



North Tyneside Council



Asbestos Survey Report 27/05/2014-30/05/2014 Management Survey

000047090890
Valley Gardens Middle
Valley Gardens
Whitley Bay
Tyne and Wear
NE25 9AQ

IMPORTANT: The asbestos management information is live, meaning that the system is constantly being updated and amended. Summaries created from information in either the asbestos register or management system will therefore only be valid for the time and date they are created.

Summaries provide a limited overview of the data available, they are not designed to be used by those carrying out major refurbishment or works involving alterations to the fabric of a building or its services.

Contact the Asbestos Management Team for more detail.

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Survey Details

Property Information

Property Name - Property Reference Number: 000047090890 - Valley Gardens Middle
Address & Postcode: Valley Gardens, Whitley Bay, Tyne and Wear, NE25 9AQ.
Property Coordinator:
Telephone / Mobile:
Email:

Client Information

Client Name - Client Reference Number: North Tyneside Council - CO11
Address & Postcode: Quadrant, The Silverlink North, Cobalt Business Park, North Tyneside, United Kingdom , NE27 0BY.
Telephone / Mobile: 0345 2000 101
Email:

Contractor Information

Contractor Name - Contractor Reference Number: Asbestos Consultants Europe Ltd - CO18
Address & Postcode: Europa Park, London Road, Grays, United Kingdom , RM20 4DB.
Telephone / Mobile: 0117 952 7609
Email: info@aceconsultants.co.uk
UKAS Reference Number: 191

Management Survey Information

Survey Reference: MS617.12
Start Date: 27/05/2014
Completion Date: 10/06/2014
Publish Date: 01/07/2014

Document Authorisation



Lee Beacham
Lead Surveyor



Angus Watson
Technical Manager

Executive Summary

A Management Survey was carried out at Valley Gardens Middle on the 27/05/2014-30/05/2014

The purpose of the survey was to identify, as far as reasonably practicable, the presence and extent of any suspect Asbestos Containing Materials (ACMs) in the areas inspected and assess their condition.

Management survey information was requested for this building. This type of survey is designed to be used for assessing risks during normal work activities and simple or routine maintenance tasks.

It is not designed to be used by those carrying out major refurbishments or for work involving alterations to the fabric of the building.

If any refurbishment or demolition works are to be undertaken, A Refurbishment or Demolition survey will be required prior to the start of any work. This is a fully intrusive survey intended to find any hidden ACMs contained within the main structure of the building.

Asbestos Consultants Europe Ltd. has provided the asbestos survey information contained within this report; however the report template is provided by Capita Symonds (the customer) including wording in the following sections: the executive summary, specific exclusions, assessment information and survey results.

This report was published on 01/07/2014. Updated information may be present on the asbestos management system which should be checked on a regular basis

During this Survey 6 sample(s) were taken for analysis. There were 10 asbestos items identified or presumed to contain asbestos within the property.

Room/locations containing High Risk Material:

Of the areas inspected, there were no locations identified (or presumed) to contain High Risk ACMs.

Inaccessible Room/locations:

There were 10 inaccessible areas all of which are presumed to contain asbestos until proven otherwise.

Area/floor	Room/location	Reason
1	1003B	No Keys
1	1003C	No Keys
1	1006A	No Keys
1	1008A	No Keys
1	1011A	No Keys
EB	EB010A	No Keys
EB	EB011A	No Keys
EB	EB019A	No Keys
G	G047A	No Keys
G	G062	No Keys

Inaccessible Items:

All items were accessed during the survey.

Property Details

Property Construction Details

Primary Use:	Education
Secondary Use:	Education
Date of Construction:	1956
Construction Type:	Pitched roof brick walls
No. Floors:	2
No. Staircases:	2
No. Lifts:	1
Net Area per Floor:	2000 m2
Gross Area:	3831
Comments:	N/A

Survey Information

Objective & Scope

ACE have agreed with the Capita Asbestos Team to carry out Management survey inspections to the property / specific areas within the property as detailed within the PSQ on Shine or emails sent (and the survey framework agreement between ACE and Capita) for the presence of asbestos containing materials (ACMs). The management survey is required during the normal occupation and use of buildings to ensure continued management of the ACM in situ. The survey report findings will meet with the requirements of the International Standard ISO/IEC 17020 and will be based on material assessment in accordance with the Health and Safety Executives HSG264 "Asbestos: The survey guide" and HSG227 "A comprehensive guide to managing asbestos in premises".

A management survey is the standard survey. Its purpose is to locate and identify as far as reasonably practicable the presence and extent of any materials suspected of containing asbestos within all properties and/or sites including service ducts, inside risers, ceiling voids, lift shafts etc, which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition. Areas within the agreed scope not accessed during the survey will be presumed to contain asbestos and will be added to the "Areas not accessed" section of the survey report.

The surveyor(s) were instructed to extract representative samples of each type of material suspected of containing asbestos identified during the survey. The number of samples taken was sufficient to enable confirmation of whether asbestos is present or not. When other similar homogenous materials are identified in the property and/or site being surveyed, that have been assessed by the survey team as being used in the same way as a material already sampled, the survey team may also assess the uniformity of the asbestos distribution throughout those materials and decide on a reduced sampling ratio strategy whereby samples were not extracted of all similar suspect materials, and were instead strongly presumed as a similar ACM. Appropriate comments indicating recommended actions based on a material risk assessment, sample analysis (or a presumption of an ACM) and the potential for the material to release fibres if disturbed were included where necessary.

Survey Information

Method

All suspect materials will be investigated as far, as is reasonably practicable within the Management survey scope. However, the surveyor(s) will not undertake activities that could unnecessarily increase the risk of exposure, create lasting damage, affect the integrity of the material or adversely affect the appearance of the surface finishes in high profile areas, public areas etc, unless specifically agreed with the customer and agreement received in writing prior to commencement of the survey contract or specified phase of works.

The inspection and surveying process can present health and safety issues to the surveyors and others. All surveying work will be carried out in accordance with procedures defined within ACE in-house technical procedures, HSE guidance, the customer's site requirements and associated risk assessment(s). Surveying will be carried out in a manner that minimises the disruption to the customer's operations, protects the health and safety of persons who may be at risk from these operations at all times.

Representative samples will be taken of each type of material suspected of containing asbestos identified during the survey. Sampling frequency will be based on knowledge of the homogeneity of a manufactured product, evidence of repair and/or asbestos removal work, the likelihood of contamination/debris and the need to reduce the possibility of incorrect assumptions. It will be at the discretion of the surveyor(s) to adapt all factors relating to sampling frequency depending on the type(s) and extent of suspect materials identified plus site-specific circumstances. Sampling may be undertaken simultaneously with the survey, or carried out later as a separate exercise.

The surveyor(s) will during the course of their inspections check for suspect material debris/remnants in the immediate and general area where inspections are carried out, that may or may not be associated with the main item/product inspected. During Management surveys, identified suspect debris or remnants will be sampled and details recorded in the normal way.

Unless there are any specific requirements requested by the customer at the planning stage, the sampling protocol adopted will be in accordance with ACE Technical procedure No. 7 - Asbestos Sampling / Inspection / Survey document. This document meets the requirements of HSE HSG264 "Asbestos: The survey guide", HSG248 "Asbestos: The analysts' guide for sampling, analysis and clearance procedures", the International Standards ISO/IEC 17020 General criteria for the operation of various types of bodies performing inspection, and ISO/IEC 17025:2005 General requirements for the competence of testing and calibration laboratories.

Samples will be analysed in accordance with ACE Technical procedure No. 8 'Asbestos Bulk Sample Analysis' document that contains UKAS accredited methods and procedures. This document meets the requirements of the HSE HSG248 Asbestos: The analysts' guide for sampling, analysis and clearance procedures, Appendix 2; 'asbestos in bulk materials: sampling and identification by polarised light microscopy' (PLM).

Initially the samples will be prepared and examined using a low powered binocular stereoscope. Any suspect fibres found during this stage will be appropriately cleaned and mounted onto glass slides in specific refractive index liquids, chosen to match individual asbestos staining types. These fibres will be examined using polarised light microscopy and dispersion staining techniques. Fibres will be identified by comparison of their optical properties against those of standard reference minerals with published data.

The quantifications stated in survey reports will be based on the surveyors' estimates. They will indicate approximate size and volumes of ACM and products found and should not be used for contractual purposes.

Survey Information

Limitations

The survey team will endeavour to inspect all areas as found on site. Inspections of exposed surfaces, the composition of all elements, fixtures and materials within the designated areas only will be undertaken. The inspections will be carried out in a manner so as to cause minimum disturbance to the existing fabric of the building and to any members of staff or other occupancy during the survey duration.

All ACM and materials suspected of containing asbestos will be inspected as far as reasonably practicable to enable assessment of the entire exposed surface area of the material and to calculate approximate material quantities. The surveyor(s) will determine the extent of materials and limitations of inspections based on their knowledge and experience plus the scope of work agreed with the customer or their representative prior to commencement.

When materials such as insulation board, mill board or cement sheets in the form of wall panels, service duct panels, ceiling panels and tiles are inspected, the condition and extent of the material will apply to sections of those materials that were visually exposed and accessible to the surveyor i.e. panels / ceiling tiles will not be dismantled / removed or disturbed in any way to enable a visual inspection to the unexposed surface that exists to an internal side of a ceiling void, wall partition void, service duct etc. The same will apply to assessing additional quantities of the material that may also exist within the void areas that will not be physically visible for inspection.

When ACM e.g. pipe insulation runs are totally encased in inaccessible service ducts and visually accessible at service hatches only, the inspection details and conclusions will be based on assessment of the insulation that exists at the points of inspection (service hatches). When ACM such as pipe insulation runs partially extend into service ducts, the inspection details and conclusions will be based on assessment of the visually exposed and physically accessible insulation that was not contained within the service duct or where the surveyor(s) decide they are able to dismantle the service duct or gain access some other way but without undertaking activities that will increase the risk of exposure, create lasting damage, affect the integrity of the material or adversely affect the appearance of the surface finishes etc. When ACM travel into inaccessible service voids, the survey team will not attempt to dismantle building materials structural or otherwise to determine the remaining extent of the material and will therefore presume asbestos to be present.

When inspections to void areas (i.e. roof voids, vent shafts, lift shafts and other rising shafts etc) or service ducts (i.e. floor ducts, riser ducts etc) are undertaken by the surveyor(s), the extent or limitation of findings will be recorded as follows:

When materials suspected of containing asbestos are identified at the point of inspection where a void, shaft, duct etc can be accessed, and the survey team deem it not necessary to access these areas at any other point for additional inspection purposes, or by attempting to access the void at any other point could increase the risk of exposure, create lasting damage, affect the integrity of the material or adversely affect the appearance of the surface finishes etc, a presumption will be made that the entire remaining area not accessed for inspection purposes may also contain ACM.

When no materials suspected of containing asbestos are found at the point of inspection where a void, shaft, duct etc can be accessed and it is not reasonably practicable within the scope of survey to access these areas at any other point for inspection purposes i.e. the surveyor(s) conclude that to attempt accessing the void at any other point could create lasting damage, affected the integrity of the material or adversely affected the appearance of the surface finishes etc, a presumption will be made that for the entire remaining areas not accessed for inspection purposes, ACM may be present.

It must always remain a possibility for the properties and/or sites where Management surveys are to be undertaken, that ACM may be found at a later date during fully intrusive refurbishment and demolition surveys (which are beyond the scope of the Management survey and they involve destructive inspection as necessary, to gain access to all areas), where it would not have been reasonably practicable within a Management survey scope to identify the ACM.

Survey Information

Specific Exclusions

Where detailed, it was agreed at the pre-survey stage that the following room/locations would be excluded from the scope of Survey. The room/locations do not include more general exclusions (i.e. inaccessible room/locations/items) detailed elsewhere.

Area/floor	Room/location
Room29	Room 29
Room 41	Room 41
Room 21	Room 21
Ex	Windows

The survey was limited to those areas accessible at the time of the survey (and as agreed at the pre-survey stage). Flues, ducts, voids or any similarly enclosed areas, have not been inspected (unless an appropriate access hatch or inspection panel was present), as gaining such access would necessitate the use of specialist equipment/tools or require overly destructive work.

No responsibility is accepted for the presence of asbestos in voids (under floor, floor, wall or ceiling) other than those opened up during the investigation (unless agreed at the pre-survey stage).

Areas requiring specialist access arrangements or equipment (other than stepladders) will not be assessed unless otherwise stated and agreed at the pre-survey stage. Fire doors were not inspected internally to ascertain if they are manufactured using ACMs as to do so would entail overly destructive testing procedures.

Whilst every effort will have been made to identify the true nature and extent of the asbestos material present in the building surveyed, no responsibility has been accepted for the presence of asbestos in materials other than those sampled at the requisite density. Inspection of pipe work has been restricted primarily to the insulation visible (sampled in accordance with HSG264 guidelines), therefore only a limited inspection has been carried out of pipework concealed by overlaying non-asbestos insulation.

Survey Results

Recommendations

Item	Sample	Product/debris Type	Area/floor	Room/location	Action/recommendations
001	S001	Floor Tile(s)	G	G005	Manage & Annually Re-inspect
007	S003	Floor Tile(s)	G	G045A	Manage & Annually Re-inspect
008	S003	Floor Tile(s)	G	G046A	Manage & Annually Re-inspect
010	S004	Floor Tile(s)	G	G066	Manage & Annually Re-inspect
012	S005	Floor Tile(s)	1	1007	Manage & Annually Re-inspect
020		To Pipe Work	E	E001	Manage & Annually Re-inspect
021	S007	Toilet Cistern	E	E002	Manage & Annually Re-inspect
022		Soffit Board	E	E005	Repair Damaged Area
023		Corrugated Profile Sheet(s)	E	E005	Manage & Label
024		Flue Pipe	E	E005	Manage & Annually Re-inspect

Sample Summary

Sample	Product/debris Type	Area/floor	Room/location	Asbestos Type
S001	Flooring Floor Tile(s)		G005	Identified Chrysotile
S002	Flooring Floor Tile(s)		G006	No ACM detected
S003	Flooring Floor Tile(s)		G045A	Identified Chrysotile
S004	Flooring Floor Tile(s)		G066	Identified Chrysotile
S005	Flooring Floor Tile(s)		1007	Identified Chrysotile
S006	Textured Coating To Ceiling		EB019	No ACM detected
S007	Reinforced Plastic & Resin Composite(s) Toilet Cistern		E002	Identified Crocidolite

Room/location Details including Construction Details



Room/location Details

Room/location Reference:	1001
Room/location Description:	Corridor
Area/floor Reference:	1
Area/floor Description:	First Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	1

Room/location Construction Details

Ceiling:

Other: Strawboard with fibreboard suspended ceiling attached to metal grid.

Walls:

Other: Plaster to solid.

Floor:

Other: Floor tile over concrete.

Doors:

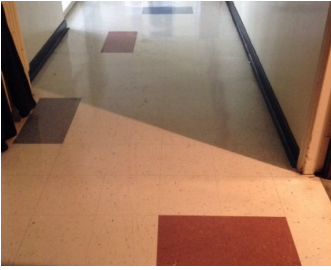
Other: Timber.

Windows:

Other: UPVC double glazed.

Comments

Internal lift.



Location Photography



Item Photography

Item Detail

Item ID	011(VRS)
Sample/link ID	S002
Property Name	Valley Gardens Middle
Area/floor	1
Room/location	1001
Specific location	Floor
Product/debris type	Flooring Floor Tile(s)
Extent	36 m ²
	■ No Risk

Comments



Room/location Details

Room/location Reference:	1002
Room/location Description:	Cupboard
Area/floor Reference:	1
Area/floor Description:	First Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Strawboard with fibreboard suspended ceiling attached to metal grid.

Walls:

Other: Plaster to solid.

Floor:

Other: Concrete.

Doors:

Other: Timber.

Windows:

Other: None.

Comments



Room/location Details

Room/location Reference:	1003
Room/location Description:	Classroom
Area/floor Reference:	1
Area/floor Description:	First Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Strawboard with fibreboard suspended ceiling attached to metal grid.

Walls:

Other: Plaster to solid.

Floor:

Other: Linoleum.

Doors:

Other: Timber, UPVC double glazed.

Windows:

Other: UPVC double glazed.

Comments



Room/location Details

Room/location Reference:	1003A
Room/location Description:	Store Cupboard
Area/floor Reference:	1
Area/floor Description:	First Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Strawboard with fibreboard suspended ceiling attached to metal grid.

Walls:

Other: Plaster to solid.

Floor:

Other: Linoleum.

Doors:

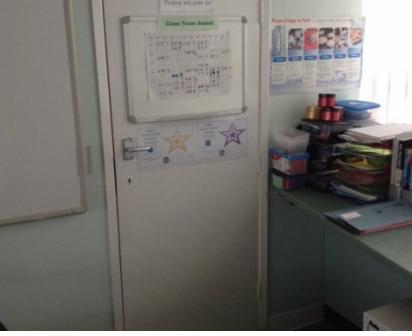
Other: Timber.

Windows:

Other: UPVC double glazed.

Comments

No access beneath linoleum flooring due to excessive damage. Electrical switch gear.



Room/location Details

Room/location Reference:	1003B
Room/location Description:	Store
Area/floor Reference:	1
Area/floor Description:	First Floor
Accessibility:	Inaccessible
Reason for No Access:	No Keys
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Walls:

Floor:

Doors:

Windows:

Comments



Room/location Details

Room/location Reference:	1003C
Room/location Description:	Store
Area/floor Reference:	1
Area/floor Description:	First Floor
Accessibility:	Inaccessible
Reason for No Access:	No Keys
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Walls:

Floor:

Doors:

Windows:

Comments



Room/location Details

Room/location Reference:	1004
Room/location Description:	Classroom
Area/floor Reference:	1
Area/floor Description:	First Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Strawboard with fibreboard suspended ceiling attached to metal grid.

