ASBESTOS MANAGEMENT SURVEY

consulo Compliance



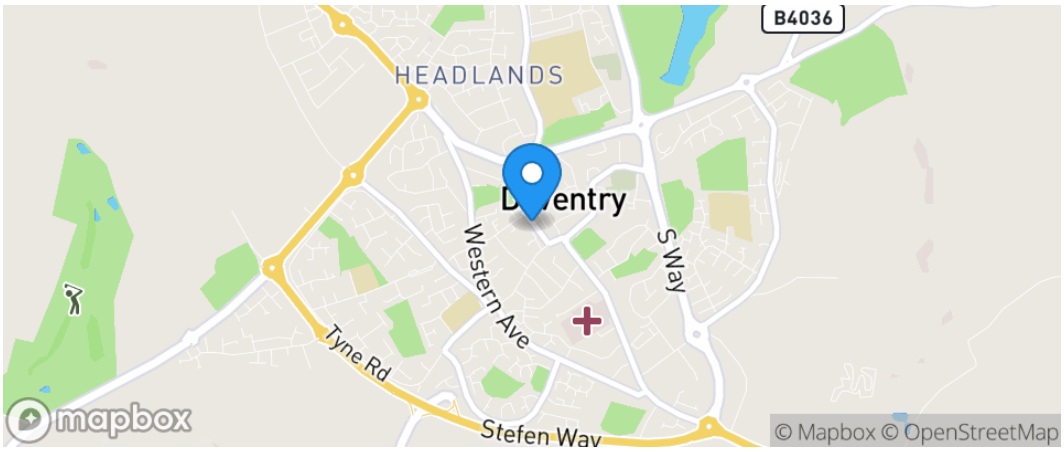
Location:
45 St James St, Daventry, NN11 4AG

Surveyed On:
28 Oct 2026

Our Ref:
C1271

Consulo Compliance Ltd
info@consulocompliance.co.uk
01604 752559

Report Details

Report By	Consulo Compliance Ltd
Client	Campbells Estate Agents
Project	C1271
Site Address	45 St James St, Daventry, NN11 4AG
Site Coordinates	52.2565889, -1.1650722
Site Location	
Surveyors	Adam Fox
Survey Dates	28 Oct 2026
QC Date	4 Nov 2026

Totals

An overview of the data collected on site, during the survey

Very Low	Low	Medium	High
2	3	0	0

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Sign Off

Quality Control
Adam Fox
4th Nov 2026



Introduction

This survey was conducted in accordance with **HSG 264 (Asbestos: The Survey Guide)**. Consulo Compliance Ltd cannot accept any liability for loss, injury, damage or penalty issues that arise for reasons of survey scope limitations. Consulo Compliance Ltd cannot be held responsible for asbestos potentially present in areas of the building not explicitly specified within the client instruction, not indicated on provided site plans or not physically possible to access. Consulo Compliance Ltd cannot be held responsible for any damage caused as part of this survey carried out on your behalf. Due to the nature and necessity of sampling for asbestos some damage is unavoidable and will be limited to that necessary for taking of the samples.

Executive Summary

Variations to Scope

All areas within scope were accessed during the survey

Summary of Asbestos-Containing Materials

These suspected materials were assessed as **asbestos-containing**.

Building / Level / Location	Item	Material	Material Score	Recommendation	Page
Main Building / 0 / 003 - Lounge	Textured coating to ceiling and walls	Textured Coating	2 Very Low	Manage and annually re-inspect	11
Main Building / 0 / 004 - Kitchen	Textured coating to ceiling	Textured Coating	2 Very Low	Manage and annually re-inspect	12
Main Building / 0 / 006 - Garage	Cement ceiling panels	Cement	6 Low	Manage and annually re-inspect	15
Main Building / External / 999 - External	Cement Cowl to Chimney	Cement	6 Low	Manage and annually re-inspect	19
Main Building / External / 999 - External	Cement Stack Pipe	Cement	6 Low	Manage and annually re-inspect	20

Summary of Non-Asbestos-Containing Materials

These suspected materials were assessed as **non-asbestos-containing**.

Building / Level / Location	Item	Material	Page
Main Building / 0 / 004 - Kitchen	Bitumen Adhesive to Floor	Bitumen	13
Main Building / 0 / 004 - Kitchen	Bitumen pad to underside of sink	Bitumen	14
Main Building / 0 / 007 - Stairwell	Textured coating to walls	Textured Coating	16
Main Building / 1 / 011 - WC	Resin toilet cistern	Resin	17
Main Building / 1 / 014 - Bathroom	Textured coating to ceiling	Textured Coating	18

Summary of Locations or Items of Limited Access

These locations or items could not be fully accessed during survey. Asbestos should be presumed to be present until a further assessment can be undertaken. Note that the survey scope may exclude other areas - see **Report Details (p. 2)** and **Variations to Scope (p. 4)**.

