



The clear choice for asbestos compliance



# Asbestos Survey Report

## Site Address:

Keresley Newland Primary School  
 Grove Lane  
 Coventry  
 CV7 8JZ

Report No: J065273

Issue No: 1  
 Issue date: 9 Aug 2022  
 UPRN: N/A



Survey Type
Management Survey (with MA only)
Scope of Survey
All internal and accessible external locations
Customer Specific Requirements
N/A

<b>Surveyed By:</b>	Will Knight	
<b>Reviewed By:</b>	Lorraine Connell	



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## Table of Contents

1.0	Executive Summary	3
2.0	Introduction	4
3.0	Description of buildings surveyed	4
3.1	General site and survey information	5
4.0	Asbestos Register	6
4.1	Inaccessible areas	8
4.2	Materials identified as not containing asbestos	9
5.0	Asbestos containing materials	12
6.0	Survey purpose	26
7.0	Aims and objectives	26
8.0	UKAS accreditation	26
9.0	Sampling strategy	26
10.0	Management surveys	27
11.0	Refurbishment and demolition surveys	28
12.0	Exclusions and Inaccessible areas	28
13.0	Terminology and abbreviations	29
14.0	Material assessment	30
15.0	Material assessment algorithm	31
16.0	Accessibility and action priority assessment	32
Appendix A	Bulk analysis results	33
Appendix B	Site plans	37
Appendix C	Survey findings	42

## 1.0 Executive Summary

Location of survey	Keresley Newland Primary School, Grove Lane, Coventry, CV7 8JZ
Type of survey	Management Survey (with MA only)
Scope of survey	All internal and accessible external locations
Scope of work variations	N/A

Summary of findings	
Risk present	Number of occurrences
Immediate priority – significant asbestos risk, immediate action required to prevent exposure to occupants	0
Middle term priority – No immediate risk of exposure to occupants but requires remedial works	0
Longer term priority – Low asbestos risk, little risk of exposure to occupants unless material is disturbed	14

Locations of asbestos containing materials			
Refer to sections 4.0 Asbestos Register and 5.0 Conclusions and Actions for more detailed information.			
Room code	Designation / block	Description	Risk
E.01	Commercial/External	Damp proof course	Longer term
E.01	Commercial/External	Vent pipe(redundant)	Longer term
E.01	Commercial/External	Putty	Longer term
Z1.01	Commercial/Z-Sub Level 1	Vent pipe(redundant)	Longer term
G.13	Commercial/Gnd Floor	Orange tiles with adhesive	Longer term
G.13	Commercial/Gnd Floor	Green tiles with adhesive	Longer term
G.14	Commercial/Gnd Floor	Orange tiles with adhesive	Longer term
G.14	Commercial/Gnd Floor	Green tiles with adhesive	Longer term
G.16	Commercial/Gnd Floor	Orange tiles with adhesive	Longer term
G.16	Commercial/Gnd Floor	Green tiles with adhesive	Longer term
G.24	Commercial/Gnd Floor	Orange tiles with adhesive	Longer term
G.24	Commercial/Gnd Floor	Green tiles with adhesive	Longer term
G.32	Commercial/Gnd Floor	Damp proof membrane	Longer term
G.74	Commercial/Gnd Floor	Screed with adhesive	Longer term

Locations of inaccessible areas		
Refer to section 4.1 Inaccessible areas. These areas / locations should be presumed to contain asbestos on a worst case basis until proven otherwise as required by HSG264		
Room code	Designation / block	Description
Z1.04	Commercial / Z-Sub Level 1	Inaccessible. No access as limited space floor void. Access panels in various locations throughout school.

## 2.0 Introduction

A proposal was put forward to the client to carry out a survey, that was accepted, and a survey to the clients' requirements was undertaken.


Further to the completion of the survey, the information gathered has been incorporated into this report to detail;

- | All asbestos containing materials (ACMs) that were identified during the survey (Section 4.0)
- | Any locations that were inaccessible during the survey (Section 4.1)
- | All suspected ACMs that following sampling and analysis did not contain asbestos (Section 4.2).

The purpose of this survey report is to assist the client to manage any ACMs safely and compliantly by;

- | Providing accurate information on the location, quantity and condition of ACMs.
- | Assessing the level of damage or deterioration of the ACMs and whether remedial action is required.
- | Providing information to help enable the client to prepare an asbestos management plan where required (management surveys).
- | Identifying all ACMs that are likely to be disturbed during refurbishment or demolition works (refurbishment and demolition surveys only).