Walls:

Other: Plaster to solid.

Floor:

Other: Carpet over concrete.

Doors:

Other: Timber.

Windows:

Other: UPVC double glazed.

Comments

No access beneath carpet due to excessive damage.



Room/location Details

Room/location Reference:	1004A
Room/location Description:	Store Cupboard
Area/floor Reference:	1
Area/floor Description:	First Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Strawboard with fibreboard suspended ceiling attached to metal grid.

Walls:

Other: Plaster to solid.

Floor:

Other: Concrete.

Doors:

Other: Timber.

Windows:

Other: UPVC double glazed.

Comments

Computer servers.



Room/location Details

Room/location Reference:	1004B
Room/location Description:	Store Cupboard
Area/floor Reference:	1
Area/floor Description:	First Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Strawboard with fibreboard suspended ceiling attached to metal grid.

Walls:

Other: Plaster to solid.

Floor:

Other: Concrete.

Doors:

Other: Timber.

Windows:

Other: None.

Comments

Computer servers inside.



Room/location Details

Room/location Reference:	1005
Room/location Description:	Classroom
Area/floor Reference:	1
Area/floor Description:	First Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Strawboard with fibreboard suspended ceiling attached to metal grid.

Walls:

Other: Plaster to solid.

Floor:

Other: Carpet over concrete.

Doors:

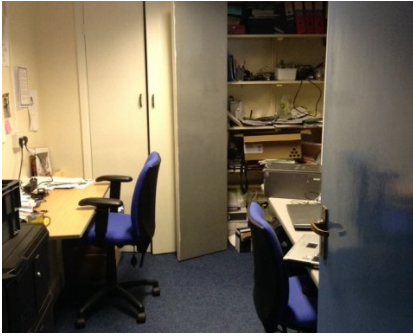
Other: Timber.

Windows:

Other: UPVC double glazed.

Comments

No access beneath carpet due to excessive damage.



Room/location Details

Room/location Reference:	1005A
Room/location Description:	Office
Area/floor Reference:	1
Area/floor Description:	First Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Strawboard with fibreboard suspended ceiling attached to metal grid.

Walls:

Other: Plaster to solid.

Floor:

Other: Carpet over concrete.

Doors:

Other: Timber.

Windows:

Other: Timber framed single glazed.

Comments

No access beneath carpet due to excessive damage. No access within timber boxing.



Room/location Details

Room/location Reference:	1006
Room/location Description:	Girls W.C.
Area/floor Reference:	1
Area/floor Description:	First Floor
Accessibility:	Accessible

Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Strawboard with fibreboard suspended ceiling attached to metal grid.

Walls:

Other: Ceramic tiles and plaster to solid.

Floor:

Other: Linoleum.

Doors:

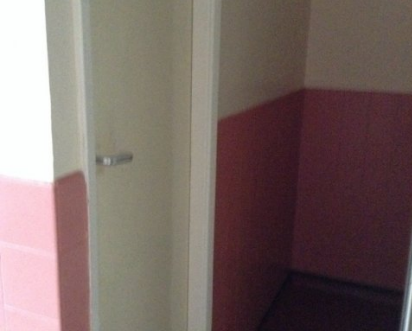
Other: Timber.

Windows:

Other: Single glazed metal framed.

Comments

No access beneath linoleum due to excessive damage.



Room/location Details

Room/location Reference:	1006A
Room/location Description:	Cupboard
Area/floor Reference:	1
Area/floor Description:	First Floor
Accessibility:	Inaccessible
Reason for No Access:	No Keys

Total ACMs:	0
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Total NoACMs:	0
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Room/location Construction Details

Ceiling:

Walls:

Floor:

Doors:

Windows:

Comments



Room/location Details

Room/location Reference:	1007
Room/location Description:	Staff Room
Area/floor Reference:	1
Area/floor Description:	First Floor
Accessibility:	Accessible

Total ACMs:	1
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Strawboard with fibreboard suspended ceiling attached to metal grid.

Walls:

Other: Plaster to solid.

Floor:

Other: Carpet over concrete.

Doors:

Other: Timber.

Windows:

Other: Metal framed single glazed.

Comments

N/A



Location Photography



Item Photography

Item Detail

Item ID	012(OS)
Sample/link ID	S005
Property Name	Valley Gardens Middle
Area/floor	1
Room/location	1007
Specific location	Floor
Product/debris type	Flooring Floor Tile(s)
Asbestos type	Identified Chrysotile
Extent	28 m ²
Accessibility/vulnerability	Low
Additional information	N/A
Air Test	-

Material Assessment

Product Type (a)	1
Extent of Damage (b)	1
Surface Treatment (c)	0
Asbestos Fibre (d)	1
Total (a+b+c+d)	03
Material Risk Assessment	■ Very Low

Overall Assessment

Total (a+b+c+d+e+f+g+h)	08
Overall Risk Assessment	■ Very Low

Actions/recommendations

Action/recommendations	Manage & Annually Re-inspect
------------------------	------------------------------

Priority Assessment

Normal Occupant Activity (e)	1
Likelihood of Disturbance (f)	1
Human Exposure Potential (g)	2
Maintenance Activity (h)	1
Total (e+f+g+h)	05
Priority Risk Assessment	■ Low

Comments



Room/location Details

Room/location Reference:	1008
Room/location Description:	Classroom
Area/floor Reference:	1
Area/floor Description:	First Floor
Accessibility:	Accessible

Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Strawboard with MMMF fibreboard suspended ceiling attached to metal grid.

Walls:

Other: Plaster to solid.

Floor:

Other: Carpet over concrete.

Doors:

Other: Timber.

Windows:

Other: UPVC double glazed, metal framed single glazed.

Comments

No access beneath carpet due to excessive damage.



Room/location Details

Room/location Reference:	1008A
Room/location Description:	Store Cupboard
Area/floor Reference:	1
Area/floor Description:	First Floor
Accessibility:	Inaccessible
Reason for No Access:	No Keys

Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Walls:

Floor:

Doors:

Windows:

Comments



Room/location Details

Room/location Reference:	1008B
Room/location Description:	Office
Area/floor Reference:	1
Area/floor Description:	First Floor
Accessibility:	Accessible

Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Strawboard with fibreboard suspended ceiling attached to metal grid.

Walls:

Other: Plaster to solid.

Floor:

Other: Carpet over concrete.

Doors:

Other: Timber.

Windows:

Other: UPVC double glazed.

Comments

No access beneath carpet due to excessive damage.



Room/location Details

Room/location Reference:	1009
Room/location Description:	Office
Area/floor Reference:	1
Area/floor Description:	First Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Strawboard with fibreboard suspended ceiling attached to metal grid.

Walls:

Other: Plaster to solid.

Floor:

Other: Carpet over concrete.

Doors:

Other: Timber.

Windows:

Other: Metal framed single glazed.

Comments

No access beneath carpet due to excessive damage.



Room/location Details

Room/location Reference:	1010
Room/location Description:	Office
Area/floor Reference:	1
Area/floor Description:	First Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Strawboard with fibreboard suspended ceiling attached to metal grid.

Walls:

Other: Plaster to solid.

Floor:

Other: Carpet over concrete.

Doors:

Other: Timber

Windows:

Other: UPVC double glazed.

Comments

No access beneath carpet due to excessive damage.



Room/location Details

Room/location Reference:	1011
Room/location Description:	Boys W.C.
Area/floor Reference:	1
Area/floor Description:	First Floor
Accessibility:	Accessible

Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Strawboard suspended ceiling attached to metal grid.

Walls:

Other: Plaster to solid.

Floor:

Other: Linoleum.

Doors:

Other: Timber.

Windows:

Other: Metal framed single glazed.

Comments

No access beneath linoleum due to excessive damage. No access within timber boxing.



Room/location Details

Room/location Reference:	1011A
Room/location Description:	Store Cupboard
Area/floor Reference:	1
Area/floor Description:	First Floor
Accessibility:	Inaccessible
Reason for No Access:	No Keys

Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Walls:

Floor:

Doors:

Windows:

Comments



Room/location Details

Room/location Reference:	1012
Room/location Description:	Corridor
Area/floor Reference:	1
Area/floor Description:	First Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	1

Room/location Construction Details

Ceiling:

Other: Strawboard with fibreboard suspended ceiling attached to metal grid.

Walls:

Other: Plaster to solid.

Floor:

Other: Floor tile over concrete.

Doors:

Other: Timber.

Windows:

Other: UPVC double glazed.

Comments



Location Photography



Item Photography

Item Detail

Item ID	013(VRS)
Sample/link ID	S002
Property Name	Valley Gardens Middle
Area/floor	1
Room/location	1012
Specific location	Floor
Product/debris type	Flooring Floor Tile(s)
Extent	32 m ²
	■ No Risk

Comments



Room/location Details

Room/location Reference:	1013
Room/location Description:	Store Cupboard
Area/floor Reference:	1
Area/floor Description:	First Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Strawboard with fibreboard suspended ceiling attached to metal grid.

Walls:

Other: Plaster to solid.

Floor:

Other: Concrete.

Doors:

Other: Timber.

Windows:

Other: None.

Comments

N/A



Room/location Details

Room/location Reference:	1014
Room/location Description:	Store Cupboard
Area/floor Reference:	1
Area/floor Description:	First Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Strawboard with fibreboard suspended ceiling attached to metal grid.

Walls:

Other: Plaster to solid.

Floor:

Other: Concrete.

Doors:

Other: Timber.

Windows:

Other: None.

Comments

N/A



Room/location Details

Room/location Reference:	1015
Room/location Description:	Classroom
Area/floor Reference:	1
Area/floor Description:	First Floor
Accessibility:	Accessible

Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Strawboard with MMMF fibreboard suspended ceiling attached to metal grid.

Walls:

Other: Plaster to solid.

Floor:

Other: Carpet over concrete.

Doors:

Other: Timber.

Windows:

Other: Metal framed single glazed.

Comments

No access beneath carpet due to excessive damage.



Room/location Details

Room/location Reference:	1016
Room/location Description:	Classroom
Area/floor Reference:	1
Area/floor Description:	First Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Strawboard with MMMF fibreboard suspended ceiling attached to metal grid.

Walls:

Other: Plaster to solid.

Floor:

Other: Carpet over concrete.

Doors:

Other: Timber.

Windows:

Other: Metal framed single glazed.

Comments

No access beneath carpet due to excessive damage.



Room/location Details

Room/location Reference:	1017
Room/location Description:	Classroom
Area/floor Reference:	1
Area/floor Description:	First Floor
Accessibility:	Accessible

Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Strawboard with MMMF fibreboard suspended ceiling attached to metal grid.

Walls:

Other: Plaster to solid.

Floor:

Other: Carpet over concrete.

Doors:

Other: Timber.

Windows:

Other: Metal framed single glazed.

Comments

No access beneath carpet due to excessive damage.



Room/location Details

Room/location Reference:	1017A
Room/location Description:	Store Cupboard
Area/floor Reference:	1
Area/floor Description:	First Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Strawboard with fibreboard suspended ceiling attached to metal grid.

Walls:

Other: Plaster to solid.

Floor:

Other: Concrete.

Doors:

Other: Timber.

Windows:

Other: None.

Comments

N/A



Room/location Details

Room/location Reference:	1018
Room/location Description:	Classroom
Area/floor Reference:	1
Area/floor Description:	First Floor
Accessibility:	Accessible

Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Strawboard with MMMF fibreboard suspended ceiling attached to metal grid.

Walls:

Other: Plaster to solid.

Floor:

Other: Carpet over concrete.

Doors:

Other: Timber

Windows:

Other: Metal framed single glazed.

Comments

No access beneath carpet due to excessive damage.



Room/location Details

Room/location Reference:	1018A
Room/location Description:	Store Cupboard
Area/floor Reference:	1
Area/floor Description:	First Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Strawboard with fibreboard suspended ceiling attached to metal grid.

Walls:

Other: Plaster to solid.

Floor:

Other: Concrete.

Doors:

Other: Timber.

Windows:

Other: N/A

Comments

N/A



Room/location Details

Room/location Reference:	E001
Room/location Description:	Main Boiler Room
Area/floor Reference:	E
Area/floor Description:	Main School External
Accessibility:	Accessible

Total ACMs:	1
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Concrete.

Walls:

Other: Brick.

Floor:

Other: Concrete.

Doors:

Other: Timber.

Windows:

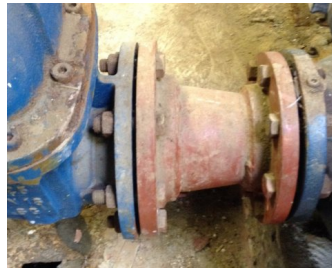
Other: Metal framed single glazed.

Comments

Novak gas boilers, MMMF pipe insulation to pipework. Main boiler room also includes access to cold water tank tower which contains metal cold water tanks with non insulated metal pipe work.



Location Photography



Item Photography

Item Detail

Item ID	020
Property Name	Valley Gardens Middle
Area/floor	E
Room/location	E001
Specific location	Pipework
Product/debris type	Gaskets To Pipe Work
Asbestos type	Presumed Crocidolite
Extent	10 Number
Accessibility/vulnerability	Very low
Additional information	N/A
Air Test	-

Material Assessment

Product Type (a)	2
Extent of Damage (b)	1
Surface Treatment (c)	0
Asbestos Fibre (d)	3
Total (a+b+c+d)	06
Material Risk Assessment	■ Low

Priority Assessment

Normal Occupant Activity (e)	0
Likelihood of Disturbance (f)	1
Human Exposure Potential (g)	0
Maintenance Activity (h)	1
Total (e+f+g+h)	02
Priority Risk Assessment	■ Very Low

Overall Assessment

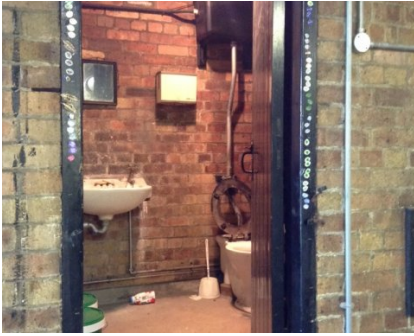
Total (a+b+c+d+e+f+g+h)	08
Overall Risk Assessment	■ Very Low

Comments

Manage & Annually Re-inspect

Actions/recommendations

Action/recommendations



Room/location Details

Room/location Reference:	E002
Room/location Description:	Boiler Room W.C.
Area/floor Reference:	E
Area/floor Description:	Main School External
Accessibility:	Accessible
Total ACMs:	1
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Concrete.

Walls:

Other: Brick.

Floor:

Other: Concrete.

Doors:

Other: Timber.

Windows:

Other: Metal framed single glazed.

Comments



Location Photography



Item Photography

Item Detail

Item ID	021(OS)
Sample/link ID	S007
Property Name	Valley Gardens Middle
Area/floor	E
Room/location	E002
Specific location	Wall
Product/debris type	Reinforced Plastic & Resin Composite(s) Toilet Cistern
Asbestos type	Identified + Chrysotile
Extent	1 Number
Accessibility/vulnerability	Low
Additional information	N/A
Air Test	-

Material Assessment

Product Type (a)	1
Extent of Damage (b)	1
Surface Treatment (c)	0
Asbestos Fibre (d)	1
Total (a+b+c+d)	03
Material Risk Assessment	■ Very Low

Overall Assessment

Total (a+b+c+d+e+f+g+h)	05
Overall Risk Assessment	■ Very Low

Actions/recommendations

Action/recommendations	Manage & Annually Re-inspect
------------------------	------------------------------

Priority Assessment

Normal Occupant Activity (e)	0
Likelihood of Disturbance (f)	1
Human Exposure Potential (g)	0
Maintenance Activity (h)	1
Total (e+f+g+h)	02
Priority Risk Assessment	■ Very Low

Comments



Room/location Details

Room/location Reference:	E003
Room/location Description:	Storage Room
Area/floor Reference:	E
Area/floor Description:	Main School External
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Concrete.

Walls:

Other: Brick.

Floor:

Other: Concrete.

Doors:

Other: Timber.

Windows:

Other: N/A

Comments



Room/location Details

Room/location Reference:	E004
Room/location Description:	Boiler Room
Area/floor Reference:	E
Area/floor Description:	Main School External
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Timber.

Walls:

Other: Block.

Floor:

Other: Concrete.

Doors:

Other: Timber.

Windows:

Other: N/A

Comments

Modern boiler, modern electric panel, MMMF pipe insulation.



Room/location Details

Room/location Reference:	E005
Room/location Description:	External
Area/floor Reference:	E
Area/floor Description:	Main School External
Accessibility:	Accessible
Total ACMs:	3
Total NoACMs:	0

Room/location Construction Details

Ceiling:
Other: N/A

Walls:
Other: Brick.

Floor:
Other: N/A

Doors:
Other: Timber, aluminium, UPVC.

Windows:
Other: Metal framed, UPVC, aluminium.

