asbestos Materials	Damage:	Not Applicable
Area:	09	Treatment:	Not Applicable
Floor:	Ground floor	Asbestos Type:	Not Applicable
Room:	Mens Shed	Identification:	
Surveyor Name:	Ciaran Greening	Quantity:	
Drawing Ref:	09		
Asbestos ?	No		
Date:	23 January 2026		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	Not Applicable
Priority Risk Score:	N/A

Action: No Action Required



Material Comments: Timber cladding to masonry wall.

Asbestos Contracting Limited

Material Assessment (Photo)

Sorted by: Area

Site Address:	Old School House, Lymington Road, Highcliffe, Dorset, BH23 5ET
Client Name:	Highcliffe and Walkford Parish Council
Project Number:	AS14799

Location ID:	20	Survey Type:	MS
Location Ref:	Visual ID	Product Type:	Not Applicable
Product:	Non Asbestos Materials	Damage:	Not Applicable
Area:	10	Treatment:	Not Applicable
Floor:	External	Asbestos Type:	Not Applicable
Room:	External	Identification:	
Surveyor Name:	Ciaran Greening	Quantity:	
Drawing Ref:	10		
Asbestos ?	No		
Date:	23 January 2026		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	Not Applicable
Priority Risk Score:	N/A

Action: No Action Required



Material Comments: uPVC rainwater goods.

Asbestos Contracting Limited

Material Assessment (Photo) Sorted by: Area

Site Address: Old School House, Lymington Road, Highcliffe, Dorset, BH23 5ET

Client Name: Highcliffe and Walkford Parish Council

Project Number: AS14799

Location ID:	17	Survey Type:	MS
Location Ref:	Visual ID	Product Type:	Not Applicable
Product:	Non Asbestos Materials	Damage:	Not Applicable
Area:	10	Treatment:	Not Applicable
Floor:	External	Asbestos Type:	Not Applicable
Room:	External	Identification:	
Surveyor Name:	Ciaran Greening	Quantity:	
Drawing Ref:	10		
Asbestos ?	No		
Date:	23 January 2026		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	Not Applicable
Priority Risk Score:	N/A

Action: No Action Required



Material Comments: Timber soffits.

Asbestos Contracting Limited

Material Assessment (Photo)

Sorted by: Area

Site Address: Old School House, Lymington Road, Highcliffe, Dorset, BH23 5ET

Client Name: Highcliffe and Walkford Parish Council

Project Number: AS14799

Location ID:	18	Survey Type:	MS
Location Ref:	Visual ID	Product Type:	Not Applicable
Product:	Non Asbestos Materials	Damage:	Not Applicable
Area:	10	Treatment:	Not Applicable
Floor:	External	Asbestos Type:	Not Applicable
Room:	External	Identification:	
Surveyor Name:	Ciaran Greening	Quantity:	
Drawing Ref:	10		
Asbestos ?	No		
Date:	23 January 2026		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	Not Applicable
Priority Risk Score:	N/A

Action: No Action Required



Material Comments: Slate roof tiles and undercloaking to roof.

Asbestos Contracting Limited

Material Assessment (Photo)

Sorted by: Area

Site Address: Old School House, Lymington Road, Highcliffe, Dorset, BH23 5ET

Client Name: Highcliffe and Walkford Parish Council

Project Number: AS14799

Location ID:	19	Survey Type:	MS
Location Ref:	Sample 3	Product Type:	NADIS
Product:	Mastic	Damage:	NADIS
Area:	10	Treatment:	NADIS
Floor:	External	Asbestos Type:	NADIS
Room:	External	Identification:	Identified
Surveyor Name:	Ciaran Greening	Quantity:	Throughout
Drawing Ref:	10		
Asbestos ?	No		
Date:	23 January 2026		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	NADIS
Priority Risk Score:	N/A

Action: No Action Required



Material Comments: Mastic to windows throughout site.