## 3.0 Description of buildings surveyed

	<b>Building designation</b> <i>Commercial</i>	<b>Building description</b> <i>Primary School</i>
	<b>Age of Building</b> <i>Unknown</i>	<b>Construction type</b> <i>Wood framework with flat roof</i>
	<b>Internal notes</b>	<b>External notes</b>

### 3.1 General site and survey information

Name of Lead Surveyor/ assistant Surveyors:	Will Knight
Report reviewed by:	Lorraine Connell
Survey commissioned by:	Nigel Broom, The Futures Trust, President Kennedy School, Rookery Lane, Coventry
Report issue date:	9 Aug 2022
Issue number:	1
Reason for re-issue	N/A
Date/ s survey was carried out:	25 Jul 2022 to 31 Jul 2022
Scope of works:	All internal and accessible external locations
Scope of works variations:	N/A
Building/ s occupied or vacant:	Occupied
Details of plans/ drawings provided: (If none, to be drawn by surveyor)	PDF plan provided by client
Reason for survey:	Policy compliance
Survey and sampling method: (Clearview standard procedures unless specified otherwise)	Clearview standard procedures
Variations or deviations from Clearview procedure/ details of work to be subcontracted:	No variations or subcontracted works
Details of previous surveys:	None
Agreed exclusions:	No exclusions
Additional information:	N/A
UKAS laboratory carrying out bulk sample analysis:	Clearview Env Ltd-Leicester
Number of samples collected: (Certificate in Appendix A)	24

**4.0 Asbestos register (refer to section 5.0 for more detailed information)**


Room Code	Designation/Block	Floor	Location	Description	Position	Quantity	Asbestos Type	Ref no. / Sample I.D.	Type of I.D.	Action Priority	Recommended Action
E.01	Commercial	External	External	Damp proof course	To underside of building	Throughout	Chrysotile (1)	095 - EF022661	Identified	Longer term	No action required
E.01	Commercial	External	External	Vent pipe (redundant)	Within wall behind gold grate above plant room	<1lm	Chrysotile (1)	098 - As EF022656	Strongly Presumed	Longer term	No action required
E.01	Commercial	External	External	Putty	To joint of concrete blocks	2lm	Chrysotile (1)	100 - EF022665	Identified	Longer term	No action required
Z1.01	Commercial	Z-Sub Level 1	Plant Room	Vent pipe (redundant)	Extending through wall	<1lm	Chrysotile (1)	088 - EF022656	Identified	Longer term	No action required
G.13	Commercial	Gnd Floor	Medical Room	Orange tiles with adhesive	Below carpet/vinyl to the floor	2m <sup>2</sup>	Chrysotile (1)	012 - EF022643	Identified	Longer term	No action required
G.13	Commercial	Gnd Floor	Medical Room	Green tiles with adhesive	Below carpet/vinyl to the floor	2m <sup>2</sup>	Chrysotile (1)	013 - EF022644	Identified	Longer term	No action required
G.14	Commercial	Gnd Floor	Meeting Room	Orange tiles with adhesive	Below carpet to the floor	4m <sup>2</sup>	Chrysotile (1)	014 - As EF022643	Strongly Presumed	Longer term	No action required
G.14	Commercial	Gnd Floor	Meeting Room	Green tiles with adhesive	Below carpet to the floor	4m <sup>2</sup>	Chrysotile (1)	015 - As EF022644	Strongly Presumed	Longer term	No action required
G.16	Commercial	Gnd Floor	Corridor	Orange tiles with adhesive	Below carpet to the floor	30m <sup>2</sup>	Chrysotile (1)	017 - As EF022643	Strongly Presumed	Longer term	No action required

**4.0 Asbestos register (refer to section 5.0 for more detailed information)**









Room Code	Designation/Block	Floor	Location	Description	Position	Quantity	Asbestos Type	Ref no. / Sample I.D.	Type of I.D.	Action Priority	Recommended Action
G.16	Commercial	Gnd Floor	Corridor	Green tiles with adhesive	Below carpet to the floor	30m <sup>2</sup>	Chrysotile (1)	018 - As EF022644	Strongly Presumed	Longer term	No action required
G.24	Commercial	Gnd Floor	Corridor	Orange tiles with adhesive	Below carpet to the floor	8m <sup>2</sup>	Chrysotile (1)	025 - As EF022643	Strongly Presumed	Longer term	No action required
G.24	Commercial	Gnd Floor	Corridor	Green tiles with adhesive	Below carpet to the floor	8m <sup>2</sup>	Chrysotile (1)	026 - As EF022644	Strongly Presumed	Longer term	No action required
G.32	Commercial	Gnd Floor	Store	Damp proof membrane	To floor by door below wood beam	1lm	Chrysotile (1)	057 - EF022649	Identified	Longer term	No action required
G.74	Commercial	Gnd Floor	Circulation	Screed with adhesive	Below vinyl to the floor	12m <sup>2</sup>	Chrysotile (1)	078 - EF022652	Identified	Longer term	No action required

