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RIVERSIDE

ASBESTOS REFURBISHMENT SURVEY REPORT

FOR: Reading Borough Council (Corporate)
AT: Reading Town Hall, Blagrove Street, Reading

J356435
Issue 1



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Section 1: Executive Summary

Address:

Reading Town Hall
Blagrove Street
Reading

Survey Type: Refurbishment



Summary Statement:

This report is for a Refurbishment Survey carried out at Reading Town Hall, Blagrove Street, Reading, RG1 1QH. The site survey was completed on the 19/11/2025.

0 location(s) were not accessed with details provided in the table at the end of this section.

1 locations have been reported as containing asbestos, including 1 locations presumed or strongly presumed to contain asbestos.

The materials found include: Reinforced Composite

The surveyor has identified the following actions:

- 0 material(s) require restricted access and removal as soon as is practicable
- 0 material(s) require removal, encapsulation or repair as soon as is practicable
- 1 material(s) should be removed prior to demolition or refurbishment
- 0 material(s) should be incorporated into the management plan until removal
- 0 material(s) need to be managed with no immediate attention
- 0 item(s) need to be treated as containing asbestos until proven otherwise
- 0 location(s) require access to be arranged

Survey Scope:

Refurbishment survey to roof areas that require access

Locations found to contain asbestos:

Location
Reading Town Hall R.03 - Roof 12

– Table ends –

Locations containing asbestos with a material assessment score of 6 or greater:

Location	Sample No.	Item	Product	Action
No asbestos was found with a material assessment score of 6 or greater				

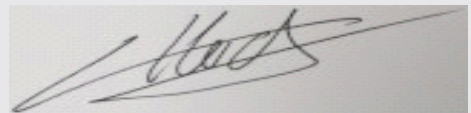
– Table ends –

Locations which were not accessed:

Location	Reason For Not Accessing
All locations within the scope of the survey were accessed	

– Table ends –

Section 2: Contact Details & Authorisation

Client Details	Instructing Party
Reading Borough Council (Corporate) Corporate Maintenance Civic Offices Bridge Street Reading Contact: Sarah Jolly Tel: N/A Email: Sarah.Jolly@reading.gov.uk	Reading Borough Council (Corporate) Corporate Maintenance Civic Offices Bridge Street Reading Contact: Sarah Jolly Tel: N/A Email: Sarah.Jolly@reading.gov.uk
Site Address	Report Author
Reading Town Hall Blagrove Street Reading RG1 1QH Contact: Tel:	Riverside Environmental Services Ltd Unit 12 Whiffens Farm Clement Street Hextable Kent BR8 7PQ Contact: Jonathan Francis Tel: 01322 875 730 Email: info@riverside-es.com
Report Details	Surveyors
Survey Date: 18 Nov 2025 to 19 Nov 2025 Report Date: 5 Jan 2026 Issue No: 1	Report authorised by: Lead Surveyor: Charlie Hocking, Terry Ho   Assistant Surveyor:

Section 3: Introduction

The survey and the subsequent written report were carried out in accordance with Asbestos: The Survey Guide (HSG:264). They also meet the requirements stated in ISO 17020 and implemented in Riverside Environmental Services Ltd's Quality Manual.

Riverside Environmental Services Ltd is a UKAS accredited inspection body (No. 296) and a UKAS accredited testing laboratory (No. 4087).

3.1 Scope of works

This is a refurbishment survey report written to facilitate the refurbishment of the area identified in this section.

This type of survey is used to locate and describe, so far as is reasonably practicable, all asbestos containing materials (ACMs) in the building and will by its nature involve the partial destruction of the buildings fabric so that access can be gained to all areas. A full sampling programme is undertaken to identify possible ACMs and estimate the extent of those reported.

The objective of this survey report is to identify, so far as is reasonably practicable, the location, extent, product type and composition of ACMs within the fabric of the building, prior to the buildings major refurbishment or demolition.

Survey Scope:

Refurbishment survey to roof areas that require access

3.1.1 Description, type, age and construction of the building(s) included in the survey

Building Description: Town Hall

Building Age: Unknown

Building Construction: Standard

3.1.2 Agreed Exclusions

None.

Section 4: Included Areas

Text in red = a sample found or presumed to contain asbestos.

Text in blue = a sample not found to contain asbestos.

