



Refurbishment Survey

44 Oxford Street
Woodstock
Oxfordshire
OX20 1TT



Amity

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1.0 Executive summary:



Asbestos containing materials have been identified during the Refurbishment Survey and the specific areas are categorized below in order according to the initial Material Risk Assessment made by Amity.

HIGH RISK MATERIALS - SCORES 10+

Asbestos in poor condition, or asbestos debris/contamination has been identified within the following areas listed in the table below. It is recommended that risk assessment (s) are undertaken to ensure that Regulation 4, Regulation 10, Regulation 11, and Regulation 16 of the Control of Asbestos Regulations 2012 are complied with.

Building	Floor	Room	Item	Material	Risk assessment Score	Recommendations
There were no results found.						

MEDIUM RISK MATERIALS - SCORES 7-9

Asbestos containing materials, which are unsealed or damaged, have been identified within the following areas listed in the table below. It is recommended that remedial work to seal or remove these materials is undertaken as a priority and that air monitoring is carried out within adjacent areas in order to assess airborne fibre levels.

Building	Floor	Room	Item	Material	Risk assessment Score	Recommendations
There were no results found.						

1.0 Executive summary:



LOW RISK MATERIALS - SCORES 1-6

Asbestos Containing Materials have been identified which are in good condition, A management policy and plan need to be implemented to manage these materials safely. The materials require labelling and the condition of these materials re-inspected at 6 monthly intervals.

Building	Floor	Room	Item	Material	Risk assessment Score	Recommendations
Woodstock Social Club	Roof Void	First floor loft R03	Insulating board	Asbestos Insulating Board	LOW (6)	G - Remove by a licensed contractor
Woodstock Social Club	1st Floor	Snooker room 102	Insulating board	Asbestos Insulating Board	LOW (5)	G - Remove by a licensed contractor
Woodstock Social Club	1st Floor	Office 104	Insulating board	Asbestos Insulating Board	LOW (5)	G - Remove by a licensed contractor
Woodstock Social Club	1st Floor	Hallway 105	Insulating board	Asbestos Insulating Board	LOW (5)	G - Remove by a licensed contractor
Woodstock Social Club	Ground Floor	Seating area 2 G11	Insulating board	Asbestos Insulating Board	LOW (6)	G - Remove by a licensed contractor
Woodstock Social Club	Ground Floor	Front stairwell G15	Beading	Asbestos Insulating Board	LOW (5)	G - Remove by a licensed contractor
Woodstock Social Club	External	External areas E01	Undercloaking	Asbestos Cement	VERY LOW (4)	F - Remove prior to works
Woodstock Social Club	External	External areas E01	Corrugated cement sheets	Asbestos Cement	VERY LOW (4)	F - Remove prior to works

1.0 Executive summary:



PRESUMED ASBESTOS/NO ACCESS AREA

Asbestos Containing Materials have been presumed as being present to the following areas where access could not be gained. A management policy and plan needs to identify that these areas require inspection once access can be provided. These areas require re-inspection for accessibility at 6 monthly intervals.



Building	Floor	Room/Area	Recommendation
Woodstock Social Club	1st Floor	Snooker room store 103	E - Inspect Prior to Disturbance
Woodstock Social Club	Ground Floor	Outside store G01	E - Inspect Prior to Disturbance
Woodstock Social Club	Ground Floor	Cleaners cupboard G17	E - Inspect Prior to Disturbance

Building Notes:

Internal notes: N/A
External notes: N/A

2.0 Contract Review:



Name and address of site:	44 Oxford Street, Woodstock, Oxfordshire		
Name and address of client:	Woodstock Social Club, 44 Oxford Street, Woodstock, Oxfordshire		
Client contact:	David Brown		
Type of survey:	Refurbishment Survey (with MA only)		
Date of survey:	12 May 2025		
Report Revision Number:	1		
TEAMS internal job number:	J007575		
Lead surveyor[s]:	Matthew Monro	Signature:	
Technically reviewed by:	Matthew Monro	Signature:	
Report issue date:	23 May 2025		

3.0 Introduction/Objectives:



Amity received an order of confirmation to undertake a Refurbishment Survey from Woodstock Social Club. This order has been accepted on the basis of the original quotation and our terms and conditions of business.

The order relates to a Refurbishment survey of:

44 Oxford Street
Woodstock
Oxfordshire
OX20 1TT

The survey was carried out by Matthew Monro.

The Type of survey selected / requested by the client was a Refurbishment survey.

The reason for selecting this survey is to enable the client to identify asbestos in his premises so that it can be removed prior to major refurbishment

This survey was carried out in accordance with documented in house procedures, which are based on the HSE Guidance document HSG 264.

3.1 Purpose of Survey

The purpose of this Major refurbishment Survey is to help the duty holder identify asbestos in these premises, prior to major refurbishment. It provides sufficient information to help the tendering process for removal works prior to any work starting. However it is strongly recommended that any asbestos removal should be undertaken against a detailed specification. We further recommend the appointed removal contractor should attend the site to confirm for themselves the quantities and location of asbestos to be removed, prior to costing.

3.2 Aim of Survey

The aim of the survey was to;

1. Locate and record the location, extent, and product type as far as reasonably practicable of known or presumed ACM's.
2. Inspect and record information on the accessibility, condition and surface treatment of know or presumed ACM's
3. Determine and record the asbestos type based on sampling or by making a presumption based on product type and appearance
4. Locate all ACM's within the fabric of the building prior to refurbishment.

3.0 Introduction/Objectives(Cont):

- Type of Survey



3.3 Type of Survey – Refurbishment Survey

The purpose of this major refurbishment survey is to identify ACM's to be removed prior to any major refurbishment work being carried out. This type of survey is used to locate and describe as far as is reasonably practicable all ACM's in the whole building if major refurbishment is planned.

Major refurbishment surveys are intended to locate all asbestos within the building. It is a disruptive, fully intrusive survey that involves destructive inspection techniques that penetrate the building structure extensively. This involves breaking into floors, through walls, into wall voids ceilings, cladding, boxing, as necessary to gain access to all areas, including the inner fabric of the building. A full sampling programme is undertaken to identify possible ACM's and estimate their quantities.

The survey is designed to be used to help the tendering process, and should be used to start generating a specification for tendering the removal of ACM's from the building prior to major refurbishment.

Whilst all asbestos materials have been identified as far as is reasonably practicable, some asbestos materials may remain unidentified buried within the fabric of the building during the survey. Asbestos shuttering buried within concrete slabs, asbestos hidden by structural supports, asbestos hidden behind other asbestos products, and building structures which are unsafe to fully access are potential locations.

It must be presumed that asbestos may remain unidentified to these type of areas and if suspect materials are uncovered during major refurbishment then samples should be taken for analysis.