Comments



Location Photography



Item Photography



Additional Photography

Item Detail

Item ID	022
Property Name	Valley Gardens Middle
Area/floor	E
Room/location	E005
Specific location	Other Soffits
Product/debris type	Cement Product(s) Soffit Board
Asbestos type	Presumed Crocidolite
Extent	64 m
Accessibility/vulnerability	Very low
Additional information	N/A
Air Test	-

Material Assessment

Product Type (a)	1
Extent of Damage (b)	2
Surface Treatment (c)	1
Asbestos Fibre (d)	3
Total (a+b+c+d)	07
Material Risk Assessment	■ Medium

Priority Assessment

Normal Occupant Activity (e)	1
Likelihood of Disturbance (f)	1
Human Exposure Potential (g)	1
Maintenance Activity (h)	1
Total (e+f+g+h)	04
Priority Risk Assessment	■ Very Low

Overall Assessment

Total (a+b+c+d+e+f+g+h)	11
Overall Risk Assessment	■ Low

Comments

Repair Damaged Area

Actions/recommendations

Action/recommendations



Location Photography



Item Photography



Additional Photography

Item Detail

Item ID	023
Property Name	Valley Gardens Middle
Area/floor	E
Room/location	E005
Specific location	Wall
Product/debris type	Cement Product(s) Corrugated Profile Sheet(s)
Asbestos type	Presumed Crocidolite
Extent	48 m ²
Accessibility/vulnerability	Very low
Additional information	N/A
Air Test	-

Material Assessment

Product Type (a)	1
Extent of Damage (b)	1
Surface Treatment (c)	1
Asbestos Fibre (d)	3
Total (a+b+c+d)	06
Material Risk Assessment	■ Low

Priority Assessment

Normal Occupant Activity (e)	1
Likelihood of Disturbance (f)	1
Human Exposure Potential (g)	1
Maintenance Activity (h)	1
Total (e+f+g+h)	04
Priority Risk Assessment	■ Very Low

Overall Assessment

Total (a+b+c+d+e+f+g+h)	10
Overall Risk Assessment	■ Low

Comments

Manage & Label

Actions/recommendations

Action/recommendations



Location Photography



Item Photography

Item Detail

Item ID	024
Property Name	Valley Gardens Middle
Area/floor	E
Room/location	E005
Specific location	Wall
Product/debris type	Cement Product(s) Flue Pipe
Asbestos type	Presumed Crocidolite
Extent	2 m
Accessibility/vulnerability	Very low
Additional information	N/A
Air Test	-

Material Assessment

Product Type (a)	1
Extent of Damage (b)	1
Surface Treatment (c)	1
Asbestos Fibre (d)	3
Total (a+b+c+d)	06
Material Risk Assessment	■ Low

Priority Assessment

Normal Occupant Activity (e)	1
Likelihood of Disturbance (f)	0
Human Exposure Potential (g)	0
Maintenance Activity (h)	0
Total (e+f+g+h)	01
Priority Risk Assessment	■ Very Low

Overall Assessment

Total (a+b+c+d+e+f+g+h)	07
Overall Risk Assessment	■ Very Low

Comments

Manage & Annually Re-inspect

Actions/recommendations

Action/recommendations



Room/location Details

Room/location Reference:	EB001
Room/location Description:	Corridor
Area/floor Reference:	EB
Area/floor Description:	External Block
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Metal, MMMF suspended ceiling to metal grid.

Walls:

Other: Plaster.

Floor:

Other: Carpet over concrete.

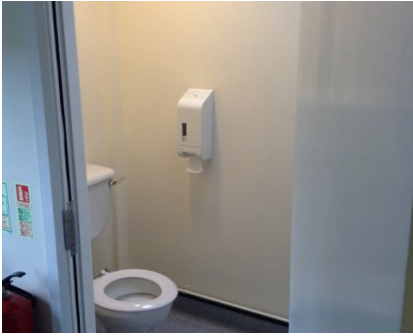
Doors:

Other: Timber.

Windows:

Other: N/A

Comments



Room/location Details

Room/location Reference:	EB002
Room/location Description:	W.C.
Area/floor Reference:	EB
Area/floor Description:	External Block
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Metal, MMMF suspended ceiling to metal grid.

Walls:

Other: Plaster.

Floor:

Other: Linoleum.

Doors:

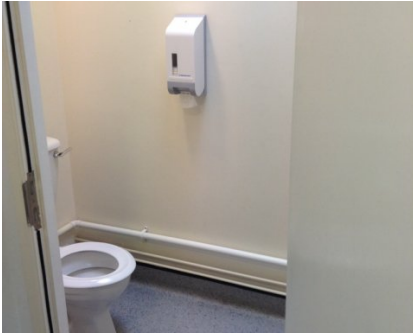
Other: Timber.

Windows:

Other: N/A

Comments

No access beneath linoleum flooring due to excessive damage. Limited access within roof void.



Room/location Details

Room/location Reference:	EB003
Room/location Description:	W.C.
Area/floor Reference:	EB
Area/floor Description:	External Block
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Metal, MMMF suspended ceiling to metal grid.

Walls:

Other: Plaster.

Floor:

Other: Linoleum.

Doors:

Other: Timber.

Windows:

Other: N/A

Comments

No access beneath linoleum flooring due to excessive damage. Limited access within roof void.



Room/location Details

Room/location Reference:	EB004
Room/location Description:	W.C.
Area/floor Reference:	EB
Area/floor Description:	External Block
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Metal, MMMF suspended ceiling to metal grid.

Walls:

Other: Plaster.

Floor:

Other: Linoleum.

Doors:

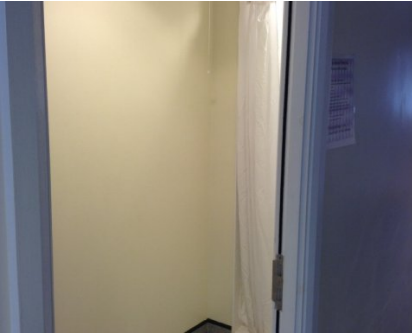
Other: Timber.

Windows:

Other: UPVC double glazed.

Comments

No access beneath linoleum flooring due to excessive damage. Limited access within roof void. No access within timber boxing.



Room/location Details

Room/location Reference:	EB005
Room/location Description:	Shower Room
Area/floor Reference:	EB
Area/floor Description:	External Block
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Metal, MMMF suspended ceiling to metal grid.

Walls:

Other: Plaster.

Floor:

Other: Linoleum.

Doors:

Other: Timber.

Windows:

Other: N/A

Comments

No access beneath linoleum flooring due to excessive damage. Limited access within roof void.



Room/location Details

Room/location Reference:	EB006
Room/location Description:	Cupboard
Area/floor Reference:	EB
Area/floor Description:	External Block
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Metal, MMMF suspended ceiling to metal grid.

Walls:

Other: Plasterboard.

Floor:

Other: Linoleum.

Doors:

Other: Timber.

Windows:

Other: N/A

Comments

No access beneath linoleum flooring due to excessive damage. Limited access within roof void. MMMF insulated pipe work. Remeha Quinta gas boiler.



Room/location Details

Room/location Reference:	EB007
Room/location Description:	W.C.
Area/floor Reference:	EB
Area/floor Description:	External Block
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Metal, MMMF suspended ceiling to metal grid.

Walls:

Other: Plaster.

Floor:

Other: Linoleum.

Doors:

Other: Timber.

Windows:

Other: UPVC double glazed.

Comments

No access beneath linoleum flooring due to excessive damage. Limited access within roof void. Plastic cistern. No access within timber box work due to excessive damage.



Room/location Details

Room/location Reference:	EB008
Room/location Description:	W.C.
Area/floor Reference:	EB
Area/floor Description:	External Block
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Metal, MMMF suspended ceiling to metal grid.

Walls:

Other: Plaster.

Floor:

Other: Linoleum.

Doors:

Other: Timber.

Windows:

Other: N/A

Comments

No access beneath linoleum flooring due to excessive damage. Limited access within roof void. No access within timber box work due to excessive damage.



Room/location Details

Room/location Reference:	EB009
Room/location Description:	Classroom
Area/floor Reference:	EB
Area/floor Description:	External Block
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Metal, MMMF suspended ceiling to metal grid.

Walls:

Other: Plaster.

Floor:

Other: Carpet over concrete.

Doors:

Other: Timber.

Windows:

Other: UPVC double glazed.

Comments

No access within timber box work due to excessive damage.



Room/location Details

Room/location Reference:	EB009A
Room/location Description:	Cupboard
Area/floor Reference:	EB
Area/floor Description:	External Block
Accessibility:	Accessible

Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Metal, MMMF suspended ceiling to metal grid.

Walls:

Other: Plaster.

Floor:

Other: Carpet over concrete.

Doors:

Other: Timber.

Windows:

Other: N/A

Comments

Limited access above MMMF suspended ceiling.



Room/location Details

Room/location Reference:	EB009B
Room/location Description:	Kitchen
Area/floor Reference:	EB
Area/floor Description:	External Block
Accessibility:	Accessible

Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Metal, MMMF suspended ceiling to metal grid.

Walls:

Other: Plaster.

Floor:

Other: Linoleum.

Doors:

Other: Timber.

Windows:

Other: UPVC double glazed.

Comments

No access beneath linoleum flooring due to excessive damage. Limited access within roof void. Modern kitchen units.



Room/location Details

Room/location Reference:	EB010
Room/location Description:	Classroom
Area/floor Reference:	EB
Area/floor Description:	External Block
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Metal, MMMF suspended ceiling to metal grid.

Walls:

Other: Plaster.

Floor:

Other: Carpet over concrete.

Doors:

Other: Timber.

Windows:

Other: UPVC double glazed.

Comments



Room/location Details

Room/location Reference:	EB010A
Room/location Description:	Store Cupboard
Area/floor Reference:	EB
Area/floor Description:	External Block
Accessibility:	Inaccessible
Reason for No Access:	No Keys

Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Walls:

Floor:

Doors:

Windows:

Comments



Room/location Details

Room/location Reference:	EB011
Room/location Description:	Classroom
Area/floor Reference:	EB
Area/floor Description:	External Block
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Metal, MMMF suspended ceiling to metal grid.

Walls:

Other: Plaster.

Floor:

Other: Carpet over concrete.

Doors:

Other: Timber.

Windows:

Other: UPVC double glazed.

Comments

No access within timber boxing.



Room/location Details

Room/location Reference:	EB011A
Room/location Description:	Store Cupboard
Area/floor Reference:	EB
Area/floor Description:	External Block
Accessibility:	Inaccessible
Reason for No Access:	No Keys

Total ACMs:	0
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Total NoACMs:	0
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Room/location Construction Details

Ceiling:

Walls:

Floor:

Doors:

Windows:

Comments



Room/location Details

Room/location Reference:	EB012
Room/location Description:	Corridor
Area/floor Reference:	EB
Area/floor Description:	External Block
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Metal, MMMF suspended ceiling to metal grid.

Walls:

Other: Plaster.

Floor:

Other: Carpet over concrete.

Doors:

Other: Timber.

Windows:

Other: UPVC double glazed.

Comments

N/A



Room/location Details

Room/location Reference:	EB013
Room/location Description:	Classroom
Area/floor Reference:	EB
Area/floor Description:	External Block
Accessibility:	Accessible

Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Metal, MMMF suspended ceiling to metal grid.

Walls:

Other: Plaster.

Floor:

Other: Carpet over concrete.

Doors:

Other: Timber.

Windows:

Other: UPVC double glazed.

Comments

No access within timber box work due to excessive damage.



Room/location Details

Room/location Reference:	EB014
Room/location Description:	Classroom
Area/floor Reference:	EB
Area/floor Description:	External Block
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Metal, MMMF suspended ceiling to metal grid.

Walls:

Other: Plaster.

Floor:

Other: Carpet over concrete.

Doors:

Other: Timber.

Windows:

Other: UPVC double glazed.

Comments

No access within timber box work due to excess damage.



Room/location Details

Room/location Reference:	EB014A
Room/location Description:	Store Cupboard
Area/floor Reference:	EB
Area/floor Description:	External Block
Accessibility:	Accessible
Total ACMS:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Metal, MMMF suspended ceiling to metal grid.

Walls:

Other: Plaster.

Floor:

Other: Carpet over concrete.

Doors:

Other: Timber.

Windows:

Other: N/A

Comments

N/A



Room/location Details

Room/location Reference:	EB015
Room/location Description:	Classroom
Area/floor Reference:	EB
Area/floor Description:	External Block
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Metal, MMMF suspended ceiling to metal grid.

Walls:

Other: Plaster.

Floor:

Other: Carpet over concrete.

Doors:

Other: Timber.

Windows:

Other: UPVC double glazed.

Comments

No access within timber box work due to excess damage.



Room/location Details

Room/location Reference:	EB015A
Room/location Description:	Store Cupboard
Area/floor Reference:	EB
Area/floor Description:	External Block
Accessibility:	Accessible
Total ACMS:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Metal, MMMF suspended ceiling to metal grid.

Walls:

Other: Plaster.

Floor:

Other: Carpet over concrete.

Doors:

Other: Timber.

Windows:

Other: N/A

Comments

N/A



Room/location Details

Room/location Reference:	EB017
Room/location Description:	Corridor
Area/floor Reference:	EB
Area/floor Description:	External Block
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Timber, MMMF suspended ceiling to metal grid.

Walls:

Other: Plaster.

Floor:

Other: Carpet over concrete.

Doors:

Other: Timber.

Windows:

Other: UPVC double glazed.

Comments

N/A



Room/location Details

Room/location Reference:	EB018
Room/location Description:	Cupboard
Area/floor Reference:	EB
Area/floor Description:	External Block
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Timber, MMMF suspended ceiling to metal grid.

Walls:

Other: Plaster.

Floor:

Other: Carpet over concrete.

Doors:

Other: Timber.

Windows:

Other: N/A

Comments

N/A



Room/location Details

Room/location Reference:	EB019
Room/location Description:	Classroom
Area/floor Reference:	EB
Area/floor Description:	External Block
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	1

Room/location Construction Details

Ceiling:

Other: Textured coating to plasterboard.

Walls:

Other: Plaster.

Floor:

Other: Carpet and linoleum over solid.

Doors:

Other: Timber.

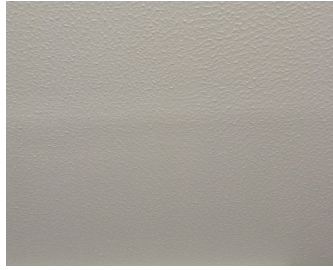
Windows:

Other: UPVC double glazed.

Comments



Location Photography



Item Photography

Item Detail

Item ID	014(OS)
Sample/link ID	S006
Property Name	Valley Gardens Middle
Area/floor	EB
Room/location	EB019
Specific location	Ceiling
Product/debris type	Textured Coating To Ceiling
Extent	42 m ²
	■ No Risk

Comments



Room/location Details

Room/location Reference:	EB019A
Room/location Description:	Cupboard
Area/floor Reference:	EB
Area/floor Description:	External Block
Accessibility:	Inaccessible
Reason for No Access:	No Keys

Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Walls:

Floor:

Doors:

Windows:

Comments



Room/location Details

Room/location Reference:	EB020
Room/location Description:	Lobby
Area/floor Reference:	EB
Area/floor Description:	External Block
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	1

Room/location Construction Details

Ceiling:

Other: Textured coating to plasterboard.

Walls:

Other: Plaster.

Floor:

Other: Carpet.

Doors:

Other: Timber.

Windows:

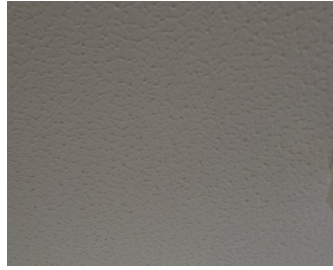
Other: N/A

Comments

No access beneath carpet due to excessive damage.



Location Photography

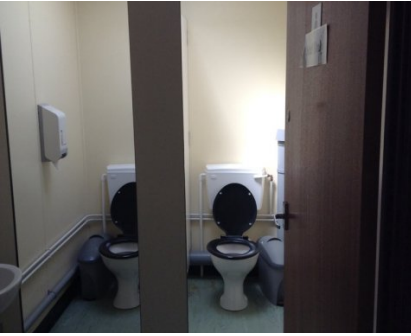


Item Photography

Item Detail

Item ID	015(VRS)
Sample/link ID	S006
Property Name	Valley Gardens Middle
Area/floor	EB
Room/location	EB020
Specific location	Ceiling
Product/debris type	Textured Coating Acoustical Plaster
Extent	9 m ²
	■ No Risk

Comments



Room/location Details

Room/location Reference:	EB021
Room/location Description:	W.C.
Area/floor Reference:	EB
Area/floor Description:	External Block
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	1

Room/location Construction Details

Ceiling:

Other: Textured coating to plasterboard.

Walls:

Other: Plaster.

Floor:

Other: Linoleum.

Doors:

Other: Timber.

Windows:

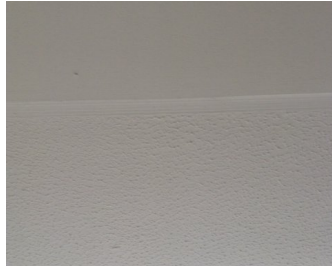
Other: N/A

Comments

No access beneath linoleum due to excessive damage.



Location Photography

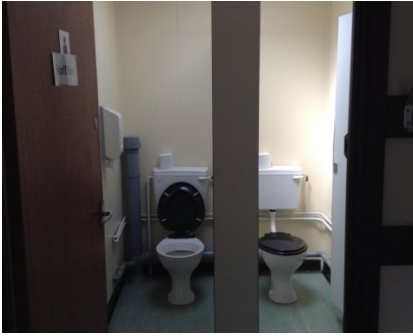


Item Photography

Item Detail

Item ID	016(VRS)
Sample/link ID	S006
Property Name	Valley Gardens Middle
Area/floor	EB
Room/location	EB021
Specific location	Ceiling
Product/debris type	Textured Coating To Ceiling
Extent	6 m ²
	■ No Risk

Comments



Room/location Details

Room/location Reference:	EB022
Room/location Description:	W.C.
Area/floor Reference:	EB
Area/floor Description:	External Block
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	1

Room/location Construction Details

Ceiling:

Other: Textured coating to plasterboard.