Location	Notes
2.01 Roof 20/ Huntley & Palmers Reading Town Hall	Opening 1. Plaster render plasterboard ceiling panel with metal grid brackets revealed timber panels, joists with insulation residue. Plasterboard and brickworks walls within. Opening 2. Plaster render plasterboard ceiling panel with metal grid brackets revealed timber panels, joists with insulation residue. Plasterboard and brickworks walls with bituminous screed (asphalt) within. IS013583: Bituminous Screed to Wall IS013582: Insulation Residue to Joist —ends—
R.01 Roof 7 Reading Town Hall - Roof 7	Timber floor with timber joists, walls formed from non asbestos clay roof tiles fixed to timber battens, no felt lining/ membrane is visible. Timber rafters to the roof. Sloped floor is constructed of plywood sheeting. Non asbestos MMMF insulation throughout. No ACMs have been identified to the targeted area. —ends—
R.01 Roof 19 Reading Town Hall	Timber boarded floor, bare brick walls and a sarking felt lining to the underside of the clay tiled roof. Timber lining to the rear of the timber loft hatch. Timber boarded hatch/door set within the brick walls which leads to the external roof. BW000912: Sarking felt lining to underside of the roof —ends—
R.02 Roof 17 Reading Town Hall	Roof void accessed from above via external contractor. Non asbestos slate tiles over timber battens over a sarking felt to the underside. Felt accessed beyond to reveal a ply board lining with a non asbestos foam insulation which was also accessed behind to reveal a foil faced plasterboard which forms the ceiling below. BW000913: Sarking felt lining to underside of the roof —ends—
R.03 Roof 16	Roof void accessed from above via external contractor.

Reading Town Hall	Non asbestos slate tiles over timber battens over a sarking felt to the underside. Felt accessed beyond to reveal a ply board lining with a non asbestos foam insulation which was also accessed behind to reveal a foil faced plasterboard which forms the ceiling below. BW000914: Sarking felt lining to underside of the roof —ends—
R.01 Roof 14 Reading Town Hall - Roof 14 & 15	Access to ceiling made by external contractor. Ceiling is of plasterboard construction. Void above ceiling accessed to reveal bare brick walls, timber joists and a timber boarded ceiling. No ACMs identified. Roof accessed from above to reveal an asphalt lining to the timber boarded roof. BW000909: Felt lining to roof above —ends—
R.02 Roof 15 Reading Town Hall - Roof 14 & 15	Ceiling accessed by external contractor. Ceiling is of plasterboard construction and was accessed to reveal a brick wall above with a non asbestos felt membrane around the timber joists and a timber boarded ceiling Roof above accessed to reveal a non asbestos rubber lined roof over a non asbestos foam insulation over the timber ceiling which was identified below. BW000907: Damp proof membrane around joists BW000908: Felt lining above —ends—
R.01 Roof 21 Reading Town Hall	Ceiling accessed via third party contractor. Roof void surveyed from below only within kitchen. Plasterboard ceiling accessed to reveal timber joists, bare brick walls and a non asbestos loose MMMF insulation throughout and a timber boarded ceiling. No access beyond timber ceiling as no means of weatherproofing. Roof also accessed above to reveal a non asbestos asphalt lining to the gutters with insulation felt blocks with a foam insulation over a felt lining to the timber ceiling which has been identified below. BW000996: Felt lining —ends—
R.02 Roof 22 Reading Town Hall	Asphalt lined gutters, slate tiled pitched roof with slat tiles forming the undercloaking. Roof accessed via third party contractor to reveal timber bsttens and a sarking felt lining, sarking felt lining removed to reveal timber joists and a timber boarded ceiling with a non asbestos MMMF insulation. Limited access as accessed only at one point.

	BW000995: Sarking felt —ends—
R.01 Roof 8 & 9 Reading Town Hall	Timber boarded floor over a non asbestos MMMF insulation and roof is constructed of clay tiles to timber battens and joists. Non asbestos foil faced MMMF insulated metal pipework throughout. Timber hatch to end of roof 8 leads to a glass constructed pitched roof with lead flashing, joints to glass panels inspected for rope seals etc, no ACMs identified. Roof inspected externally - clay tiles and glass panelled pitched roof with plastic gutters. Rubber lining to metal pipework running through clay tiled roof with lead flashing where it passes through. uPVC door set within a lead lined timber dormer. A felt lined flat roof forms part of the roof, this was intrusively accessed to reveal a modern non asbestos felt lining over an asphalt layer to a bituminous coating and a timber boarded floor, the timber floor was accessed by a 3rd party to reveal timber trusses and joists below with live rubber cables within and a plasterboard ceiling with a mesh. BW001036: Felt lining adjacent skylight BW001037: Mesh to ducts —ends—
R.02 Roof 10 Reading Town Hall	Wood-wool slab insulation over a metal framed floor over a glass roof, timber slats to the clay tiled walls and a timber boarded ceiling which was visually identified from below only due to no safe ladder access, this revealed a non asbestos MMMF insulation to the clay tiled roof. Roof inspected externally - clay tiles and glass panelled pitched roof. Metal ducting passing through the roof via a lead lined wall. —ends—
R.03 Roof 12 Reading Town Hall	Concrete floor, brick walls and a timber boarded ceiling with a modern skylight, no access to roof above as skylight does not open enough to allow access. Foil faced non asbestos MMMF insulation to the metal pipework which runs to a metal heating system. Plastic water tank above sat upon a timber plinth. Presumptive sample3: Felt lining to roof —ends—
R.04 Roof 11 Reading Town Hall	The roof comprises of a felt lined flat roof and a multi-faceted rooflight with metal frames and glass panels. Non asbestos rubber tiles lifted to reveal a foam underlay over an asphalt roof which was intrusively accessed to reveal; Glass skylight accessed by removing the louvres, this revealed a plastic membrane over a metal grated floor, the membrane was lifted to reveal a Perspex ceiling with timber joists. BW001038: Asphalt —ends—