4.0 Desk Top Review and Survey Planning:



Details of information requested from the Duty Holder by Amity in order to carry out a desk top review and plan the survey in accordance with HSG 264 were recorded on our pre-survey questionnaire, along with details of all the information that were provided by David Brown on behalf of the client.

The Information provided was assessed during the desktop review and a survey plan, and risk assessment was produced for the survey of:

44 Oxford Street
Woodstock
Oxfordshire
OX20 1TT

The survey was carried out to all areas as detailed within appendix 3 of this report.

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

Detailed floor plans were provided by the client at the time of the survey.

A decontamination unit was not needed onsite during the survey.

Utilities and services were still live at the time of the survey.

Access equipment for working at heights was not required.

The survey did not involve confined space working.

The client did not inform Amity of any chemical/biological hazards.

5.0 Survey Method



5.1 This survey has been undertaken in accordance with HSG264 and Amity in house procedures.

5.2 Clients of Amity that have signed our terms and conditions are deemed to have agreed, and accepted, our surveying approach, our sampling strategy, and our standard planning, surveying and reporting format unless they have made specific requests to the contrary.

5.3 The information provided by the client or their representative are recorded in the planning document and has been used to define the scope of the survey.

5.4 Photographs of suspected ACM's will be taken at the time of the survey unless the client expressly requests otherwise. Sampling points and suspected ACM's will not be identified with labels unless the client expressly requests otherwise.

5.5 All fibrous materials and item will be included in the survey unless, in the surveyors professional opinion, these items can be excluded (eg. Wood, wallpaper, man-made mineral fibre). Samples of all thermoplastic floor coverings will be taken unless, in the surveyors professional opinion, such items can be excluded. All textured coatings and novel bituminous will be sampled.

5.6 Areas that could not be accessed were presumed to have ACM's present until proven otherwise. Each area requiring further inspection is documented within the Executive summary (Inaccessible areas). Inaccessible areas are also shown on the plan drawings (Appendix 5)

5.7 Materials that could not be accessed and in the surveyors opinion can be dismissed will be presumed to be ACM unless proven otherwise. Materials that are not sampled but, in the surveyors opinion, have a similar appearance, location and function as a previously sampled material will be strongly presumed to be similar to the sampled material.

5.8 The quantity of samples taken may have been minimised by using 'strongly presumed' as defined above. Materials that are 'strongly presumed' to be similar to a material that has already been sampled will be recorded in the comments section of the survey and referenced against the original sampled material.

5.9 Intrusive damage that is required to gain access to an area/location that is within the scope of the survey has been agreed with the client or the clients representative. Any remedial action will be put in place before such action is attempted. If remedial action cannot be arranged, no attempt to access the area will be made and the reasons recorded. The area/location will be presumed to have ACM's present until proven otherwise.

5.10 Non fibrous materials and item known not to contain asbestos (eg Breeze block, plaster, plasterboard plastics and non textured paints) will be excluded from the survey unless the surveyor suspects that these materials have been contaminated with asbestos from other sources or specifically requested by the client.

5.11 Older electrical equipment, which cannot be shown to contain ACM's, has been presumed to have ACM's present unless, in the surveyors professional opinion, such items can be excluded.

6.0 Exclusions and Caveats:



6.1 For safety reasons it is not possible to inspect internal areas of plant and machinery.

Where areas have been designated as 'no access' or 'restricted access', unless further inspection/sampling proves otherwise, the presumption has been made that these structures/areas contain asbestos materials.

During the course of the survey it may not have been possible to access all areas of the site. Details of areas requiring further access are identified within the Data Sheets of this report. In accordance with HSG 264, asbestos is presumed to be present within these areas and should be treated accordingly until further inspection and analysis of building fabric and services proves otherwise.

It is recommended that further intrusive inspection and sampling be carried out where site refurbishment, maintenance, or similar may disturb Asbestos Containing Materials that have remained inaccessible during this survey, this should be a refurbishment/demolition survey as described in HSG 264.

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

Textured Coatings such as "Artex" may contain a trace quantity of Chrysotile asbestos. Due to this low asbestos content, applications of this product may be non-homogenous and may elicit both positive and negative samples. Where both positive and negative samples are obtained the client should presume that the textured coating contains Chrysotile throughout even though a non-detected result has been obtained.

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

6.2 Specific caveats

It was agreed with the client that access above or behind known ACM's was not required within the survey.

It was agreed with the client that core boring into the concrete slabs was not required within the survey.

Underground services were not included in the survey.

It has been agreed with the client that there was not any unsafe structures on site.

SAMPLE CAVEATS

Samples have not been taken where the act of sampling would endanger the surveyor or affect or hinder the functional integrity of the item concerned. For example, fuses within electrical boxes, gaskets, fire doors, and ropes associated with heating, glazing or power plants.

Samples have not been taken where prohibited or prevented by the client, tenant, or their representative.

Whilst every effort will have been made to identify the true nature and extent of asbestos materials present within the building(s) to be surveyed, no responsibility can be accepted for the presence of asbestos in materials other than those sampled at the requisite density.

Materials have been referred to as Asbestos Insulating Board or Asbestos Cement, based upon their asbestos content and visual appearance alone. Density checks on materials have not been carried out, unless stated otherwise.

SURVEY CAVEATS

We will not undertake a full destructive refurbishment/demolition survey where a property is occupied due to the risk of uncontrolled, accidental exposure.

The findings of this report are limited to the areas accessed at the time of the survey and detailed in this report, as per the instruction from the client or their representative.

Flues, ducts, voids, or any similarly enclosed areas, which access to which would necessitate the use of specialist equipment or tools, or may cause damage to floors, decoration, fixtures, fittings, structure, etc., have not been inspected unless information to the contrary has been provided in this report. These un-accessed areas, in accordance with HSG264, must be presumed to contain asbestos materials. Prior to any works commencing, either the site must be re-inspected, or any material be treated as though it were asbestos.

Any other part or area (e.g. internal/external high-level areas, internal elements to plant and boilers, etc.) requiring specialist access equipment, other than stepladders, have not been inspected. Any requirement for specialist access equipment has been specifically excluded, unless otherwise stated or previously instructed.

Lift shafts or similar, which require the attendance of a specialist engineer, have not been inspected, unless otherwise stated. Brake linings within lift machinery would not generally be inspected, as dismantling of such machinery can only be undertaken by trained and competent personnel. If suspected, such areas will be presumed to contain asbestos materials.

Any areas or surfaces that would require the removal or relocation of carpets, furniture, fixed blinds/curtains, or other fixtures or fittings have not been inspected, unless specifically instructed.

No report has been made upon concealed spaces, which may exist within the fabric of the building, where the extent and presence of these is not evident due to inaccessibility or insufficient knowledge of the building structure at the time of the survey.