Walls:

Other: Plaster.

Floor:

Other: Linoleum.

Doors:

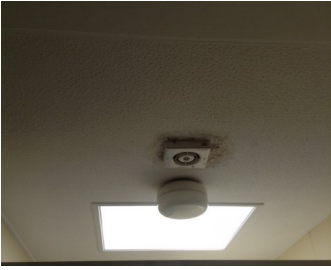
Other: Timber.

Windows:

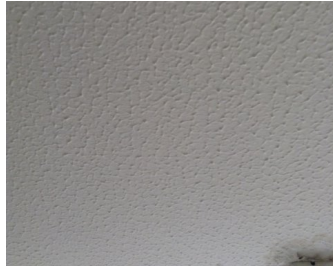
Other: N/A

Comments

No access beneath linoleum due to excessive damage.



Location Photography



Item Photography

Item Detail

Item ID	017(VRS)
Sample/link ID	S006
Property Name	Valley Gardens Middle
Area/floor	EB
Room/location	EB022
Specific location	Ceiling
Product/debris type	Textured Coating To Ceiling
Extent	6 m ²
	■ No Risk

Comments



Room/location Details

Room/location Reference:	EB023
Room/location Description:	Classroom
Area/floor Reference:	EB
Area/floor Description:	External Block
Accessibility:	Accessible

Total ACMs:	0
Total NoACMs:	1

Room/location Construction Details

Ceiling:

Other: Textured coating to plasterboard.

Walls:

Other: Plaster.

Floor:

Other: Carpet and linoleum over solid.

Doors:

Other: Timber.

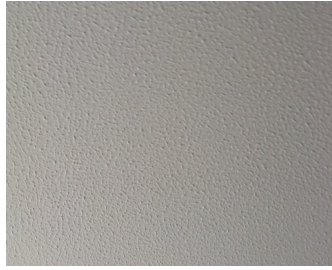
Windows:

Other: UPVC double glazed.

Comments



Location Photography



Item Photography

Item Detail

Item ID	018(VRS)
Sample/link ID	S006
Property Name	Valley Gardens Middle
Area/floor	EB
Room/location	EB023
Specific location	Ceiling
Product/debris type	Textured Coating To Ceiling
Extent	38 m ²
	■ No Risk

Comments



Room/location Details

Room/location Reference:	EB023A
Room/location Description:	Store Cupboard
Area/floor Reference:	EB
Area/floor Description:	External Block
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	1

Room/location Construction Details

Ceiling:

Other: Textured coating to plasterboard.

Walls:

Other: Plaster

Floor:

Other: Linoleum over solid.

Doors:

Other: Timber.

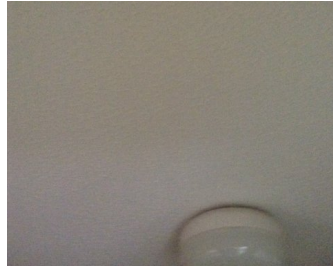
Windows:

Other: N/A

Comments



Location Photography



Item Photography

Item Detail

Item ID	019(VRS)
Sample/link ID	S006
Property Name	Valley Gardens Middle
Area/floor	EB
Room/location	EB023A
Specific location	Ceiling
Product/debris type	Textured Coating To Ceiling
Extent	3 m ²
	■ No Risk

Comments



Room/location Details

Room/location Reference:	G001
Room/location Description:	Entrance Foyer
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Timber with MMMF suspended ceiling on metal grid.

Walls:

Other: Plaster over plasterboard.

Floor:

Other: Carpet over concrete base.

Doors:

Other: Aluminium framed glass sliding doors.

Windows:

Other: Aluminium framed double glazed.

Comments



Room/location Details

Room/location Reference:	G002
Room/location Description:	Entrance Lobby
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Plaster to solid ceiling with MMMF fibreboard suspended ceiling attached to metal grid.

Walls:

Other: Plaster over brick.

Floor:

Other: Carpet over concrete base.

Doors:

Other: Aluminium framed double glazed sliding doors.

Windows:

Other: Aluminium framed double glazed.

Comments



Room/location Details

Room/location Reference:	G003
Room/location Description:	Store
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Plaster to concrete.

Walls:

Other: Plaster to brick.

Floor:

Other: Concrete.

Doors:

Other: Timber.

Windows:

Other: N/A

Comments

Modern MMMF insulation to high level pipework.



Room/location Details

Room/location Reference:	G004
Room/location Description:	Office
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Plaster to concrete with MMMF fibreboard suspended ceiling to metal grid.

Walls:

Other: Plaster over solid.

Floor:

Other: Carpet over concrete.

Doors:

Other: Timber.

Windows:

Other: N/A

Comments



Room/location Details

Room/location Reference:	G004A
Room/location Description:	Office
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible

Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Timber with MMMF fibreboard suspended ceiling to metal grid.

Walls:

Other: Plaster and plasterboard over brick.

Floor:

Other: Carpet over concrete.

Doors:

Other: Timber.

Windows:

Other: Aluminium framed double glazed.

Comments



Room/location Details

Room/location Reference:	G005
Room/location Description:	Hall
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	1
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Concrete with fibreboard suspended ceiling to metal grid.

Walls:

Other: Plaster over brick.

Floor:

Other: Timber parquet flooring.

Doors:

Other: Timber and metal.

Windows:

Other: Metal framed single glazed.

Comments

No access beneath timber parquet flooring. No access above high level fibreboard ceiling.



Location Photography



Item Photography

Item Detail

Item ID	001(OS)
Sample/link ID	S001
Property Name	Valley Gardens Middle
Area/floor	G
Room/location	G005
Specific location	Floor
Product/debris type	Flooring Floor Tile(s)
Asbestos type	Identified Chrysotile
Extent	3 m ²
Accessibility/vulnerability	Low
Additional information	N/A
Air Test	-

Material Assessment

Product Type (a)	1
Extent of Damage (b)	1
Surface Treatment (c)	0
Asbestos Fibre (d)	1
Total (a+b+c+d)	03
Material Risk Assessment	■ Very Low

Overall Assessment

Total (a+b+c+d+e+f+g+h)	07
Overall Risk Assessment	■ Very Low

Actions/recommendations

Action/recommendations

Priority Assessment

Normal Occupant Activity (e)	1
Likelihood of Disturbance (f)	1
Human Exposure Potential (g)	1
Maintenance Activity (h)	1
Total (e+f+g+h)	04
Priority Risk Assessment	■ Very Low

Comments

Manage & Annually Re-inspect



Room/location Details

Room/location Reference:	G005A
Room/location Description:	Hall Cupboard
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Plaster to concrete.

Walls:

Other: Plaster to brick.

Floor:

Other: Concrete.

Doors:

Other: Timber.

Windows:

Other: N/A

Comments

Modern MMMF insulation to high level pipework.



Room/location Details

Room/location Reference:	G006
Room/location Description:	Corridor
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	1

Room/location Construction Details

Ceiling:

Other: Plaster to concrete.

Walls:

Other: Plaster to concrete.

Floor:

Other: Floor tiles over concrete.

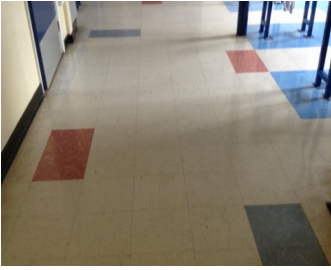
Doors:

Other: Timber.

Windows:

Other: Double glazed UPVC framed and single glazed metal framed.

Comments



Location Photography

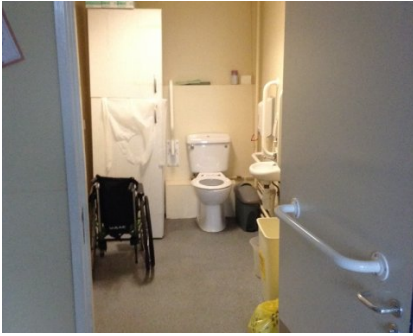


Item Photography

Item Detail

Item ID	002(OS)
Sample/link ID	S002
Property Name	Valley Gardens Middle
Area/floor	G
Room/location	G006
Specific location	Floor
Product/debris type	Flooring Floor Tile(s)
Extent	68 m ²
	■ No Risk

Comments



Room/location Details

Room/location Reference:	G007
Room/location Description:	Disabled W.C.
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Plaster to concrete with MMMF fibreboard suspended ceiling to metal grid.

Walls:

Other: Plaster to brick.

Floor:

Other: Modern linoleum.

Doors:

Other: Timber.

Windows:

Other: N/A

Comments

No access beneath modern non slip linoleum due to excess damage. No access within timber box work due to excess damage.



Room/location Details

Room/location Reference:	G008
Room/location Description:	Girls W.C.
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Plaster to concrete, plaster to plasterboard.

Walls:

Other: Plaster to brick.

Floor:

Other: Modern linoleum.

Doors:

Other: Timber.

Windows:

Other: Metal frame single glazed.

Comments

No access beneath modern non slip linoleum due to excess damage. No access within timber box work due to excess damage.



Room/location Details

Room/location Reference:	G009
Room/location Description:	Stairwell
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	1

Room/location Construction Details

Ceiling:

Other: Plaster to concrete.

Walls:

Other: Plaster to concrete.

Floor:

Other: Floor tiles over concrete.

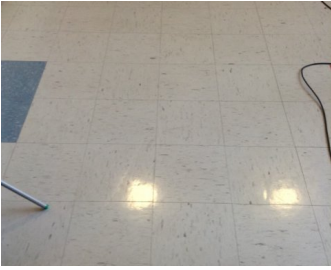
Doors:

Other: Timber, single glazed.

Windows:

Other: Double glazed UPVC framed.

Comments



Location Photography

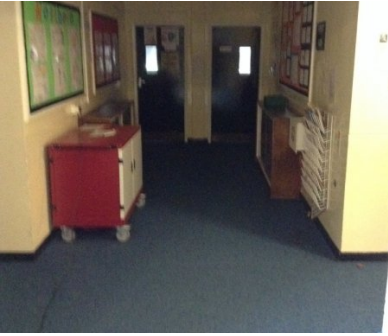


Item Photography

Item Detail

Item ID	003(VRS)
Sample/link ID	S002
Property Name	Valley Gardens Middle
Area/floor	G
Room/location	G009
Specific location	Floor
Product/debris type	Flooring Floor Tile(s)
Extent	20 m ²
	■ No Risk

Comments



Room/location Details

Room/location Reference:	G010
Room/location Description:	Corridor
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Plaster to concrete.

Walls:

Other: Plaster to concrete.

Floor:

Other: Carpet over concrete.

Doors:

Other: Timber.

Windows:

Other: N/A

Comments



Room/location Details

Room/location Reference:	G011
Room/location Description:	Store
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Concrete.

Walls:

Other: Brick.

Floor:

Other: Concrete.

Doors:

Other: Timber.

Windows:

Other: N/A

Comments

Cast soil pipes within store.



Room/location Details

Room/location Reference:	G012
Room/location Description:	Classroom
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Plaster to concrete.

Walls:

Other: Plaster to brick.

Floor:

Other: Carpet over concrete.

Doors:

Other: Timber.

Windows:

Other: Metal framed single glazed.

Comments

Limited access beneath carpet.



Room/location Details

Room/location Reference:	G013
Room/location Description:	Store Cupboard
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Plaster to concrete.

Walls:

Other: Plaster to brick.

Floor:

Other: Concrete.

Doors:

Other: Timber.

Windows:

Other: N/A

Comments

N/A



Room/location Details

Room/location Reference:	G014
Room/location Description:	Classroom
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Plaster to concrete.

Walls:

Other: Plaster to brick.

Floor:

Other: Carpet over concrete.

Doors:

Other: Timber.

Windows:

Other: Metal framed single glazed.

Comments

Limited access beneath carpet.



Room/location Details

Room/location Reference:	G014A
Room/location Description:	Store Cupboard
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Plaster to concrete.

Walls:

Other: Plaster to brick.

Floor:

Other: Concrete.

Doors:

Other: Timber.

Windows:

Other: N/A

Comments

N/A



Room/location Details

Room/location Reference:	G015
Room/location Description:	Classroom
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Plaster to concrete.

Walls:

Other: Plaster to brick.

Floor:

Other: Carpet over concrete.

Doors:

Other: Timber.

Windows:

Other: Metal framed single glazed.

Comments

Limited access beneath carpet.



Room/location Details

Room/location Reference:	G015A
Room/location Description:	Store Cupboard
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Plaster to concrete.

Walls:

Other: Plaster to brick.

Floor:

Other: Concrete.

Doors:

Other: Timber.

Windows:

Other: N/A

Comments

N/A



Room/location Details

Room/location Reference:	G016
Room/location Description:	Store Cupboard
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Plaster to concrete.

Walls:

Other: Plaster to brick.

Floor:

Other: Concrete.

Doors:

Other: Timber.

Windows:

Other: N/A

Comments

Modem electric switchgear.



Room/location Details

Room/location Reference:	G017
Room/location Description:	Classroom
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Plaster to concrete.

Walls:

Other: Plaster to brick.

Floor:

Other: Carpet over concrete.

Doors:

Other: Timber.

Windows:

Other: Metal framed single glazed. Modern UPVC double glazed.

Comments

Limited access beneath carpet.



Room/location Details

Room/location Reference:	G018
Room/location Description:	Corridor
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Plaster to plasterboard.

Walls:

Other: Plaster to brick.

Floor:

Other: Carpet and modern linoleum over concrete.

Doors:

Other: Aluminium framed double glazed.

Windows:

Other: Aluminium framed double glazed.

Comments



Room/location Details

Room/location Reference:	G019
Room/location Description:	Corridor
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Timber, MMMF fibreboard suspended ceiling attached to metal frame.

Walls:

Other: Plaster to plasterboard and brick.

Floor:

Other: Modern linoleum.

Doors:

Other: Timber.

Windows:

Other: UPVC double glazed.

Comments

No access beneath modern linoleum flooring due to excess damage.



Room/location Details

Room/location Reference:	G020
Room/location Description:	Classroom
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Timber, MMMF fibreboard suspended ceiling attached to metal frame.

Walls:

Other: Plaster to plasterboard and brick.

Floor:

Other: Carpet and modern linoleum.

Doors:

Other: Timber

Windows:

Other: UPVC double glazed.

Comments

No access beneath modern carpet and linoleum flooring due to excess damage.



Room/location Details

Room/location Reference:	G020A
Room/location Description:	Store Cupboard
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Timber, MMMF fibreboard suspended ceiling attached to metal frame.

Walls:

Other: Block.

Floor:

Other: Modern carpet.

Doors:

Other: Timber.

Windows:

Other: N/A

Comments

No access beneath modern linoleum flooring due to excess damage. No access within low level timber box work due to excess damage.



Room/location Details

Room/location Reference:	G021
Room/location Description:	Classroom
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Timber, MMMF fibreboard suspended ceiling attached to metal frame.

Walls:

Other: Plaster to plasterboard and brick.

Floor:

Other: Carpet.

Doors:

Other: Timber.

Windows:

Other: UPVC double glazed.

Comments

No access beneath modern carpet due to excess damage.



Room/location Details

Room/location Reference:	G022
Room/location Description:	Classroom
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Timber, MMMF fibreboard suspended ceiling attached to metal frame.

Walls:

Other: Plaster to plasterboard and brick.

Floor:

Other: Carpet and modern linoleum.

Doors:

Other: Timber.

Windows:

Other: UPVC double glazed.

Comments

No access beneath modern carpet and linoleum flooring due to excess damage.



Room/location Details

Room/location Reference:	G023
Room/location Description:	Classroom
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Timber, MMMF fibreboard suspended ceiling attached to metal frame.

Walls:

Other: Plaster to plasterboard and brick.

Floor:

Other: Carpet and modern linoleum.

Doors:

Other: Timber.

Windows:

Other: UPVC double glazed.

Comments

No access beneath modern carpet and linoleum flooring due to excess damage.



Room/location Details

Room/location Reference:	G023A
Room/location Description:	Store Cupboard
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Timber, MMMF fibreboard suspended ceiling attached to metal frame.

Walls:

Other: Block.

Floor:

Other: Carpet.

Doors:

Other: Timber.

Windows:

Other: N/A

Comments

No access beneath modern carpet due to excess damage.



Room/location Details

Room/location Reference:	G024
Room/location Description:	Corridor
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Timber, MMMF fibreboard suspended ceiling attached to metal frame.

Walls:

Other: Plaster to plasterboard and brick.

Floor:

Other: Modern linoleum.

Doors:

Other: Timber, aluminium double glazed.

Windows:

Other: Timber single glazed.

Comments

No access beneath modern linoleum flooring due to excess damage.



Room/location Details

Room/location Reference:	G025
Room/location Description:	Store
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Timber, MMMF fibreboard suspended ceiling attached to metal frame.

Walls:

Other: Block.

Floor:

Other: Modern linoleum.

Doors:

Other: Timber.

Windows:

Other: N/A

Comments

No access beneath modern linoleum flooring due to excess damage. MMMF insulation to pipe work above suspended ceiling. Modern electric switch gear.



Room/location Details

Room/location Reference:	G026
Room/location Description:	Classroom
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Timber, MMMF fibreboard suspended ceiling attached to metal frame.