– Table ends –

Section 5: Survey Summary Table

Sample number	Location	Item	Product type	Extent of damage	Surface treatment	Asbestos type	Accessibility	Sample type	Material assessment score	Approx quantity	Action
IS013582	Reading Town Hall 2.01 - Roof 20/ Huntley & Palmers	Insulation Residue to Joist	Insulation	Low Damage	Unsealed AIB, textiles, encapsulated insulation.	No Asbestos Detected	D	S	0	Throughout	No Further Action Required
IS013583	Reading Town Hall 2.01 - Roof 20/ Huntley & Palmers	Bituminous Screed to Wall	Reinforced Composite	Low Damage	Completely Sealed	No Asbestos Detected	D	S	0	15lm	No Further Action Required
BW000912	Reading Town Hall R.01 - Roof 19	Sarking felt lining to underside of the roof	Reinforced Composite	Low Damage	Completely Sealed	No Asbestos Detected	M	S	0	40m ²	No Further Action Required
BW000996	Reading Town Hall R.01 - Roof 21	Felt lining	Reinforced Composite	Low Damage	Completely Sealed	No Asbestos Detected	D	S	0	20m ²	No Further Action Required
BW001036	Reading Town Hall R.01 - Roof 8 & 9	Felt lining adjacent skylight	Reinforced Composite	Low Damage	Completely Sealed	No Asbestos Detected	M	S	0	6m ²	No Further Action Required
BW001037	Reading Town Hall R.01 - Roof 8 & 9	Mesh to ducts	Textiles/Paper	Low Damage	Surface Sealed	No Asbestos Detected	D	S	0	2no.	No Further Action Required
BW000913	Reading Town Hall R.02 - Roof 17	Sarking felt lining to underside of the roof	Reinforced Composite	Low Damage	Completely Sealed	No Asbestos Detected	M	S	0	40m ²	No Further Action Required

Sample number	Location	Item	Product type	Extent of damage	Surface treatment	Asbestos type	Accessibility	Sample type	Material assessment score	Approx quantity	Action
BW000995	Reading Town Hall R.02 - Roof 22	Sarking felt	Reinforced Composite	Low Damage	Completely Sealed	No Asbestos Detected	M	S	0	40m ²	No Further Action Required
	Reading Town Hall R.02 - Roof 10	No suspect materials found							-		No Further Action Required
Presumptive Sample 3	Reading Town Hall R.03 - Roof 12	Felt lining to roof	Reinforced Composite	Low Damage	Completely Sealed	Chrysotile	D	P	3	2m ²	Remove prior to demolition or refurbishment
BW000914	Reading Town Hall R.03 - Roof 16	Sarking felt lining to underside of the roof	Reinforced Composite	Low Damage	Completely Sealed	No Asbestos Detected	M	S	0	40m ²	No Further Action Required
	Reading Town Hall R.03 - Roof 12	Access issues							-		No Further Action Required
BW001038	Reading Town Hall R.04 - Roof 11	Asphalt	Reinforced Composite	Low Damage	Completely Sealed	No Asbestos Detected	M	S	0	5m ²	No Further Action Required
	Reading Town Hall - Roof 14 & 15 R.01 - Roof 14	Access location							-		No Further Action Required

Sample number	Location	Item	Product type	Extent of damage	Surface treatment	Asbestos type	Accessibility	Sample type	Material assessment score	Approx quantity	Action
BW000909	Reading Town Hall - Roof 14 & 15 R.01 - Roof 14	Felt lining to roof above	Reinforced Composite	Low Damage	Completely Sealed	No Asbestos Detected	M	S	0	16m ²	No Further Action Required
BW000907	Reading Town Hall - Roof 14 & 15 R.02 - Roof 15	Damp proof membrane around joists	Reinforced Composite	Low Damage	Completely Sealed	No Asbestos Detected	M	S	0	Throughout	No Further Action Required
BW000908	Reading Town Hall - Roof 14 & 15 R.02 - Roof 15	Felt lining above	Reinforced Composite	Low Damage	Completely Sealed	No Asbestos Detected	M	S	0	12m ²	No Further Action Required
	Reading Town Hall - Roof 7 R.01 - Roof 7	No suspect materials found							-		No Further Action Required

- Table ends -

¹Accessibility

E=Easy accessibility: accessible from ground level, M=Medium accessibility: accessible from a step or similar, D=Difficult accessibility: accessible only with access equipment

²Sample type

S=Sampled, P=Presumed, SP=Strongly Presumed

VC(n)=Visually Consistent, the sample number with which it has been visually consisted with is shown in brackets.

