

**Asbestos Demolition Survey
Inspection Report – Revision 1**

Leighton Park School

**Field House Boarding
Reading**



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Asbestos Demolition Survey Inspection Report – Revision 1

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Reading**



Survey Date: 09 September 2024

Recommended Review Date: 09 September 2025

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EXECUTIVE SUMMARY

1. Executive Summary - Scope Summary and Materials List

The type and extent of this Demolition Asbestos Survey is detailed as follows and described in more detail in section 6.2:

Demolition survey to all areas of the building.

Below is the list of materials and this acts as an asbestos register for the areas surveyed:

Item Ref	Relevant Report Section	Location, Description	Result	Material Assessment Algorithm	Material Extent	HSE Licensable Material?
S 001	7.2.1	2.1, Corridor, Floor Tiles, Vinyl	No Asbestos Detected	0 - N/A	Approx 25 m2	N/A
S 002	7.2.2	G1, G2, G3, G4, Tutors flat, Floor Tiles, Vinyl	Chrysotile	3 - Very Low	Approx 50 m2	No
S 003	7.2.3	G11, Classroom, Floor Tiles, Vinyl	No Asbestos Detected	0 - N/A	1 lm	N/A
S 004	7.2.4	G14, W.C's, Walls behind urinals, Tiles, Vinyl	Chrysotile	3 - Very Low	Approx 12 m2	No
S 005	7.2.5	G34, Classroom, Under parquet, Bitumen	No Asbestos Detected	0 - N/A	Approx 40 m2	N/A
S 006	7.2.6	G36, Hall, Damp Proof Course, Bitumen	Chrysotile	4 - Very Low	1 lm visible	No
S 007	7.2.7	External, External Areas, Window panels, Insulating Board	Chrysotile / Amosite	6 - Low	17 panels to front and 23 panels to rear on ground floor and 13 panels on first floor	YES
S 008	7.2.8	External, Flat roof above G24, Upon Flat Roof, Insulating Board Debris	Chrysotile / Amosite	9 - Medium	1 m2	YES
S 009	7.2.9	G38, W.C, Toilet Cistern, Thermoplastic	No Asbestos Detected	0 - N/A	1 x item	N/A
S 010	7.2.10	G39, Office, Floor Tiles, Vinyl	No Asbestos Detected	0 - N/A	10 m2	N/A
X 001	7.2.11	1.37, 2 and 1 bed flats, Floor Tiles, Vinyl	Material visually identical to referenced sample.	0 - N/A	Approx 75 m2	N/A
X 001	7.2.12	2.10, Kitchen, Floor Tiles, Vinyl	Material visually identical to referenced sample.	0 - N/A	Approx 6 m2	N/A
X 001	7.2.13	2.12, Corridor, Floor Tiles, Vinyl	Material visually identical to referenced sample.	0 - N/A	Approx 3 m2	N/A
X 001	7.2.14	2.13, Office, Floor Tiles, Vinyl	Material visually identical to referenced sample.	0 - N/A	5 m2	N/A
X 001	7.2.15	2.14, Corridor, Floor Tiles, Vinyl	Material visually identical to referenced sample.	0 - N/A	Approx 10 m2	N/A

EXECUTIVE SUMMARY

Item Ref	Relevant Report Section	Location, Description	Result	Material Assessment Algorithm	Material Extent	HSE Licensable Material?
X 001	7.2.16	2.16, Landing, Floor Tiles, Vinyl	Material visually identical to referenced sample.	0 - N/A	Approx 10 m2	N/A
X 001	7.2.17	2.18, 2.19, 2.20, 2.21, 2.22, 2.23, 2.24, 2.25, 2.26, 2.27, 2.28, 2.29, Bedrooms and corridors, Under partition walls, Floor Tiles, Vinyl	Material visually identical to referenced sample.	0 - N/A	Approx 100 lm	N/A
X 001	7.2.18	2.2 / 2.3, Studio 3, Floor Tiles, Vinyl	Material visually identical to referenced sample.	0 - N/A	Approx 2 m2	N/A
X 001	7.2.19	2.4 / 2.5, Studio 1, Floor Tiles, Vinyl	Material visually identical to referenced sample.	0 - N/A	Approx 2 m2	N/A
X 001	7.2.20	2.6 / 2.7, Studio 4, Floor Tiles, Vinyl	Material visually identical to referenced sample.	0 - N/A	Approx 2 m2	N/A
X 001	7.2.21	2.8 / 2.9, Studio 2, Floor Tiles, Vinyl	Material visually identical to referenced sample.	0 - N/A	Approx 2 m2	N/A
X 001	7.2.22	G7, Staff kitchen, Floor Tiles, Vinyl	Material visually identical to referenced sample.	0 - N/A	Approx 40 m2	N/A
X 002	7.2.23	G6, Office, Floor Tiles, Vinyl	Strongly Presumed to contain Chrysotile	3 - Very Low	10 m2	No
X 002	7.2.24	G8, Corridor, Floor Tiles, Vinyl	Strongly Presumed to contain Chrysotile	3 - Very Low	7 m2	No
X 004	7.2.25	G15, Changing room, Behind plasterboard wall, Tiles, Vinyl	Strongly Presumed to contain Chrysotile	2 - Very Low	Approx 20m2	No
X 004	7.2.26	G16, Store, Walls, Tiles, Vinyl	Strongly Presumed to contain Chrysotile	3 - Very Low	Approx 25 m2	No
X 004	7.2.27	G17, Store, Walls, Tiles, Vinyl	Strongly Presumed to contain Chrysotile	4 - Very Low	Approx 15 m2	No
X 005	7.2.28	G35, Classroom, Under parquet, Bitumen	Material visually identical to referenced sample.	0 - N/A	Approx 18 m2	N/A
X 005	7.2.29	G36, Hall, Under parquet, Bitumen	Material visually identical to referenced sample.	0 - N/A	Approx 50 m2	N/A
X 005	7.2.30	G45, Housemasters store, Floor under parquet, Bitumen	Material visually identical to referenced sample.	0 - N/A	16 m2	N/A
X 005	7.2.31	G46, Housemasters house, Ground floor, Under parquet floor, Bitumen	Material visually identical to referenced sample.	0 - N/A	Approx 60 m2	N/A

EXECUTIVE SUMMARY

Item Ref	Relevant Report Section	Location, Description	Result	Material Assessment Algorithm	Material Extent	HSE Licensable Material?
X 005	7.2.32	G48, Stairway and store, Under parquet, Bitumen	Material visually identical to referenced sample.	0 - N/A	8 m2	N/A
X 005	7.2.33	G50, Store, Under parquet, Bitumen	Material visually identical to referenced sample.	0 - N/A	3 m2	N/A
SP 001	7.2.34	Room G22/23, GF Plant Room, Wall, Insulation Residue	Amosite	11 - High	Small Amounts Throughout	YES
SP 002	7.2.35	Room G22/23, GF Plant Room, Pipework, Compressed Gasket	Chrysotile	6 - Low	Approx 8	No
SP 003	7.2.36	Room E01, Externals, Soffit Panels, Insulating Board	Chrysotile / Amosite	11 - High	Approx 130lm	YES
SP 004	7.2.37	External, Housemasters house, Soffit Panels, Insulating Board	Chrysotile / Amosite	8 - Medium	Approx 50 lm	YES
P 001	7.2.38	Room G24, GF Plant Room, Electrical Fuse/Switch Box Internal Flash Guards, Textile	Presumed to contain Chrysotile	6 - Low	Small Amounts Throughout	No
P 002	7.2.39	External, Flat roof areas, Skylights, Textile	Presumed to contain Chrysotile	5 - Low	Throughout skylights	No
P 003	7.2.40	G46, Housemaster house, Ground floor, Understairs cable wrap, Textile	Presumed to contain Chrysotile	5 - Low	0.5 lm	No

Any items with a high Material Assessment Score are highlighted above in yellow and these require urgent action.

We advise the following action be taken:

- Removal of all items

The analyses of the bulk samples are discussed in more detail in the following sections of this report including Material Assessment where necessary.

Refer to Appendices for descriptions of the areas surveyed and materials assessed.

EXECUTIVE SUMMARY

2. Executive Summary – Presumed Areas

The following areas could not be accessed on the day of the survey and therefore must be presumed to contain asbestos. UL Solutions strongly recommend that these areas be revisited and surveyed in order to confirm whether or not asbestos is present.

All areas within the scope of the survey were accessed.

EXECUTIVE SUMMARY

3. Executive Summary – Plans

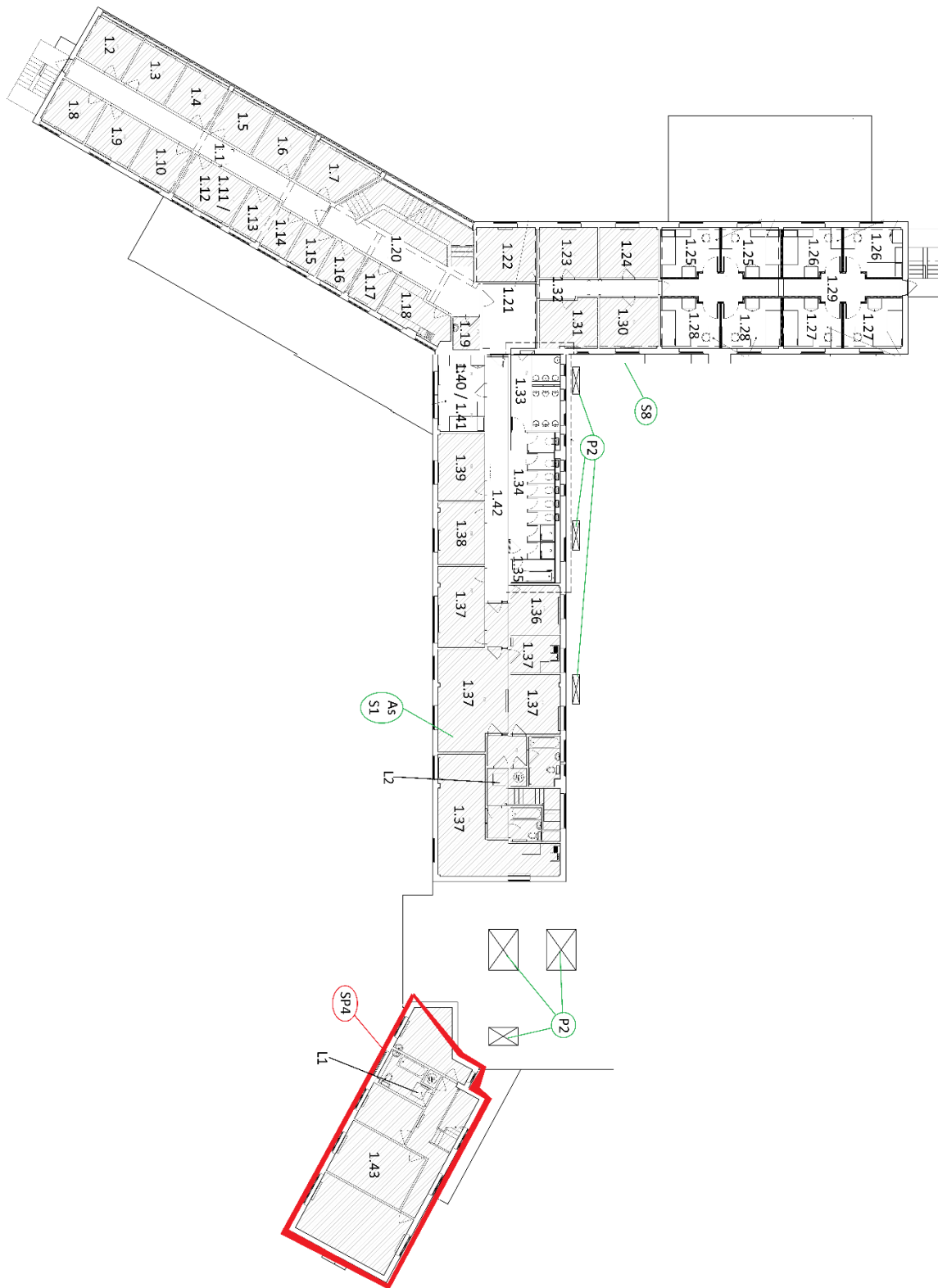
Where floor plans have not been provided by the client as requested, UL Solutions have hand drawn the plans for the purpose of this survey. It must be noted that any hand drawn plans below can not be guaranteed for accuracy.