Asbestos Contracting Limited

Material Assessment (Photo)

Sorted by: Area

Site Address:	Old School House, Lymington Road, Highcliffe, Dorset, BH23 5ET
Client Name:	Highcliffe and Walkford Parish Council
Project Number:	AS14799

Location ID:	15	Survey Type:	MS
Location Ref:	Visual ID	Product Type:	Not Applicable
Product:	No Access	Damage:	Not Applicable
Area:	Throughout	Treatment:	Not Applicable
Floor:	Ground floor	Asbestos Type:	Not Applicable
Room:	Throughout	Identification:	
Surveyor Name:	Ciaran Greening	Quantity:	
Drawing Ref:	Throughout		
Asbestos ?	No		
Date:	23 January 2026		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	Not Applicable
Priority Risk Score:	N/A

Action: Proceed With Caution



Material Comments: No access under moder floor roll throughout due to damage limitations.

Asbestos Contracting Limited

Material Assessment (Photo)

Sorted by: Area

Site Address:	Old School House, Lymington Road, Highcliffe, Dorset, BH23 5ET
Client Name:	Highcliffe and Walkford Parish Council
Project Number:	AS14799

Location ID:	16	Survey Type:	MS
Location Ref:	Visual ID	Product Type:	Not Applicable
Product:	Accessed	Damage:	Not Applicable
Area:	Throughout	Treatment:	Not Applicable
Floor:	Ground floor	Asbestos Type:	Not Applicable
Room:	Throughout	Identification:	
Surveyor Name:	Ciaran Greening	Quantity:	
Drawing Ref:	Throughout		
Asbestos ?	No		
Date:	23 January 2026		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	Not Applicable
Priority Risk Score:	N/A

Action: No Action Required



Material Comments: Under carpet accessed throughout, timber and non asbestos tiles throughout.

SECTION EIGHT

MATERIAL ASSESSMENT: SUMMARY BY ASBESTOS TYPE

Material Assessment: Summary by Asbestos Type

Site Name: Old School House

Project Number: AS14799

Asbestos Type: NADIS

Sample Date	Location Ref	Location ID	Drawing Reference	Area	Floor	Room	Product Name	Material Risk Score	Material Risk Band	Priority Risk Score	Comments	Action	Survey Type
23/01/26	Visual ID	5	03	03	Ground floor	Kitchen	Sink & Drainer Pads	0	NADIS	N/A	Drainer pad to sink unit.	No Action Required	MS
23/01/26	Sample 2	8	05	05	Ground floor	Small Hall	Insulation	0	NADIS	N/A	Insulation within wall cavities where pipes ran to x3 locations within area.	No Action Required	MS
23/01/26	Sample 3	19	10	10	External	External	Mastic	0	NADIS	N/A	Mastic to windows throughout site.	No Action Required	MS

Material Assessment: Summary by Asbestos Type

Site Name: Old School House

Asbestos Type: Not Applicable

Project Number: AS14799

Sample Date	Location Ref	Location ID	Drawing Reference	Area	Floor	Room	Product Name	Material Risk Score	Material Risk Band	Priority Risk Score	Comments	Action	Survey Type
23/01/26	Visual ID	2	01	01	Ground floor	Corridor	Accessed	0	Not Applicable	N/A	Under carpet tiles accessed, non asbestos tiles below.	No Action Required	MS
23/01/26	Visual ID	6	01	01	Ground floor	Corridor	Non Asbestos Materials	0	Not Applicable	N/A	Modern electrics.	No Action Required	MS
23/01/26	Visual ID	3	02	02	Ground floor	W.C	Non Asbestos Materials	0	Not Applicable	N/A	uPVC pipe within timber boxing.	No Action Required	MS
23/01/26	Visual ID	4	03	03	Ground floor	Kitchen	Non Asbestos Materials	0	Not Applicable	N/A	Flat skimmed plasterboard ceiling.	No Action Required	MS
23/01/26	Visual ID	7	04	04	Ground floor	Office	Non Asbestos Materials	0	Not Applicable	N/A	Timber cladding to underside of pitched roof visible above mdf ceiling.	No Action Required	MS
23/01/26	Visual ID	9	06	06	Ground floor	Hall	No Access	0	Not Applicable	N/A	No access above high level suspended ceiling due to height restrictions.	Proceed With Caution	MS
23/01/26	Visual ID	10	06	06	Ground floor	Hall	No Access	0	Not Applicable	N/A	No access under timber flooring due to damage limitations.	Proceed With Caution	MS
23/01/26	Visual ID	11	07	07	Ground floor	W.C	Limited Access	0	Not Applicable	N/A	Limited access above suspended ceiling due to extent of MMMF insulation. No ACM's present where inspected.	Proceed With Caution	MS
23/01/26	Visual ID	12	07	07	Ground floor	W.C	No Access	0	Not Applicable	N/A	No access within boiler cupboard located within W.C due to no key being available at time of inspection.	Proceed With Caution	MS
23/01/26	Visual ID	13	09	09	Ground floor	Mens Shed	No Access	0	Not Applicable	N/A	No access above suspended ceiling due to height restrictions.	Proceed With Caution	MS
23/01/26	Visual ID	14	09	09	Ground floor	Mens Shed	Non Asbestos Materials	0	Not Applicable	N/A	Timber cladding to masonry wall.	No Action Required	MS
23/01/26	Visual ID	17	10	10	External	External	Non Asbestos Materials	0	Not Applicable	N/A	Timber soffits.	No Action Required	MS
23/01/26	Visual ID	18	10	10	External	External	Non Asbestos Materials	0	Not Applicable	N/A	Slate roof tiles and undercloaking to roof.	No Action Required	MS
23/01/26	Visual ID	20	10	10	External	External	Non Asbestos Materials	0	Not Applicable	N/A	uPVC rainwater goods.	No Action Required	MS