Section 6: Sample Photo Sheets

In this section you will find information on the locations sampled.

The information here is compiled into useful summaries in 'Section 5: Survey Summary Table' and shown as a plan drawing in 'Appendix V: Site Drawings'.

Sample N°	IS013582		
Location	Reading Town Hall 2.01 - Roof 20/ Huntley & Palmers		
			
Item:	Insulation Residue to Joist	Identification:	Identified
Approx. Quantity:	Throughout	Accessibility:	Difficult
Product Type: See Appendix VII: Glossary of terms	Insulation		0
Extent of damage:	Low Damage		0
Surface treatment:	Unsealed AIB, textiles, encapsulated insulation.		0
Asbestos type:	No Asbestos Detected		0
		Material Assessment Score:	0
Action:	No Further Action Required		
Comments:			

Sample N°	IS013583		
Location	Reading Town Hall 2.01 - Roof 20/ Huntley & Palmers		
			
Item:	Bituminous Screed to Wall	Identification:	Identified
Approx. Quantity:	15lm	Accessibility:	Difficult
Product Type: See Appendix VII: Glossary of terms	Reinforced Composite		0
Extent of damage:	Low Damage		0
Surface treatment:	Completely Sealed		0
Asbestos type:	No Asbestos Detected		0
		Material Assessment Score:	0
Action:	No Further Action Required		
Comments:			

Sample N°	BW000912		
Location	Reading Town Hall R.01 - Roof 19		
			
Item:	Sarking felt lining to underside of the roof	Identification:	Identified
Approx. Quantity:	40m ²	Accessibility:	Medium
Product Type: See Appendix VII: Glossary of terms	Reinforced Composite		0
Extent of damage:	Low Damage		0
Surface treatment:	Completely Sealed		0
Asbestos type:	No Asbestos Detected		0
		Material Assessment Score:	0
Action:	No Further Action Required		
Comments:	Na		

Sample N°	BW000996		
Location	Reading Town Hall R.01 - Roof 21		
			
Item:	Felt lining	Identification:	Identified
Approx. Quantity:	20m ²	Accessibility:	Difficult
Product Type: See Appendix VII: Glossary of terms	Reinforced Composite		0
Extent of damage:	Low Damage		0
Surface treatment:	Completely Sealed		0
Asbestos type:	No Asbestos Detected		0
		Material Assessment Score:	0
Action:	No Further Action Required		
Comments:	Na		

Sample N°	BW001036		
Location	Reading Town Hall R.01 - Roof 8 & 9		
			
Item:	Felt lining adjacent skylight	Identification:	Identified
Approx. Quantity:	6m ²	Accessibility:	Medium
Product Type: See Appendix VII: Glossary of terms	Reinforced Composite		0
Extent of damage:	Low Damage		0
Surface treatment:	Completely Sealed		0
Asbestos type:	No Asbestos Detected		0
		Material Assessment Score:	0
Action:	No Further Action Required		
Comments: Na			

Sample N°	BW001037		
Location	Reading Town Hall R.01 - Roof 8 & 9		
			
Item:	Mesh to ducts	Identification:	Identified
Approx. Quantity:	2no.	Accessibility:	Difficult
Product Type: See Appendix VII: Glossary of terms	Textiles/Paper		0
Extent of damage:	Low Damage		0
Surface treatment:	Surface Sealed		0
Asbestos type:	No Asbestos Detected		0
		Material Assessment Score:	0
Action:	No Further Action Required		
Comments: Extent unknown due to targeted access.			

Sample N°	BW000913		
Location	Reading Town Hall R.02 - Roof 17		
			
Item:	Sarking felt lining to underside of the roof	Identification:	Identified
Approx. Quantity:	40m ²	Accessibility:	Medium
Product Type: See Appendix VII: Glossary of terms	Reinforced Composite		0
Extent of damage:	Low Damage		0
Surface treatment:	Completely Sealed		0
Asbestos type:	No Asbestos Detected		0
		Material Assessment Score:	0
Action:	No Further Action Required		
Comments: Na			

Sample N°	BW000995		
Location	Reading Town Hall R.02 - Roof 22		
			
Item:	Sarking felt	Identification:	Identified
Approx. Quantity:	40m ²	Accessibility:	Medium
Product Type: See Appendix VII: Glossary of terms	Reinforced Composite		0
Extent of damage:	Low Damage		0
Surface treatment:	Completely Sealed		0
Asbestos type:	No Asbestos Detected		0
		Material Assessment Score:	0
Action:	No Further Action Required		
Comments: Na			