No responsibility is accepted for the presence of asbestos in voids (floors, Roof, walls, risers, and ceilings) other than those fully accessed during the survey

Inspection of pipework has been restricted primarily to the visible insulation, due to plant being operational at the time of survey. Where it is evident, comments will be made on underlying debris that may be present. However, a detailed inspection, which is outside the scope of this survey, would be required to establish the presence, nature, and extent of any asbestos debris. Removal of all non-asbestos insulation for the purposes of a full examination is specifically excluded, unless otherwise stated.

This report should be read in its entirety by the duty holder and it is the responsibility of the duty holder to issue this report to any person(s) likely to come into contact with any asbestos containing materials.

It is the duty holder's responsibility to ensure that any contractors or maintenance staff working on their premises have had suitable asbestos awareness training, therefore no responsibility is accepted for any person(s) that may disturb asbestos containing materials.

Should any suspect materials be discovered during maintenance, refurbishment or demolition works that have not been sampled or have not been detailed within the appendix 3 'Areas Surveyed' of this report should be treated as containing asbestos until proven otherwise.

No access will be gained beyond any materials covering voids which have been sampled to test for the presence of asbestos during the survey. Any such voids will be deemed as not accessed and arrangements should be made by the client for inspection following sample results.

7.0 Sampling and Analysis:



7.1 The object of bulk sampling is to identify the nature and extent of any visible ACM.

7.2 Bulk sampling is undertaken inline with the recognised safe procedures in order to cause minimal possible nuisance and potential risk to health of the building occupants and visitors. Bulk samples are taken in accordance with documented in house procedures, following guidelines detailed in HSG264 'The Survey Guide' and HSG248 'The Analyst Guide'. The quantity of samples taken will be minimised by using 'strongly presumed'. Materials that are 'strongly presumed' to be similar to a material that has already been sampled will be recorded in the comments section of the survey record and referenced against the original sampled material.

7.3 Bulk samples are returned to the appointed bulk analysis laboratory with the appropriate sample / report reference number.

7.4 Bulk sample analysis is carried out in accordance with HSE document HSG 248 'The Analysts Guide' and Amity documented in-house methods. Samples are examined under a low magnification stereomicroscope and the fibres teased apart. The fibres are then mounted in liquids of known refractive indices and examined under high magnification using polarised light and dispersion staining in accordance with HSG 248 'The Analysts Guide'.

7.5 The bulk sample description and analysis results can be found in Appendix 4 of this report – The analysis certificate.

Key to Analysis Results:

Chrysotile - White Asbestos

Amosite - Brown Asbestos

Crocidolite - Blue Asbestos

Tremolite - Rare Asbestos

Actinolite - Rare Asbestos

Anthophyllite - Rare Asbestos

8.0 Survey Results - Interpretation:



Survey Results

- 8.1** The results of the survey inspections and sampling undertaken are recorded on the enclosed Survey Data Sheets (appendix 2), Asbestos Register (appendix 1) and Non-Asbestos Material Register (appendix 3).Where asbestos containing material have been identified or presumed to be present then a Material Assessment Algorithm has been calculated as detailed in HSG 264 and reproduced in the table below:
- 8.2** Within the survey data sheets the individual scores in brackets, for each sample variable, are added together to form the final material risk assessment algorithm score.

8.0 Survey Results - Interpretation (cont):



Material Risk Assessment Algorithm

Product type [or debris from product]

Score	Examples of scores
1	Asbestos reinforced composites [plastics, resins, mastics, roofing felts, vinyl floor tiles, semi- rigid paint, decorative finishes and asbestos cement etc]
2	Asbestos insulating board, mill boards, other low-density boards, textiles, gaskets, ropes and woven materials and asbestos paper.
3	Thermal insulation [e.g. pipe and boiler lagging], sprayed asbestos, loose asbestos, asbestos mattresses and packing.

Extent of damage/deterioration

Score	Examples of scores
0	Good condition: no visible damage
1	Low damage: a few scratches or surface marks, broken edges on boards or tiles, etc.
2	Moderate damage: significant breakage of materials or several small areas where material has been damaged exposing fibrous edges.
3	High damage or deterioration of materials, sprays and thermal insulation. Visible asbestos contamination by debris or residues.

Surface treatment

Score	Examples of scores
0	Composite materials containing asbestos, reinforced plastics, resins, vinyl tiles
1	Enclosed sprays or insulation, AIB [with exposed face encapsulated], cement sheets, etc.
2	Unsealed AIB, encapsulated insulation and sprays.
3	Unsealed insulation and sprays.

Asbestos Type

Score	Examples of scores
1	Chrysotile
2	Amphibole asbestos (excluding Crocidolite)
3	Crocidolite

Material Risk Assessment Score



Risk Category	Risk	Score Range	Fibre release potential
A	HIGH	10 and above	High risk with a high potential to release fibres if disturbed
B	MEDIUM	Between 7 and 9	Medium risk with a medium potential to release fibres if disturbed
C	LOW	Between 5 and 6	Low risk with and having low potential to release fibres if disturbed
D	VERY LOW	4 and below	Very low risk with and having very low potential to release fibres if disturbed

9.0 Recommendations:



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

9.2 Undertake suitable and sufficient Risk Assessments of identified asbestos containing materials against normal occupation and maintenance operations, in compliance with Regulations 3 of the Management of Health & Safety at Work Regulations 1999 and Regulation 6 of the Control of Asbestos Regulations 2012.

9.3 The findings of the survey be brought to the attention of those persons who are likely to come in contact with asbestos, in compliance with Section 2 and 3 of the Health and Safety at Work Act (as amended) 1974 and Regulation 10 of the Control of Asbestos Regulations 2012.

9.4 Implement an Asbestos Management Policy, Plan and review process in compliance Regulation 4 of the Control of Asbestos Regulations 2012.

9.5 Instigate regular inspections, to record and update details of retained asbestos containing materials.

9.6 Review the arrangement under the management plan in accordance with regulation 4 of the CAR 2012.

9.7 During the course of the survey it may not have been possible to access all areas of the site. Details of areas requiring further access are identified within the Data Sheets of this report. In accordance with HSG 264, asbestos has been presumed to be present within these areas and should be treated accordingly until further inspection and analysis of building fabric and services proves otherwise.

9.8 Where asbestos debris or asbestos in poor condition has been found it is recommended that access is restricted and or controlled to these areas in accordance with Regulation 11 and Regulation 16 of the Control of Asbestos Regulations 2012.

9.9 If we have identified asbestos materials in poor condition, it is recommended that air monitoring is carried out within a number of areas where asbestos materials have been identified in order to assess airborne fibre levels within adjacent occupied areas in relation to the clearance indicator, as documented by HSG 248 the Analyst Guide.