Walls:

Other: Plaster to plasterboard and brick.

Floor:

Other: Carpet and Modern linoleum.

Doors:

Other: Timber.

Windows:

Other: UPVC double glazed.

Comments

No access beneath modern carpet and linoleum flooring due to excess damage.



Room/location Details

Room/location Reference:	G026A
Room/location Description:	Store Cupboard
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Timber, MMMF fibreboard suspended ceiling attached to metal frame.

Walls:

Other: Block.

Floor:

Other: Modern carpet.

Doors:

Other: Timber.

Windows:

Other: N/A

Comments

No access beneath carpet due to excess damage. No access within low level timber boxing.



Room/location Details

Room/location Reference:	G027
Room/location Description:	Classroom
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Timber, MMMF fibreboard suspended ceiling attached to metal frame.

Walls:

Other: Plaster to plasterboard and brick.

Floor:

Other: Carpet and modern linoleum.

Doors:

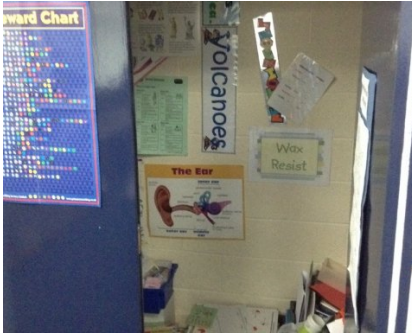
Other: Timber.

Windows:

Other: UPVC double glazed, timber single glazed.

Comments

No access beneath modern carpet and linoleum flooring due to excess damage.



Room/location Details

Room/location Reference:	G027A
Room/location Description:	Store Cupboard
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Timber, MMMF fibreboard suspended ceiling attached to metal frame.

Walls:

Other: Block.

Floor:

Other: Modern carpet.

Doors:

Other: Timber.

Windows:

Other: N/A

Comments

No access beneath carpet due to excess damage. No access within low level timber boxing.



Room/location Details

Room/location Reference:	G028
Room/location Description:	Store
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Timber, MMMF fibreboard suspended ceiling attached to metal frame.

Walls:

Other: Block.

Floor:

Other: Modern carpet.

Doors:

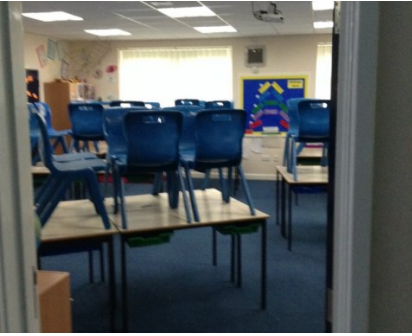
Other: Timber.

Windows:

Other: N/A

Comments

No access beneath modern linoleum flooring due to excess damage. Computer server.



Room/location Details

Room/location Reference:	G029
Room/location Description:	Classroom
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Timber, MMMF fibreboard suspended ceiling attached to metal frame.

Walls:

Other: Plaster to plasterboard and brick.

Floor:

Other: Carpet and modern linoleum.

Doors:

Other: Timber.

Windows:

Other: UPVC double glazed, timber single glazed.

Comments

No access beneath modern carpet and linoleum flooring due to excess damage.



Room/location Details

Room/location Reference:	G029A
Room/location Description:	Store Cupboard
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Timber, MMMF fibreboard suspended ceiling attached to metal frame.

Walls:

Other: Block.

Floor:

Other: Modern carpet.

Doors:

Other: Timber.

Windows:

Other: N/A

Comments

No access beneath carpet due to excess damage. No access within low level timber boxing.



Room/location Details

Room/location Reference:	G030
Room/location Description:	Cloakroom
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Timber, MMMF fibreboard suspended ceiling attached to metal frame.

Walls:

Other: Plaster to plasterboard and brick.

Floor:

Other: Modern linoleum.

Doors:

Other: Timber.

Windows:

Other: UPVC double glazed, timber single glazed.

Comments

No access beneath modern linoleum flooring due to excess damage.



Room/location Details

Room/location Reference:	G031
Room/location Description:	Entrance Lobby
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Timber, MMMF fibreboard suspended ceiling attached to metal frame.

Walls:

Other: Block.

Floor:

Other: Modern carpet.

Doors:

Other: Aluminium framed double glazed.

Windows:

Other: None.

Comments

No access beneath carpet due to excess damage.



Room/location Details

Room/location Reference:	G032
Room/location Description:	Corridor
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	1

Room/location Construction Details

Ceiling:

Other: Plaster to concrete.

Walls:

Other: Plaster to concrete.

Floor:

Other: Floor tiles over concrete.

Doors:

Other: Timber.

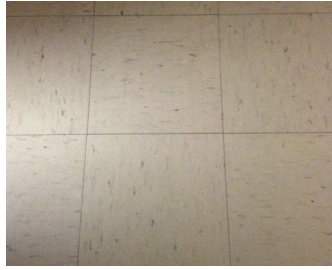
Windows:

Other: Double glazed UPVC framed and single glazed metal framed.

Comments



Location Photography



Item Photography

Item Detail

Item ID	004(VRS)
Sample/link ID	S002
Property Name	Valley Gardens Middle
Area/floor	G
Room/location	G032
Specific location	Floor
Product/debris type	Flooring Floor Tile(s)
Extent	68 m ²
	■ No Risk

Comments



Room/location Details

Room/location Reference:	G033
Room/location Description:	Office
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Plaster to concrete with MMMF fibreboard suspended ceiling to metal grid.

Walls:

Other: Plaster over solid.

Floor:

Other: Carpet over concrete.

Doors:

Other: Timber.

Windows:

Other: Metal single glazed.

Comments



Room/location Details

Room/location Reference:	G033A
Room/location Description:	Office
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Timber with MMMF fibreboard suspended ceiling to metal grid.

Walls:

Other: Plaster and plasterboard over brick.

Floor:

Other: Carpet over concrete.

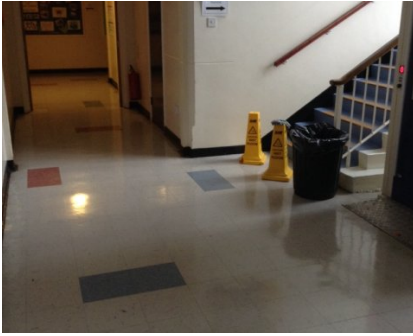
Doors:

Other: Timber.

Windows:

Other: Aluminium framed double glazed.

Comments



Room/location Details

Room/location Reference:	G034
Room/location Description:	Stairwell
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	1

Room/location Construction Details

Ceiling:

Other: Plaster to concrete.

Walls:

Other: Plaster to concrete.

Floor:

Other: Floor tiles over concrete.

Doors:

Other: Timber, aluminium single glazed.

Windows:

Other: Double glazed UPVC framed and single glazed metal framed.

Comments



Location Photography

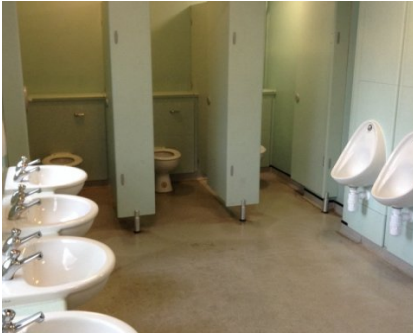


Item Photography

Item Detail

Item ID	005(VRS)
Sample/link ID	S002
Property Name	Valley Gardens Middle
Area/floor	G
Room/location	G034
Specific location	Floor
Product/debris type	Flooring Floor Tile(s)
Extent	20 m ²
	■ No Risk

Comments



Room/location Details

Room/location Reference:	G035
Room/location Description:	Boys W.C.
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible

Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Plaster to concrete.

Walls:

Other: Plaster to brick walls.

Floor:

Other: Modern linoleum over concrete.

Doors:

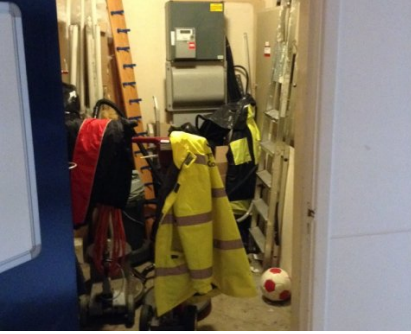
Other: Timber.

Windows:

Other: Metal framed single glazed.

Comments

No access within timber box work.



Room/location Details

Room/location Reference:	G036
Room/location Description:	Store
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Plaster to concrete.

Walls:

Other: Plaster to brick.

Floor:

Other: Concrete.

Doors:

Other: Timber.

Windows:

Other: N/A

Comments

Main electric switchgear.



Room/location Details

Room/location Reference:	G037
Room/location Description:	Corridor
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	1

Room/location Construction Details

Ceiling:

Other: Plaster to concrete.

Walls:

Other: Plaster to concrete.

Floor:

Other: Floor tiles over concrete.

Doors:

Other: Timber.

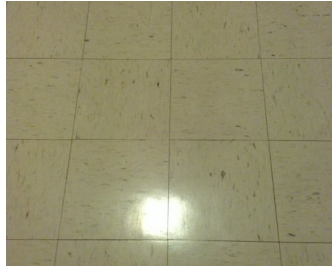
Windows:

Other: N/A

Comments



Location Photography



Item Photography

Item Detail

Item ID	006(VRS)
Sample/link ID	S002
Property Name	Valley Gardens Middle
Area/floor	G
Room/location	G037
Specific location	Floor
Product/debris type	Flooring Floor Tile(s)
Extent	58 m ²
	■ No Risk

Comments



Room/location Details

Room/location Reference:	G038
Room/location Description:	Store
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Plaster to concrete.

Walls:

Other: Plaster to brick.

Floor:

Other: Concrete.

Doors:

Other: Timber.

Windows:

Other: N/A

Comments

High level MMMF pipe insulation.



Room/location Details

Room/location Reference:	G039
Room/location Description:	Classroom
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible

Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Plaster to concrete.

Walls:

Other: Plaster to concrete.

Floor:

Other: Modern linoleum over concrete.

Doors:

Other: Timber.

Windows:

Other: UPVC double glazed.

Comments



Room/location Details

Room/location Reference:	G039A
Room/location Description:	Store Room
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible

Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Plaster to concrete.

Walls:

Other: Plaster to concrete.

Floor:

Other: Concrete.

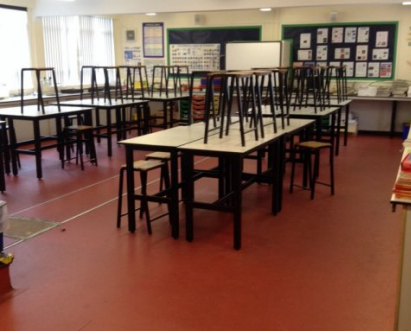
Doors:

Other: Timber, UPVC double glazed.

Windows:

Other: UPVC double glazed.

Comments



Room/location Details

Room/location Reference:	G040
Room/location Description:	Classroom
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Plaster to concrete.

Walls:

Other: Plaster to concrete.

Floor:

Other: Modern linoleum over concrete.

Doors:

Other: Timber.

Windows:

Other: UPVC double glazed.

Comments



Room/location Details

Room/location Reference:	G040A
Room/location Description:	Store Cupboard
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Plaster to concrete.

Walls:

Other: Plaster to concrete.

Floor:

Other: Concrete.

Doors:

Other: Timber.

Windows:

Other: N/A

Comments



Room/location Details

Room/location Reference:	G040B
Room/location Description:	Cupboard
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Concrete.

Walls:

Other: Brick.

Floor:

Other: Concrete.

Doors:

Other: Timber.

Windows:

Other: N/A

Comments



Room/location Details

Room/location Reference:	G041
Room/location Description:	Classroom
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Plaster to concrete.

Walls:

Other: Plaster to concrete.

Floor:

Other: Carpet over concrete.

Doors:

Other: Timber.

Windows:

Other: UPVC double glazed.

Comments



Room/location Details

Room/location Reference:	G042
Room/location Description:	Classroom
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Timber with MMMF fibreboard suspended ceiling on metal grid.

Walls:

Other: Plaster to concrete.

Floor:

Other: Carpet over concrete.

Doors:

Other: Timber.

Windows:

Other: UPVC double glazed.

Comments



Room/location Details

Room/location Reference:	G043
Room/location Description:	Office
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Timber with MMMF fibreboard suspended ceiling on metal grid.

Walls:

Other: Plaster to concrete.

Floor:

Other: Carpet over concrete.

Doors:

Other: Timber.

Windows:

Other: Timber single glazed.

Comments



Room/location Details

Room/location Reference:	G043A
Room/location Description:	Office
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible

Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Timber with MMMF fibreboard suspended ceiling on metal grid.

Walls:

Other: Plaster to concrete.

Floor:

Other: Carpet over concrete.

Doors:

Other: Timber.

Windows:

Other: Timber single glazed, UPVC double glazed.

Comments



Room/location Details

Room/location Reference:	G044
Room/location Description:	Classroom
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Plaster to concrete.

Walls:

Other: Plaster to concrete.

Floor:

Other: Carpet over concrete.

Doors:

Other: Timber.

Windows:

Other: UPVC double glazed.

Comments



Room/location Details

Room/location Reference:	G044A
Room/location Description:	Store Cupboard
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Plaster to concrete.

Walls:

Other: Plaster to concrete.

Floor:

Other: Carpet over concrete.

Doors:

Other: Timber.

Windows:

Other: N/A

Comments

Electric switch gear.



Room/location Details

Room/location Reference:	G045
Room/location Description:	Classroom
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Plaster to concrete.

Walls:

Other: Plaster to concrete.

Floor:

Other: Carpet over concrete.

Doors:

Other: Timber.

Windows:

Other: UPVC double glazed.

Comments



Room/location Details

Room/location Reference:	G045A
Room/location Description:	Store Cupboard
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	1
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Plaster to concrete.

Walls:

Other: Plaster to concrete.

Floor:

Other: Floor tiles.

Doors:

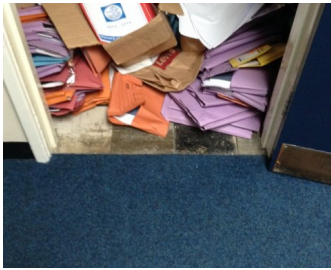
Other: Timber.

Windows:

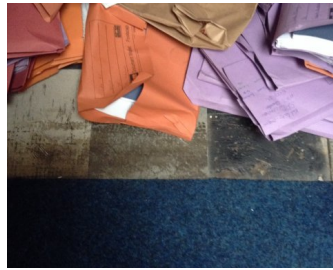
Other: N/A

Comments

N/A



Location Photography



Item Photography

Item Detail

Item ID	007(OS)
Sample/link ID	S003
Property Name	Valley Gardens Middle
Area/floor	G
Room/location	G045A
Specific location	Floor
Product/debris type	Flooring Floor Tile(s)
Asbestos type	Identified Chrysotile
Extent	3 m ²
Accessibility/vulnerability	Medium
Additional information	N/A
Air Test	-

Material Assessment

Product Type (a)	1
Extent of Damage (b)	1
Surface Treatment (c)	0
Asbestos Fibre (d)	1
Total (a+b+c+d)	03
Material Risk Assessment	■ Very Low

Overall Assessment

Total (a+b+c+d+e+f+g+h)	07
Overall Risk Assessment	■ Very Low

Actions/recommendations

Action/recommendations	Manage & Annually Re-inspect
------------------------	------------------------------

Priority Assessment

Normal Occupant Activity (e)	1
Likelihood of Disturbance (f)	1
Human Exposure Potential (g)	1
Maintenance Activity (h)	1
Total (e+f+g+h)	04
Priority Risk Assessment	■ Very Low

Comments



Room/location Details

Room/location Reference:	G046
Room/location Description:	Classroom
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Plaster to concrete.

Walls:

Other: Plaster to concrete.

Floor:

Other: Carpet over concrete.

Doors:

Other: Timber.

Windows:

Other: UPVC double glazed.

Comments

High level MMMF pipe insulation.



Room/location Details

Room/location Reference:	G046A
Room/location Description:	Store Cupboard
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	1
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Plaster to concrete.

Walls:

Other: Plaster to concrete.

Floor:

Other: Floor tiles.

Doors:

Other: Timber.

Windows:

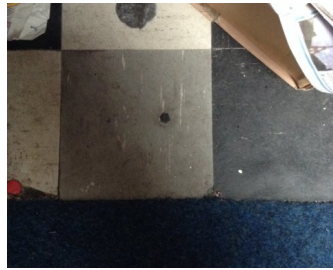
Other: N/A

Comments

N/A



Location Photography



Item Photography

Item Detail

Item ID	008(VRS)
Sample/link ID	S003
Property Name	Valley Gardens Middle
Area/floor	G
Room/location	G046A
Specific location	Floor
Product/debris type	Flooring Floor Tile(s)
Asbestos type	Identified Chrysotile
Extent	2 m ²
Accessibility/vulnerability	Low
Additional information	N/A
Air Test	-

Material Assessment

Product Type (a)	1
Extent of Damage (b)	1
Surface Treatment (c)	0
Asbestos Fibre (d)	1
Total (a+b+c+d)	03
Material Risk Assessment	Very Low

Overall Assessment

Total (a+b+c+d+e+f+g+h)	07
Overall Risk Assessment	Very Low

Actions/recommendations

Action/recommendations	Manage & Annually Re-inspect
------------------------	------------------------------

Priority Assessment

Normal Occupant Activity (e)	1
Likelihood of Disturbance (f)	1
Human Exposure Potential (g)	1
Maintenance Activity (h)	1
Total (e+f+g+h)	04
Priority Risk Assessment	Very Low

Comments



Room/location Details

Room/location Reference:	G047
Room/location Description:	Classroom
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMS:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Plaster to concrete.