Sample N°	BW000914		
Location	Reading Town Hall R.03 - Roof 16		
			
Item:	Sarking felt lining to underside of the roof	Identification:	Identified
Approx. Quantity:	40m ²	Accessibility:	Medium
Product Type: See Appendix VII: Glossary of terms	Reinforced Composite		0
Extent of damage:	Low Damage		0
Surface treatment:	Completely Sealed		0
Asbestos type:	No Asbestos Detected		0
		Material Assessment Score:	0
Action:	No Further Action Required		
Comments: Na			

Sample N°	Presumptive Sample 3		
Location	Reading Town Hall R.03 - Roof 12		
			
Item:	Felt lining to roof	Identification:	Presumed
Approx. Quantity:	2m ²	Accessibility:	Difficult
Product Type: See Appendix VII: Glossary of terms	Reinforced Composite		1
Extent of damage:	Low Damage		1
Surface treatment:	Completely Sealed		0
Asbestos type:	Chrysotile		1
		Material Assessment Score:	3
Action:	Remove prior to demolition or refurbishment		
Comments: Access required if needs to be sampled			

Sample N°			
Location	Reading Town Hall R.03 - Roof 12		
			
Item:	Access issues	Identification:	
Approx. Quantity:		Accessibility:	
Product Type: See Appendix VII: Glossary of terms			-
Extent of damage:			-
Surface treatment:			-
Asbestos type:			-
		Material Assessment Score:	-
Action:	No Further Action Required		
Comments:			

Sample N°	BW001038		
Location	Reading Town Hall R.04 - Roof 11		
			
Item:	Asphalt	Identification:	Identified
Approx. Quantity:	5m ²	Accessibility:	Medium
Product Type: See Appendix VII: Glossary of terms	Reinforced Composite		0
Extent of damage:	Low Damage		0
Surface treatment:	Completely Sealed		0
Asbestos type:	No Asbestos Detected		0
		Material Assessment Score:	0
Action:	No Further Action Required		
Comments:			

Sample N°			
Location	Reading Town Hall - Roof 14 & 15 R.01 - Roof 14		
			
Item:	Access location	Identification:	
Approx. Quantity:		Accessibility:	
Product Type: See Appendix VII: Glossary of terms			-
Extent of damage:			-
Surface treatment:			-
Asbestos type:			-
		Material Assessment Score:	-
Action:	No Further Action Required		
Comments:			

Sample N°	BW000909		
Location	Reading Town Hall - Roof 14 & 15 R.01 - Roof 14		
			
Item:	Felt lining to roof above	Identification:	Identified
Approx. Quantity:	16m ²	Accessibility:	Medium
Product Type: See Appendix VII: Glossary of terms	Reinforced Composite		0
Extent of damage:	Low Damage		0
Surface treatment:	Completely Sealed		0
Asbestos type:	No Asbestos Detected		0
		Material Assessment Score:	0
Action:	No Further Action Required		
Comments: Na			

Sample N°	BW000907		
Location	Reading Town Hall - Roof 14 & 15 R.02 - Roof 15		
			
Item:	Damp proof membrane around joists	Identification:	Identified
Approx. Quantity:	Throughout	Accessibility:	Medium
Product Type: See Appendix VII: Glossary of terms	Reinforced Composite		0
Extent of damage:	Low Damage		0
Surface treatment:	Completely Sealed		0
Asbestos type:	No Asbestos Detected		0
		Material Assessment Score:	0
Action:	No Further Action Required		
Comments: To all timber			

Sample N°	BW000908		
Location	Reading Town Hall - Roof 14 & 15 R.02 - Roof 15		
			
Item:	Felt lining above	Identification:	Identified
Approx. Quantity:	12m ²	Accessibility:	Medium
Product Type: See Appendix VII: Glossary of terms	Reinforced Composite		0
Extent of damage:	Low Damage		0
Surface treatment:	Completely Sealed		0
Asbestos type:	No Asbestos Detected		0
		Material Assessment Score:	0
Action:	No Further Action Required		
Comments: Na			

Section 7: Appendices

I – Survey Techniques

Each floor, room and area was systematically inspected for suspect materials thought or known to contain asbestos. Where such materials were encountered their location, extent and composition were recorded.

Where materials of a similar nature exist to those previously sampled (and a reasoned argument can be made that their composition is likely to be identical) further physical sampling was not undertaken.

Photographs were taken of all sample locations, unless otherwise stated.

The analysis of suspected ACMs was undertaken by a UKAS accredited laboratory using the analytical method detailed in HSG248, Appendix 2 - Asbestos: The analysts' guide for sampling, analysis and clearance procedures.

II – Survey Caveat

This survey report is not a bill of quantities

III – Survey Notes

This report has been written with reference to the various guidance notes etc issued and current at the date of this report. It describes circumstances at the site on the date the investigation took place.

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

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

The drawings in the report are not to scale and are illustrative only to indicate approximate locations. The descriptions used are for location identification purposes.

All the recommendations described in this report are based upon assumptions made after consideration of: the type of material, condition of the material, its location, analysis result and the use of the area in which it was found. However, statutory authorities or others could require amendments based on: local knowledge, changes in legislation, changes in use or other relevant conditions or criteria.