## 4.1 Inaccessible areas









Note: Where limited access to locations are identified, these are recorded in Section 3.1 – Internal notes and Appendix C – room notes to the relevant location

Room Code	Designation/Block	Floor	Location	Position	Description	Ref no. / Sample I.D.	No access reason / description	Photo
Z1.04	Commercial	Z-Sub Level 1	Underfloor Service Ducting		Inaccessible.	094 - Presumed	No access as limited space floor void. Access panels in various locations throughout school.	








## 4.2 Materials identified as not containing asbestos

Room Code	Designation/Block	Floor	Location	Position	Description	Ref no. / Sample I.D.	Photo
E.01	Commercial	External	External	To joints in rainwater pipes surrounding area over plant room	Caulking	097 - EF022663	
E.01	Commercial	External	External	To flat roof over plant room	Felt lining	099 - EF022664	
E.01	Commercial	External	External	To the roof of buggy store	Profiled sheets	101 - As EF022662	
Z1.01	Commercial	Z-Sub Level 1	Plant Room	To old chimney wall	Insulation residue	089 - EF022657	
Z1.01	Commercial	Z-Sub Level 1	Plant Room	To old chimney wall	Insulation residue	090 - EF022658	
Z1.01	Commercial	Z-Sub Level 1	Plant Room	To side of concrete plinth	Insulation residue	091 - EF022659	
Z1.02	Commercial	Z-Sub Level 1	Store Room	To the floor	Felt debris	092 - EF022660	
G.01	Commercial	Gnd Floor	Porch	Above suspended ceiling behind dark wood cladding	Paper lining	001 - EF022642	


## 4.2 Materials identified as not containing asbestos

Room Code	Designation/Block	Floor	Location	Position	Description	Ref no. / Sample I.D.	Photo
G.36	Commercial	Gnd Floor	Dining Hall	Below parquet to the floor	Bitumen	034 - EF022645	
G.38	Commercial	Gnd Floor	Store	To brick supports	Resin counter	039 - EF022646	
G.44	Commercial	Gnd Floor	Chair & Table Store	Below parquet to the floor	Bitumen	042 - As EF022645	
G.48	Commercial	Gnd Floor	Corridor	Below carpet/modern screed to the floor	Adhesive residue	046 - EF022647	
G.49	Commercial	Gnd Floor	Toilets	To ceiling grid around skylight	Insulating board tiles	047 - EF022648	
G.49	Commercial	Gnd Floor	Toilets	Above suspended ceiling behind plasterboard	Paper lining	048 - As EF022642	
G.61	Commercial	Gnd Floor	Corridor	Below parquet to the floor	Bitumen	065 - As EF022645	
G.64	Commercial	Gnd Floor	Corridor	Below carpet to the floor	Vinyl with adhesive	068 - EF022650	


## 4.2 Materials identified as not containing asbestos

Room Code	Designation/Block	Floor	Location	Position	Description	Ref no. / Sample I.D.	Photo
G.67	Commercial	Gnd Floor	Boys WC	Above suspended ceiling to wall between girls/boys toilets	Fibreboard panels	071 - EF022651	
G.69	Commercial	Gnd Floor	Girls WC	Above suspended ceiling to external wall over door	Paper lining	073 - As EF022642	
G.70	Commercial	Gnd Floor	Classroom	Below carpet to the floor	Vinyl with adhesive	074 - As EF022650	
G.81	Commercial	Gnd Floor	Electric Switch Room	To surround of airblow heater	Felt lining	086 - EF022654	
G.81	Commercial	Gnd Floor	Electric Switch Room	To floor by electrical intake	Bitumen debris	087 - EF022655	
G.82	Commercial	Gnd Floor	Buggy Store	To the ceiling	Profiled sheets	096 - EF022662	
1.01	Commercial	1st Floor	Tank Room	To circular framed windows	Putty	084 - EF022653	