	Asbestos identified - extent
	Area presumed based on access restriction - extent
#1	Sample
P1	Presumed ACM (based on visual inspection)
X1	Presumed ACM (based on sample cross reference)
E.g. G1	Room references displayed as plain text

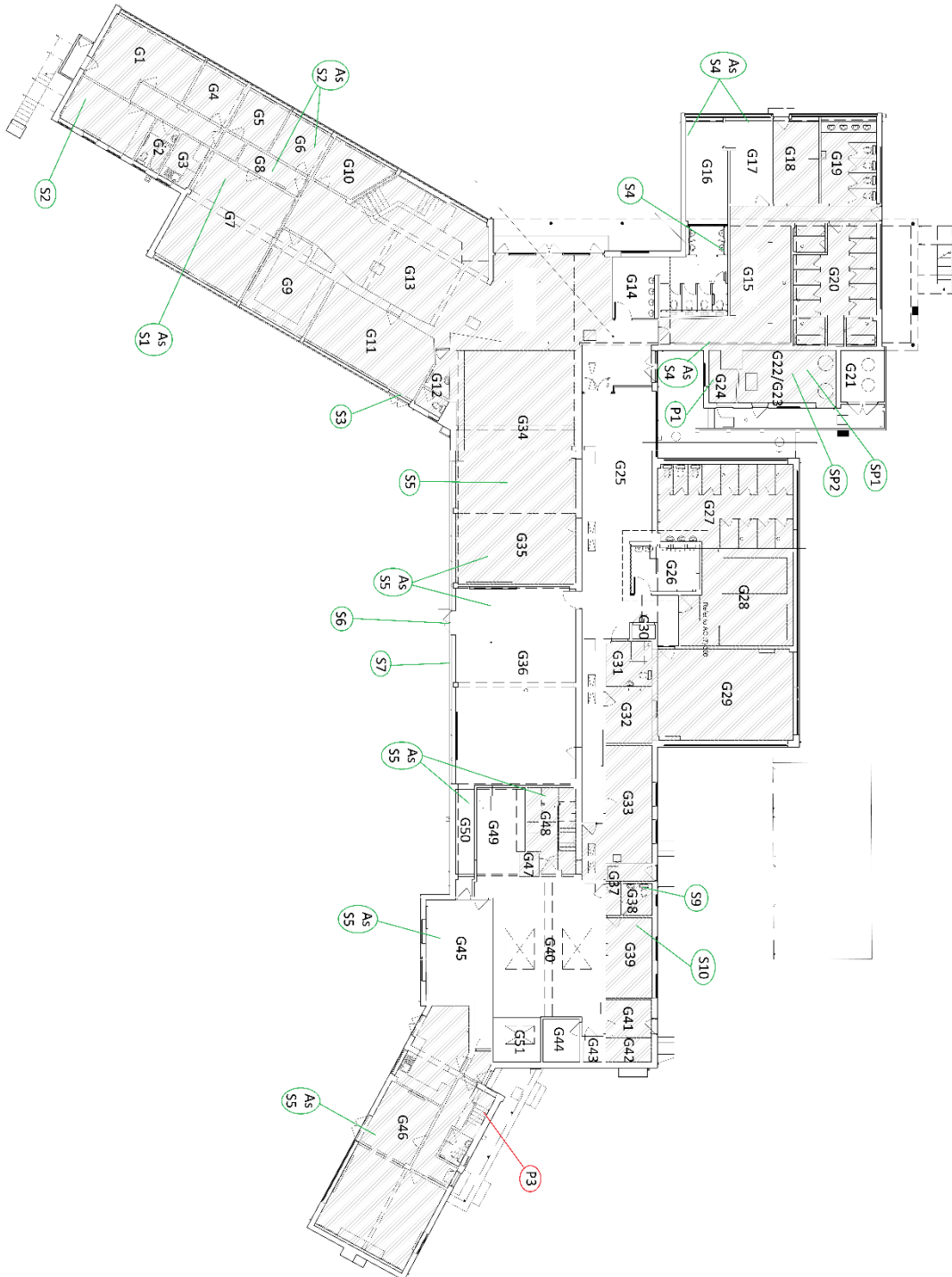
EXECUTIVE SUMMARY



EXECUTIVE SUMMARY



EXECUTIVE SUMMARY



INTRODUCTION

4. Introduction

Site Name:	Field House Boarding
Client:	Alan Rumney of Leighton Park School
Lead Surveyor:	Louis Carron
Survey Date:	09 September 2024
Report Quality Approval:	Gary Whitehead
Report Approval Date:	01 October 2024
Revision 1 Survey Date:	08 October 2024
Revision 1 Surveyor:	Gary Whitehead
Revision 1 Report Approval Date:	08 October 2024
Revision 1 Report Reason:	Previous areas of no access no accessed and surveyed (Headmaster's House).

This inspection was carried out as a Demolition Survey as defined by HSG 264 Asbestos: The Survey Guide and UL Solutions documented in-house Standard Operating Procedures.

This is an intrusive survey, undertaken to determine so far as is reasonably practicable the full extent of asbestos materials within the building or site. All areas where access is readily available (including areas accessible using hand tools and ladders) were inspected. All suspect materials were sampled in accordance with the 'Asbestos: The analysts' guide for sampling analysis and clearance procedures' HSG248, unless otherwise instructed.

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The precise scope of all areas surveyed is detailed in section 6.2.

Where possible, materials not sampled will be strongly presumed to be the same as other comparable materials sampled during the survey. This will be undertaken in the form of a reference system, where identical materials are cross-referred to the original sample, i.e.; 'As 5' refers to sample 5. If a material is not sampled and a similar product has not been sampled in the survey, the most likely asbestos type has been determined according to the consultant's experience, together with published reference tables in HSG 264 Asbestos: The Survey Guide. In all cases, where a number of scenarios are possible, the 'worst case' will be assumed.

Samples for analysis were submitted to ENVIROCHEM Ltd, 12 The Gardens, Broadcut, Fareham, Hampshire, PO16 8SS who are UKAS accredited in the appropriate methodology and staffed by technicians trained and experienced in accepted procedures. The laboratory report was issued by Becki Pardy on the 17/9/24.

Under the guidance given in HS(G) 248, laboratories are no longer able to give guidance, on asbestos percentages of samples submitted, under their UKAS accreditation. Interpretations given by some laboratories are therefore not accredited and should be used for guidance purposes only. Any samples detailed within this report will have their asbestos type identified. Further information taken from HSG 264 Asbestos: The Survey Guide can be referenced in the standards and abbreviations section of this report.

A full Material Assessment is provided in the written report for each item found to contain asbestos, presumed or strongly presumed to contain asbestos. Also included are recommendations for possible remedial action, however it should be pointed out that these are included as useful

INTRODUCTION

information only, as **under the Control of Asbestos Regulations, the Duty Holder is required to carry out the full Risk Assessment**. This is because the HSE require a more detailed knowledge of each of the areas sampled and surveyed than the person undertaking this survey would be expected to have. The Duty Holder should therefore use their detailed knowledge of the premises together with the Material Assessment contained within this document to produce the full Risk Assessment and Management Plan. This applies to Demolition Surveys where there is a significant time delay before the building is to be demolished or refurbished. UL Solutions would however, be pleased to assist in this matter, as appropriate.

The investigation was carried out in a professional manner by experienced personnel. The extent of the survey was, however, bound by the limits of intrusive surveying, which precludes any major physical damage to **structural** building elements. Asbestos containing materials may be present in locations other than those considered in this report. The presence of asbestos will, therefore, be reported to the best of our ability within the constraints of these intrusive methods. Where suspected asbestos containing materials are identified within this survey (sample locations or presumed locations) it may not be possible to access or survey behind them due to potential exposure risk. Should access be required beyond these locations, please contact UL Solutions for further investigative works.

UL Solutions has made a judgement on whether the asbestos containing materials identified within this report are deemed licensable or non-licensable as defined in The Control of Asbestos Regulations, 2012. These views should be taken for guidance purposes only and it must be borne in mind that the revised regulations now take a risk-based approach when assessing whether or not Asbestos Containing Materials are considered licensable. Hence, suitable risk assessments should be undertaken prior to any removal works, with a decision made on whether the materials are considered licensable or not based on the outcome of the risk assessment. This must take into account issues such as control measures in place, the use of power tools, and techniques used for removal. This must also assess whether works are considered to be of a low intensity and sporadic exposure nature (whether control limits are likely to be exceeded).

REGULATORY REQUIREMENTS

5. Regulatory Requirements

The Control of Asbestos Regulations (2012) place a number of further requirements upon the duty holder, in addition to undertaking this survey. These include (but are not limited to) the following, which **must be undertaken**;

- **If the building is to remain in use sometime prior to demolition, the Duty Holder is required to carry out a full Risk Assessment, including individual management plans for each asbestos material identified (*Regulation 4*).**
- **Every employer shall prevent the exposure of his employees to asbestos so far as is reasonably practicable. (*Regulation 11*)**
- **Every employer shall prevent or, where this is not reasonably practicable, reduce to the lowest level reasonably practicable, the spread of asbestos from any place where work under his control is carried out. (*Regulation 16*)**

It is also a requirement that;

- **Every employer shall ensure that adequate information, instruction and training is given to those of his employees.... (*Regulation 10*)** - This includes asbestos awareness training for persons who are likely to disturb asbestos while carrying out their normal everyday work, or who may influence how work is carried out.
- **UL Solutions would be happy to offer further assistance in any of the above areas should it be required. For guidance on the correct use of this asbestos survey, please contact UL Solutions, who can offer guidance and training.**

GENERAL DESCRIPTION

6. General Description

6.1 General Building Information

Building Name:	Field House Boarding
Building Address:	Leighton Park School Shinfield Road, Reading
Building Use:	Commercial
Number of Floors:	3
Number of Basements:	0
Estimated Floor Area:	
Estimated No of Occupants:	50
Estimated Age:	Mid 1900
Building Occupancy:	Occupied daily

6.2 Scope of Survey

6.2.1 Access Techniques

The survey was undertaken using full destructive access techniques in all areas of the building listed below. Unless specified, the concrete floor slab and structural building elements are not considered within the scope of this survey.

6.2.2 Areas Surveyed

UL Solutions undertook a Demolition Survey within all the areas of the building aside from the external garage block.

MATERIAL IDENTIFICATION

7. Material Identification

Various samples of suspect building materials were taken for subsequent laboratory testing. All testing was carried out in laboratories qualified and accredited to perform such tests, by Technicians trained and experienced in accepted procedures. The specific methods used are referenced where appropriate.

Estimates of asbestos content outside the laboratories scope of accreditation as per UKAS guidance under HS(G) 248. Further detail is however provided by UL Solutions, taken from HSG 264 Asbestos: The Survey Guide for informative purposes only, in the “Standards and Abbreviations” section of this report.

Where sampling is not practicable items have been strongly presumed or presumed and these are included in section 7.2.

7.1 Examination of Bulk Samples

Objective: To establish the presence of asbestos materials in various bulk samples.

Method: Sampling of bulk samples with subsequent examination using Polarised and Dispersion Staining Microscopy.