9.10 All identified asbestos to be appropriately identified and subject to risk assessment, management, and re-inspection.

9.11 Site specific recommendations in respect to the location and condition of asbestos materials identified during the course of this inspection are detailed in the Survey Data Sheets and Asbestos register. In considering the management of asbestos materials identified to date, these recommendations should be taken into consideration.

9.12 In accordance with the Control of Asbestos Regulations 2012 the removal of ACM's fall into one of the three categories below:

Licensed Asbestos Removal

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

Notifiable Non Licensed Works

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

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

Non Notifiable Non Licensed work

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

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

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

9.13 It is recommended that further intrusive investigations and sampling be carried out in accordance with HSG.264, where any major refurbishment, maintenance, installation or similar activity may expose asbestos materials that have remained inaccessible during the survey. This should be as a refurbishment/demolition survey as documented in HSG264.

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

Appendix 1 - Asbestos Register



Building	Floor	Location /Room	S,P,SP,AS Sample No	Product Type	Condition	Surface Treatment	Asbestos Type	Quantity	Accessibility	Material Score	Recommendation	Additional Comments
Woodstock Social Club	Roof Void	First floor loft R03, Insulating board Boxing	S AB007402	Asbestos Insulating Board	Good Condition	Unsealed	Chrysotile + Amosite	6m ²	Usually inaccessible or unlikely to be disturbed	6	G - Remove by a licensed contractor	Insulation board to boxing in loft space
Woodstock Social Club	1st Floor	Snooker room 102, Insulating board Boxing	SP As AB007402	Asbestos Insulating Board	Good Condition	Surface Sealed	Chrysotile + Amosite	4m ²	Usually inaccessible or unlikely to be disturbed	5	G - Remove by a licensed contractor	Insulation board to boxing behind plasterboard
Woodstock Social Club	1st Floor	Snooker room store 103, Inaccessible	P Visual	N/A	N/A	N/A	N/A	N/A	N/A	N/A	E - Inspect Prior to Disturbance	No keys at time of survey
Woodstock Social Club	1st Floor	Office 104, Insulating board Boxing	SP As AB007402	Asbestos Insulating Board	Good Condition	Surface Sealed	Chrysotile + Amosite	8m ²	Usually inaccessible or unlikely to be disturbed	5	G - Remove by a licensed contractor	Insulation board to boxing in wall behind door
Woodstock Social Club	1st Floor	Hallway 105, Insulating board Boxing	SP As AB007402	Asbestos Insulating Board	Good Condition	Surface Sealed	Chrysotile + Amosite	4m ²	Usually inaccessible or unlikely to be disturbed	5	G - Remove by a licensed contractor	Insulation board to boxing behind plasterboard next to office door
Woodstock Social Club	Ground Floor	Outside store G01, Inaccessible	P Visual	N/A	N/A	N/A	N/A	N/A	N/A	N/A	E - Inspect Prior to Disturbance	No keys at time of survey
Woodstock Social Club	Ground Floor	Seating area 2 G11, Insulating board Ceiling	S AB007403	Asbestos Insulating Board	Low Damage	Surface Sealed	Chrysotile + Amosite	4m ²	Usually inaccessible or unlikely to be disturbed	6	G - Remove by a licensed contractor	Board lining extractor vent in ceiling
Woodstock Social Club	Ground Floor	Front stairwell G15, Beading Doors and windows	S AB007401	Asbestos Insulating Board	Good Condition	Surface Sealed	Amosite	30lm	Easily disturbed	5	G - Remove by a licensed contractor	Glazing bead to timber doors and windows
Woodstock Social Club	Ground Floor	Cleaners cupboard G17, Inaccessible	P Visual	N/A	N/A	N/A	N/A	N/A	N/A	N/A	E - Inspect Prior to Disturbance	No keys at time of survey
Woodstock Social Club	External	External areas E01, Undercloaking Roof	S AB007405	Asbestos Cement	Low Damage	Surface Sealed	Chrysotile	Throughout	Usually inaccessible or unlikely to be disturbed	4	F - Remove prior to works	Undercloaking to gables of roof

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Appendix 1 - Asbestos Register (cont)



Building	Floor	Location /Room	S,P,SP,AS Sample No	Product Type	Condition	Surface Treatment	Asbestos Type	Quantity	Accessibility	Material Score	Recommendation	Additional Comments
Woodstock Social Club	External	External areas E01, Corrugated cement sheets Roof	S AB007406	Asbestos Cement	Low Damage	Surface Sealed	Chrysotile	6m ²	Occasionally likely to be disturbed	4	F - Remove prior to works	Cement sheets to rear store

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample


Appendix 2 – Survey Data Sheets

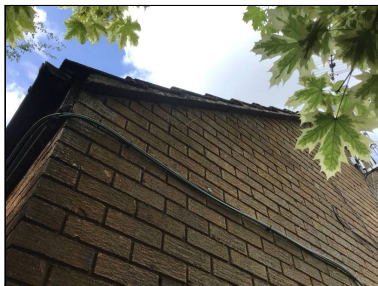


Service Type	Refurbishment Survey		
Report Revision Number	1	Surveyors	Matthew Monro
TEAMS Job Number	J007575	Survey Date	12 May 2025
Site Address:	44 Oxford Street Woodstock Oxfordshire OX20 1TT	Bulk Analysis Laboratory	N/A
		Sample Analysis Date	20 May 2025

Survey Data Sheets



	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	12 May 2025	Matthew Monro	Refurbishment Survey	External	No Asbestos Detected (0)
	Building	Room	Item	Quantity	
	Woodstock Social Club	External areas E01	Board Porch ceiling	1m²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	AB007404 (S)		Surface Sealed (1)	Good Condition (0)	Usually inaccessible or unlikely to be disturbed
		Material Risk Score			
	N/A				
Recommended action	No further action required				
Surveyor comments	Non asbestos board to side entrance porch ceiling				


	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	12 May 2025	Matthew Monro	Refurbishment Survey	External	Chrysotile (1)
	Building	Room	Item	Quantity	
	Woodstock Social Club	External areas E01	Undercloaking Roof	Throughout	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	AB007405 (S)	Asbestos Cement (1)	Surface Sealed (1)	Low Damage (1)	Usually inaccessible or unlikely to be disturbed
		Material Risk Score			
	4				
Recommended action	F - Remove prior to works				
Surveyor comments	Undercloaking to gables of roof				


KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Survey Data Sheets (cont)



	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	12 May 2025	Matthew Monro	Refurbishment Survey	External	Chrysotile (1)
	Building	Room	Item	Quantity	
	Woodstock Social Club	External areas E01	Corrugated cement sheets Roof	6m ²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	AB007406 (S)	Asbestos Cement (1)	Surface Sealed (1)	Low Damage (1)	Occasionally likely to be disturbed
	Material Risk Score				
Recommended action		F - Remove prior to works			
Surveyor comments		Cement sheets to rear store			