Samples taken from floor tiles (or similar material) may include a bitumen adhesive as part of the sample. It is known that some proprietary brands of bitumen have an asbestos content and this will be included as an integral part of the bulk sample unless otherwise stated.

Where materials not identified in this survey are uncovered, we recommend that they are sampled by a competent person and analysed in a laboratory accredited by UKAS for the analysis of asbestos in bulk materials.

IV – Certificates of Bulk Analysis

Please find in this section the bulk analysis certificates generated at our UKAS accredited laboratory.

Asbestos Bulk Identification Certificate

Date of receipt of sample(s): 16 Dec 2025		Sampled by ¹ : Terry Ho, Riverside Environmental Services	
Site Address: Reading Town Hall, Blagrove Street, Reading		Client: Reading Borough Council (Corporate)	
		Client Address: Corporate Maintenance, Civic Offices, Bridge Street, Reading	
Location of analysis: Unit 6 Whiffens Farm, Clement Street, Hextable, Kent, BR8 7PQ			
Job No: J356435		Certificate No: J356435	Issue No ³ : 1

Sample N ^o	Date of Analysis	Location	Sample Description	Material Description ²	Asbestos Type
BW000907	17.12.25	R.02	Damp proof membrane around joists	Reinforced Composite	No Asbestos Detected
BW000908	17.12.25	R.02	Felt lining above	Reinforced Composite	No Asbestos Detected
BW000909	19.12.25	R.01	Felt lining to roof above	Reinforced Composite	No Asbestos Detected
BW000995	17.12.25	R.02	Sarking felt	Reinforced Composite	No Asbestos Detected

Analyst:	Ruth McCarthy	Analyst's Signature:		Date of Issue:	5 Jan 2026
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Notes:

- Where the sample was taken by the client Riverside Environmental Services Ltd cannot accept responsibility for the accuracy of any information supplied by the client, specifically the site address and sample description. The sample results only apply to the sample as provided by the client.
 - Material description is an opinion and/or interpretation of the analyst and is therefore outside the scope of our accreditation.
 - An issue number greater than 1 indicates a re-issued certificate which supersedes and replaces any previous issue number.
- Method: The method of analysis is documented in QP19 Bulk analysis procedures, which conforms to HSG248 Asbestos: The analysts' guide; Appendix 2: Determination of asbestos in bulk materials.

This test report shall not be reproduced except in full, without the written approval of Riverside Environmental Services Ltd.

Location of analysis: Unit 6 Whiffens Farm, Clement Street, Hextable, Kent, BR8 7PQ

Job No: J356435

Certificate No: J356435

Issue No³: 1

Sample N ^o	Date of Analysis	Location	Sample Description	Material Description ²	Asbestos Type
BW000996	17.12.25	R.01	Felt lining	Reinforced Composite	No Asbestos Detected
BW001036	17.12.25	R.01	Felt lining adjacent skylight	Reinforced Composite	No Asbestos Detected
BW001037	17.12.25	R.01	Mesh to ducts	Textiles/Paper	No Asbestos Detected
BW001038	17.12.25	R.04	Asphalt	Reinforced Composite	No Asbestos Detected

Analyst:	Ruth McCarthy	Analyst's Signature:		Date of Issue:	5 Jan 2026
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Notes:

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Location of analysis: Unit 6 Whiffens Farm, Clement Street, Hextable, Kent, BR8 7PQ

Job No: J356435

Certificate No: J356435

Issue No³: 1

Sample N ^o	Date of Analysis	Location	Sample Description	Material Description ²	Asbestos Type
IS013582	11.12.25	2.01	Insulation Residue to Joist	Insulation	No Asbestos Detected
IS013583	11.12.25	2.01	Bituminous Screed to Wall	Reinforced Composite	No Asbestos Detected

Analyst:	Ruth McCarthy	Analyst's Signature:		Date of Issue:	5 Jan 2026
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Notes:

- Where the sample was taken by the client Riverside Environmental Services Ltd cannot accept responsibility for the accuracy of any information supplied by the client, specifically the site address and sample description. The sample results only apply to the sample as provided by the client.
 - Material description is an opinion and/or interpretation of the analyst and is therefore outside the scope of our accreditation.
 - An issue number greater than 1 indicates a re-issued certificate which supersedes and replaces any previous issue number.
- Method: The method of analysis is documented in QP19 Bulk analysis procedures, which conforms to HSG248 Asbestos: The analysts' guide; Appendix 2: Determination of asbestos in bulk materials.