Results:

Sample No	Location, Description and Area	Result
1	2.1, Corridor, Floor Tiles, Vinyl	No Asbestos Detected
2	G1, G2, G3, G4, Tutors flat, Floor Tiles, Vinyl	Chrysotile
3	G11, Classroom, Floor Tiles, Vinyl	No Asbestos Detected
4	G14, W.C's, Walls behind urinals, Tiles, Vinyl	Chrysotile
5	G34, Classroom, Under parquet, Bitumen	No Asbestos Detected
6	G36, Hall, Damp Proof Course, Bitumen	Chrysotile
7	External, External Areas, Window panels, Insulating Board	Chrysotile / Amosite
8	External, Flat roof above G24, Upon Flat Roof, Insulating Board Debris	Chrysotile / Amosite
9	G38, W.C, Toilet Cistern, Thermoplastic	No Asbestos Detected
10	G39, Office, Floor Tiles, Vinyl	No Asbestos Detected

MATERIAL IDENTIFICATION

7.2 Material Details

Locations of materials assessed can be seen in Section 3 – Executive Summary – Plans.

7.2.1 2.1, Corridor, Floor Tiles, Vinyl

Item Reference	S 001	Condition	Good
Extent	Approx 25 m2	Surface Treatment	
Debris Present	No	HSE Licensable Material	N/A
Asbestos Type	No Asbestos Detected		



Comments Under modern glue and screed in areas.

Recommendations No asbestos was detected.

Material Assessment Score N/A

MATERIAL IDENTIFICATION

7.2.2 G1, G2, G3, G4, Tutors flat, Floor Tiles, Vinyl

Item Reference	S 002	Condition	Low
Extent	Approx 50 m2	Surface Treatment	Composite Material
Debris Present	No	HSE Licensable Material	No
Asbestos Type	Chrysotile		



Comments

Recommendations We advise this material be removed.

Material Assessment Score 3 Very Low

MATERIAL IDENTIFICATION

7.2.3 G11, Classroom, Floor Tiles, Vinyl

Item Reference	S 003	Condition	Good
Extent	1 lm	Surface Treatment	
Debris Present	No	HSE Licensable Material	N/A
Asbestos Type	No Asbestos Detected		



Comments Only found on step by doorway.

Recommendations No asbestos was detected.

Material Assessment Score N/A

MATERIAL IDENTIFICATION

7.2.4 G14, W.C's, Walls behind urinals, Tiles, Vinyl

Item Reference	S 004	Condition	Low
Extent	Approx 12 m2	Surface Treatment	Composite Material
Debris Present	No	HSE Licensable Material	No
Asbestos Type	Chrysotile		



Comments

Recommendations We advise this material be removed.

Material Assessment Score 3 Very Low

MATERIAL IDENTIFICATION

7.2.5 G34, Classroom, Under parquet, Bitumen

Item Reference	S 005	Condition	Good
Extent	Approx 40 m2	Surface Treatment	
Debris Present	No	HSE Licensable Material	N/A
Asbestos Type	No Asbestos Detected		



Comments

Recommendations No asbestos was detected.

Material Assessment Score N/A

MATERIAL IDENTIFICATION

7.2.6 G36, Hall, Damp Proof Course, Bitumen

Item Reference	S 006	Condition	Medium
Extent	1 lm visible	Surface Treatment	Bitumen Bonded
Debris Present	No	HSE Licensable Material	No
Asbestos Type	Chrysotile		



Comments Seen to step by doorway only.

Recommendations We advise this material be removed.

Material Assessment Score 4 Very Low

MATERIAL IDENTIFICATION

7.2.7 External, External Areas, Window panels, Insulating Board

Item Reference	S 007	Condition	Low
Extent	17 panels to front and 23 panels to rear on ground floor and 13 panels on first floor	Surface Treatment	Sealed
Debris Present	No	HSE Licensable Material	<u>YES</u>
Asbestos Type	Chrysotile / Amosite		



Comments Each panel is approx 2 m2 on the ground floor and 4 m2 on the first floor. Externally they are lacquered but internally are bare insulating board behind block walls.

Recommendations We advise this material be removed.

Material Assessment Score 6 Low

MATERIAL IDENTIFICATION

7.2.8 External, Flat roof above G24, Upon Flat Roof, Insulating Board Debris

Item Reference	S 008	Condition	High
Extent	1 m2	Surface Treatment	Unsealed
Debris Present	Yes	HSE Licensable Material	<u>YES</u>
Asbestos Type	Chrysotile / Amosite		



Comments Panels have fallen down from soffit on 2nd floor.

Recommendations We advise this material be removed.

Material Assessment Score 9 Medium

MATERIAL IDENTIFICATION

7.2.9 G38, W.C, Toilet Cistern, Thermoplastic

Item Reference	S 009	Condition	Good
Extent	1 x item	Surface Treatment	
Debris Present	No	HSE Licensable Material	N/A
Asbestos Type	No Asbestos Detected		



Comments

Recommendations No asbestos was detected.

Material Assessment Score N/A

MATERIAL IDENTIFICATION

7.2.10 G39, Office, Floor Tiles, Vinyl

Item Reference	S 010	Condition	Good
Extent	10 m2	Surface Treatment	
Debris Present	No	HSE Licensable Material	N/A
Asbestos Type	No Asbestos Detected		



Comments

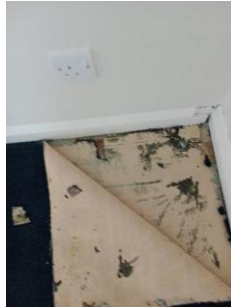
Recommendations No asbestos was detected.

Material Assessment Score N/A

MATERIAL IDENTIFICATION

7.2.11 1.37, 2 and 1 bed flats, Floor Tiles, Vinyl

Item Reference	X 001	Condition	Good
Extent	Approx 75 m2	Surface Treatment	Composite Material
Debris Present	No	HSE Licensable Material	N/A
Asbestos Type	Material visually identical to referenced sample.		



Comments

Recommendations No asbestos was detected in the referenced sample.

Material Assessment Score N/A

MATERIAL IDENTIFICATION

7.2.12 2.10, Kitchen, Floor Tiles, Vinyl

Item Reference	X 001	Condition	Good
Extent	Approx 6 m2	Surface Treatment	Composite Material
Debris Present	No	HSE Licensable Material	N/A
Asbestos Type	Material visually identical to referenced sample.		



Comments

Recommendations No asbestos was detected in the referenced sample.

Material Assessment Score N/A

MATERIAL IDENTIFICATION

7.2.13 2.12, Corridor, Floor Tiles, Vinyl

Item Reference	X 001	Condition	Good
Extent	Approx 3 m2	Surface Treatment	Composite Material
Debris Present	No	HSE Licensable Material	N/A
Asbestos Type	Material visually identical to referenced sample.		



Comments Under modern glue and screed in areas.

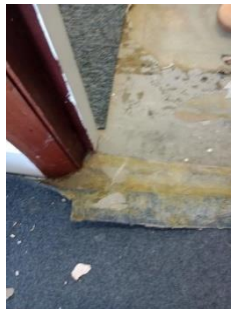
Recommendations No asbestos was detected in the referenced sample.

Material Assessment Score N/A

MATERIAL IDENTIFICATION

7.2.14 2.13, Office, Floor Tiles, Vinyl

Item Reference	X 001	Condition	Good
Extent	5 m2	Surface Treatment	Composite Material
Debris Present	No	HSE Licensable Material	N/A
Asbestos Type	Material visually identical to referenced sample.		



Comments

Recommendations No asbestos was detected in the referenced sample.

Material Assessment Score N/A

MATERIAL IDENTIFICATION

7.2.15 2.14, Corridor, Floor Tiles, Vinyl

Item Reference	X 001	Condition	Good
Extent	Approx 10 m2	Surface Treatment	Composite Material
Debris Present	No	HSE Licensable Material	N/A
Asbestos Type	Material visually identical to referenced sample.		



Comments Under modern glue and screed in areas.

Recommendations No asbestos was detected in the referenced sample.

Material Assessment Score N/A

MATERIAL IDENTIFICATION

7.2.16 2.16, Landing, Floor Tiles, Vinyl

Item Reference	X 001	Condition	Good
Extent	Approx 10 m2	Surface Treatment	Composite Material
Debris Present	No	HSE Licensable Material	N/A
Asbestos Type	Material visually identical to referenced sample.		



Comments Under modern glue and screed in areas.

Recommendations No asbestos was detected in the referenced sample.

Material Assessment Score N/A

MATERIAL IDENTIFICATION

7.2.17 2.18, 2.19, 2.20, 2.21, 2.22, 2.23, 2.24, 2.25, 2.26, 2.27, 2.28, 2.29, Bedrooms and corridors, Under partition walls, Floor Tiles, Vinyl

Item Reference	X 001	Condition	Good
Extent	Approx 100 lm	Surface Treatment	Composite Material
Debris Present	No	HSE Licensable Material	N/A
Asbestos Type	Material visually identical to referenced sample.		



Comments

Recommendations No asbestos was detected in the referenced sample.

Material Assessment Score N/A

MATERIAL IDENTIFICATION

7.2.18 2.2 / 2.3, Studio 3, Floor Tiles, Vinyl

Item Reference	X 001	Condition	Good
Extent	Approx 2 m2	Surface Treatment	Composite Material
Debris Present	No	HSE Licensable Material	N/A
Asbestos Type	Material visually identical to referenced sample.		



Comments In doorway between rooms.

Recommendations No asbestos was detected in the referenced sample.

Material Assessment Score N/A

MATERIAL IDENTIFICATION

7.2.19 2.4 / 2.5, Studio 1, Floor Tiles, Vinyl

Item Reference	X 001	Condition	Good
Extent	Approx 2 m2	Surface Treatment	Composite Material
Debris Present	No	HSE Licensable Material	N/A
Asbestos Type	Material visually identical to referenced sample.		



Comments In doorway between rooms.

Recommendations No asbestos was detected in the referenced sample.

Material Assessment Score N/A

MATERIAL IDENTIFICATION

7.2.20 2.6 / 2.7, Studio 4, Floor Tiles, Vinyl

Item Reference	X 001	Condition	Good
Extent	Approx 2 m2	Surface Treatment	Composite Material
Debris Present	No	HSE Licensable Material	N/A
Asbestos Type	Material visually identical to referenced sample.		



Comments In doorway between rooms.

Recommendations No asbestos was detected in the referenced sample.

Material Assessment Score N/A

MATERIAL IDENTIFICATION

7.2.21 2.8 / 2.9, Studio 2, Floor Tiles, Vinyl

Item Reference	X 001	Condition	Good
Extent	Approx 2 m2	Surface Treatment	Composite Material
Debris Present	No	HSE Licensable Material	N/A
Asbestos Type	Material visually identical to referenced sample.		



Comments In doorway between rooms.

Recommendations No asbestos was detected in the referenced sample.

Material Assessment Score N/A

MATERIAL IDENTIFICATION

7.2.22 G7, Staff kitchen, Floor Tiles, Vinyl

Item Reference	X 001	Condition	Good
Extent	Approx 40 m2	Surface Treatment	Composite Material
Debris Present	No	HSE Licensable Material	N/A
Asbestos Type	Material visually identical to referenced sample.		



Comments

Recommendations No asbestos was detected in the referenced sample.

Material Assessment Score N/A

MATERIAL IDENTIFICATION

7.2.23 G6, Office, Floor Tiles, Vinyl

Item Reference	X 002	Condition	Low
Extent	10 m2	Surface Treatment	Composite Material
Debris Present	No	HSE Licensable Material	No
Asbestos Type	Strongly Presumed to contain Chrysotile		



Comments

Recommendations We advise this material be removed.