Material Assessment: Summary by Asbestos Type

Site Name: Old School House

Project Number: AS14799

Asbestos Type: **Not Applicable**

Sample Date	Location Ref	Location ID	Drawing Reference	Area	Floor	Room	Product Name	Material Risk Score	Material Risk Band	Priority Risk Score	Comments	Action	Survey Type
23/01/26	Visual ID	15	Throughout	Throughout	Ground floor	Throughout	No Access	0	Not Applicable	N/A	No access under moder floor roll throughout due to damage limitations.	Proceed With Caution	MS
23/01/26	Visual ID	16	Throughout	Throughout	Ground floor	Throughout	Accessed	0	Not Applicable	N/A	Under carpet accessed throughout, timber and non asbestos tiles throughout.	No Action Required	MS

SECTION NINE

BULK CERTIFICATE

Asbestos Contracting Limited

Bulk Certificate

Project Number: AS14799

envirochem

Our Ref: J341948 FI: 3 Issue 1
Your Ref: AS14799
Date: 27/01/2026

UKAS TESTING 1227

Asbestos Fibre Identification Report

Client:	Asbestos Contracting Limited Unit 1, Shapwick House, Shapwick Road, Hamworthy, Poole, Dorset, BH15 4AP
Site Address:	Old School House, Lymington Road, Highcliffe, BH23 5ET
Sampled By:	Asbestos Contracting Limited
Date sampled/received:	26th January 2026
Date analysed:	27th January 2026
Analyst/s:	Lucie Moutault
Analysis Location:	12 The Gardens, Broadcut, Fareham, Hampshire, PO16 8SS

ANALYTICAL PROCEDURE

Fibre identification was carried out in accordance with the documented `in-house' method (2.01) based on the HSE Guidance Note HSG 248. These employed stereo microscopy, polarized microscopy and dispersion staining techniques.

RESULTS

Sample No.	Sample Ref.	Location	Asbestos Detected	Asbestos Type
1	BS1115413	Area 03. Drainer pad.	No	
2	BS1115414	Area 05. Insulation.	No	
3	BS1115415	Area 10. Mastic.	No	

NOTES:
1. Sample(s) were examined for the presence of 6 types of asbestos fibres: crocidolite (blue), amosite (brown), chrysotile (white), anthophyllite, actinolite and tremolite.
2. The results shown in this test report refer to the sample(s) tested as received unless otherwise stated and samples collected by the client are evaluated using the information provided by the client (clients details, site address, sampled by and location). Envirochem disclaims responsibility for its accuracy and validity. For sample(s) collected by the client the date of receipt is deemed as date sampled.
3. Envirochem is a UKAS accredited testing laboratory No. 1227 for sampling and identification of asbestos containing materials.
4. Comments, observations and opinions are outside the scope of UKAS accreditation.
5. The analytical method in the HSG248 does not quantify the amount of asbestos present, therefore UKAS accreditation does not permit quantification.
6. If, during fibre identification, only 1 or 2 fibres are seen and identified as asbestos, then the term 'trace asbestos identified' is used.
7. This report shall not be reproduced except in full, without written approval of Envirochem.
8. Samples are retained for 6 months, repeat kept for 5 years from the date of authorisation of this report.