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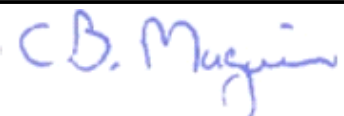
Location of analysis: Unit 6 Whiffens Farm, Clement Street, Hextable, Kent, BR8 7PQ

Job No: J356435

Certificate No: J356435

Issue No³: 1

Sample N ^o	Date of Analysis	Location	Sample Description	Material Description ²	Asbestos Type
BW000912	12.12.25	R.01	Sarking felt lining to underside of the roof	Reinforced Composite	No Asbestos Detected
BW000913	12.12.25	R.02	Sarking felt lining to underside of the roof	Reinforced Composite	No Asbestos Detected
BW000914	12.12.25	R.03	Sarking felt lining to underside of the roof	Reinforced Composite	No Asbestos Detected

Analyst:	Corrigan Maguire	Analyst's Signature:		Date of Issue:	5 Jan 2026
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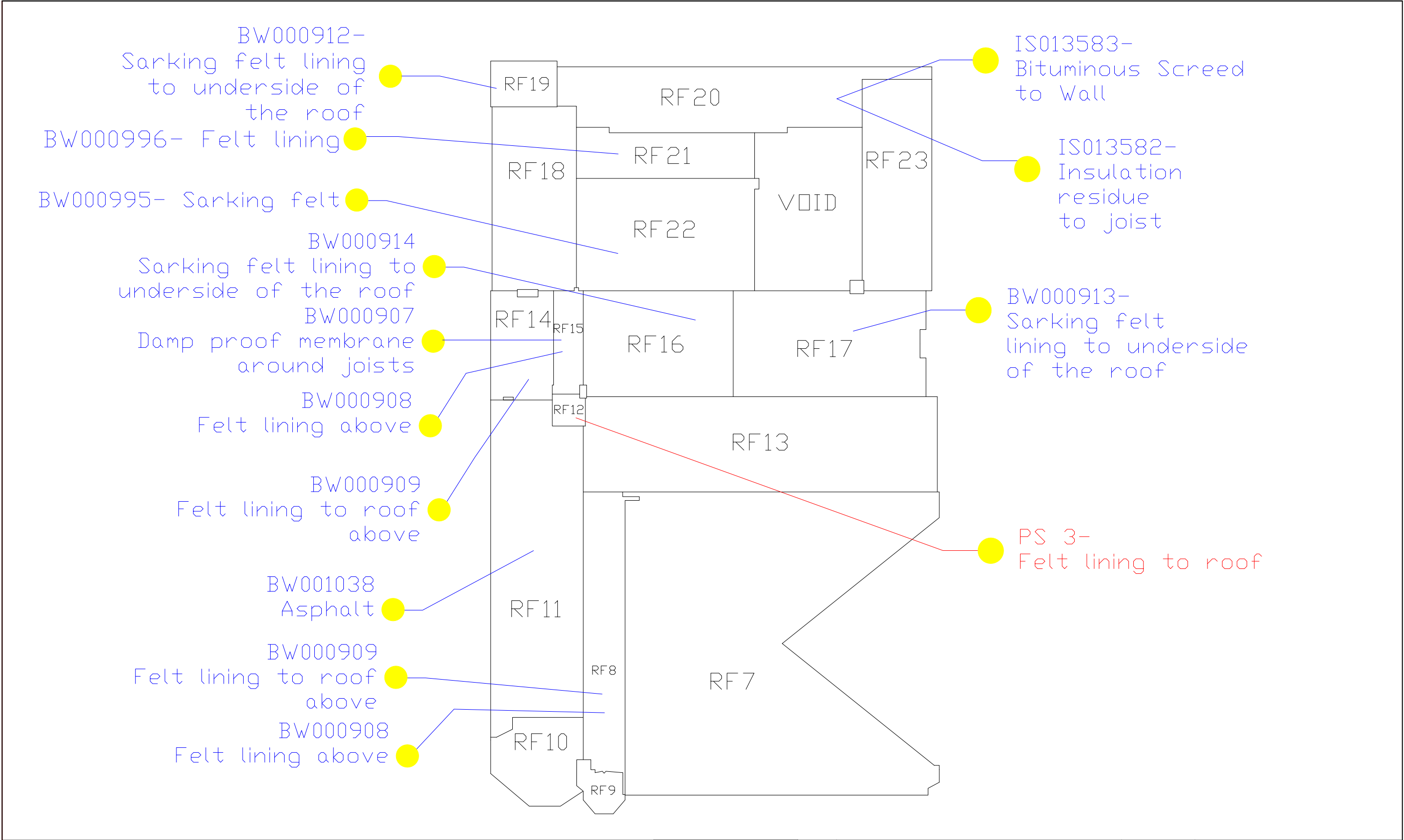
Notes:

- Where the sample was taken by the client Riverside Environmental Services Ltd cannot accept responsibility for the accuracy of any information supplied by the client, specifically the site address and sample description. The sample results only apply to the sample as provided by the client.
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V – Site Drawings

Please find in this section, drawings of all the areas included in our survey.