## 5.0 Asbestos containing materials

Room Code	Ref no.	Designation/Block	Floor	Sample I.D.	
E.01	095	Commercial	External	EF022661	
Location	Description	Position	Quantity		
External	Damp proof course	To underside of building	Throughout		
Material Assessment Algorithm					
A-Product Type	B-Extent of Damage	C-Surface Treatment	D-Asbestos Type	Material Score (A+B+C+D)	Potential to Release Fibres
Well Bound Material (1)	Good Condition (0)	Composites, plastics, resins, vinyl (0)	Chrysotile (1)	2	Very Low
Accessibility	Usually inaccessible or unlikely to be disturbed	Action Priority	Longer term		
Photo Ref:	95	Discussion & Recommended Action (in accordance with CAR 2012)			
	Management Action				
	No action required. Inspect at regular intervals and consider labelling if not already labelled				
	Additional Comments				
Not applicable					
Who can work with / remove this material	Non-Licensed Materials	Recommended re-inspection in:	12 months		


## 5.0 Asbestos containing materials

Room Code	Ref no.	Designation/Block	Floor	Sample I.D.	
E.01	098	Commercial	External	As EF022656	
Location	Description	Position	Quantity		
External	Vent pipe(redundant)	Within wall behind gold grate above plant room	<1lm		
Material Assessment Algorithm					
A-Product Type	B-Extent of Damage	C-Surface Treatment	D-Asbestos Type	Material Score (A+B+C+D)	Potential to Release Fibres
Asbestos Cement (1)	Low Damage (1)	Cement, coatings, sealed AIB, insulation, sprays etc. (1)	Chrysotile (1)	4	Very Low
Accessibility	Usually inaccessible or unlikely to be disturbed	Action Priority	Longer term		
Photo Ref:	98	Discussion & Recommended Action (in accordance with CAR 2012)			
	Management Action				
	No action required. Inspect at regular intervals and consider labelling if not already labelled				
	Additional Comments				
Not applicable					
Who can work with / remove this material	Non-Licensed Materials	Recommended re-inspection in:	12 months		


## 5.0 Asbestos containing materials

Room Code	Ref no.	Designation/Block	Floor	Sample I.D.	
E.01	100	Commercial	External	EF022665	
Location	Description	Position	Quantity		
External	Putty	To joint of concrete blocks	2lm		
Material Assessment Algorithm					
A-Product Type	B-Extent of Damage	C-Surface Treatment	D-Asbestos Type	Material Score (A+B+C+D)	Potential to Release Fibres
Well Bound Material (1)	Good Condition (0)	Composites, plastics, resins, vinyl (0)	Chrysotile (1)	2	Very Low
Accessibility	Usually inaccessible or unlikely to be disturbed	Action Priority	Longer term		
Photo Ref:	100	Discussion & Recommended Action (in accordance with CAR 2012)			
	Management Action				
	No action required. Inspect at regular intervals and consider labelling if not already labelled				
	Additional Comments				
Located above plant room where metal flue passes through. Asbestos found in brown putty only - brown wood is none asbestos					
Who can work with / remove this material	Non-Licensed Materials	Recommended re-inspection in:	12 months		


## 5.0 Asbestos containing materials

Room Code	Ref no.	Designation/Block	Floor	Sample I.D.	
Z1.01	088	Commercial	Z-Sub Level 1	EF022656	
Location	Description	Position	Quantity		
Plant Room	Vent pipe(redundant)	Extending through wall	<1lm		
Material Assessment Algorithm					
A-Product Type	B-Extent of Damage	C-Surface Treatment	D-Asbestos Type	Material Score (A+B+C+D)	Potential to Release Fibres
Asbestos Cement (1)	Low Damage (1)	Cement, coatings, sealed AIB, insulation, sprays etc. (1)	Chrysotile (1)	4	Very Low
Accessibility	Usually inaccessible or unlikely to be disturbed	Action Priority	Longer term		
Photo Ref:	88	Discussion & Recommended Action (in accordance with CAR 2012)			
	Management Action				
	No action required. Inspect at regular intervals and consider labelling if not already labelled				
	Additional Comments				
Not applicable					
Who can work with / remove this material	Non-Licensed Materials	Recommended re-inspection in:	12 months		