Material Assessment Score 3 Very Low

MATERIAL IDENTIFICATION

7.2.24 G8, Corridor, Floor Tiles, Vinyl

Item Reference	X 002	Condition	Low
Extent	7 m2	Surface Treatment	Composite Material
Debris Present	No	HSE Licensable Material	No
Asbestos Type	Strongly Presumed to contain Chrysotile		



Comments

Recommendations We advise this material be removed.

Material Assessment Score 3 Very Low

MATERIAL IDENTIFICATION

7.2.25 G15, Changing room, Behind plasterboard wall, Tiles, Vinyl

Item Reference	X 004	Condition	Good
Extent	Approx 20m2	Surface Treatment	Composite Material
Debris Present	No	HSE Licensable Material	No
Asbestos Type	Strongly Presumed to contain Chrysotile		



Comments

Recommendations We advise this material be removed.

Material Assessment Score 2 Very Low

MATERIAL IDENTIFICATION

7.2.26 G16, Store, Walls, Tiles, Vinyl

Item Reference	X 004	Condition	Low
Extent	Approx 25 m2	Surface Treatment	Composite Material
Debris Present	Yes	HSE Licensable Material	No
Asbestos Type	Strongly Presumed to contain Chrysotile		



Comments

Recommendations We advise this material be removed.

Material Assessment Score 3 Very Low

MATERIAL IDENTIFICATION

7.2.27 G17, Store, Walls, Tiles, Vinyl

Item Reference	X 004	Condition	Medium
Extent	Approx 15 m2	Surface Treatment	Composite Material
Debris Present	Yes	HSE Licensable Material	No
Asbestos Type	Strongly Presumed to contain Chrysotile		



Comments Large number of tiles have been removed.

Recommendations We advise this material be removed.

Material Assessment Score 4 Very Low

MATERIAL IDENTIFICATION

7.2.28 G35, Classroom, Under parquet, Bitumen

Item Reference	X 005	Condition	Good
Extent	Approx 18 m2	Surface Treatment	Bitumen Bonded
Debris Present	No	HSE Licensable Material	N/A
Asbestos Type	Material visually identical to referenced sample.		



Comments

Recommendations No asbestos was detected in the referenced sample.

Material Assessment Score N/A

MATERIAL IDENTIFICATION

7.2.29 G36, Hall, Under parquet, Bitumen

Item Reference	X 005	Condition	Good
Extent	Approx 50 m2	Surface Treatment	Bitumen Bonded
Debris Present	No	HSE Licensable Material	N/A
Asbestos Type	Material visually identical to referenced sample.		



Comments

Recommendations No asbestos was detected in the referenced sample.

Material Assessment Score N/A

MATERIAL IDENTIFICATION

7.2.30 G45, Housemasters store, Floor under parquet, Bitumen

Item Reference	X 005	Condition	Good
Extent	16 m2	Surface Treatment	
Debris Present	No	HSE Licensable Material	N/A
Asbestos Type	Material visually identical to referenced sample.		



Comments

Recommendations No asbestos was detected in the referenced sample.

Material Assessment Score N/A

MATERIAL IDENTIFICATION

7.2.31 G46, Housemasters house, Ground floor, Under parquet floor, Bitumen

Item Reference	X 005	Condition	Good
Extent	Approx 60 m2	Surface Treatment	
Debris Present	No	HSE Licensable Material	N/A
Asbestos Type	Material visually identical to referenced sample.		



Comments

Recommendations No asbestos was detected in the referenced sample.

Material Assessment Score N/A

MATERIAL IDENTIFICATION

7.2.32 G48, Stairway and store, Under parquet, Bitumen

Item Reference	X 005	Condition	Good
Extent	8 m2	Surface Treatment	Bitumen Bonded
Debris Present	No	HSE Licensable Material	N/A
Asbestos Type	Material visually identical to referenced sample.		



Comments

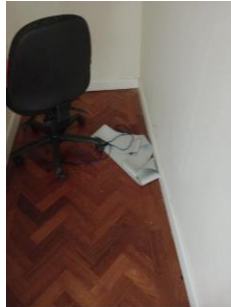
Recommendations No asbestos was detected in the referenced sample.

Material Assessment Score N/A

MATERIAL IDENTIFICATION

7.2.33 G50, Store, Under parquet, Bitumen

Item Reference	X 005	Condition	Good
Extent	3 m2	Surface Treatment	Bitumen Bonded
Debris Present	No	HSE Licensable Material	N/A
Asbestos Type	Material visually identical to referenced sample.		



Comments

Recommendations No asbestos was detected in the referenced sample.

Material Assessment Score N/A

MATERIAL IDENTIFICATION

7.2.34 Room G22/23, GF Plant Room, Wall, Insulation Residue

Item Reference	SP 001	Condition	High
Extent	Small Amounts Throughout	Surface Treatment	Unsealed
Debris Present	Yes	HSE Licensable Material	YES
Asbestos Type	Strongly Presumed to contain Amosite		



Comments Previously sampled in report P23-7341, samples S17 & S18.

Recommendations We advise this material be removed.

Material Assessment Score 11 High

MATERIAL IDENTIFICATION

7.2.35 Room G22/23, GF Plant Room, Pipework, Compressed Gasket

Item Reference	SP 002	Condition	Low
Extent	Approx 8	Surface Treatment	Unsealed
Debris Present	No	HSE Licensable Material	No
Asbestos Type	Strongly Presumed to contain Chrysotile		



Comments Previously sampled in report P23-7341, sample 19.

Recommendations We advise this material be removed.

Material Assessment Score 6 Low

MATERIAL IDENTIFICATION

7.2.36 Room E01, Externals, Soffit Panels, Insulating Board

Item Reference	SP 003	Condition	High
Extent	Approx 130lm	Surface Treatment	Unsealed
Debris Present	Yes	HSE Licensable Material	<u>YES</u>
Asbestos Type	Strongly Presumed to contain Chrysotile / Amosite		



Comments Previously sampled in report P23-7341, sample 30.

Recommendations We advise this material be removed.

Material Assessment Score 11 High

MATERIAL IDENTIFICATION

7.2.37 External, Housemasters house, Soffit Panels, Insulating Board

Item Reference	SP 004	Condition	Medium
Extent	Approx 50 lm	Surface Treatment	Unsealed
Debris Present	No	HSE Licensable Material	YES
Asbestos Type	Strongly Presumed to contain Chrysotile / Amosite		



Comments Previously sampled to main building - P23-07341 sample 30. Material is identical.

Recommendations We advise this material be removed.

Material Assessment Score 8 Medium

MATERIAL IDENTIFICATION

7.2.38 Room G24, GF Plant Room, Electrical Fuse/Switch Box Internal Flash Guards, Textile

Item Reference	P 001	Condition	Low
Extent	Small Amounts Throughout	Surface Treatment	Sealed
Debris Present	No	HSE Licensable Material	No
Asbestos Type	Presumed to contain Chrysotile		



Comments Live electrics, presumed.

Recommendations We advise this material be removed.

Material Assessment Score 6 Low

MATERIAL IDENTIFICATION

7.2.39 External, Flat roof areas, Skylights, Textile

Item Reference	P 002	Condition	Low
Extent	Throughout skylights	Surface Treatment	Sealed
Debris Present	No	HSE Licensable Material	No
Asbestos Type	Presumed to contain Chrysotile		



Comments

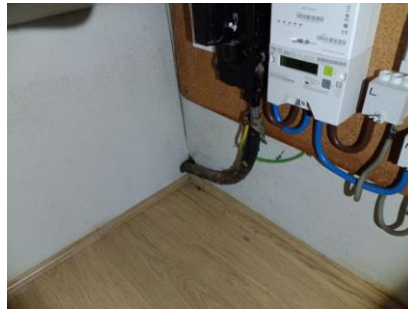
Recommendations We advise this material be removed.

Material Assessment Score 5 Low

MATERIAL IDENTIFICATION

7.2.40 G46, Housemaster house, Ground floor, Understairs cable wrap, Textile

Item Reference	P 003	Condition	Low
Extent	0.5 lm	Surface Treatment	Bitumen Bonded
Debris Present	No	HSE Licensable Material	No
Asbestos Type	Presumed to contain Chrysotile		



Comments Live cable. Presumed.

Recommendations We advise this material be removed.

Material Assessment Score 5 Low

MATERIAL ASSESSMENT ALGORITHMS

8. Material Assessment Algorithms

HSG 264 Asbestos: The Survey Guide calls for all samples identified as being ACMs to be subject to a Material Assessment Algorithm, in order to assess the potential for fibre release when subject to a standard disturbance. This applies to Demolition Surveys where there is a significant time delay before the building is to be demolished or refurbished. The factors to be considered are:

Sample variable	Score	Examples of scores
A - 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	AIB, millboards, other low-density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.
	3	Thermal insulation (e.g. pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.
B - Extent of damage/deterioration	0	Good condition: no visible damage.
	1	Low damage: a few scratches or surface marks, broken edges on boards, tiles etc.
	2	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres.
	3	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris.
C - Surface treatment	0	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles.
	1	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated) asbestos cement sheets etc.
	2	Unsealed AIB, or encapsulated lagging and sprays.
	3	Unsealed lagging and sprays.
D - Asbestos type	1	Chrysotile.
	2	Amphibole asbestos excluding crocidolite.
	3	Crocidolite.

For each of these factors, a score is allocated and the results are added together to give a result between 2 and 12. Scores are interpreted as follows:

- <5: Very Low
- 5-6: Low
- 7-9: Medium
- >9: High

This material assessment purely assesses the condition of the material. It identifies the materials that present a higher risk of fibre release *if disturbed*. This algorithm does not automatically mean that those materials with a higher score should be given a higher priority for remedial work. Rather, this score should be considered along with other factors involved, such as the location of the material (for example; outside, inside, in plant areas, by or in ventilation systems), its extent, occupancy and the type of activity likely to affect it. Factors affecting such activity are; for example, that it may be only accessed during major works or alternatively, occupants undertake actions which may easily disturb it during everyday activity.

MATERIAL ASSESSMENT ALGORITHMS

Under the Control of Asbestos Regulations, it is the responsibility of the Duty Holder of the premises to undertake the risk assessment once this survey and material assessment has been carried received. This is because it is believed that the Duty Holder will have a far more detailed understanding of the areas sampled than the person undertaking this survey.