Inspection Point Positive Inspection Point Negative Inspection Point Areas Not Accessed Areas Not Within the Scopes of Works Access Point (Refurbishment or Demolition survey only) VC - Visually Consistent Sample PS - Presumptive Sample Plans must be read in conjunction with accompanying Report/Database	 UKAS INSPECTION 0296 atac Membership No. AT4373	RIVERSIDE Date: 19th December 2025 Document 19 Issue 12 on 30-10-2018 by R. Innes	SITE: Reading Town Hall SURVEY REF: J356435 DRAWING REF: D1 of 1 FLOOR/AREA: ROOF
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VI – What You Need To Do Next

Instructing a company to complete an asbestos survey is only part of the process in fulfilling the duty to manage asbestos (CAR 2012 Regulation 4).

Please refer to the illustration below for guidance on your next steps:

Step 1 : Complete an Asbestos Survey	You Have Just Completed This Step*
Identify asbestos containing materials (ACMs) within your property. Any ACMs identified must be given a numerical score for: asbestos type, product type, surface treatment and extent of damage/deterioration. These scores are added together to provide a material assessment score for each asbestos containing material identified.	
Step 2 : Complete a Priority Assessment	
The dutyholder of the building, or their representative, should complete a priority assessment. The priority assessment should consider: the normal occupant activity, human exposure potential, likelihood of disturbance and any likely maintenance activity.	
Step 3 : Carry out a risk assessment	
The material assessment from Step 1 and priority assessment from Step 2 should be combined to create a risk assessment.	
Step 4 : Complete a Management Plan	
Using the information gathered during the survey and the findings of the risk assessment, create a management plan which clearly identifies how each ACM will be managed to prevent exposure and then ensure the management plan is implemented.	
Step 5 : Review and Monitor	
Carry out checks to make sure the management plan is correctly implemented, updated and that the survey is still valid.	
Step 6 : Communicate	
The final step of the process is to make sure that you are communicating the information on ACMs to all parties which may work with, or disturb them.	

VII – Glossary of Terms

ACM	Asbestos containing material.
Actinolite	A mineral in the amphibole group. It is generally not used commercially, but is a common impurity in chrysotile asbestos.
Amosite	A type of asbestos in the amphibole group; it is also known as brown asbestos.
Amphibole	A group of double chain silicate minerals.
Anthophyllite	A type of asbestos in the amphibole group; it is also known as azbolen asbestos. It is generally not used commercially.
ARCA	Trade association for asbestos removal contractors (Asbestos Removal Contractors Association).
Asbestos	The generic name used for a group of naturally occurring mineral silicate fibres of the serpentine and amphibole series, displaying similar physical characteristics, although differing in composition.
Asbestosis	A non-cancerous disease associated with inhalation of asbestos fibres and characterized by scarring of the air-exchange regions of the lungs.
ATaC	Trade association for asbestos consultants (Asbestos Testing and Consultancy).
Bulk sample	A sample of suspected media (e.g. board or dust) is obtained from a site to be analyzed microscopically for asbestos content. Bulk sample analysis can be part of a process to assess the hazard from asbestos at a site.
CAR 2012	Control of Asbestos Regulations 2012.
Carcinogen	Any substance that causes cancer.
Chrysotile	A fibrous member of the serpentine group of minerals. It is the most common form of asbestos used commercially, also referred to as white asbestos.
Crocidolite	A type of asbestos in the amphibole group; it is also known as blue asbestos.
Item	A component found within a location, e.g. a storage heater.
Location	An area such as a room identified within the report, e.g. G.01 (ground floor room 1)
Material Assessment	Assessment of the suspected material for: product type, asbestos type, condition and treatment applied(surface treatment).
Mesothelioma	A malignant tumor of the covering of the lung or the lining of the pleural and abdominal cavity often associated with exposure to asbestos.
Priority Assessment	Assessment of the likelihood that asbestos containing materials (ACMs) will be damaged or disturbed during normal occupancy.
Product Description	Where bulk analysis has been undertaken the bulk analyst's description supersedes all previous product descriptions.
Tremolite	A mineral in the amphibole group. It is generally not used commercially.
UKAS	United Kingdom Accreditation Service.

– Table ends –

We hope that you have found this document helpful.

If you would like any further assistance or support please do not hesitate to contact us.

If you have been impressed with the service you have received so far, we can also be of assistance in other areas including:

CONTACT US

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info@riverside-es.com
www.riverside-es.com

Asbestos	Legionella	Air Quality
*Surveys *Air Testing - Supervision / Management *Bulk Analysis	- Risk Assessment - Monitoring / Sampling - Consultancy	- Indoor Air Quality - Workplace Exposure Assessments (Aerosols, Biological, Dust, Fumes, Gases, Solvents, etc.)
Environmental Monitoring	Noise	Vibration
Dust, Noise and Vibration	Assessments and Monitoring	Assessments and Monitoring
COSHH	LEV	Training
Assessments and Monitoring	Testing and Consultancy	Asbestos, Legionella and other workplace exposures

*UKAS accredited.



* Previously known as Exor.