	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	12 May 2025	Matthew Monro	Refurbishment Survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	Woodstock Social Club	Outside store G01	Inaccessible	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	N/A	N/A	N/A	N/A
	Material Risk Score				
Recommended action		Inspection Required			
Surveyor comments		No keys at time of survey			


KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Survey Data Sheets (cont)



	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	12 May 2025	Matthew Monro	Refurbishment Survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	Woodstock Social Club	Gents toilet G02	No suspect materials found	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual	N/A	N/A	N/A	N/A
	Material Risk Score				
	N/A				
Recommended action	No further action required				
Surveyor comments	N/A				


	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	12 May 2025	Matthew Monro	Refurbishment Survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	Woodstock Social Club	Ladies toilet G03	No suspect materials found	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual	N/A	N/A	N/A	N/A
	Material Risk Score				
	N/A				
Recommended action	No further action required				
Surveyor comments	N/A				


KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Survey Data Sheets (cont)



	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	12 May 2025	Matthew Monro	Refurbishment Survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	Woodstock Social Club	Toilet lobby G04	No suspect materials found	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual	N/A	N/A	N/A	N/A
	Material Risk Score				
Recommended action		No further action required			
Surveyor comments		N/A			


	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	12 May 2025	Matthew Monro	Refurbishment Survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	Woodstock Social Club	Stage store G05	No suspect materials found	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual	N/A	N/A	N/A	N/A
	Material Risk Score				
Recommended action		No further action required			
Surveyor comments		N/A			


KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Survey Data Sheets (cont)



	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	12 May 2025	Matthew Monro	Refurbishment Survey	Ground Floor	No Asbestos Detected (0)
	Building	Room	Item	Quantity	
	Woodstock Social Club	Charles Brooks hall G06	Plaster tile Ceiling	Throughout	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	AB007397 (S)		Surface Sealed (1)	Good Condition (0)	Usually inaccessible or unlikely to be disturbed
	Material Risk Score				
Recommended action		No further action required			
Surveyor comments		Suspended plaster ceiling tiles			


	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	12 May 2025	Matthew Monro	Refurbishment Survey	Ground Floor	No Asbestos Detected (0)
	Building	Room	Item	Quantity	
	Woodstock Social Club	Seating area 1 G07	Plaster tile Ceiling	Throughout	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	As AB007397 (SP)		Surface Sealed (1)	Good Condition (0)	Usually inaccessible or unlikely to be disturbed
	Material Risk Score				
Recommended action		No further action required			
Surveyor comments		Suspended plaster ceiling tiles			


KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Survey Data Sheets (cont)



	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	12 May 2025	Matthew Monro	Refurbishment Survey	Ground Floor	No Asbestos Detected (0)
	Building	Room	Item	Quantity	
	Woodstock Social Club	Bar G08	Plaster tiles Ceiling	Throughout	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	As AB007397 (SP)		Surface Sealed (1)	Good Condition (0)	Usually inaccessible or unlikely to be disturbed
	Material Risk Score				
N/A					
Recommended action	No further action required				
Surveyor comments	Suspended plaster ceiling tiles				


	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	12 May 2025	Matthew Monro	Refurbishment Survey	Ground Floor	No Asbestos Detected (0)
	Building	Room	Item	Quantity	
	Woodstock Social Club	Bar G08	Acoustic pad Sink	2no.	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	AB007398 (S)		Completely Sealed (0)	Good Condition (0)	Usually inaccessible or unlikely to be disturbed
	Material Risk Score				
N/A					
Recommended action	No further action required				
Surveyor comments	Acoustic pads to underside of sink				


KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Survey Data Sheets (cont)



	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	12 May 2025	Matthew Monro	Refurbishment Survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	Woodstock Social Club	Kitchen G09	No suspect materials found	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual	N/A	N/A	N/A	N/A
	Material Risk Score				
	N/A				
Recommended action	No further action required				
Surveyor comments	N/A				


	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	12 May 2025	Matthew Monro	Refurbishment Survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	Woodstock Social Club	Cellar G10	No suspect materials found	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual	N/A	N/A	N/A	N/A
	Material Risk Score				
	N/A				
Recommended action	No further action required				
Surveyor comments	N/A				


KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Survey Data Sheets (cont)



	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	12 May 2025	Matthew Monro	Refurbishment Survey	Ground Floor	No Asbestos Detected (0)
	Building	Room	Item	Quantity	
	Woodstock Social Club	Seating area 2 G11	Board Skylight	4m ²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	AB007399 (S)		Surface Sealed (1)	Good Condition (0)	Usually inaccessible or unlikely to be disturbed
	Material Risk Score				
Recommended action		No further action required			
Surveyor comments		Non asbestos board to skylight upstand			

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	12 May 2025	Matthew Monro	Refurbishment Survey	Ground Floor	Chrysotile + Amosite (2)
	Building	Room	Item	Quantity	
	Woodstock Social Club	Seating area 2 G11	Insulating board Ceiling	4m ²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	AB007403 (S)	Asbestos Insulating Board (2)	Surface Sealed (1)	Low Damage (1)	Usually inaccessible or unlikely to be disturbed
	Material Risk Score				
Recommended action		G - Remove by a licensed contractor			
Surveyor comments		Board lining extractor vent in ceiling			

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Survey Data Sheets (cont)



	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	12 May 2025	Matthew Monro	Refurbishment Survey	Ground Floor	No Asbestos Detected (0)
	Building	Room	Item	Quantity	
	Woodstock Social Club	Seating area 2 G11	Board Boxing	Throughout	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	AB007407 (S)		Unsealed (2)	Good Condition (0)	Usually inaccessible or unlikely to be disturbed
	Material Risk Score				
Recommended action		No further action required			
Surveyor comments		Board lining air vent boxing			


	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	12 May 2025	Matthew Monro	Refurbishment Survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	Woodstock Social Club	Side entrance stairwell G12	No suspect materials found	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual	N/A	N/A	N/A	N/A
	Material Risk Score				
Recommended action		No further action required			
Surveyor comments		N/A			

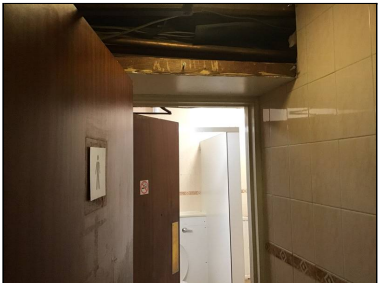
KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Survey Data Sheets (cont)