8.1 Material Assessments

Item Ref	Relevant Report Section	Location/Description	A	B	C	D	Total MAS	Rating
S 002	7.2.2	G1, G2, G3, G4, Tutors flat, Floor Tiles, Vinyl	1	1	0	1	3	Very Low
S 004	7.2.4	G14, W.C's, Walls behind urinals, Tiles, Vinyl	1	1	0	1	3	Very Low
S 006	7.2.6	G36, Hall, Damp Proof Course, Bitumen	1	2	0	1	4	Very Low
S 007	7.2.7	External, External Areas, Window panels, Insulating Board	2	1	1	2	6	Low
S 008	7.2.8	External, Flat roof above G24, Upon Flat Roof, Insulating Board Debris	2	3	2	2	9	Medium
X 002	7.2.23	G6, Office, ,	1	1	0	1	3	Very Low
X 002	7.2.24	G8, Corridor, Floor Tiles, Vinyl	1	1	0	1	3	Very Low
X 004	7.2.25	G15, Changing room, Behind plasterboard wall, Tiles, Vinyl	1	0	0	1	2	Very Low
X 004	7.2.26	G16, Store, Walls, Tiles, Vinyl	1	1	0	1	3	Very Low
X 004	7.2.27	G17, Store, Walls, Tiles, Vinyl	1	2	0	1	4	Very Low
SP 001	7.2.34	Room G22/23, GF Plant Room, Wall, Insulation Residue	3	3	3	2	11	High
SP 002	7.2.35	Room G22/23, GF Plant Room, Pipework, Compressed Gasket	2	1	2	1	6	Low
SP 003	7.2.36	Room E01, Externals, Soffit Panels, Insulating Board	3	3	3	2	11	High
SP 004	7.2.37	External, Housemasters house, Soffit Panels, Insulating Board	2	2	2	2	8	Medium
P 001	7.2.38	Room G24, GF Plant Room, Electrical Fuse/Switch Box Internal Flash Guards, Textile	2	1	2	1	6	Low
P 002	7.2.39	External, Flat roof areas, Skylights, Textile	2	1	1	1	5	Low
P 003	7.2.40	G46, Housemaster house, Ground floor, Understairs cable wrap, Textile	2	1	1	1	5	Low

RECOMMENDATIONS

9. Recommendations

- 9.1 A Demolition materials assessment for the presence of asbestos containing materials was conducted on specific materials present within this property. Regulation 4 of the Control of Asbestos Regulations (2012) sets out the requirement for Duty Holders to manage the asbestos in their premises, where there is a significant delay prior to demolition or refurbishment. The surveys undertaken by UL Solutions represent the first step in the process of fulfilling these requirements.
- 9.2 A full Material Assessment is provided in the record for each item found to contain asbestos, presumed or strongly presumed to contain asbestos. Also included are recommendations for possible remedial action. Where UL Solutions has identified areas of overriding concern, such as widespread asbestos debris presenting immediate risk of exposure, this will be detailed in the particular sample record. However it should be pointed out that in general, the recommendations in the records are NOT definitive and are included as useful information only. It is only after the Duty Holder has carried out the full Risk Assessment that appropriate actions can be decided upon. This applies to Demolition Surveys where there is a significant time delay before the building is to be demolished or refurbished.
- 9.3 Asbestos containing materials identified within the scope of this survey were found in the areas detailed in the Executive Summary (section 1). The Control of Asbestos Regulations 2012 now takes a risk-based approach to which materials are considered licensable and those that aren't. UL Solutions has made a judgement on whether the asbestos containing materials identified within this report are deemed licensable or non-licensable as defined in The Control of Asbestos Regulations, 2012. These views should be taken for guidance purposes only and it must be borne in mind that the revised regulations now take a risk-based approach when assessing whether or not Asbestos Containing Materials are considered licensable. Hence, suitable risk assessments should be undertaken prior to any removal works, with a decision made on whether the materials are considered licensable or not based on the outcome of the risk assessment. This must take into account issues such as control measures in place, the use of power tools, and techniques used for removal. This must also assess whether works are considered to be of a low intensity and sporadic exposure nature (whether control limits are likely to be exceeded).
- 9.4 The ACoP states that "Due to the relative ease with which fibres can be released when working with asbestos insulation and insulating board, in most circumstances work with these materials should only be carried out by those holding a license". Any licensable work on asbestos containing materials must be notified to the HSE. We would advise that wherever possible an HSE licensed contractor be employed to undertake any work on asbestos containing materials.
- 9.5 Should a decision be reached to not use an HSE licensed contractor for works on the asbestos containing materials identified in this survey (not considered licensable) all works undertaken upon these materials must be undertaken in accordance with the Control of Asbestos Regulations 2012.
- 9.6 Any works on these materials must be undertaken by parties demonstrating suitable experience of working with asbestos containing materials. As a part of this, such parties must provide suitable risk assessment, method statements, with standards as a minimum meeting HSE best practice (As detailed in "Introduction to asbestos essentials; Comprehensive guidance on working with asbestos in building and allied trades - HSG213" and "Asbestos essentials task manual: Task guidance sheets for the building and allied trades – HSG 210"). The Control of Asbestos Regulations 2012 now requires some non-licensable work to be notified to the HSE, based on the risk assessment.

RECOMMENDATIONS

- 9.7 This investigation was carried out in a professional manner by experienced personnel. The investigation was as extensive as possible, with destructive inspection techniques applied where necessary and samples taken even in normally inaccessible locations. None-the-less it should be recognised that the process of demolition may reveal materials which were otherwise not accessible due to structural or other constraints and of which we were unaware and prudent action should be applied accordingly.

APPENDIX 1

10. Appendix 1 - General Background Information

Asbestos is a general term covering several fibrous mineral silicates. The general properties of these materials are that they are chemically inert and are insoluble in water and other solvents. Asbestos fibres are not affected by heat or chemicals and do not conduct electricity. For these reasons, together with the resilience and strength of the fibres, asbestos has been widely used in industry for a whole range of applications.

Asbestos can be divided into two main groups, amphibole and serpentine. **Chrysotile**, or white asbestos as it is sometimes known is a serpentine asbestos, so called because the fibres are snake-like in appearance. Chrysotile is significantly different in composition and is noticeably softer and more flexible than other kinds and for this reason found widespread use and once accounted for 95% of all asbestos used worldwide. The two other commonly found forms of asbestos, **Crocidolite** (blue asbestos) and **Amosite** (brown asbestos) are known as amphiboles. The fibres are more needle-like in nature than Chrysotile. There are three other, less common forms occasionally found. These are Tremolite, Actinolite and Anthrophyllite.

Asbestos was widely used in the last century up to around the 1970s, with peak usage occurring in the 1960s and mid 1970s, with approximately 6 million tonnes of asbestos, mainly Chrysotile, being imported since 1900.

The use and importation of asbestos has been slowly phased out since the mid 1970s, with the application of sprayed asbestos ceasing in 1974. The use of asbestos-reinforced insulating boards was phased out in 1980 while the importation, use in manufacture and marketing of Amosite and Crocidolite and products containing them, and the installation of asbestos materials for thermal insulation has been prohibited in the UK since 1986. The importation and use of Chrysotile in the UK was banned in November 1999.

Asbestos becomes potentially problematic to health when it is inhaled in fibrous form. Fibres of respirable size (those that are in the size range that can be drawn directly into a person's lungs during normal breathing activity) remain embedded in the lungs and are not easily metabolised. Asbestos fibres have a much smaller diameter than other fibres commonly used in industry (<1µm for asbestos compared with 1-10µm for man-made mineral fibre wools) and are therefore more readily drawn directly down into a person's lungs. Furthermore, unlike other fibrous material used in industry which tend to break transversely, asbestos fibres break down longitudinally, into finer and finer fibres, therefore increasing the overall number of fibres present in the lungs. In the case of Chrysotile fibres however, magnesium is slowly leached from the fibres in the lung, causing eventual fibre breakdown. For this reason Chrysotile fibres are treated differently to other asbestos fibres for the purposes of establishing airborne limits and risk factors. Inhalation of all types of asbestos fibres may lead to lung fibrosis (often known as asbestosis) which is characterised by the on-set of breathlessness and cough. Exposure to respirable asbestos fibre is also associated with lung cancer, usually after a time-lag of many years and mesothelioma, a cancer of the inner lining of the chest or the abdominal wall.

APPENDIX 2

11. Appendix 2 - Standards and Abbreviations

Standards and methods used in this report are taken from the most appropriate references available. Sources quoted are often given as acronyms and their full names are given here for easy reference:

CAR:	Control of Asbestos Regulations 2012.
ACoP L143:	Approved Code of Practice L143: Work With Materials Containing Asbestos 2012
HSG 264:	Asbestos: The Survey Guide 2012
HSG 210:	Asbestos Essentials: A task manual for building, maintenance and allied trades on non-licensed asbestos work.4th Ed 2018
HSG 248:	Asbestos: The Analysts' Guide 2021
HSG 227:	A Comprehensive Guide to Managing Asbestos in Premises 2002
RIDDOR:	Reporting of Injuries, Diseases and Dangerous Occurrences Regulations 2013
CDM:	Construction (Design and Management) Regulations 2015
HSWA:	Health & Safety at Work Act 1974
MHSWR:	Management of Health & Safety at Work Regulations 1999
HWR:	Hazardous Waste Regulations 2005
HSE:	Health and Safety Executive

Other common scientific abbreviations and terms are used in this report and their full forms or meanings are given below:

Presumed (to contain asbestos):	A material for which there is insufficient evidence that it is not an ACM.
Strongly presumed (to contain asbestos):	A material believed to contain asbestos, but for which laboratory analysis has not been undertaken to confirm this.
ACM	Asbestos containing material
AIB	Asbestos insulation board
TC	Textured Coating (eg Textured Paint)
MAS	Material Assessment Score
PAS	Priority Assessment Score
RAS	Risk Assessment Score
N/A:	Not Applicable

APPENDIX 2

HSG 264 Asbestos: The Survey Guide Estimated Asbestos Contents

The following estimated asbestos contents are taken from the HSE document HSG 264 Asbestos: The Survey Guide. These should be used for reference only and it should be recognised that any of the products listed may deviate from these levels due other factors such as operational use, or production.

Material	Typical Asbestos Content (as per HSG 264 Asbestos: The Survey Guide)
Loose Insulation	Up to 100% asbestos
Spray Coating	55-85% asbestos
Thermal Insulation	6-85% asbestos
Textiles/Papers/Ropes	Up to 100% asbestos
Millboard	37-97% asbestos
Insulating Board (Older and Marine Boards)	15-25% asbestos Up to 40% asbestos
Cement Profiled Sheets	10-15% asbestos
Textured Coatings	3-5% asbestos
Bitumen Products	Usually 8% asbestos
Thermoplastic Floor Tiles	Up to 25% asbestos
PVC Vinyl Floor Tiles	Up to 7% asbestos
Magnesium Oxychloride Flooring	Around 2% asbestos
Reinforced PVC	1-10% asbestos
Reinforced Plastic	1-10% asbestos
Reinforced Resin	20-50% asbestos

APPENDIX 3

12. Appendix 3 – Bulk Sample Laboratory Certificates



Our Ref: J301065 Fl: 10
Your Ref: P24-06132
Date: 17/09/2024



Asbestos Fibre Identification Report

Client: UL VS Ltd
Unit 1 Ivanhoe Road, Hogwood Industrial Estate, Finchampstead, Wokingham, RG40 4QQ
Site Address: P24-06132, -
Sampled By: UL VS Ltd
Date sampled/received: 11th September 2024
Date analysed: 17th September 2024
Analyst/s: Becki Pardy
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	BS1002181	2.1 Floor tiles	No	
2	BS1002182	G1-G4 Floor tiles	Yes	Chrysotile
3	BS1002183	G11 Floor tiles	No	
4	BS1002184	G14. Wall. Tiles	Yes	Chrysotile

NOTES:

- Sample(s) were examined for the presence of 6 types of asbestos fibres: crocidolite (blue), amosite (brown), chrysotile (white), anthophyllite, actinolite and tremolite.
- 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.
- Envirochem is a UKAS accredited testing laboratory No. 1227 for sampling and identification of asbestos containing materials.
- Comments, observations and opinions are outside the scope of UKAS accreditation.
- The analytical method in the HSG248 does not quantify the amount of asbestos present, therefore UKAS accreditation does not permit quantification.
- If, during fibre identification, only 1 or 2 fibres are seen and identified as asbestos, then the term 'trace asbestos identified' is used.
- This report shall not be reproduced except in full, without written approval of Envirochem.
- Samples are retained for 6 months, report kept for 5 years from the date of authorisation of this report.

SIGNATURE:



Authorised signatory PRINT NAME: Becki Pardy

DATE AUTHORISED:
17/09/2024

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APPENDIX 3



Our Ref: J301065 Fl: 10
Your Ref: P24-06132
Date: 17/09/2024



Asbestos Fibre Identification Report

Client: UL VS Ltd
Unit 1 Ivanhoe Road, Hogwood Industrial Estate, Finchampstead, Wokingham, RG40 4QQ
Site Address: P24-06132, -
Sampled By: UL VS Ltd
Date sampled/received: 11th September 2024
Date analysed: 17th September 2024
Analyst/s: Becki Pardy
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
5	BS1002185	G34. Floor. Bitumen	No	
6	BS1002186	G36. Damp proof course. Bitumen	Yes	Chrysotile
7	BS1002187	External. Window panels. Insulating board	Yes	Chrysotile Amosite
8	BS1002188	External. Flat roof. Insulating board debris	Yes	Chrysotile Amosite

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, report kept for 5 years from the date of authorisation of this report.