SIGNATURE: Authorised signatory PRINT NAME: Lucie Moutault DATE AUTHORISED: 27/01/2026

envirochem analytical laboratories limited
12-14 The Gardens, Broadcut, Fareham PO16 8SS
t: +44(0)1329 287777 | www.envirochem.co.uk| Reg. No. 2378228

MICROBIOLOGICAL TESTING ASBESTOS SERVICES CHEMICAL TESTING OCCUPATIONAL HYGIENE

SECTION TEN

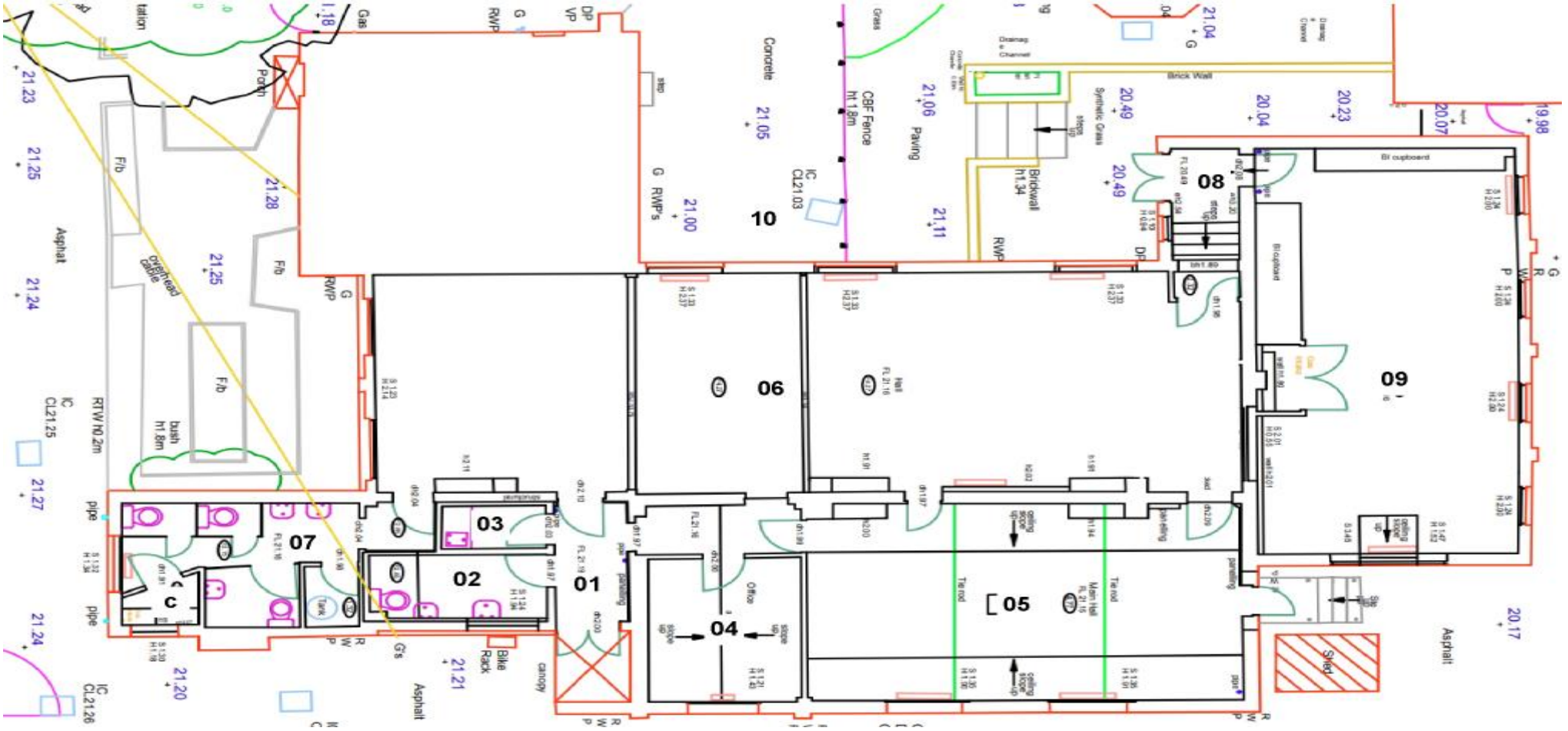
SURVEY DRAWINGS

Asbestos Contracting Limited

Survey Drawings and Documentation

Project Number: AS14799

ACL ASBESTOS CONTRACTING LIMITED	**Old School House Lymington Road Highcliffe BH23 5ET**	**AS14799** **23rd January 2026** **01** – Denotes areas containing asbestos **01** – Denotes areas not containing asbestos	NOTE: It may not be possible to indicate any external Asbestos Containing Materials. Plan may not be to scale



SECTION ELEVEN

SURVEY RECOMMENDATIONS

Asbestos Contracting Limited

Survey Recommendations

1 Material Assessment and Algorithm

The material assessment is an assessment of the condition of the ACM, or the presumed ACM, and the likelihood of it releasing fibres in the event of it being disturbed in some way. This material assessment will give a good initial guide to the priority for management, as it will identify the materials, which will most readily release airborne fibres if disturbed. However, there are other factors to take into account when prioritising action. HSG264 recommends the use of an algorithm to carry out the material assessment, and contains an example. The algorithm is a numerical way of taking into account several influencing factors, giving each factor considered a score. These scores can then be totalled to give a material assessment score. The use of algorithms is not infallible, but the assessment process is clear for all to see, so if discrepancies arise, it should be possible to track back through the assessment process to find the root of the error. The algorithm shown in HSG264 considers four parameters that determine the risk from ACM: that is the ability to release fibres if disturbed. These four parameters are:

Product type;
Extent of damage;
Surface treatment; and
Asbestos type