	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	12 May 2025	Matthew Monro	Refurbishment Survey	Ground Floor	No Asbestos Detected (0)
	Building	Room	Item	Quantity	
	Woodstock Social Club	Boiler cupboard G13	Board Ceiling	2m ²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	AB007400 (S)		Unsealed (2)	Low Damage (1)	Occasionally likely to be disturbed
	Material Risk Score				
Recommended action		No further action required			
Surveyor comments		Non asbestos board to ceiling			


	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	12 May 2025	Matthew Monro	Refurbishment Survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	Woodstock Social Club	Gents toilet G14	No suspect materials found	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual	N/A	N/A	N/A	N/A
	Material Risk Score				
Recommended action		No further action required			
Surveyor comments		N/A			


KEY:

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Survey Data Sheets (cont)



	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	12 May 2025	Matthew Monro	Refurbishment Survey	Ground Floor	Amosite (2)
	Building	Room	Item	Quantity	
	Woodstock Social Club	Front stairwell G15	Beading Doors and windows	30lm	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	AB007401 (S)	Asbestos Insulating Board (2)	Surface Sealed (1)	Good Condition (0)	Easily disturbed
	Material Risk Score				
	5				
Recommended action	G - Remove by a licensed contractor				
Surveyor comments	Glazing bead to timber doors and windows				

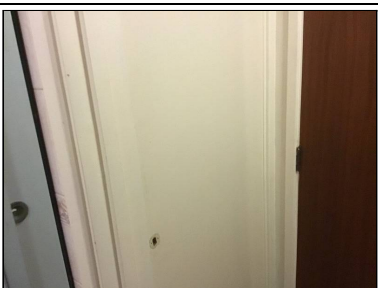
	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	12 May 2025	Matthew Monro	Refurbishment Survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	Woodstock Social Club	Ladies toilet G16	No suspect materials found	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual	N/A	N/A	N/A	N/A
	Material Risk Score				
	N/A				
Recommended action	No further action required				
Surveyor comments	N/A				


KEY:

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Survey Data Sheets (cont)



	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	12 May 2025	Matthew Monro	Refurbishment Survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	Woodstock Social Club	Cleaners cupboard G17	Inaccessible	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	N/A	N/A	N/A	N/A
	Material Risk Score				
	N/A				
Recommended action	Inspection Required				
Surveyor comments	No keys at time of survey				


	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	12 May 2025	Matthew Monro	Refurbishment Survey	1st Floor	N/A
	Building	Room	Item	Quantity	
	Woodstock Social Club	Rear stairwell 101	No suspect materials found	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual	N/A	N/A	N/A	N/A
	Material Risk Score				
	N/A				
Recommended action	No further action required				
Surveyor comments	N/A				


KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Survey Data Sheets (cont)



	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	12 May 2025	Matthew Monro	Refurbishment Survey	1st Floor	Chrysotile + Amosite (2)
	Building	Room	Item	Quantity	
	Woodstock Social Club	Snooker room 102	Insulating board Boxing	4m²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	As AB007402 (SP)	Asbestos Insulating Board (2)	Surface Sealed (1)	Good Condition (0)	Usually inaccessible or unlikely to be disturbed
	Material Risk Score				
5					
Recommended action	G - Remove by a licensed contractor				
Surveyor comments	Insulation board to boxing behind plasterboard				

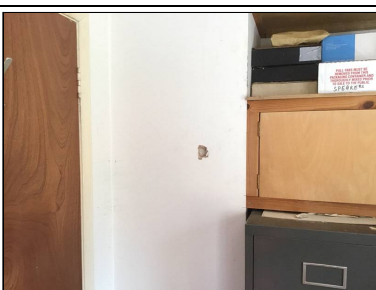
	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	12 May 2025	Matthew Monro	Refurbishment Survey	1st Floor	N/A
	Building	Room	Item	Quantity	
	Woodstock Social Club	Snooker room store 103	Inaccessible	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	N/A	N/A	N/A	N/A
	Material Risk Score				
	N/A				
Recommended action	Inspection Required				
Surveyor comments	No keys at time of survey				

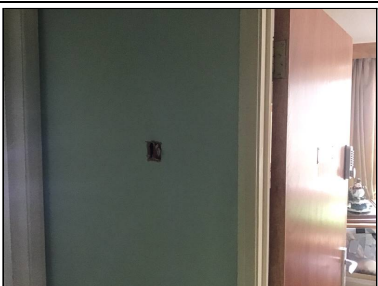
KEY:

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Survey Data Sheets (cont)



	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	12 May 2025	Matthew Monro	Refurbishment Survey	1st Floor	Chrysotile + Amosite (2)
	Building	Room	Item	Quantity	
	Woodstock Social Club	Office 104	Insulating board Boxing	8m²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	As AB007402 (SP)	Asbestos Insulating Board (2)	Surface Sealed (1)	Good Condition (0)	Usually inaccessible or unlikely to be disturbed
	Material Risk Score				
	5				
Recommended action	G - Remove by a licensed contractor				
Surveyor comments	Insulation board to boxing in wall behind door				


	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	12 May 2025	Matthew Monro	Refurbishment Survey	1st Floor	Chrysotile + Amosite (2)
	Building	Room	Item	Quantity	
	Woodstock Social Club	Hallway 105	Insulating board Boxing	4m²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	As AB007402 (SP)	Asbestos Insulating Board (2)	Surface Sealed (1)	Good Condition (0)	Usually inaccessible or unlikely to be disturbed
	Material Risk Score				
	5				
Recommended action	G - Remove by a licensed contractor				
Surveyor comments	Insulation board to boxing behind plasterboard next to office door				

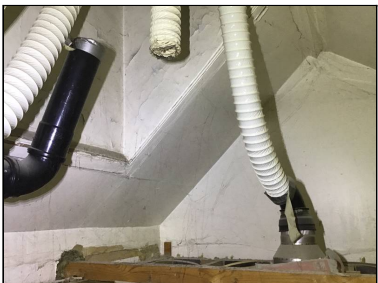
KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Survey Data Sheets (cont)



	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	12 May 2025	Matthew Monro	Refurbishment Survey	1st Floor	N/A
	Building	Room	Item	Quantity	
	Woodstock Social Club	Front stairwell 106	No suspect materials found	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual	N/A	N/A	N/A	N/A
	Material Risk Score				
Recommended action		No further action required			
Surveyor comments		N/A			


	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	12 May 2025	Matthew Monro	Refurbishment Survey	Roof Void	N/A
	Building	Room	Item	Quantity	
	Woodstock Social Club	Ladies toilet loft R01	No suspect materials found	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual	N/A	N/A	N/A	N/A
	Material Risk Score				
Recommended action		No further action required			
Surveyor comments		N/A			


KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Survey Data Sheets (cont)