Building / Level / Location	Inspect	Access / Notes	Photo 1	Photo 2	Page
all locations and items were fully accessed					

Register

Building / Level / Location	Item	Material	Strategy / Sample Id	Extent	Fibre Type	Product Type	Extent of Damage	Surface Treatment	Material Score	Recommendation	Page
Main Building / 0 / 003 - Lounge	Textured coating to ceiling and walls	Textured Coating	Sample S01	8 m. sq.	Chrysotile	1	0	0	2 Very Low	Manage and annually re-inspect	11
Main Building / 0 / 004 - Kitchen	Textured coating to ceiling	Textured Coating	Sample S02	8 m. sq.	Chrysotile	1	0	0	2 Very Low	Manage and annually re-inspect	12
Main Building / 0 / 006 - Garage	Cement ceiling panels	Cement	Sample S03	15 m. sq.	Chrysotile and Crocidolite	1	1	1	6 Low	Manage and annually re-inspect	15
Main Building / External / 999 - External	Cement Cowl to Chimney	Cement	Strongly Presume	1 No.	Crocidolite	1	1	1	6 Low	Manage and annually re-inspect	19
Main Building / External / 999 - External	Cement Stack Pipe	Cement	Strongly Presume	1 m.	Crocidolite	1	1	1	6 Low	Manage and annually re-inspect	20

Inspected Locations and Items

A summary of all locations and items inspected during the survey, including ACMs, non-ACMs and items & locations that could not be fully accessed.

Building / Level / Location	Item	Material	Access / Notes	Material Score	Recommendation	Page
Main Building / 0 / 000 - All Areas	The ground floor consisted of an open plan living and kitchen area with entrance hall, WC, conservatory and garage. Ceilings were a combination of Latham plaster, plasterboard, UPVC and cement. Floors were concrete with modern vinyl and linoleum coverings. Walls were brick with timber cladding and plaster finish. Electrical switch gear was noted to be modern. Heating was provided via a modern BAXI gas powered heater and there were metal radiators fed by uninsulated and foam insulated metal pipework from the plastic wrapped fibreglass insulated hot water cylinder located in the airing cupboard on the first floor. Ceilings had textured coating finishes in the kitchen and lounge.					10
Main Building / 0 / 003 - Lounge	Textured coating to ceiling and walls	Textured Coating		2 Very Low	Manage and annually re-inspect	11
Main Building / 0 / 004 - Kitchen	Bitumen Adhesive to Floor	Bitumen		0 None		13
Main Building / 0 / 004 - Kitchen	Bitumen pad to underside of sink	Bitumen		0 None		14
Main Building / 0 / 004 - Kitchen	Textured coating to ceiling	Textured Coating		2 Very Low	Manage and annually re-inspect	12
Main Building / 0 / 006 - Garage	Cement ceiling panels	Cement		6 Low	Manage and annually re-inspect	15
Main Building / 0 / 007 - Stairwell	Textured coating to walls	Textured Coating		0 None		16
Main Building / 1 / 011 - WC	Resin toilet cistern	Resin		0 None		17
Main Building / 1 / 014 - Bathroom	Textured coating to ceiling	Textured Coating		0 None		18
Main Building / External / 999 - External	Cement Cowl to Chimney	Cement		6 Low	Manage and annually re-inspect	19

table continued from previous page...

Building / Level / Location	Item	Material	Access / Notes	Material Score	Recommendation	Page
Main Building / External / 999 - External	Cement Stack Pipe	Cement		6 Low	Manage and annually re-inspect	20

Inspection Photographs

See following pages for additional photographs,
notes and scores for inspected locations and items...

Main Building > 0 > 000 - All Areas > Location Notes

Building	Main Building	**Level**	0
Location	000 - All Areas	**Item**	





Location Notes	The ground floor consisted of an open plan living and kitchen area with entrance hall, WC, conservatory and garage. Ceilings were a combination of Latham plaster, plasterboard, UPVC and cement. Floors were concrete with modern vinyl and linoleum coverings. Walls were brick with timber cladding and plaster finish. Electrical switch gear was noted to be modern. Heating was provided via a modern BAXI gas powered heater and there were metal radiators fed by uninsulated and foam insulated metal pipework from the plastic wrapped fibreglass insulated hot water cylinder located in the airing cupboard on the first floor. Ceilings had textured coating finishes in the kitchen and lounge.