Each of the parameters is scored and added to give a total score between 2 and 12 for the MATERIAL ASSESSMENT ONLY:

Materials with scores of 10 or more should be regarded as high risk with a significant potential to release fibres if disturbed, it is strongly advised that you take the required action recommended by ACL in the MATERIAL ASSESMENT section of your report.

Those with a score between 7 and 9 are regarded as medium risk, these ACM's may need actions to be undertaken, see the required action recommended by ACL in the MATERIAL ASSESSMENT section of your report.

Materials with a score between 5 and 6 are low risk and will usually require an annual re-inspection of the ACM, see the required action recommended by ACL in the MATERIAL ASSESSMENT section of your report.

Scores of 4 or less are very low risk & will require an annual re-inspection of the ACM, see the required action recommended by ACL in the MATERIAL ASSESSMENT section of your report.

PRIORITY ASSESSMENT AND ALGORITHM

The material assessment identifies the high-risk materials, that is, those which 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. Management priority must be determined by carrying out a risk assessment which will also take into account factors such as:

Maintenance activity;
Occupant activity;
Likelihood of disturbance;
Human exposure potential.

THE MATERIAL ASSESSMENT LOOKS AT THE TYPE AND CONDITION OF THE ACM AND THE EASE WITH WHICH IT WILL RELEASE FIBRES IF DISTURBED. THERE WILL BE A TOTAL SCORE BETWEEN 2-12 FOR THIS PART OF YOUR REPORT.

Survey Recommendations

THE PRIORITY ASSESSMENT LOOKS AT THE LIKELIHOOD OF SOMEONE DISTURBING THE ACM. THERE WILL BE A TOTAL SCORE BETWEEN 1-12 FOR THIS PART OF YOUR REPORT.

THE TOTAL OF THE MATERIAL ASSESSMENT & PRIORTY ASSESSEMENT WILL PROVIDE AN OVERALL SCORE WHICH WILL BE YOUR RISK ASSESSMENT SCORE BETWEEN 3-24. THE RISK ASSESSMENT SCORE WILL BE DISPLAYED ON YOUR PRIORITY ASSESSMENT SECTION OF YOUR REPORT. IT IS RECOMMENDED THAT YOU TAKE THE REQUIRED ACTIONS SUGGESTED BY Asbestos Contracting Ltd IN THE MATERIAL ASSESSMENT SECTIONS OF YOUR REPORT FOR ALL ACM'S.