	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	12 May 2025	Matthew Monro	Refurbishment Survey	Roof Void	N/A
	Building	Room	Item	Quantity	
	Woodstock Social Club	Cellar loft R02	No suspect materials found	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual	N/A	N/A	N/A	N/A
	Material Risk Score				
N/A					
Recommended action	No further action required				
Surveyor comments	N/A				

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	12 May 2025	Matthew Monro	Refurbishment Survey	Roof Void	Chrysotile + Amosite (2)
	Building	Room	Item	Quantity	
	Woodstock Social Club	First floor loft R03	Insulating board Boxing	6m²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	AB007402 (S)	Asbestos Insulating Board (2)	Unsealed (2)	Good Condition (0)	Usually inaccessible or unlikely to be disturbed
	Material Risk Score				
6					
Recommended action	G - Remove by a licensed contractor				
Surveyor comments	Insulation board to boxing in loft space				

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Appendix 3 - Areas Surveyed



Building	Floor	Room No:	Room Type	Item
Woodstock Social Club	Roof Void	R01	Ladies toilet loft	Timber ceiling to toilet. Solid and plasterboard walls. Plastic vent pipes.
Woodstock Social Club	Roof Void	R02	Cellar loft	Timber truss rafters. Modern felt. Fibreglass and foam insulation.
Woodstock Social Club	Roof Void	R03	First floor loft	Timber rafters and joists. Fibreglass insulation. Modern felt.
Woodstock Social Club	1st Floor	101	Rear stairwell	Timber floor. Solid walls. Plasterboard ceiling.
Woodstock Social Club	1st Floor	102	Snooker room	Timber floor. Solid walls. Plasterboard ceiling.
Woodstock Social Club	1st Floor	103	Snooker room store	N/A
Woodstock Social Club	1st Floor	104	Office	Timber floor. Solid and plasterboard walls. Plasterboard ceiling.
Woodstock Social Club	1st Floor	105	Hallway	Timber floor. Solid walls. Plasterboard ceiling.
Woodstock Social Club	1st Floor	106	Front stairwell	Timber floor. Solid and plasterboard walls with woodchip paper covering. Plasterboard ceiling. Metal pipework with foam and fibreglass insulation in riser on half landing.
Woodstock Social Club	Ground Floor	G01	Outside store	N/A
Woodstock Social Club	Ground Floor	G02	Gents toilet	Solid floor. Solid walls. Plasterboard ceiling.
Woodstock Social Club	Ground Floor	G03	Ladies toilet	Solid floor. Solid walls. Plasterboard ceiling.
Woodstock Social Club	Ground Floor	G04	Toilet lobby	Solid floor. Solid walls. Plasterboard ceiling.
Woodstock Social Club	Ground Floor	G05	Stage store	Solid floor with raised timber deck. Solid and plasterboard walls. Plasterboard ceiling.
Woodstock Social Club	Ground Floor	G06	Charles Brooks hall	Solid and timber floor. Solid and plasterboard walls. Suspended ceiling tiles. Timber truss rafters. Modern roofing felt. Fibreglass pipe insulation and firebreak.

Appendix 3 - Areas Surveyed (cont)



Building	Floor	Room No:	Room Type	Item
Woodstock Social Club	Ground Floor	G07	Seating area 1	Solid floor. Solid and plasterboard walls. Suspended ceiling tiles and plasterboard ceiling. Timber truss rafters. Modern roofing felt. Fibreglass pipe insulation and firebreak. Modern fuse box and switch gear.
Woodstock Social Club	Ground Floor	G08	Bar	Solid floor. Solid and plasterboard walls. Suspended ceiling tiles.
Woodstock Social Club	Ground Floor	G09	Kitchen	Solid floor. Solid walls. Plasterboard ceiling. Modern acoustic pad to sink.
Woodstock Social Club	Ground Floor	G10	Cellar	Solid floor. Solid walls. Plasterboard ceiling. Modern chiller. Cellar boys fixed to chipboard.
Woodstock Social Club	Ground Floor	G11	Seating area 2	Solid floor. Solid walls. Plasterboard ceiling.
Woodstock Social Club	Ground Floor	G12	Side entrance stairwell	Solid floor. Solid walls. Plasterboard ceiling.
Woodstock Social Club	Ground Floor	G13	Boiler cupboard	Solid floor. Solid walls. Boarded ceiling. Fibreglass pipe insulation. Modern boiler. Foam insulation to emersion heater.
Woodstock Social Club	Ground Floor	G14	Gents toilet	Solid floor. Solid walls. Plasterboard ceiling. Foam pipe insulation in boxing.
Woodstock Social Club	Ground Floor	G15	Front stairwell	Solid floor. Solid walls with woodchip paper covering. Plasterboard ceiling.
Woodstock Social Club	Ground Floor	G16	Ladies toilet	Solid floor. Solid walls. Plasterboard ceiling.
Woodstock Social Club	Ground Floor	G17	Cleaners cupboard	N/A
Woodstock Social Club	External	E01	External areas	Brick walls. Timber windows and doors. Timber facias. Plastic rainwater goods. Slate and stone roof tiles.

Appendix 4 – Sample Certificates





4668

CERTIFICATE OF ANALYSIS FOR ASBESTOS FIBRES

Report Number: ALS/J079966

Client	Amity Insulation Services Ltd	Attention	Matthew Monro
Client Address	Windrush House, Lynch Hill, Stanton Harcourt, Witney, Oxfordshire, OX29 5BB		
Site Address	44 Oxford Street, Woodstock, Oxfordshire, OX20 1TT		
Site Ref	J007575	No. of Samples	11

Date Received	14/05/2025	Date of Analysis	20/05/2025	Report Issue Date	20/05/2025
----------------------	------------	-------------------------	------------	--------------------------	------------

Samples of material(s) [detailed below] have been examined to determine the presence of asbestos fibres, using Polarised Light Microscopy together with dispersion staining based on the HSE's guidance document HSG248 and Asbestos Laboratory Services' documented method. If samples have been delivered to the laboratory, the site address and sample location is reported as provided by the client. Reported results apply to samples as received. Asbestos Laboratory Services are not responsible for the accuracy or competence of the sampling by third parties. Under these circumstances, Asbestos Laboratory Services cannot be held responsible for the interpretation of the results shown. Opinions and interpretations are outside the scope of the

UKAS accreditation.

All entries under 'Fibre Type Detected' that contain (*) indicate that the sample was found to be deviating from policies defined in document TPS63 (UKAS Policy on Deviating Samples). As a result, the test result(s) may be invalid. The Determination of Asbestos Content Report shall not be reproduced except in full, without written approval of the laboratory. V2, or subsequent "V" numbers, after the report number signifies that the original certificate (or previous amended certificate) has been replaced. All records, communications and reports pertaining to the analysis are archived for a minimum of five years. The samples analysed are retained for a minimum of six months.