SIGNATURE:



Authorised signatory PRINT NAME: Becki Pardy

DATE AUTHORISED:
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APPENDIX 3



Our Ref: J301065 Fl: 10
Your Ref: P24-06132
Date: 17/09/2024



Asbestos Fibre Identification Report

Client: UL VS Ltd
Unit 1 Ivanhoe Road, Hogwood Industrial Estate, Finchampstead, Wokingham, RG40 4QQ
Site Address: P24-06132, -
Sampled By: UL VS Ltd
Date sampled/received: 11th September 2024
Date analysed: 17th September 2024
Analyst/s: Becki Pardy
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.

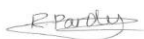
RESULTS

Sample No.	Sample Ref.	Location	Asbestos Detected	Asbestos Type
9	BS1002189	G38. Cistern	No	
10	BS1002190	G39 Floor tiles	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, report kept for 5 years from the date of authorisation of this report.

SIGNATURE:



Authorised signatory PRINT NAME: Becki Pardy

DATE AUTHORISED:
17/09/2024

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APPENDIX 4

13. Appendix 4 – Reassurance Inspection

All areas surveyed as detailed in the scope of the survey were visually inspected and it is confirmed that the areas are safe for reoccupation except for the boiler room which it was noted has contamination which was present prior to the survey.

APPENDIX 5

14. Appendix 5 – Areas Surveyed Data

Room/ Location	Area	Item	Material
1.1	Corridor	Ceiling	Concrete with NAD textured coating (previously sampled)
		Doors and Finishes	Wood
		Floor	Carpet on Concrete
		Walls	Plasterboard and plaster on block
1.10	Bedroom	Boxing	Plasterboard and Timber
		Ceiling	Concrete
		Doors and Finishes	Wood
		Floor	Carpet on Concrete
		Walls	Plasterboard and plaster on block
		Window Surrounds and Sills	Metal / Wood
1.11	Bedroom	Boxing	Plasterboard and Timber
		Ceiling	Concrete
		Doors and Finishes	Wood
		Floor	Carpet on Concrete
		Walls	Plasterboard and plaster on block
		Window Surrounds and Sills	Metal / Wood
1.12	Bedroom	Boxing	Plasterboard and Timber
		Ceiling	Concrete
		Doors and Finishes	Wood
		Floor	Carpet on Concrete
		Walls	Plasterboard and plaster on block
		Window Surrounds and Sills	Metal / Wood
1.13	Bedroom	Boxing	Plasterboard and Timber
		Ceiling	Concrete
		Doors and Finishes	Wood
		Floor	Carpet on Concrete
		Walls	Plasterboard and plaster on block
		Window Surrounds and Sills	Metal / Wood
1.14	Store	Boxing	Plasterboard and Timber
		Ceiling	Concrete
		Doors and Finishes	Wood
		Floor	Carpet on Concrete
		Walls	Plasterboard and plaster on block
		Window Surrounds and Sills	Metal / Wood
1.15	Store	Boxing	Plasterboard and Timber
		Ceiling	Concrete
		Doors and Finishes	Wood
		Floor	Carpet on Concrete
		Walls	Plasterboard and plaster on block
		Window Surrounds and Sills	Metal / Wood
1.16	Store	Boxing	Plasterboard and Timber

APPENDIX 5

Room/ Location	Area	Item	Material
		Ceiling	Concrete
		Doors and Finishes	Wood
		Floor	Carpet on Concrete
		Walls	Plasterboard and plaster on block
		Window Surrounds and Sills	Metal / Wood
1.17	Store	Boxing	Plasterboard and Timber
		Ceiling	Concrete
		Doors and Finishes	Wood
		Floor	Carpet on Concrete
		Walls	Plasterboard and plaster on block
		Window Surrounds and Sills	Metal / Wood
1.18	Kitchen	Above Ceiling Tiles	Concrete
		Beneath Sink	Metal painted black
		Boxing	Wood
		Ceiling	Modern Ceiling Tiles
		Doors and Finishes	Wood
		Floor	Concrete with Modern Vinyl
		Walls	Plasterboard and plaster on block
		Window Surrounds and Sills	Metal
1.19	Cleaning store	Boxing	Wood
		Ceiling	Concrete
		Doors and Finishes	Wood
		Floor	Concrete
		Walls	Plaster on Block
1.2	Bedroom	Boxing	Plasterboard and Timber
		Ceiling	Concrete
		Doors and Finishes	Wood
		Floor	Carpet on Concrete
		Walls	Plasterboard and plaster on block
		Window Surrounds and Sills	Metal / Wood
1.20	Stairway and landing	Ceiling	Concrete with NAD textured coating (previously sampled)
		Doors and Finishes	Wood
		Floor	Concrete with Modern Vinyl
		Walls	Plaster on Block
		Window Surrounds and Sills	Metal
1.21	Lobby	Ceiling	Concrete with NAD textured coating (previously sampled)
		Doors and Finishes	Wood
		Electrical Fuse/Switch Box	Modern
		Floor	Carpet on Concrete
		Stair Nosing	Rubber
		Walls	Plasterboard and plaster on block

APPENDIX 5

Room/ Location	Area	Item	Material
1.22	Bedroom	Boxing	Plasterboard and Timber
		Ceiling	Concrete
		Doors and Finishes	Wood
		Floor	Carpet on Concrete
		Walls	Plasterboard and plaster on block
		Window Surrounds and Sills	Metal / Wood
1.23	Bedroom	Boxing	Plasterboard and Timber
		Ceiling	Concrete
		Doors and Finishes	Wood
		Floor	Carpet on Concrete
		Walls	Plasterboard and plaster on block
		Window Surrounds and Sills	Metal / Wood
1.24	Bedroom	Boxing	Plasterboard and Timber
		Ceiling	Concrete
		Doors and Finishes	Wood
		Floor	Carpet on Concrete
		Walls	Plasterboard and plaster on block
		Window Surrounds and Sills	Metal / Wood
1.25	Bedrooms	Boxing	Plasterboard and Timber
		Ceiling	Concrete
		Doors and Finishes	Wood
		Floor	Carpet on Concrete
		Walls	Plasterboard and plaster on block
		Window Surrounds and Sills	Metal / Wood
1.26	Bedrooms	Boxing	Plasterboard and Timber
		Ceiling	Concrete
		Doors and Finishes	Wood
		Floor	Carpet on Concrete
		Walls	Plasterboard and plaster on block
		Window Surrounds and Sills	Metal / Wood
1.27	Bedrooms	Boxing	Plasterboard and Timber
		Ceiling	Concrete
		Doors and Finishes	Wood
		Floor	Carpet on Concrete
		Walls	Plasterboard and plaster on block
		Window Surrounds and Sills	Metal / Wood
1.28	Bedrooms	Boxing	Plasterboard and Timber
		Ceiling	Concrete
		Doors and Finishes	Wood
		Floor	Carpet on Concrete
		Walls	Plasterboard and plaster on block
		Window Surrounds and Sills	Metal / Wood
1.29	Corridor	Ceiling	Plaster / Plasterboard
		Doors and Finishes	Wood
		Floor	Carpet on Concrete

APPENDIX 5

Room/ Location	Area	Item	Material
		Walls	Plasterboard and plaster on block
1.3	Bedroom	Boxing	Plasterboard and Timber
		Ceiling	Concrete
		Doors and Finishes	Wood
		Floor	Carpet on Concrete
		Walls	Plasterboard and plaster on block
		Window Surrounds and Sills	Metal / Wood
1.30	Bedroom	Boxing	Plasterboard and Timber
		Ceiling	Concrete
		Doors and Finishes	Wood
		Floor	Carpet on Concrete
		Walls	Plasterboard and plaster on block
		Window Surrounds and Sills	Metal / Wood
1.31	Bedroom	Boxing	Plasterboard and Timber
		Ceiling	Concrete
		Doors and Finishes	Wood
		Floor	Carpet on Concrete
		Walls	Plasterboard and plaster on block
		Window Surrounds and Sills	Metal / Wood
1.32	Corridor	Ceiling	Concrete
		Doors and Finishes	Wood
		Floor	Carpet on Concrete
		Walls	Plaster / Plasterboard
1.33, 1.34, 1.35	Bathroom and W.C's	Boxing	Wood
		Ceiling	Plaster / Plasterboard
		Doors and Finishes	Wood
		Floor	Concrete with Modern Vinyl
		Toilet Cistern	Plastic
		Walls	Plasterboard and plaster on block
		Window Surrounds and Sills	Metal
1.36	Bedroom	Boxing	Plasterboard and Timber
		Ceiling	Concrete
		Doors and Finishes	Wood
		Floor	Carpet on Concrete
		Walls	Plasterboard and plaster on block
		Window Surrounds and Sills	Metal / Wood
1.37	2 and 1 bed flats	Beneath Sink	Modern
		Boiler Internal(s)	Modern
		Boxing	Plasterboard and Timber
		Ceiling	Plaster / Plasterboard
		Doors and Finishes	Wood
		Electrical Fuse/Switch Box	Modern
		Floor	Carpet on Concrete
		Floor Tiles	Vinyl
		Stair Nosing	Rubber

APPENDIX 5

Room/ Location	Area	Item	Material
		Toilet Cistern	Ceramic
		Walls	Plasterboard and plaster on block
		Window Surrounds and Sills	UPVC / Wood
1.38	Bedroom	Boxing	Plasterboard and Timber
		Ceiling	Concrete
		Doors and Finishes	Wood
		Floor	Carpet on Concrete
		Walls	Plasterboard and plaster on block
		Window Surrounds and Sills	Metal / Wood
1.39	Bedroom	Boxing	Plasterboard and Timber
		Ceiling	Concrete
		Doors and Finishes	Wood
		Floor	Carpet on Concrete
		Walls	Plasterboard and plaster on block
		Window Surrounds and Sills	Metal / Wood
1.4	Bedroom	Boxing	Plasterboard and Timber
		Ceiling	Concrete
		Doors and Finishes	Wood
		Floor	Carpet on Concrete
		Walls	Plasterboard and plaster on block
		Window Surrounds and Sills	Metal / Wood
1.40, 1.41	Bedrooms	Boxing	Plasterboard and Timber
		Ceiling	Concrete
		Doors and Finishes	Wood
		Floor	Carpet on Concrete
		Walls	Plasterboard and plaster on block
		Window Surrounds and Sills	Metal / Wood
1.42	Corridor	Ceiling	Plaster / Plasterboard
		Doors and Finishes	Wood
		Floor	Carpet on Concrete
		Walls	Plasterboard and plaster on block
1.43	Housemasters house, First floor	Above Fixed Ceiling	Timber and MMMF insulation
		Boxing	Plasterboard and Timber
		Ceiling	Plaster / Plasterboard
		Doors and Finishes	Wood
		Floor	Carpet and modern vinyl on wooden floor boards
		Toilet Cistern	Ceramic
		Walls	Plaster on brick
		Window Surrounds and Sills	UPVC, wood and metal
1.43	Housemasters house, First floor	Bath panels	Wood
		Heating tank	Metal and foam
		Pipework Insulation	Foam
1.5	Bedroom	Boxing	Plasterboard and Timber