Main Building > 0 > 003 - Lounge > Textured coating to ceiling and walls

Building	Main Building	**Level**	0
Location	003 - Lounge	**Item**	Textured coating to ceiling and walls
Material	Textured Coating	**Extent**	8 m. sq.
			
Strategy / Sample Id	Sample / S01	**Fibre Type**	Chrysotile
Recommendation	Manage and annually re-inspect		

Material Assessment

Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	0
Surface Type / Treatment	0	Asbestos Type	1
Material Score		2 / Very Low	

Main Building > 0 > 004 - Kitchen > Textured coating to ceiling

Building	Main Building	**Level**	0
Location	004 - Kitchen	**Item**	Textured coating to ceiling
Material	Textured Coating	**Extent**	8 m. sq.
			
Strategy / Sample Id	Sample / S02	**Fibre Type**	Chrysotile
Recommendation	Manage and annually re-inspect		

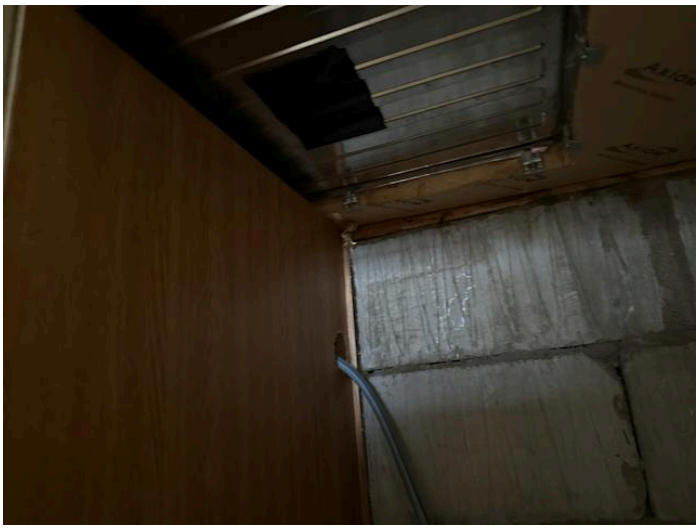
Material Assessment

Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	0
Surface Type / Treatment	0	Asbestos Type	1
Material Score		2 / Very Low	

Main Building > 0 > 004 - Kitchen > Bitumen Adhesive to Floor

Building	Main Building	**Level**	0
Location	004 - Kitchen	**Item**	Bitumen Adhesive to Floor
Material	Bitumen	**Extent**	30 m. sq.
			
Strategy / Sample Id	Sample / S04	**Fibre Type**	NADIS

Main Building > 0 > 004 - Kitchen > Bitumen pad to underside of sink

Building	Main Building	**Level**	0
Location	004 - Kitchen	**Item**	Bitumen pad to underside of sink
Material	Bitumen	**Extent**	2 No.
			
Strategy / Sample Id	Sample / S05	**Fibre Type**	NADIS

Main Building > 0 > 006 - Garage > Cement ceiling panels

Building	Main Building	**Level**	0
Location	006 - Garage	**Item**	Cement ceiling panels
Material	Cement	**Extent**	15 m. sq.
			
Strategy / Sample Id	Sample / S03	**Fibre Type**	Chrysotile and Crocidolite
Recommendation	Manage and annually re-inspect		

Material Assessment

Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	1
Surface Type / Treatment	1	Asbestos Type	3
Material Score		6 / Low	

Main Building > 0 > 007 - Stairwell > Textured coating to walls

Building	Main Building	**Level**	0
Location	007 - Stairwell	**Item**	Textured coating to walls
Material	Textured Coating	**Extent**	8 m. sq.
			
Strategy / Sample Id	Sample / S06	**Fibre Type**	NADIS

Main Building > 1 > 011 - WC > Resin toilet cistern

Building	Main Building	**Level**	1
Location	011 - WC	**Item**	Resin toilet cistern
Material	Resin	**Extent**	1 No.
			
Strategy / Sample Id	Sample / S07	**Fibre Type**	NADIS

Main Building > 1 > 014 - Bathroom > Textured coating to ceiling

Building	Main Building	**Level**	1
Location	014 - Bathroom	**Item**	Textured coating to ceiling
Material	Textured Coating	**Extent**	8 m. sq.
			
Strategy / Sample Id	Sample / S08	**Fibre Type**	NADIS

Main Building > External > 999 - External > Cement Cowl to Chimney

Building	Main Building	**Level**	External
Location	999 - External	**Item**	Cement Cowl to Chimney
Material	Cement	**Extent**	1 No.