Lab Ref	Client Sample Number	Sample Location	Sample Description	Fibre Type Detected
BS319619	AB007397	Ground Floor, Charles Brooks hall, Ceiling	Plaster tile	N.A.D.I.S
BS319620	AB007398	Ground Floor, Bar, Sink	Acoustic pad	N.A.D.I.S
BS319621	AB007399	Ground Floor, Seating area 2, Skylight	Board	N.A.D.I.S
BS319622	AB007400	Ground Floor, Boiler cupboard, Ceiling	Board	N.A.D.I.S
BS319623	AB007401	Ground Floor, Front stairwell, Doors and windows	Beading	Amosite
BS319624	AB007402	Roof Void, First floor loft, Boxing	Insulating board	Chrysotile + Amosite
BS319625	AB007403	Ground Floor, Seating area 2, Ceiling	Insulating board	Chrysotile + Amosite
BS319626	AB007404	External, External areas, Porch ceiling	Board	N.A.D.I.S

Analysed By	Steve Cleaver
Analyst Signatory	

Approved By	Gina Kendall
Approver Signatory	

CERTIFICATE OF ANALYSIS FOR ASBESTOS FIBRES

Report Number: ALS/J079966

Client	Amity Insulation Services Ltd	Attention	Matthew Monro
Client Address	Windrush House, Lynch Hill, Stanton Harcourt, Witney, Oxfordshire, OX29 5BB		
Site Address	44 Oxford Street, Woodstock, Oxfordshire, OX20 1TT		
Site Ref	J007575	No. of Samples	11

Date Received	14/05/2025	Date of Analysis	20/05/2025	Report Issue Date	20/05/2025
---------------	------------	------------------	------------	-------------------	------------

Samples of material(s) [detailed below] have been examined to determine the presence of asbestos fibres, using Polarised Light Microscopy together with dispersion staining based on the HSE's guidance document HSG248 and Asbestos Laboratory Services' documented method. If samples have been delivered to the laboratory, the site address and sample location is reported as provided by the client. Reported results apply to samples as received. Asbestos Laboratory Services are not responsible for the accuracy or competence of the sampling by third parties. Under these circumstances, Asbestos Laboratory Services cannot be held responsible for the interpretation of the results shown. Opinions and interpretations are outside the scope of the

UKAS accreditation.

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Lab Ref	Client Sample Number	Sample Location	Sample Description	Fibre Type Detected
BS319627	AB007405	External, External areas, Roof	Undercloaking	Chrysotile
BS319628	AB007406	External, External areas, Roof	Corrugated cement sheets	Chrysotile
BS319629	AB007407	Ground Floor, Seating area 2, Boxing	Board	N.A.D.I.S


Fibre Type Detected Key


N.A.D.I.S = No Asbestos Detected in Sample

Chrysotile = White Asbestos; Amosite = Brown Asbestos; Crocidolite = Blue Asbestos; Actinolite, Anthophyllite & Tremolite = Rare Asbestos Types

Details of Amendment(s) to Previous Certificate:

Details of Deviating Samples:

Analysed By	Steve Cleaver
Analyst Signatory	

Approved By	Gina Kendall
Approver Signatory	

Appendix 5 – Plans



Instructing Party
Woodstock Social Club

Site
44 Oxford Street, Woodstock, Oxfordshire,
OX20 1TT

Job Number
J007575

Key

- Areas Not Surveyed
- ⊘ Restricted Access / No Access
- Non Asbestos Inspection Point
- P Presumed Asbestos (No Sample Taken)
- Asbestos Cement
- ◆ Textiles & Paper
- ⬠ Asbestos Textured Coating
- Well Bonded Asbestos Products
- ▲ Insulating Board
- ★ Thermal Insulation
- ☀ Sprayed Coating
- ▨ Debris (as per identification symbol)

Floor
Ground and First

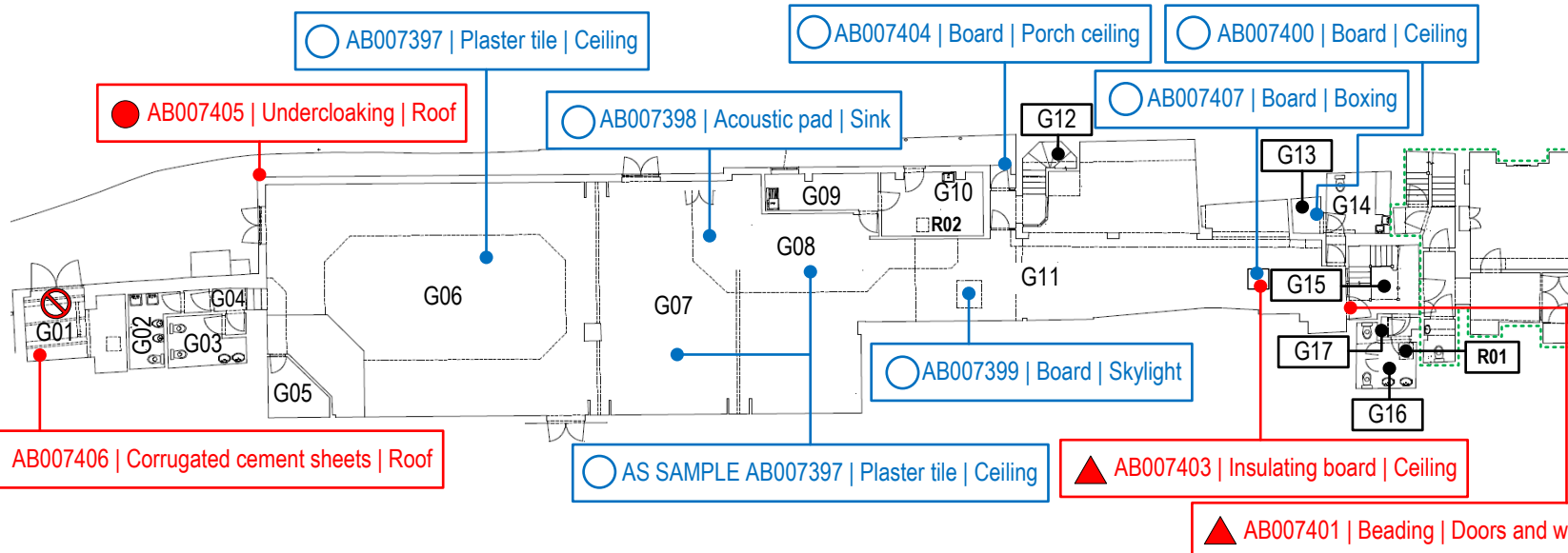
Building(s) / Room(s)
As Highlighted

Page
1 of 1

Notes

1. This drawing is not to scale.
2. This drawing should be read in conjunction with all sections of the report including caveats.

Ground



First