Walls:

Other: Plaster to concrete.

Floor:

Other: Carpet over concrete.

Doors:

Other: Timber.

Windows:

Other: UPVC double glazed.

Comments

N/A



Room/location Details

Room/location Reference:	G047A
Room/location Description:	Store Cupboard
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Inaccessible
Reason for No Access:	No Keys

Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

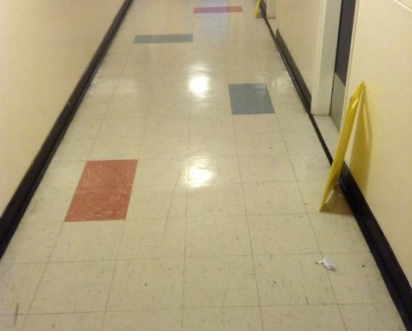
Walls:

Floor:

Doors:

Windows:

Comments



Room/location Details

Room/location Reference:	G048
Room/location Description:	Corridor
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	1

Room/location Construction Details

Ceiling:

Other: Plaster to plasterboard.

Walls:

Other: Plaster to concrete.

Floor:

Other: Floor tiles over concrete.

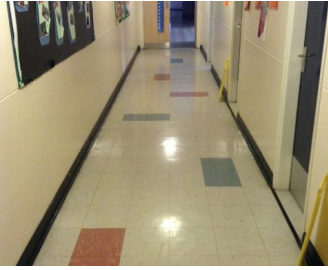
Doors:

Other: Timber.

Windows:

Other: N/A

Comments



Location Photography



Item Photography

Item Detail

Item ID	008(VRS)
Sample/link ID	S002
Property Name	Valley Gardens Middle
Area/floor	G
Room/location	G048
Specific location	Floor
Product/debris type	Flooring Floor Tile(s)
Extent	20 m ²
	■ No Risk

Comments



Room/location Details

Room/location Reference:	G049
Room/location Description:	Gents W.C.
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible

Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Plaster to concrete.

Walls:

Other: Plaster to concrete.

Floor:

Other: Modern linoleum.

Doors:

Other: Timber.

Windows:

Other: Metal framed single glazed.

Comments

No access within timber boxing. No access beneath modern linoleum due to damage.



Room/location Details

Room/location Reference:	G050
Room/location Description:	Ladies W.C.
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible

Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Plaster to concrete.

Walls:

Other: Plaster to concrete.

Floor:

Other: Modern linoleum.

Doors:

Other: Timber.

Windows:

Other: Metal framed single glazed.

Comments

No access within timber boxing. No access beneath modern linoleum due to damage.



Room/location Details

Room/location Reference:	G051
Room/location Description:	Office
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Plaster to concrete.

Walls:

Other: Plaster to concrete.

Floor:

Other: Modern linoleum.

Doors:

Other: Timber.

Windows:

Other: Metal framed single glazed.

Comments

No access beneath modern linoleum due to damage.



Room/location Details

Room/location Reference:	G052
Room/location Description:	Kitchen Servery
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Plaster to concrete with MMMF fibreboard suspended ceiling on metal grid.

Walls:

Other: Plaster over brick.

Floor:

Other: Timber parquet flooring.

Doors:

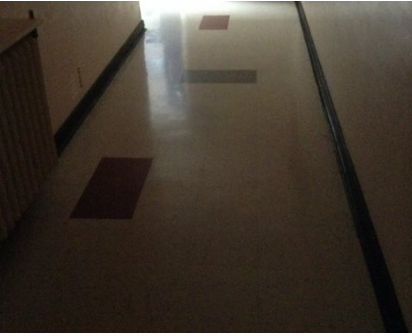
Other: Timber, aluminium framed double glazed.

Windows:

Other: Metal framed single glazed.

Comments

No access beneath timber flooring due to decorative damage.



Room/location Details

Room/location Reference:	G053
Room/location Description:	Corridor
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	1

Room/location Construction Details

Ceiling:

Other: Plaster to concrete.

Walls:

Other: Plaster to concrete.

Floor:

Other: Floor tiles to concrete.

Doors:

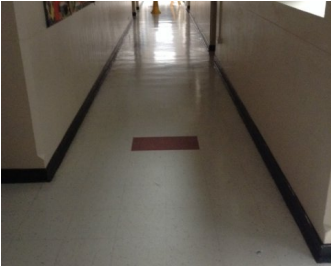
Other: Timber.

Windows:

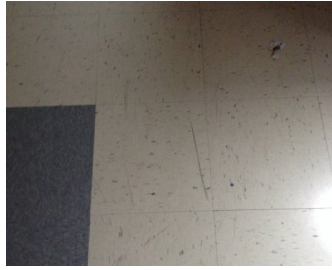
Other: Timber framed single glazed.

Comments

N/A



Location Photography



Item Photography

Item Detail

Item ID	009(VRS)
Sample/link ID	S002
Property Name	Valley Gardens Middle
Area/floor	G
Room/location	G053
Specific location	Floor
Product/debris type	Flooring Floor Tile(s)
Extent	58 m ²
	■ No Risk

Comments



Room/location Details

Room/location Reference:	G054
Room/location Description:	Classroom
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible

Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Plaster to concrete.

Walls:

Other: Plaster to concrete.

Floor:

Other: Modern linoleum.

Doors:

Other: Timber.

Windows:

Other: Metal framed single glazed.

Comments

No access beneath modern linoleum due to damage.



Room/location Details

Room/location Reference:	G054A
Room/location Description:	Store Cupboard
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Plaster to concrete.

Walls:

Other: Brick.

Floor:

Other: Concrete.

Doors:

Other: Timber.

Windows:

Other: Metal framed single glazed.

Comments



Room/location Details

Room/location Reference:	G055
Room/location Description:	Classroom
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Plaster to concrete.

Walls:

Other: Plaster to concrete.

Floor:

Other: Ceramic tiles.

Doors:

Other: Timber.

Windows:

Other: Metal framed single glazed, timber framed single glazed.

Comments

N/A



Room/location Details

Room/location Reference:	G056
Room/location Description:	Store Room
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Plaster to concrete.

Walls:

Other: Brick.

Floor:

Other: Concrete.

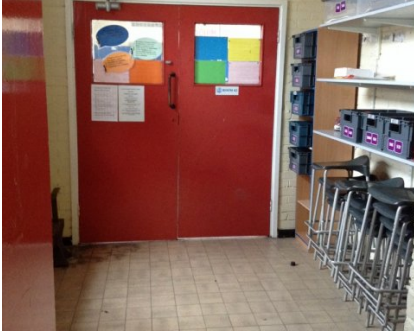
Doors:

Other: Timber.

Windows:

Other: Metal framed single glazed.

Comments



Room/location Details

Room/location Reference:	G057
Room/location Description:	Lobby
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Plaster to concrete.

Walls:

Other: Brick.

Floor:

Other: Ceramic tiles.

Doors:

Other: Timber.

Windows:

Other: Timber framed single glazed.

Comments



Room/location Details

Room/location Reference:	G058
Room/location Description:	Classroom
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Plaster to concrete with MMMF fibreboard suspended ceiling attached to metal grid.

Walls:

Other: Brick.

Floor:

Other: Concrete.

Doors:

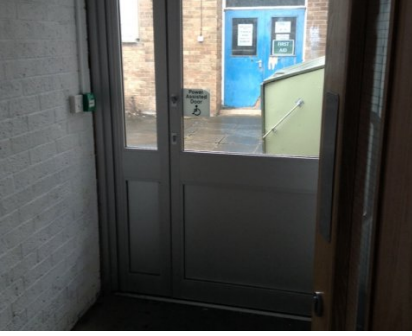
Other: Timber.

Windows:

Other: Metal framed single glazed.

Comments

Electrical switchgear.



Room/location Details

Room/location Reference:	G059
Room/location Description:	Lobby
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Concrete.

Walls:

Other: Brick.

Floor:

Other: Concrete.

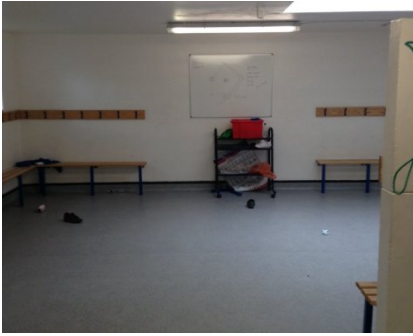
Doors:

Other: Timber, aluminium single glazed.

Windows:

Other: N/A

Comments



Room/location Details

Room/location Reference:	G060
Room/location Description:	Changing Rooms
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Plaster to concrete.

Walls:

Other: Plaster to concrete.

Floor:

Other: Modern linoleum.

Doors:

Other: Timber.

Windows:

Other: Metal framed single glazed.

Comments

No access beneath modern linoleum due to damage. No access within high level timber boxing.



Room/location Details

Room/location Reference:	G060A
Room/location Description:	Changing Room Showers
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible

Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Plaster to concrete.

Walls:

Other: Ceramic tiles over plaster to concrete.

Floor:

Other: Modern linoleum.

Doors:

Other: N/A

Windows:

Other: Metal framed single glazed.

Comments

No access beneath modern linoleum due to damage. No access within high level timber boxing.



Room/location Details

Room/location Reference:	G061
Room/location Description:	Girls W.C.
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Plaster to concrete.

Walls:

Other: Ceramic tiles and plaster to concrete.

Floor:

Other: Modern linoleum flooring.

Doors:

Other: Timber.

Windows:

Other: Metal framed single glazed.

Comments

High level MMMF pipe insulation.



Room/location Details

Room/location Reference:	G062
Room/location Description:	Office
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Inaccessible
Reason for No Access:	No Keys
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

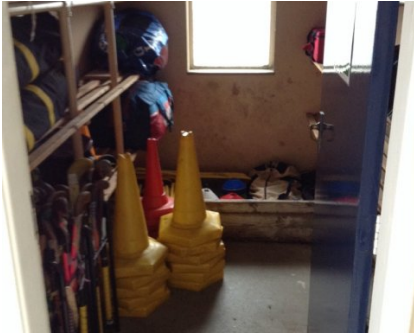
Walls:

Floor:

Doors:

Windows:

Comments



Room/location Details

Room/location Reference:	G063
Room/location Description:	Store
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Plaster to concrete.

Walls:

Other: Plaster to concrete.

Floor:

Other: Concrete.

Doors:

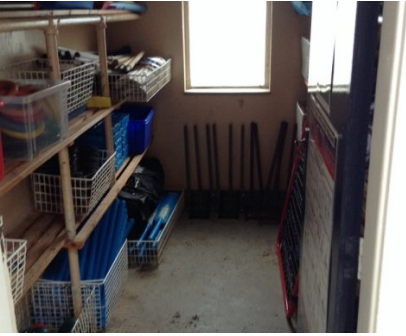
Other: Timber.

Windows:

Other: Metal framed single glazed.

Comments

High level MMMF pipework.



Room/location Details

Room/location Reference:	G064
Room/location Description:	Store
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Plaster to concrete.

Walls:

Other: Plaster to concrete.

Floor:

Other: Concrete.

Doors:

Other: Timber.

Windows:

Other: Metal framed single glazed.

Comments

High level MMMF pipework.



Room/location Details

Room/location Reference:	G066
Room/location Description:	Office
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	1
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Plaster to concrete.

Walls:

Other: Plaster to concrete.

Floor:

Other: Floor tiles over concrete.

Doors:

Other: Timber.

Windows:

Other: Metal framed single framed.

Comments

High level MMMF pipework.



Location Photography



Item Photography

Item Detail

Item ID	010(OS)
Sample/link ID	S004
Property Name	Valley Gardens Middle
Area/floor	G
Room/location	G066
Specific location	Floor
Product/debris type	Flooring Floor Tile(s)
Asbestos type	Identified Chrysotile
Extent	4 m ²
Accessibility/vulnerability	Medium
Additional information	N/A
Air Test	-

Material Assessment

Product Type (a)	1
Extent of Damage (b)	1
Surface Treatment (c)	0
Asbestos Fibre (d)	1
Total (a+b+c+d)	03
Material Risk Assessment	■ Very Low

Overall Assessment

Total (a+b+c+d+e+f+g+h)	09
Overall Risk Assessment	■ Very Low

Actions/recommendations

Action/recommendations	Manage & Annually Re-inspect
------------------------	------------------------------

Priority Assessment

Normal Occupant Activity (e)	1
Likelihood of Disturbance (f)	2
Human Exposure Potential (g)	2
Maintenance Activity (h)	1
Total (e+f+g+h)	06
Priority Risk Assessment	■ Low

Comments



Room/location Details

Room/location Reference:	G067
Room/location Description:	Boys W.C.
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Plaster to concrete.

Walls:

Other: Plaster to concrete.

Floor:

Other: Modern linoleum.

Doors:

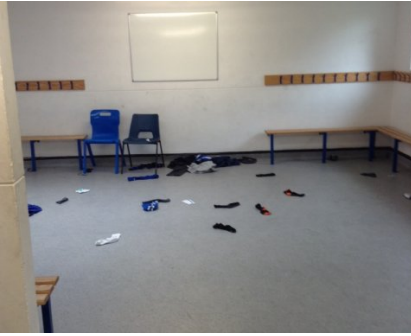
Other: Timber.

Windows:

Other: Metal framed single glazed.

Comments

No access beneath modern linoleum flooring due to excessive damage.



Room/location Details

Room/location Reference:	G068
Room/location Description:	Changing Room
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Plaster to concrete.

Walls:

Other: Plaster to concrete.

Floor:

Other: Modern linoleum.

Doors:

Other: Timber.

Windows:

Other: Metal framed single glazed.

Comments

No access beneath modern linoleum due to damage. No access within high level timber boxing.



Room/location Details

Room/location Reference:	G068A
Room/location Description:	Changing Room Showers
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Plaster to concrete.

Walls:

Other: Ceramic tiles over Plaster to concrete.

Floor:

Other: Modern linoleum.

Doors:

Other: None.

Windows:

Other: Metal framed single glazed.

Comments

No access beneath modern linoleum due to damage.



Room/location Details

Room/location Reference:	G069
Room/location Description:	Gymnasium
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible

Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Fibreboard suspended ceiling.

Walls:

Other: Brick, timber panelling.

Floor:

Other: Timber.

Doors:

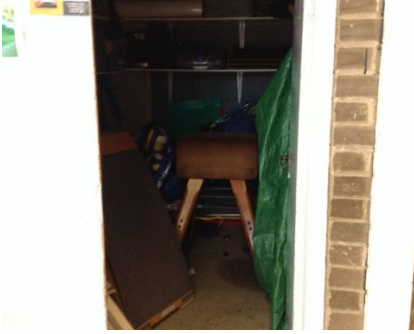
Other: Timber.

Windows:

Other: UPVC framed double glazed.

Comments

No access within riser due to blocked access. No access beneath timber flooring due to excess damage. No access above high level fibreboard ceiling due to height.



Room/location Details

Room/location Reference:	G070
Room/location Description:	Gymnasium Store
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Plaster to concrete.

Walls:

Other: Brick and block.

Floor:

Other: Concrete.

Doors:

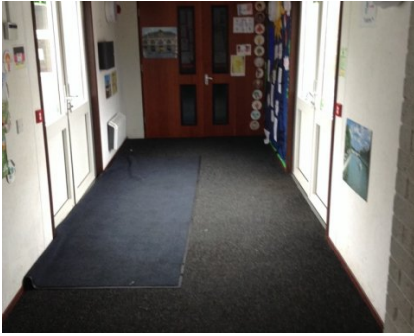
Other: Timber.

Windows:

Other: N/A

Comments

Electric fuse box.



Room/location Details

Room/location Reference:	G071
Room/location Description:	Corridor
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Plasterboard.

Walls:

Other: Plasterboard.

Floor:

Other: Carpet.

Doors:

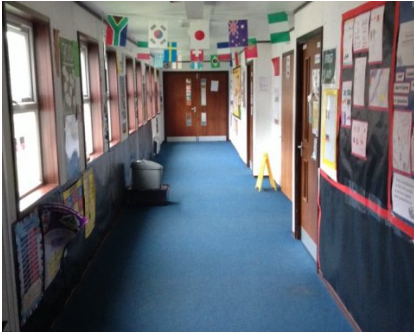
Other: Timber, UPVC double glazed.

Windows:

Other: N/A

Comments

No access above ceiling boards. No access beneath carpet.



Room/location Details

Room/location Reference:	G072
Room/location Description:	Corridor
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Plasterboard.

Walls:

Other: Plasterboard.

Floor:

Other: Carpet.

Doors:

Other: Timber.

Windows:

Other: UPVC double glazed.

Comments

No access above ceiling boards. No access beneath carpet.



Room/location Details

Room/location Reference:	G073
Room/location Description:	Classroom
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Plasterboard.

Walls:

Other: Plasterboard.

Floor:

Other: Carpet.

Doors:

Other: Timber.

Windows:

Other: UPVC double glazed.

Comments

No access above ceiling boards. No access beneath carpet.



Room/location Details

Room/location Reference:	G074
Room/location Description:	Store Cupboard
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Plasterboard.

Walls:

Other: Plasterboard.

Floor:

Other: Carpet.