Strategy / Sample Id	Strongly Presume	**Presumed Fibre Type**	Crocidolite
Recommendation	Manage and annually re-inspect		

Material Assessment

Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	1
Surface Type / Treatment	1	Asbestos Type	3
Material Score		6 / Low	

Main Building > External > 999 - External > Cement Stack Pipe

Building	Main Building	**Level**	External
Location	999 - External	**Item**	Cement Stack Pipe
Material	Cement	**Extent**	1 m.
			
Strategy / Sample Id	Strongly Presume	**Presumed Fibre Type**	Crocidolite
Recommendation	Manage and annually re-inspect		

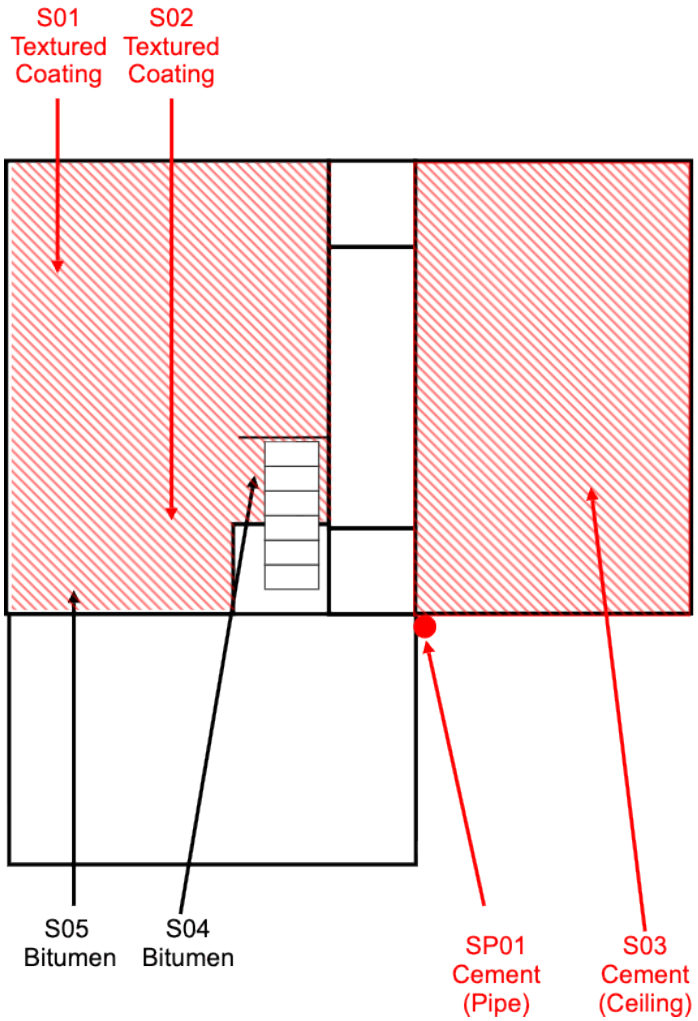
Material Assessment

Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	1
Surface Type / Treatment	1	Asbestos Type	3
Material Score		6 / Low	

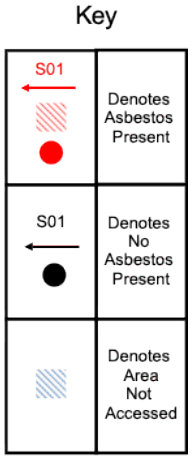
Appendices

Floorplans

See following pages...


S01
Textured
Coating
S02
Textured
Coating
S05
Bitumen
S04
Bitumen
SP01
Cement
(Pipe)
S03
Cement
(Ceiling)


S06
Textured
Coating
S07
Resin
SP01
Cement
(Cowl)
S08
Textured
Coating


Key
S01
Denotes
Asbestos
Present
S01
Denotes
No
Asbestos
Present
Denotes
Area
Not
Accessed

Bulk Sample Test Certificates

See following pages...

Certificate of Bulk Analysis for Asbestiform Materials

The samples were analysed using polarised light microscopy with dispersion staining in accordance with Acorn Analytical Services Limited documented in-house procedures based upon HSE document 'HSG248: The Analyst Guide'.

Notes:

- Where Acorn Analytical Services Limited did not take the sample(s), the results given are based upon information supplied by those taking the sample(s).
- This test report should not be reproduced, except in full, without written permission from Acorn Analytical Services Limited.
- Opinions and interpretations raised on this certificate are outside the scope of UKAS accreditation including product type.
- Where Acorn Analytical Services Limited did not take the sample, then the sampling elements are outside the scope of UKAS accreditation.
- Bulk samples are retained at the laboratory for a period of 6 months, and bulk sampling records are held for a minimum of 5 years.
- Where Acorn Analytical Services Limited did not take the sample, these results relate only to the sample as tested.