APPENDIX 5

Room/ Location	Area	Item	Material
		Ceiling	Concrete
		Doors and Finishes	Wood
		Floor	Carpet on Concrete
		Walls	Plasterboard and plaster on block
		Window Surrounds and Sills	Metal / Wood
1.6	Bedroom	Boxing	Plasterboard and Timber
		Ceiling	Concrete
		Doors and Finishes	Wood
		Floor	Carpet on Concrete
		Walls	Plasterboard and plaster on block
		Window Surrounds and Sills	Metal / Wood
1.7	Bedroom	Boxing	Plasterboard and Timber
		Ceiling	Concrete
		Doors and Finishes	Wood
		Floor	Carpet on Concrete
		Walls	Plasterboard and plaster on block
		Window Surrounds and Sills	Metal / Wood
1.8	Bedroom	Boxing	Plasterboard and Timber
		Ceiling	Concrete
		Doors and Finishes	Wood
		Floor	Carpet on Concrete
		Walls	Plasterboard and plaster on block
		Window Surrounds and Sills	Metal / Wood
1.9	Bedroom	Boxing	Plasterboard and Timber
		Ceiling	Concrete
		Doors and Finishes	Wood
		Floor	Carpet on Concrete
		Walls	Plasterboard and plaster on block
		Window Surrounds and Sills	Metal / Wood
2.1	Corridor	Ceiling	Plaster / Plasterboard
		Doors and Finishes	Wood
		Floor	Carpet on Concrete
		Floor Tiles	Vinyl
		Walls	Plaster / Plasterboard
2.10	Kitchen	Ceiling	Plaster / Plasterboard
		Doors and Finishes	Wood
		Electrical Fuse/Switch Box	Modern
		Floor	Concrete with Modern Vinyl
		Floor Tiles	Vinyl
		Walls	Plasterboard and plaster on block
		Window Surrounds and Sills	Metal / Wood
2.11	Water tank room	Ceiling	Plaster / Plasterboard
		Doors and Finishes	Wood
		Floor	Concrete
		Pipework Insulation	MMMF / Rockwool

APPENDIX 5

Room/ Location	Area	Item	Material
		Walls	Plaster on Block
		Water Tank(s)	Metal with MMMF insulation
2.12	Corridor	Ceiling	Plaster / Plasterboard
		Doors and Finishes	Wood
		Floor	Carpet on Concrete
		Floor Tiles	Vinyl
		Walls	Plaster / Plasterboard
2.13	Office	Ceiling	Plaster / Plasterboard
		Doors and Finishes	Wood
		Floor	Carpet on Concrete
		Floor Tiles	Vinyl
		Walls	Plasterboard and plaster on block
		Window Surrounds and Sills	Metal / Wood
2.14	Corridor	Ceiling	Plaster / Plasterboard
		Doors and Finishes	Wood
		Floor	Carpet on Concrete
		Floor Tiles	Vinyl
		Walls	Plaster / Plasterboard
2.15	Bathroom	Boxing	Wood
		Ceiling	Plaster / Plasterboard
		Doors and Finishes	Wood
		Floor	Concrete
		Toilet Cistern	Ceramic
		Walls	Plasterboard and plaster on block
		Window Surrounds and Sills	Metal
2.16	Landing	Ceiling	Plaster / Plasterboard
		Doors and Finishes	Wood
		Floor	Carpet on Concrete
		Floor Tiles	Vinyl
		Walls	Plaster / Plasterboard
		Window Surrounds and Sills	Metal
2.17	W.C	Ceiling	Plaster / Plasterboard
		Doors and Finishes	Wood
		Floor	Concrete
		Toilet Cistern	Ceramic
		Walls	Plaster on Block
2.18	Bedroom	Boxing	Plasterboard and Timber
		Ceiling	Plaster / Plasterboard
		Doors and Finishes	Wood
		Floor	Carpet on Concrete
		Walls	Plasterboard and plaster on block
		Window Surrounds and Sills	Metal / Wood
2.18, 2.19, 2.20, 2.21, 2.22, 2.23, 2.24, 2.25, 2.26, 2.27, 2.28, 2.29	Bedrooms and corridors	Under partition walls, Floor Tiles	Vinyl
2.19	Bedroom	Boxing	Plasterboard and Timber
		Ceiling	Plaster / Plasterboard

APPENDIX 5

Room/ Location	Area	Item	Material
		Doors and Finishes	Wood
		Floor	Carpet on Concrete
		Walls	Plasterboard and plaster on block
		Window Surrounds and Sills	Metal / Wood
2.2 / 2.3	Studio 3	Boxing	Wood
		Ceiling	Plaster / Plasterboard
		Doors and Finishes	Wood
		Floor	Carpet on Concrete
		Floor Tiles	Vinyl
		Walls	Plasterboard and plaster on block
		Window Surrounds and Sills	Metal / Wood
2.20	Bedroom	Boxing	Plasterboard and Timber
		Ceiling	Plaster / Plasterboard
		Doors and Finishes	Wood
		Floor	Carpet on Concrete
		Walls	Plasterboard and plaster on block
		Window Surrounds and Sills	Metal / Wood
2.21	Bedroom	Boxing	Plasterboard and Timber
		Ceiling	Plaster / Plasterboard
		Doors and Finishes	Wood
		Floor	Carpet on Concrete
		Walls	Plasterboard and plaster on block
		Window Surrounds and Sills	Metal / Wood
2.22	Bedroom	Boxing	Plasterboard and Timber
		Ceiling	Plaster / Plasterboard
		Doors and Finishes	Wood
		Floor	Carpet on Concrete
		Walls	Plasterboard and plaster on block
		Window Surrounds and Sills	Metal / Wood
2.23	Corridor	Ceiling	Plaster / Plasterboard
		Doors and Finishes	Wood
		Floor	Carpet on Concrete
		Walls	Plasterboard and plaster on block
2.24	Bedroom	Boxing	Plasterboard and Timber
		Ceiling	Plaster / Plasterboard
		Doors and Finishes	Wood
		Floor	Carpet on Concrete
		Walls	Plasterboard and plaster on block
		Window Surrounds and Sills	Metal / Wood
2.25	Bedroom	Boxing	Plasterboard and Timber
		Ceiling	Plaster / Plasterboard
		Doors and Finishes	Wood
		Floor	Carpet on Concrete
		Walls	Plasterboard and plaster on block

APPENDIX 5

Room/ Location	Area	Item	Material
		Window Surrounds and Sills	Metal / Wood
2.26	Bedroom	Boxing	Plasterboard and Timber
		Ceiling	Plaster / Plasterboard
		Doors and Finishes	Wood
		Floor	Carpet on Concrete
		Walls	Plasterboard and plaster on block
		Window Surrounds and Sills	Metal / Wood
2.27	Bedroom	Boxing	Plasterboard and Timber
		Ceiling	Plaster / Plasterboard
		Doors and Finishes	Wood
		Floor	Carpet on Concrete
		Walls	Plasterboard and plaster on block
		Window Surrounds and Sills	Metal / Wood
2.28	Bedroom	Boxing	Plasterboard and Timber
		Ceiling	Plaster / Plasterboard
		Doors and Finishes	Wood
		Floor	Carpet on Concrete
		Walls	Plasterboard and plaster on block
		Window Surrounds and Sills	Metal / Wood
2.29	Corridor	Ceiling	Plaster / Plasterboard
		Doors and Finishes	Wood
		Floor	Carpet on Concrete
		Walls	Plasterboard and plaster on block
2.4 / 2.5	Studio 1	Boxing	Wood
		Ceiling	Plaster / Plasterboard
		Doors and Finishes	Wood
		Floor	Carpet on Concrete
		Floor Tiles	Vinyl
		Walls	Plasterboard and plaster on block
		Window Surrounds and Sills	Metal / Wood
2.6 / 2.7	Studio 4	Boxing	Wood
		Ceiling	Plaster / Plasterboard
		Doors and Finishes	Wood
		Floor	Carpet on Concrete
		Floor Tiles	Vinyl
		Walls	Plasterboard and plaster on block
		Window Surrounds and Sills	Metal / Wood
2.8 / 2.9	Studio 2	Boxing	Wood
		Ceiling	Plaster / Plasterboard
		Doors and Finishes	Wood
		Floor	Carpet on Concrete
		Floor Tiles	Vinyl
		Walls	Plasterboard and plaster on block
		Window Surrounds and Sills	Metal / Wood
External	External Areas	Window panels	Insulating Board

APPENDIX 5

Room/ Location	Area	Item	Material
External	Flat roof above G24	Upon Flat Roof	Insulating Board Debris
External	Flat roof areas	Skylights	Textile
External	Housemasters gas meter cupboard	Ceiling	Wood
		Doors and Finishes	Wood
		Floor	Concrete
		Roof	Modern Felt (Green Sand)
		Walls	Brick
External	Housemasters house	Doors and Finishes	UPVC, wood and metal
		Porch ceiling and above	Wood
		Rain Water Goods	Plastic
		Roof	Tiled
		Sheds	Wood
		Soffit Panels	Insulating Board
		Soffits / Fascias	Insulating board and wood
		Walls	Brick with some timber cladding
		Window Surrounds and Sills	UPVC, wood and metal
G1, G2, G3, G4	Tutors flat	Beneath Sink	Modern
		Boiler Internal(s)	Modern
		Ceiling	Concrete
		Doors and Finishes	Wood
		Electrical Fuse/Switch Box	Modern
		Floor	Carpet on Concrete
		Floor Tiles	Vinyl
		Walls	Plasterboard and plaster on block
		Water Tank(s)	Plastic
G10	Office	Ceiling	Concrete
		Doors and Finishes	Wood
		Floor	Carpet on modern floor tiles and concrete
		Walls	Plasterboard and plaster on block
		Window Surrounds and Sills	Metal / Wood
G11	Classroom	Boxing	Wood
		Ceiling	Concrete
		Doors and Finishes	Metal / Wood
		Electrical Fuse/Switch Box	Modern
		Floor	Carpet on Concrete
		Floor Tiles	Vinyl
		Walls	Plasterboard and plaster on block
		Window Surrounds and Sills	Metal / Wood
G12	W.C	Ceiling	Concrete
		Doors and Finishes	Wood
		Floor	Concrete
		Toilet Cistern	Ceramic
		Walls	Plasterboard and plaster on block

APPENDIX 5

Room/ Location	Area	Item	Material
		Window Surrounds and Sills	Metal
G13	Entrance lobby and stairway	Boxing	Plasterboard and Timber
		Ceiling	Concrete
		Doors and Finishes	Wood
		Floor	Concrete
		Panels to heaters	Glassrock
		Walls	Plasterboard and plaster on block with some timber cladding
		Window Surrounds and Sills	Wood
G14	W.C's	Boxing	Wood
		Ceiling	Concrete
		Doors and Finishes	Wood
		Floor	Concrete with Modern Vinyl
		Pipework Insulation	MMMF / Rockwool
		Toilet Cistern	Plastic
		Walls	Plasterboard and plaster on block
		Walls behind urinals, Tiles	Vinyl
		Window Surrounds and Sills	Metal
G15	Changing room	Above Ceiling Tiles	Concrete
		Behind plasterboard wall, Tiles	Vinyl
		Boxing	Wood
		Ceiling	Modern Ceiling Tiles
		Doors and Finishes	Wood
		Floor	Concrete with Modern Vinyl
		Walls	Plasterboard and plaster on block
		Window Surrounds and Sills	Metal
G16	Store	Ceiling	Concrete
		Doors and Finishes	Wood
		Floor	Concrete
		Walls	Plasterboard and plaster on block
		Walls, Tiles	Vinyl
		Window Surrounds and Sills	Metal
G17	Store	Ceiling	Concrete
		Doors and Finishes	Wood
		Floor	Concrete
		Walls	Plasterboard and plaster on block
		Walls, Tiles	Vinyl
		Window Surrounds and Sills	Metal
G18	Store	Ceiling	Concrete
		Doors and Finishes	Wood
		Floor	Concrete
		Walls	Plasterboard and plaster on block
		Window Surrounds and Sills	Metal / Wood