Doors:

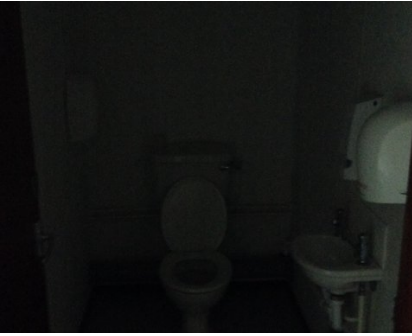
Other: Timber.

Windows:

Other: N/A

Comments

No access above ceiling boards. No access beneath carpet.



Room/location Details

Room/location Reference:	G075
Room/location Description:	Ladies W.C.
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible

Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Plasterboard.

Walls:

Other: Plasterboard.

Floor:

Other: Linoleum.

Doors:

Other: Timber.

Windows:

Other: N/A

Comments

No access above ceiling boards. No access beneath linoleum flooring.



Room/location Details

Room/location Reference:	G076
Room/location Description:	Gents W.C.
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible

Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Plasterboard.

Walls:

Other: Plasterboard.

Floor:

Other: Linoleum.

Doors:

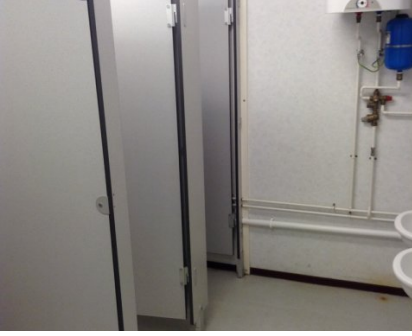
Other: Timber.

Windows:

Other: N/A

Comments

No access above ceiling boards. No access beneath linoleum flooring.



Room/location Details

Room/location Reference:	G077
Room/location Description:	W.C.
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Plasterboard.

Walls:

Other: Plasterboard.

Floor:

Other: Linoleum.

Doors:

Other: Timber.

Windows:

Other: N/A

Comments

No access above ceiling boards. No access beneath linoleum flooring.



Room/location Details

Room/location Reference:	G078
Room/location Description:	Disabled W.C.
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Plasterboard.

Walls:

Other: Plasterboard.

Floor:

Other: Linoleum.

Doors:

Other: Timber.

Windows:

Other: N/A

Comments

No access above ceiling boards. No access beneath linoleum flooring.



Room/location Details

Room/location Reference:	G079
Room/location Description:	Classroom
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Plasterboard.

Walls:

Other: Plasterboard.

Floor:

Other: Carpet.

Doors:

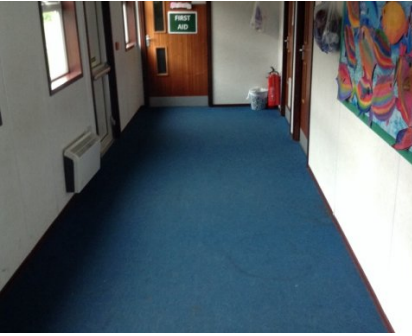
Other: Timber.

Windows:

Other: UPVC double glazed.

Comments

No access above ceiling boards. No access beneath carpet.



Room/location Details

Room/location Reference:	G080
Room/location Description:	Corridor
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Plasterboard.

Walls:

Other: Plasterboard.

Floor:

Other: Carpet.

Doors:

Other: Timber.

Windows:

Other: UPVC double glazed.

Comments

No access above ceiling boards. No access beneath carpet.



Room/location Details

Room/location Reference:	G081
Room/location Description:	Classroom
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Plasterboard.

Walls:

Other: Plasterboard.

Floor:

Other: Carpet.

Doors:

Other: Timber.

Windows:

Other: UPVC double glazed.

Comments

No access above ceiling boards. No access beneath carpet.



Room/location Details

Room/location Reference:	G081A
Room/location Description:	Store Cupboard
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Plasterboard.

Walls:

Other: Plasterboard.

Floor:

Other: Carpet.

Doors:

Other: Timber.

Windows:

Other: N/A

Comments

No access above ceiling boards. No access beneath carpet.



Room/location Details

Room/location Reference:	G082
Room/location Description:	Office
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Plasterboard.

Walls:

Other: Plasterboard.

Floor:

Other: Carpet.

Doors:

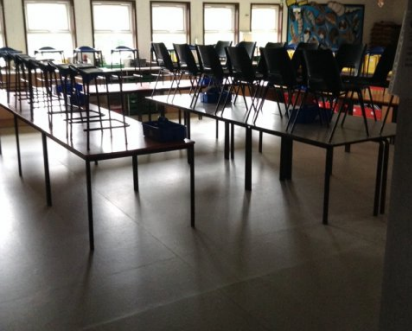
Other: Timber.

Windows:

Other: N/A

Comments

No access above ceiling boards. No access beneath carpet.



Room/location Details

Room/location Reference:	G083
Room/location Description:	Classroom
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Plasterboard.

Walls:

Other: Plasterboard.

Floor:

Other: Linoleum.

Doors:

Other: Timber.

Windows:

Other: UPVC double glazed.

Comments

No access above ceiling boards. No access beneath linoleum flooring.



Room/location Details

Room/location Reference:	G083A
Room/location Description:	Store Cupboard
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Plasterboard.

Walls:

Other: Plasterboard.

Floor:

Other: Linoleum.

Doors:

Other: Timber.

Windows:

Other: N/A

Comments

No access above ceiling boards. No access beneath linoleum flooring.



Room/location Details

Room/location Reference:	G083B
Room/location Description:	Store
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Plasterboard.

Walls:

Other: Plasterboard.

Floor:

Other: Linoleum.

Doors:

Other: Timber.

Windows:

Other: N/A

Comments

No access above ceiling boards. No access beneath linoleum flooring.



Room/location Details

Room/location Reference:	G084
Room/location Description:	Kitchen
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Plaster to concrete with MMMF suspended ceiling on metal grid.

Walls:

Other: Ceramic tile and plaster to brick.

Floor:

Other: Modern linoleum.

Doors:

Other: Timber, metal.

Windows:

Other: UPVC double glazed.

Comments

No access beneath linoleum floor covering due to decorative damage.



Room/location Details

Room/location Reference:	G084A
Room/location Description:	Kitchen Store
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible

Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Plaster to concrete.

Walls:

Other: Plaster to brick.

Floor:

Other: Modern linoleum.

Doors:

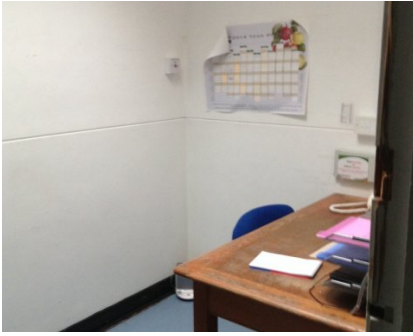
Other: Timber.

Windows:

Other: UPVC double glazed.

Comments

No access beneath linoleum floor covering due to decorative damage.



Room/location Details

Room/location Reference:	G085
Room/location Description:	Kitchen Office
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Plaster to concrete.

Walls:

Other: Plaster to brick.

Floor:

Other: Modern linoleum.

Doors:

Other: Timber.

Windows:

Other: N/A

Comments

No access beneath linoleum floor covering due to decorative damage.



Room/location Details

Room/location Reference:	G086
Room/location Description:	Kitchen Store
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Plaster to concrete.

Walls:

Other: Plaster to brick.

Floor:

Other: Modern linoleum.

Doors:

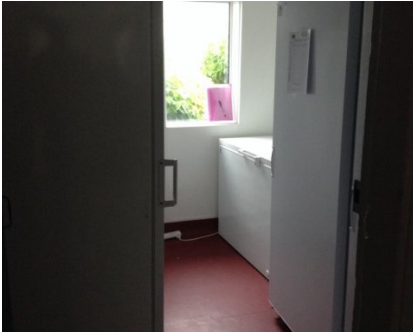
Other: Timber.

Windows:

Other: UPVC double glazed.

Comments

No access beneath linoleum floor covering due to decorative damage.



Room/location Details

Room/location Reference:	G087
Room/location Description:	Kitchen Store
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:
Other: UPVC.

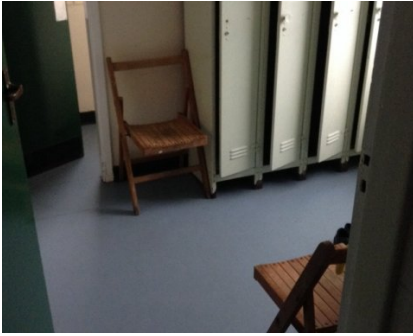
Walls:
Other: UPVC.

Floor:
Other: Modern linoleum.

Doors:
Other: Timber.

Windows:
Other: UPVC double glazed.

Comments
No access beneath modern linoleum due to excessive damage.



Room/location Details

Room/location Reference:	G088
Room/location Description:	Kitchen Changing Room
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Plaster to concrete.

Walls:

Other: Plaster to brick.

Floor:

Other: Modern linoleum.

Doors:

Other: Timber.

Windows:

Other: UPVC double glazed.

Comments

No access beneath linoleum floor covering due to decorative damage.



Room/location Details

Room/location Reference:	G089
Room/location Description:	Kitchen W.C.
Area/floor Reference:	G
Area/floor Description:	Ground Floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:

Other: Plaster to concrete.

Walls:

Other: Plaster to brick.

Floor:

Other: Modern linoleum.

Doors:

Other: Timber.

Windows:

Other: UPVC double glazed.

Comments

No access beneath linoleum floor covering due to decorative damage.

Asbestos Register



Location



Item



Additional

Item ID	022
Property Name	Valley Gardens Middle
Area/floor	E
Room/location	E005
Specific location	Other Soffits
Product/debris type	Cement Product(s) Soffit Board
Asbestos type	Presumed Crocidolite
Extent	64 m
Accessibility/vulnerability	Very low
Additional information	N/A
Air Test	-
Actions/recommendations	
Action/recommendations	Repair Damaged Area

Material Assessment

Product Type (a)	1
Extent of Damage (b)	2
Surface Treatment (c)	1
Asbestos Fibre (d)	3
Total (a+b+c+d)	07

Material Risk Assessment

Medium

Priority Assessment

Normal Occupant Activity (e)	1
Likelihood of Disturbance (f)	1
Human Exposure Potential (g)	1
Maintenance Activity (h)	1
Total (e+f+g+h)	04
Priority Risk Assessment	Very Low

Overall Assessment

Total (a+b+c+d+e+f+g+h)	11
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Overall Risk Assessment

Low

Comments

No Comments



Location



Item



Additional

Item ID	023
Property Name	Valley Gardens Middle
Area/floor	E
Room/location	E005
Specific location	Wall
Product/debris type	Cement Product(s) Corrugated Profile Sheet(s)
Asbestos type	Presumed Crocidolite
Extent	48 m ²
Accessibility/vulnerability	Very low
Additional information	N/A
Air Test	-
Actions/recommendations	
Action/recommendations	Manage & Label

Material Assessment

Product Type (a)	1
Extent of Damage (b)	1
Surface Treatment (c)	1
Asbestos Fibre (d)	3
Total (a+b+c+d)	06

Material Risk Assessment

Low

Priority Assessment

Normal Occupant Activity (e)	1
Likelihood of Disturbance (f)	1
Human Exposure Potential (g)	1
Maintenance Activity (h)	1
Total (e+f+g+h)	04
Priority Risk Assessment	Very Low

Overall Assessment

Total (a+b+c+d+e+f+g+h)	10
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Overall Risk Assessment

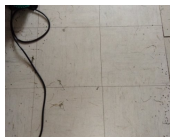
Low

Comments

No Comments



Location



Item

Item ID	010(OS)
Sample/link ID	S004
Property Name	Valley Gardens Middle
Area/floor	G
Room/location	G066
Specific location	Floor
Product/debris type	Flooring Floor Tile(s)
Asbestos type	Identified Chrysotile
Extent	4 m ²
Accessibility/vulnerability	Medium
Additional information	N/A
Air Test	-
Actions/recommendations	
Action/recommendations	Manage & Annually Re-inspect

Material Assessment

Product Type (a)	1
Extent of Damage (b)	1
Surface Treatment (c)	0
Asbestos Fibre (d)	1
Total (a+b+c+d)	03

Material Risk Assessment

Very Low

Priority Assessment

Normal Occupant Activity (e)	1
Likelihood of Disturbance (f)	2
Human Exposure Potential (g)	2
Maintenance Activity (h)	1
Total (e+f+g+h)	06
Priority Risk Assessment	Low

Overall Assessment

Total (a+b+c+d+e+f+g+h)	09
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Overall Risk Assessment

Very Low

Comments

No Comments



Location
 Item ID
 Property Name
 Area/floor
 Room/location
 Specific location
 Product/debris type
 Asbestos type
 Extent
 Accessibility /vulnerability
 Additional information
 Air Test
Actions/recommendations
 Action/recommendations



Item
 020
 Valley Gardens Middle
 E
 E001
 Pipework
 Gaskets To Pipe Work
 Presumed Crocidolite
 10 Number
 Very low
 N/A
 -
 Manage & Annually Re-inspect

Material Assessment

Product Type (a) 2
 Extent of Damage (b) 1
 Surface Treatment (c) 0
 Asbestos Fibre (d) 3
 Total (a+b+c+d) 06

Material Risk Assessment ■ Low

Priority Assessment

Normal Occupant Activity (e) 0
 Likelihood of Disturbance (f) 1
 Human Exposure Potential (g) 0
 Maintenance Activity (h) 1
 Total (e+f+g+h) 02
 Priority Risk Assessment ■ Very Low

Overall Assessment

Total (a+b+c+d+e+f+g+h) 08
 Overall Risk Assessment ■ Very Low

Comments

No Comments



Location
 Item ID
 Sample/link ID
 Property Name
 Area/floor
 Room/location
 Specific location
 Product/debris type
 Asbestos type
 Extent
 Accessibility /vulnerability
 Additional information
 Air Test
Actions/recommendations
 Action/recommendations



Item
 012(OS)
 S005
 Valley Gardens Middle
 1
 1007
 Floor
 Flooring Floor Tile(s)
 Identified Chrysotile
 28 m²
 Low
 N/A
 -
 Manage & Annually Re-inspect

Material Assessment

Product Type (a) 1
 Extent of Damage (b) 1
 Surface Treatment (c) 0
 Asbestos Fibre (d) 1
 Total (a+b+c+d) 03

Material Risk Assessment ■ Very Low

Priority Assessment

Normal Occupant Activity (e) 1
 Likelihood of Disturbance (f) 1
 Human Exposure Potential (g) 2
 Maintenance Activity (h) 1
 Total (e+f+g+h) 05
 Priority Risk Assessment ■ Low

Overall Assessment

Total (a+b+c+d+e+f+g+h) 08
 Overall Risk Assessment ■ Very Low

Comments

No Comments



Location
 Item ID
 Sample/link ID
 Property Name
 Area/floor
 Room/location
 Specific location
 Product/debris type
 Asbestos type
 Extent
 Accessibility /vulnerability
 Additional information
 Air Test
Actions/recommendations
 Action/recommendations



Item
 001(OS)
 S001
 Valley Gardens Middle
 G
 G005
 Floor
 Flooring Floor Tile(s)
 Identified Chrysotile
 3 m²
 Low
 N/A
 -
 Manage & Annually Re-inspect

Material Assessment

Product Type (a) 1
 Extent of Damage (b) 1
 Surface Treatment (c) 0
 Asbestos Fibre (d) 1
 Total (a+b+c+d) 03

Material Risk Assessment ■ Very Low

Priority Assessment

Normal Occupant Activity (e) 1
 Likelihood of Disturbance (f) 1
 Human Exposure Potential (g) 1
 Maintenance Activity (h) 1
 Total (e+f+g+h) 04
 Priority Risk Assessment ■ Very Low

Overall Assessment

Total (a+b+c+d+e+f+g+h) 07
 Overall Risk Assessment ■ Very Low

Comments

No Comments



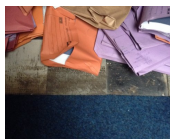
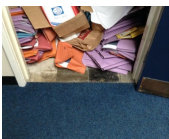
Location
 Item ID 008(VRS)
 Sample/link ID S003
 Property Name Valley Gardens Middle
 Area/floor G
 Room/location G046A
 Specific location Floor
 Product/debris type Flooring Floor Tile(s)
 Asbestos type Identified Chrysotile
 Extent 2 m²
 Accessibility /vulnerability Low
 Additional information N/A
 Air Test -
Actions/recommendations
 Action/recommendations Manage & Annually Re-inspect

Material Assessment
 Product Type (a) 1
 Extent of Damage (b) 1
 Surface Treatment (c) 0
 Asbestos Fibre (d) 1
 Total (a+b+c+d) 03
 Material Risk Assessment Very Low
Priority Assessment
 Normal Occupant Activity (e) 1
 Likelihood of Disturbance (f) 1
 Human Exposure Potential (g) 1
 Maintenance Activity (h) 1
 Total (e+f+g+h) 04
 Priority Risk Assessment Very Low
Overall Assessment
 Total (a+b+c+d+e+f+g+h) 07
 Overall Risk Assessment Very Low
Comments
 No Comments



Location
 Item ID 024
 Property Name Valley Gardens Middle
 Area/floor E
 Room/location E005
 Specific location Wall
 Product/debris type Cement Product(s) Flue Pipe
 Asbestos type Presumed Crocidolite
 Extent 2 m
 Accessibility /vulnerability Very low
 Additional information N/A
 Air Test -
Actions/recommendations
 Action/recommendations Manage & Annually Re-inspect