The client provided information:

- Sample number/reference
- Location of the site
- Description and location of the material

Acorn Analytical Services Limited provided information:

- The product type
- The analysis result

Acorn analytical Services Limited are not responsible for the accuracy or validity of information provided from outside the organisation.

Client and Site Details

Client Details	Site Address	Project Number
Consulo Compliance Ltd 44 Southfield Road Northampton NN5 6HN	45 St James Street Daventry NN11 4AG	N-117290

Samples Taken By

Samples Taken By	Company	Date Samples Received
Client	Consulo Compliance Ltd	30 October 2026

Bulk Analysis Results

Sample Reference	Product Type	Location	Description and Location of Material	Analysis Result
S001	Textured Coating	Lounge	Textured coating to ceiling	Chrysotile
S002	Textured Coating	Kitchen	Textured coating to ceiling	Chrysotile
S003	Cement	Garage	Cement ceiling panels	Chrysotile, Crocidolite
S004	Bitumen	Kitchen	Bitumen adhesive to floor	No Asbestos Detected

Acorn Analytical Services Limited • 25 Charter Gate - Quarry Park Close
- Moulton Park - Northampton - NN3 6QB
T: 0844 818 0895 • E: south@acornasbestos.co.uk • W: www.acorn-as.com

Bulk Analysis Results

Sample Reference	Product Type	Location	Description and Location of Material	Analysis Result
S005	Bitumen	Kitchen	Bitumen pad to sink	No Asbestos Detected
S006	Textured Coating	Stairwell	Textured coating to walls	No Asbestos Detected
S007	Resin	Toilet	Resin toilet cistern	No Asbestos Detected
S008	Textured Coating	Bathroom	Textured coating to ceiling	No Asbestos Detected

Signatures

Analysed and Issued By	Signature	Date
Eugenia Wilson		04 November 2026

Acorn Analytical Services Limited • 25 Charter Gate - Quarry Park Close
- Moulton Park - Northampton - NN3 6QB
T: 0844 818 0895 • E: south@acornasbestos.co.uk • W: www.acorn-as.com

Types of Asbestos Survey

HSG 264 (Asbestos: The Survey Guide) describes two types of survey:

Management Surveys

A management survey is the standard survey. Its purpose is to locate, as far as reasonably practicable, the presence and extent of any suspect ACMs in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition. Management surveys can involve a combination of sampling to confirm asbestos is present or presuming asbestos to be present.

Refurbishment and Demolition Surveys

A refurbishment and demolition survey is needed before any refurbishment or demolition work is carried out. This type of survey is used to locate and describe, as far as reasonably practicable, all ACMs in the area where the refurbishment work will take place or in the whole building if demolition is planned. The survey will be fully intrusive and involve destructive inspection, as necessary, to gain access to all areas, including those that may be difficult to reach. A refurbishment and demolition survey may also be required in other circumstances, eg when more intrusive maintenance and repair work will be carried out or for plant removal or dismantling.

Material Assessment Scores

Where ACMs have been identified or presumed, a material score is calculated in accordance with HSG 264 (Asbestos: The Survey Guide). The value assigned to each of the four sample variables is added together to give a total material score between 2 and 12.

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

The material score determines the potential for a material to release asbestos fibres when disturbed. This score is then categorised to describe the potential:

Material Score	2	3	4	5	6	7	8	9	10	11	12
Category	Very Low			Low		Medium			High		

Asbestos Materials

Asbestos is a naturally occurring mineral composed of soft and flexible fibers that are resistant to heat, electricity and corrosion. These qualities make the mineral useful, but they also make asbestos exposure highly toxic.

Asbestos is a group of six naturally occurring fibrous minerals composed of thin, needle-like fibers. Exposure to asbestos causes several cancers and diseases, including mesothelioma and asbestosis.

Asbestos Morphology

Mineral Group	Fibre Type	Common Name
Serpentine	Chrysotile	White
Amphibole	Amosite	Brown
	Crocidolite	Blue
	Anthophyllite	n/a
	Tremolite	n/a
	Actinolite	n/a

Note: *Anthophyllite was used in limited quantities for insulation products and construction materials. It also occurs as a contaminant in chrysotile asbestos, vermiculite and talc. Tremolite and actinolite are not used commercially, but they can be found as contaminants in chrysotile asbestos, vermiculite and talc.*