APPENDIX 5

Room/ Location	Area	Item	Material
G19	Cleaners store	Ceiling	Concrete
		Doors and Finishes	Wood
		Floor	Concrete with Modern Vinyl
		Walls	Plasterboard and plaster on block
		Window Surrounds and Sills	Metal
G20	Changing room	Above Ceiling Tiles	Concrete
		Boxing	Wood
		Ceiling	Modern Ceiling Tiles
		Doors and Finishes	Wood
		Floor	Concrete with Modern Vinyl
		Walls	Plasterboard and plaster on block
		Window Surrounds and Sills	Metal
G25	Circulation	Above Fixed Ceiling	Concrete
		Boxing	Plasterboard and Timber
		Ceiling	Plaster / Plasterboard
		Doors and Finishes	Wood
		Floor	Laminate and concrete
		Pipework Insulation	MMMF / Rockwool
		Walls	Plasterboard and plaster on block
		Window Surrounds and Sills	Metal
G26	Female W.C's	Above Ceiling Tiles	Wood
		Boxing	Wood
		Ceiling	Modern Ceiling Tiles
		Doors and Finishes	Wood
		Floor	Concrete with Modern Vinyl
		Pipework Insulation	MMMF / Rockwool
		Toilet Cistern	Ceramic
		Walls	Plasterboard and plaster on block
G27	Female changing room W.C's and showers	Above Ceiling Tiles	Wood
		Boxing	Wood
		Ceiling	Modern Ceiling Tiles
		Doors and Finishes	Wood
		Floor	Concrete with Modern Vinyl
		Pipework Insulation	MMMF / Rockwool
		Toilet Cistern	Ceramic
		Walls	Plasterboard and plaster on block
G28	Female changing room	Above Ceiling Tiles	Wood
		Ceiling	Modern Ceiling Tiles
		Doors and Finishes	Wood
		Floor	Concrete with Modern Vinyl
		Pipework Insulation	MMMF / Rockwool

APPENDIX 5

Room/ Location	Area	Item	Material
		Walls	Plasterboard and plaster on block
		Window Surrounds and Sills	Metal / Wood
G29	Classroom	Above Ceiling Tiles	Wood
		Ceiling	Modern Ceiling Tiles
		Doors and Finishes	Wood
		Floor	Carpet on Concrete
		Pipework Insulation	MMMF / Rockwool
		Walls	Plasterboard and plaster on block
		Window Surrounds and Sills	UPVC / Wood
G30	Cupboard	Ceiling	Plaster / Plasterboard
		Doors and Finishes	Wood
		Electrical Fuse/Switch Box	Modern
		Floor	Laminate to concrete
		Pipework Insulation	MMMF / Rockwool
		Walls	Plaster on Block
G31	Disabled W.C	Boxing	Wood
		Ceiling	Concrete
		Doors and Finishes	Wood
		Floor	Concrete with Modern Vinyl
		Pipework Insulation	MMMF / Rockwool
		Toilet Cistern	Ceramic
		Walls	Plaster on Block
G32	Office	Ceiling	Concrete
		Doors and Finishes	Wood
		Floor	Carpet on Concrete
		Walls	Plaster on Block
		Window Surrounds and Sills	Wood
G33	Laundry room	Ceiling	Concrete
		Doors and Finishes	Wood
		Electrical Fuse/Switch Box	Modern
		Floor	Concrete
		Walls	Plasterboard and plaster on block
		Window Surrounds and Sills	Metal
G34	Classroom	Boxing	Wood
		Ceiling	Concrete
		Doors and Finishes	Wood
		Floor	Parquet
		Panels to heaters	Glassrock
		Under parquet	Bitumen
		Walls	Plasterboard and plaster on block
		Window Surrounds and Sills	Metal / Wood
G35	Classroom	Boxing	Wood
		Ceiling	Concrete
		Doors and Finishes	Wood
		Floor	Parquet
		Under parquet	Bitumen

APPENDIX 5

Room/ Location	Area	Item	Material
		Walls	Plasterboard and plaster on block
		Window Surrounds and Sills	Metal / Wood
G36	Hall	Boxing	Plasterboard and Timber
		Ceiling	Concrete with chipboard tiles
		Damp Proof Course	Bitumen
		Doors and Finishes	Wood
		Floor	Parquet
		Under parquet	Bitumen
		Walls	Plasterboard and plaster on block
		Window Surrounds and Sills	Metal / Wood
G37	Rear lobby	Ceiling	Concrete
		Doors and Finishes	Wood
		Floor	Concrete
		Walls	Plasterboard and plaster on block
G38	W.C	Ceiling	Concrete
		Doors and Finishes	Wood
		Floor	Concrete
		Toilet Cistern	Thermoplastic
		Walls	Plaster on Block
		Window Surrounds and Sills	Metal / Wood
G39	Office	Ceiling	Concrete
		Doors and Finishes	Wood
		Electrical Fuse/Switch Box	Modern
		Floor	Concrete
		Floor Tiles	Vinyl
		Walls	Plaster on Block
		Window Surrounds and Sills	Metal / Wood
G40	Common room and kitchen	Above Ceiling Tiles	Concrete
		Ceiling	Modern Ceiling Tiles
		Doors and Finishes	Wood
		Floor	Carpet and modern vinyl on concrete
		Walls	Plasterboard and plaster on block
G41	Corridor and cupboard	Ceiling	Plasterboard and concrete
		Doors and Finishes	Wood
		Floor	Concrete with Modern Vinyl
		Walls	Plasterboard and plaster on block
G42	Cupboard	Ceiling	Concrete
		Doors and Finishes	Wood
		Electrical Fuse/Switch Box	Modern
		Floor	Concrete
		Walls	Plaster on Block
G43	Cupboard	Ceiling	Plaster / Plasterboard
		Floor	Concrete

APPENDIX 5

Room/ Location	Area	Item	Material
		Walls	Plaster / Plasterboard
G44, G51	Stores	Ceiling	Concrete
		Doors and Finishes	Wood
		Floor	Concrete
		Walls	Plasterboard and plaster on block
G45	Housemasters store	Boxing	Plasterboard and Timber
		Ceiling	Concrete
		Doors and Finishes	Wood
		Flat roof	Modern felt
		Floor	Parquet on concrete
		Floor under parquet	Bitumen
		Soffits / Fascias	Wood
		Walls	Plaster on brick and plasterboard
		Window Surrounds and Sills	Metal / Wood
G46	Housemaster house, Ground floor	Beneath Sink	Modern
		Boiler Internal(s)	Modern
		Electrical Fuse/Switch Box	Modern
		Fireplace	Brick and timber cladding
		Underside of stairs	Wood
		Understairs cable wrap	Textile
G46	Housemasters house, Ground floor	Above Fixed Ceiling	Wood
		Boxing	Plasterboard and Timber
		Ceiling	Plaster / Plasterboard
		Doors and Finishes	UPVC, wood and metal
		Floor	Laminate and modern vinyl on parquet
		Toilet Cistern	Ceramic
		Under parquet floor	Bitumen
		Walls	Plaster on brick
		Window Surrounds and Sills	UPVC, wood and metal
G47	Cupboard	Boxing	Plasterboard and Timber
		Ceiling	Plaster / Plasterboard
		Doors and Finishes	Wood
		Floor	Concrete
		Walls	Plaster / Plasterboard
G48	Stairway and store	Boxing	Plasterboard and Timber
		Ceiling	Concrete
		Doors and Finishes	Wood
		Electrical Fuse/Switch Box	Modern
		Floor	Parquet
		Stair Nosing	Rubber
		Under parquet	Bitumen
		Walls	Plaster on Block
G49	Store	Ceiling	Concrete
		Doors and Finishes	Wood
		Electrical Fuse/Switch Box	Modern

APPENDIX 5

Room/ Location	Area	Item	Material
		Floor	Concrete with Modern Vinyl
		Walls	Plaster on Block
G5	Store	Ceiling	Concrete
		Doors and Finishes	Wood
		Floor	Carpet on Concrete
		Walls	Plasterboard and plaster on block
		Window Surrounds and Sills	Metal / Wood
G50	Store	Ceiling	Concrete
		Doors and Finishes	Wood
		Floor	Parquet
		Under parquet	Bitumen
		Walls	Plaster on Block
G6	Office	Ceiling	Concrete
		Doors and Finishes	Wood
		Floor	Carpet on Concrete
		Walls	Plasterboard and plaster on block
		Window Surrounds and Sills	Metal / Wood
G7	Staff kitchen	Beneath Sink	Modern
		Ceiling	Concrete and plasterboard
		Doors and Finishes	Wood
		Floor	Carpet and modern vinyl on concrete
		Floor Tiles	Vinyl
		Walls	Plasterboard and plaster on block
		Window Surrounds and Sills	Metal / Wood
G8	Corridor	Ceiling	Concrete
		Doors and Finishes	Wood
		Floor	Carpet on Concrete
		Floor Tiles	Vinyl
		Walls	Plasterboard and plaster on block
G9	Office	Boxing	Wood
		Ceiling	Concrete
		Doors and Finishes	Wood
		Electrical Fuse/Switch Box	Modern
		Floor	Carpet on Concrete
		Pipework Insulation	MMMF / Rockwool
		Walls	Plasterboard and plaster on block
		Window Surrounds and Sills	Metal / Wood
L1 – Housemaster's House	Housemasters loft (very limited access due to small pitch)	Ceiling	Timber and modern felt
		Floor	Plasterboard and Timber
		Loft Hatch	Wood
		Loft Insulation	MMMF / Rockwool
		Pipework Insulation	Foam
		Walls	Block

APPENDIX 5

Room/ Location	Area	Item	Material
		Water Tank(s)	Plastic
Room E01	Externals	Damp Proof Course	Sampled: Negative
		Doors and Finishes	Wood
		External Fascias	Wood
		External Walls	Brick and Block
		Rain Water Goods	Plastic
		Roof	Clay Tiles to Pitched Roof, Modern Felt to Flat Roofs
		Soffit Panels	Insulating Board
		Window Surrounds and Sills	Metal
G21	GF Calorifier Room	Boiler Internal(s)	Modern
		Ceiling	Glassroc to Concrete
		Doors and Finishes	Wood
		Floor	Concrete
		Pipework Insulation	MMMF / Rockwool
		Walls	Brick and Block
G22/23	GF Plant Room	Boiler Internal(s)	Modern
		Ceiling	Concrete
		Doors and Finishes	Wood
		Floor	Concrete
		Pipework	Compressed Gasket
		Pipework Insulation	MMMF / Rockwool
		Wall	Insulation Residue
		Walls	Brick and Block
		Window Surrounds and Sills	Metal
G24	GF Plant Room	Ceiling	Concrete
		Doors and Finishes	Wood
		Electrical Fuse/Switch Box	Modern
		Electrical Fuse/Switch Box Internal Flash Guards	Textile
		Floor	Concrete
		Walls	Brick and Block
		Window Surrounds and Sills	Metal
L1	2F Loft (Within Bathroom)	Ceiling	Non-Suspect Underfelt, Timber Rafters, Steel Frame
		Floor	MMMF Insulation, Timber Joists, Plasterboard
		Loft Hatch	Wood
		Pipework Insulation	Hessian, Foam, MMMF Insulation
		Walls	Brick and Block
		Water Tank(s)	Metal
L2	1F Loft (Within 1.37)	Ceiling	Non-Suspect Underfelt, Timber Rafters, Steel Frame
		Floor	MMMF Insulation, Timber Joists, Plasterboard
		Loft Hatch	Wood

APPENDIX 5

Room/ Location	Area	Item	Material
		Pipework Insulation	Hessian, Foam, MMMF Insulation
		Walls	Brick and Block
		Water Tank(s)	Plastic