Material Assessment
 Product Type (a) 1
 Extent of Damage (b) 1
 Surface Treatment (c) 1
 Asbestos Fibre (d) 3
 Total (a+b+c+d) 06
 Material Risk Assessment Low
Priority Assessment
 Normal Occupant Activity (e) 1
 Likelihood of Disturbance (f) 0
 Human Exposure Potential (g) 0
 Maintenance Activity (h) 0
 Total (e+f+g+h) 01
 Priority Risk Assessment Very Low
Overall Assessment
 Total (a+b+c+d+e+f+g+h) 07
 Overall Risk Assessment Very Low
Comments
 No Comments



Location
 Item ID 007(OS)
 Sample/link ID S003
 Property Name Valley Gardens Middle
 Area/floor G
 Room/location G045A
 Specific location Floor
 Product/debris type Flooring Floor Tile(s)
 Asbestos type Identified Chrysotile
 Extent 3 m²
 Accessibility /vulnerability Medium
 Additional information N/A
 Air Test -
Actions/recommendations
 Action/recommendations Manage & Annually Re-inspect

Material Assessment
 Product Type (a) 1
 Extent of Damage (b) 1
 Surface Treatment (c) 0
 Asbestos Fibre (d) 1
 Total (a+b+c+d) 03
 Material Risk Assessment Very Low
Priority Assessment
 Normal Occupant Activity (e) 1
 Likelihood of Disturbance (f) 1
 Human Exposure Potential (g) 1
 Maintenance Activity (h) 1
 Total (e+f+g+h) 04
 Priority Risk Assessment Very Low
Overall Assessment
 Total (a+b+c+d+e+f+g+h) 07
 Overall Risk Assessment Very Low
Comments
 No Comments



Location	Item
Item ID	021(OS)
Sample/link ID	S007
Property Name	Valley Gardens Middle
Area/floor	E
Room/location	E002
Specific location	Wall
Product/debris type	Reinforced Plastic & Resin Composite(s) Toilet Cistern
Asbestos type	Identified + Chrysotile
Extent	1 Number
Accessibility /vulnerability	Low
Additional information	N/A
Air Test	-
Actions/recommendations	
Action/recommendations	Manage & Annually Re-inspect

Material Assessment

Product Type (a)	1
Extent of Damage (b)	1
Surface Treatment (c)	0
Asbestos Fibre (d)	1
Total (a+b+c+d)	03
Material Risk Assessment	Very Low

Priority Assessment

Normal Occupant Activity (e)	0
Likelihood of Disturbance (f)	1
Human Exposure Potential (g)	0
Maintenance Activity (h)	1
Total (e+f+g+h)	02
Priority Risk Assessment	Very Low

Overall Assessment

Total (a+b+c+d+e+f+g+h)	05
Overall Risk Assessment	Very Low


Comments


No Comments


Survey Results

Overall Risk Assessment Table


Item	Material Risk Assessment					Priority Risk Assessment					Overall Risk Assessment
	a	b	c	d	Total	e	f	g	h	Total	Total
022	1	2	1	3	07	1	1	1	1	04	11
023	1	1	1	3	06	1	1	1	1	04	10
010	1	1	0	1	03	1	2	2	1	06	09
020	2	1	0	3	06	0	1	0	1	02	08
012	1	1	0	1	03	1	1	2	1	05	08
001	1	1	0	1	03	1	1	1	1	04	07
008	1	1	0	1	03	1	1	1	1	04	07
024	1	1	1	3	06	1	0	0	0	01	07
007	1	1	0	1	03	1	1	1	1	04	07
021	1	1	0	1	03	0	1	0	1	02	05

 (20≥) High

 (14-19) Medium

 (10-13) Low

 (≤9) Very Low

 (0) No Risk

Survey Results

Summary of Remedial or Removal Works

Item	Sample	Product/debris Type	Area/floor	Room/location	Action/recommendations
022		Soffit Board	E	E005	Repair Damaged Area

Assessment Information

Material Risk Assessment Algorithm

Material assessments consider the type and condition of the ACM and the ease with which it will release fibres when subject to disturbance. The main parameters are:

- a. Product Type
- b. Extent of Damage & Deterioration
- c. Surface Treatments
- d. Asbestos Types

The material assessment will give a good initial guide to the priority for management as it will identify the materials which will most readily release airborne fibres if disturbed. It does not automatically follow that those materials assigned the highest score will be the priority for remedial action, such priorities must be determined by conducting and subsequently considering the results of a priority assessment.

To achieve some form of standardisation of the risk rating and action level, the assessment algorithm contained within HSG264 has been adopted, which is based upon a numerical rating given to each of the parameters considered above. The addition of each number results in a score that falls into one of four possible risk categories, which can assist the duty holder to prioritise the need for action as part of the plan for managing asbestos.

Assessment Factor	Score	Score Variables
Product Type (a)	1	Asbestos Reinforced Composites (Plastics, Resins, Mastics, Roofing Felts, Vinyl Floor Tiles, Semi-Rigid Paints, Decorative Finishes, Asbestos Cement)
	2	Asbestos Insulating Board (AIB), Millboards, Other Low-Density Insulation Boards, Asbestos Textiles, Gaskets, Ropes, Woven Textiles and Asbestos Paper or Felt
	3	Thermal Insulating (e.g. Pipe and Boiler Lagging) Sprayed Asbestos, Loose Asbestos, Asbestos Mattresses and Packing
Extent of Damage (b)	0	Good Condition: No Visible Damage
	1	Low Damage: A Few Scratches or Surface Marks, Broken Edges on Boards or Tiles
	2	Medium Damage: Significant Breakage of Material or Several Small Areas where Material has been Damaged Revealing Loose Asbestos Fibre
	3	High Damage: Delaminating of Materials, Sprays and Thermal Insulation, Visible Asbestos Debris
Surface Treatment (c)	0	Composite Materials Containing Asbestos: Reinforced Plastics, Resins, Vinyl Tiles
	1	Enclosed Sprays and Lagging, AIB with Exposed Face Painted or Encapsulated, Unsealed Asbestos Cement Sheets
	2	Unsealed AIB or Encapsulated Lagging and Sprays
	3	Unsealed Lagging and Sprays
Asbestos Type (d)	1	Chrysotile (White)
	2	Amphibole Asbestos, Amosite (Brown), Actinolite, Anthophyllite and Tremolite
	3	Crocidolite (Blue)

Assessment Information

Material Classifications

The following material assessment categories are used within this survey and indicate the level of hazard each material presents.

(10 ≥) High

ACMs in this category are regarded as having a significant potential to release fibres if disturbed. Such ACMs require urgent consideration to ensure people are not exposed to the hazard. In most circumstances plans for removal should be implemented and in the interim, the affected area should be sealed off.

(7-9) Medium

ACMs within this category do not always pose an imminent threat and the likelihood of fibre release is moderate under existing conditions. A decision regarding how these ACMs are to be managed should be made promptly and most likely as part of an overall management plan. Such situations should be regularly inspected to ascertain any change to circumstances unless serious damage is present or debris is visible, then this will require action which could involve removal or encapsulation.

(5-6) Low

ACMs within this category should be regarded as providing a low risk to people exposed to them but precautions should be followed and the situation should be monitored through regular re-inspections to ascertain any deterioration in condition which may occur with the passage of time. These ACMs generally have no or very little sign of historic damage.

(≤4) Very Low

ACMs within this category do not generally present a significant risk. They should be managed and only considered to be removed if the item falls within a refurbishment and demolition area and the works are likely to disturb the material.

(0) No Risk

No ACM present.

Assessment Information

Priority Classifications

Assessment Factor	Score	Score Variables
Normal Occupant Activity (e)		
Main Type of Activity in Area	0	Rare Disturbance Activity (e.g. Little used Store Room)
	1	Low Disturbance Activities (e.g. Office Type Activity)
	2	Periodic Disturbance (e.g. Industrial or Vehicular Activity which may contact ACMs)
	3	High Levels of Disturbance (e.g. Door with AIB Sheeting in Constant Use)
Secondary Activity in Area	As Above	As Above
Likelihood of Disturbance (f)		
Location	0	Outdoors
	1	Large Rooms or Well Ventilated Areas
	2	Rooms up to 100m ²
	3	Confined Spaces
Accessibility	0	Usually Inaccessible or Unlikely to be Disturbed
	1	Occasionally Likely to be Disturbed
	2	Easily Disturbed
	3	Routinely Disturbed
Extent / Amount	0	Small Amounts or Items (e.g. Gaskets or Strings)
	1	≤10m ² or ≤ 10m Pipe Run
	2	>10m ² to 50m ² or >10m to 50m Pipe Run
	3	>50m ² or >50m Pipe Run
Human Exposure Potential (g)		
Number of Occupants	0	None
	1	1 to 3
	2	4 to 10
	3	>10
Frequency of Use in Area	0	Infrequent
	1	Monthly
	2	Weekly
	3	Daily
Average Time Area is in Use	0	<1 Hour
	1	>1 to <3 Hours
	2	>3 to <6 Hours
	3	>6 Hours
Maintenance Activity (h)		
Type of Maintenance Activity	0	Minor Disturbance (e.g. Possibility of Contact when Gaining Access)
	1	Low Disturbance (e.g. Changing Light Bulbs in AIB Ceiling)
	2	Medium Disturbance (e.g. Lifting One or Two AIB Ceiling Tiles to access valves)
	3	High Level of Disturbance (e.g. Removing a Number of AIB Ceiling Tiles to Replace a Valve or Re-cabling Works)
Frequency of Maintenance Activity	0	ACM Unlikely to be Disturbed for Maintenance
	1	≤1 per Year
	2	>1 per Year
	3	>1 per Month

Assessment Information

Priority Risk Assessment Algorithm

Priority assessments consider the likelihood of someone disturbing the identified/presumed ACM during normal occupancy and should be considered alongside the material assessment to determine the priority for remedial action. The main assessment factors are:

- e. Maintenance Activity
- f. Occupant Activity
- g. Likelihood of Disturbance
- h. Human Exposure Potential

Similar to a material assessment, a material algorithm based upon a numerical rating given to each of the parameters considered above has been employed in line with HSG227. The number against each assessment factor is averaged and then totalled to give a score that falls into one of four possible risk categories, aimed at calculating the level of risk those in the vicinity of the ACM are exposed to.

■ (10 ≥) High

An ACM that due to its location presents an unacceptable risk to individuals.

■ (7-9) Medium

An ACM situated in a high use, readily accessible position which may also be in an area routinely accessed for maintenance.

■ (5-6) Low

An ACM that will rarely be disturbed through normal occupation or maintenance activities.

■ (≤4) Very Low

An ACM that is not readily accessible and unlikely to be disturbed.

■ (0) No Risk

No ACM present.

Disturbance Primary (e) Disturbance Secondary (e)	0 0 ┌ └ Average Score 0	
Location (f) Accessibility (f) Extent / Amount (f)	0 0 0 ┌ └ Average Score 0	
Number of Occupants (g) Frequency of Use (g) Average Time in Use (g)	0 0 0 ┌ └ Average Score 0	
Type of Maintenance (h) Frequency of Maintenance (h)	0 0 ┌ └ Average Score 0	
Total of Averages (e+f+g+h)	00	
Priority Risk Assessment	<input type="checkbox"/> Risk	

Assessment Information

Overall Risk Assessment Algorithm

The overall assessment is a combination of the material and priority assessment scores. It is this total score that may be used to establish the priority of those ACMs requiring remedial action and also, the type of action that will be taken. Where an ACM is detected, regardless of its risk categorisation, it is recommended that Approved Warning Labels are positioned to prevent accidental damage to the material.

Although actions and recommendations may vary according to the individual circumstances of an ACM, it is desirable to have some form of standardisation therefore the following categories are used within this survey to identify areas that require immediate attention and allow the duty holder to instigate planned preventative maintenance and management of the ACMs.

Item	Material Risk Assessment				Total	Priority Risk Assessment				Total	Overall Risk Assessment Total
	a	b	c	d		e	f	g	h		
I000	0	0	0	0	00	0	0	0	0	00	00

Overall Classifications

(20 ≥) High

The potential hazard arising from this category warrants urgent action to reduce the associated risk as disturbance of the materials is liable to expose personnel to elevated levels of airborne respirable asbestos fibres. ACMs in this category are usually not suited to any form of containment programme and therefore immediate plans should be made for removal or environmental cleaning. Where this is delayed, the ACM should be sealed/encapsulated and appropriately managed in accordance with the asbestos management policy, until such time that removal can be facilitated.

(14-19) Medium

This category indicates that deterioration in any of the contributory factors may result in fibre release and therefore all ACMs should be removed or other appropriate remedial action undertaken on a programmed basis within a specified time scale (usually 6-12 months). The condition of the ACMs should be regularly monitored and, where necessary sealed/encapsulated until removal takes place.

(10-13) Low

This category indicates the need for regular monitoring and inspection as whilst the current risk of fibre release may be low, such ACMs may suffer deterioration through age and/or accidental damage. It is recommended that ACMs in this category are visually inspected on a six month cycle (minimum) to ascertain any change in condition. Where such a change occurs, re-prioritisation may be necessary.

(≤9) Very Low

ACMs within this category are predominantly not readily accessible, unlikely to be disturbed and due to their nature, condition, location or extent, would lead to minimal fibre release if they were disturbed. Visual inspections should be made on an annual basis to ascertain any change in condition and where such a change occurs, should be appropriately assessed, scored and re-prioritised. Such ACMs should be suitably managed and considered for removal if they falls within a demolition or refurbishment area and works are likely to disturb the material.

(0) No Risk

No ACM present.

Survey Appendices

Remedial Options

There are a variety of remedial options available. In many cases the ACMs can be protected or enclosed, sealed or encapsulated, or repaired and these options should be considered first. Where such actions are not practical, ACMs should be removed. Recommended action in the Management Survey will normally involve one or more of the following:

Removal

ACMs vulnerable to damage should often be removed. Where they are in such poor condition, removal is often the only practical option. Removal is required where refurbishment or demolition works are planned that will impinge on the ACMs present.

Management

Management of the ACMs present (where these are not in poor condition or vulnerable to damage) is achieved by labelling, registering and monitoring as necessary. Such management should be undertaken in compliance with CAR 2012.

Monitor

Re-inspection of ACMs should be undertaken at regular intervals determined by the risk priority and by a trained, suitably experienced and competent person. This may be accompanied by air testing where relevant to determine whether any asbestos fibres are present.

Label

Where an ACM is detected, regardless of its risk categorisation, it is recommended that approved industry specific warning labels are positioned to prevent accidental damage to the material.

Protection/enclosure

Undertake enclosure where the ACM is in poor condition or vulnerable to damage. This involves protection by a physical barrier, such as a timber casing. The casing is sealed and as airtight as possible to prevent the migration of fibres.

Sealed/encapsulate

There are two methods of encapsulation: applying a durable layer adhered to the surface of the ACM, or applying a material that penetrates the ACM before hardening which locks the material together.

Repair

All repairs should be undertaken by a competent person with the relevant training and equipment. Repair should only be undertaken if the damage is slight. There are a number of methods including filling, wrapping and isolated encapsulation. All repairs will be carried out using non-asbestos containing materials and appropriate precautions undertaken to prevent the release of any asbestos fibres.

Remove

The HSE recommend against removal of asbestos if the removal is undertaken without due consideration of the potential to increase the risk of harm. ACMs should be removed where found to be in poor condition, if it is not possible to undertake maintenance works without disturbance, or refurbishment works are due to be undertaken. Only HSE licensed contractors may be appointed to deal with work that contains 'high risk' ACMs.

Periodic Air Test

Where there is a large amount of ACMs in a confined space with a history of unauthorised disturbance, periodic air tests may be undertaken to monitor asbestos fibre levels to confirm that it is safe to access the area.

Survey Appendices

Regulations and Guidance

Legislation

The Health & Safety at Work Act (1974) and The Management of Health and Safety at Work Regulations (1999) collectively require employers to provide a safe workplace for all their employees and those affected by their activities.

Asbestos specifically and work with asbestos is covered by specialist regulations known as The Control of Asbestos Regulations 2012 (CAR 2012). The duty to manage requires those in control of the premises to:

1. Take reasonable steps to determine the location and condition of ACMs.
2. Presume materials contain asbestos unless there is strong evidence that they do not.
3. Set up and maintain a record of the location and condition of the ACMs or presumed ACMs in premises.
4. Assess the risk of the likelihood of anyone being exposed to fibres from these ACMs.
5. Prepare a plan setting out how the risks from the ACMs are to be managed.
6. Take the necessary steps to put the plan into action.
7. Review and monitor the plan periodically.
8. Provide information on the location and condition of the materials to anyone who is liable to work on or disturb them.

Approved Codes of Practice and Guidance Documents

There is a raft of publications that disseminate advice and information relating to asbestos which should be consulted by those who work with or have an obligation to manage ACMs (please note this list is not exhaustive).

1. L127 'The management of asbestos in non-domestic premises'
2. L143 'Work with materials containing asbestos'
3. HSG 189/2 'Working with asbestos cement'
4. HSG210 'Asbestos essentials task manual'
5. HSG213 'Introduction to asbestos essentials'
6. HSG227 'A comprehensive guide to managing asbestos in premises'
7. HSG247 'Asbestos: The licensed contractors' guide'
8. HSG248 'Asbestos: The analysts' guide for sampling, analysis and clearance procedures'
9. HSG264 'Asbestos: The survey guide'
10. INDG223 'A short guide to managing asbestos in premises'

The HSE has also published 38 'Asbestos essentials task sheets' and 10 'Equipment and Method sheets' which can help ensure compliance with CAR 2012 and illustrate 'good practice'.

Bulk Analysis Results

Documents Enclosed.

Site Plans

Documents Enclosed.