The risk assessment can only be carried out with detailed knowledge of all the above. Although a surveyor may have some of the information which will contribute to the risk assessment and may be part of an assessment team, you, as the duty holder under CAR 2012, are required to make the risk assessment, using the information given in the survey report and your detailed knowledge of the activities carried out within your premises. The risk assessment will form the basis of the management plan, so it is important that it is accurate.

Asbestos Contracting Ltd have provided their own priority assessment scores for the purposes of this report based on knowledge they acquired during the survey, however it is strongly recommended that YOU as the duty holder conduct your own priority assessment so that all risk assessment scores are accurate.

Below are a list of the factors you need to take into consideration when conducting your own priority assessment.

MAINTENANCE ACTIVITY
The first and most important factor which must be taken into consideration is the level of maintenance activity likely to be taking place in an area. Maintenance trades such as plumbers and electricians are the group who the duty to manage is primarily trying to protect. There are two types of maintenance activity, planned and unplanned. Planned work can be assessed and carried out using procedures and controls to reduce exposure to asbestos. Unplanned work requires the situation to be dealt with as found and the controls that can be applied may be more limited. The frequency of maintenance activities also need to be taken into account in deciding what management action is appropriate.

OCCUPANT ACTIVITY
The activities carried out in an area will have an impact on the risk assessment. When carrying out a risk assessment the main type of use of an area and the activities taking place within it should be taken into account. For example a little used storeroom or an attic will rarely be accessed and so any asbestos is unlikely to be disturbed. At the other end of the scale, in a warehouse lined with asbestos insulating board panels, with frequent vehicular movements, the potential for disturbance of ACMs is reasonably high and this would be a significant factor in the risk assessment. As well as the normal everyday activities taking place in an area, any secondary activities will need to be taken into account.

LIKELIHOOD OF DISTURBANCE
The two factors that will determine the likelihood of disturbance are the extent or amount of the ACM and its accessibility/vulnerability. For example, asbestos soffits outdoors are generally inaccessible without the use of ladders or scaffolding, are unlikely to be disturbed. The asbestos cement roof of a hospital ward is also unlikely to be disturbed, but its extent would need to be taken into account in any risk assessment. However if the same ward had asbestos panels on the walls they would be much more likely to be disturbed by trolley/bed movements.

HUMAN EXPOSURE POTENTIAL
The human exposure potential depends on three factors: the number of occupants of an area, the frequency of

Survey Recommendations

use of the area, and the average time each area is in use. For example, a school boiler room is likely to be unoccupied, but may be visited daily for a few minutes. The potential for exposure is much less than say in a classroom lined with asbestos insulating board panelling, which is occupied daily for six hours by 30 pupils and a teacher.

PRIORITY ASSESSMENT ALGORITHMS
Taking all these factors into account in a logical, consistent manner is difficult. Using an algorithm will help you to produce priority assessments that have taken the factors into account in a consistent way. The number of factors relevant at any one site needs to be carefully considered, as the more factors included in an algorithm, the lower the influence of the most important risk factors becomes, and this may produce anomalies. For this reason it is recommended that the number of factors that are scored is limited to four, the same as the number of factors in the material assessment. There is no single set of factors that can be recommended that will apply equally to all types of premises. Therefore four general headings have been used and one or more factors can be taken into account and averaged under each heading to suit the circumstances. If you choose to use more than one factor under a general heading, then average the scores under that heading, rounding up where necessary.

The scores from the material assessment (i.e. the condition of the ACM or presumed ACM) are added to the scores of the priority assessment (the likelihood of disturbance), to give the overall risk assessment. Risk assessment scores for different ACMs can then be compared to develop your action plan. In many circumstances the scores will be similar, making decisions more difficult. For example a boiler house with asbestos pipe work insulation in poor condition may get the same or similar risk assessment score to an office with asbestos insulating board in reasonably good condition. This is simply because the ACM in the boiler house received a higher score than the ACM in the office because the ACM in the boiler house was in poor condition. However, the priority assessment for the office will get a higher score than the boiler house since the office is occupied more often. Add the scores together for the material and priority assessments, and you get similar scores. If this is the case then you may decide that the office needs doing first because it is used daily. On the other hand you may decide that the poor condition of the ACM in the boiler house means that it should be done first. If the office was a classroom, the young age of the occupants may be a deciding factor. Algorithms are provided to help you, but they are best guesses and will often require you to make your own additional judgements.