## 5.0 Asbestos containing materials

Room Code	Ref no.	Designation/Block	Floor	Sample I.D.	
G.13	012	Commercial	Gnd Floor	EF022643	
Location	Description	Position	Quantity		
Medical Room	Orange tiles with adhesive	Below carpet/vinyl to the floor	2m <sup>2</sup>		
Material Assessment Algorithm					
A-Product Type	B-Extent of Damage	C-Surface Treatment	D-Asbestos Type	Material Score (A+B+C+D)	Potential to Release Fibres
Reinforced Composite + Well Bound Material (1)	Good Condition (0)	Composites, plastics, resins, vinyl (0)	Chrysotile (1)	2	Very Low
Accessibility	Usually inaccessible or unlikely to be disturbed	Action Priority	Longer term		
Photo Ref:	12	Discussion & Recommended Action (in accordance with CAR 2012)			
	Management Action				
	No action required. Inspect at regular intervals and consider labelling if not already labelled				
	Additional Comments				
Not applicable					
Who can work with / remove this material	Non-Licensed Materials	Recommended re-inspection in:	12 months		


## 5.0 Asbestos containing materials

Room Code	Ref no.	Designation/Block	Floor	Sample I.D.	
G.13	013	Commercial	Gnd Floor	EF022644	
Location	Description	Position	Quantity		
Medical Room	Green tiles with adhesive	Below carpet/vinyl to the floor	2m <sup>2</sup>		
Material Assessment Algorithm					
A-Product Type	B-Extent of Damage	C-Surface Treatment	D-Asbestos Type	Material Score (A+B+C+D)	Potential to Release Fibres
Reinforced Composite + Well Bound Material (1)	Good Condition (0)	Composites, plastics, resins, vinyl (0)	Chrysotile (1)	2	Very Low
Accessibility	Usually inaccessible or unlikely to be disturbed	Action Priority	Longer term		
Photo Ref:	13	Discussion & Recommended Action (in accordance with CAR 2012)			
	Management Action				
	No action required. Inspect at regular intervals and consider labelling if not already labelled				
	Additional Comments				
Not applicable					
Who can work with / remove this material	Non-Licensed Materials	Recommended re-inspection in:	12 months		


## 5.0 Asbestos containing materials

Room Code	Ref no.	Designation/Block	Floor	Sample I.D.	
G.14	014	Commercial	Gnd Floor	As EF022643	
Location	Description	Position	Quantity		
Meeting Room	Orange tiles with adhesive	Below carpet to the floor	4m <sup>2</sup>		
Material Assessment Algorithm					
A-Product Type	B-Extent of Damage	C-Surface Treatment	D-Asbestos Type	Material Score (A+B+C+D)	Potential to Release Fibres
Reinforced Composite + Well Bound Material (1)	Good Condition (0)	Composites, plastics, resins, vinyl (0)	Chrysotile (1)	2	Very Low
Accessibility	Usually inaccessible or unlikely to be disturbed	Action Priority	Longer term		
Photo Ref:	14	Discussion & Recommended Action (in accordance with CAR 2012)			
	Management Action				
	No action required. Inspect at regular intervals and consider labelling if not already labelled				
	Additional Comments				
Not applicable					
Who can work with / remove this material	Non-Licensed Materials	Recommended re-inspection in:	12 months		


## 5.0 Asbestos containing materials

Room Code	Ref no.	Designation/Block	Floor	Sample I.D.	
G.14	015	Commercial	Gnd Floor	As EF022644	
Location	Description	Position	Quantity		
Meeting Room	Green tiles with adhesive	Below carpet to the floor	4m <sup>2</sup>		
Material Assessment Algorithm					
A-Product Type	B-Extent of Damage	C-Surface Treatment	D-Asbestos Type	Material Score (A+B+C+D)	Potential to Release Fibres
Reinforced Composite + Well Bound Material (1)	Good Condition (0)	Composites, plastics, resins, vinyl (0)	Chrysotile (1)	2	Very Low
Accessibility	Usually inaccessible or unlikely to be disturbed	Action Priority	Longer term		
Photo Ref:	15	Discussion & Recommended Action (in accordance with CAR 2012)			
	Management Action				
	No action required. Inspect at regular intervals and consider labelling if not already labelled				
	Additional Comments				
Not applicable					
Who can work with / remove this material	Non-Licensed Materials	Recommended re-inspection in:	12 months		


## 5.0 Asbestos containing materials

Room Code	Ref no.	Designation/Block	Floor	Sample I.D.	
G.16	017	Commercial	Gnd Floor	As EF022643	
Location	Description	Position	Quantity		
Corridor	Orange tiles with adhesive	Below carpet to the floor	30m <sup>2</sup>		
Material Assessment Algorithm					
A-Product Type	B-Extent of Damage	C-Surface Treatment	D-Asbestos Type	Material Score (A+B+C+D)	Potential to Release Fibres
Reinforced Composite + Well Bound Material (1)	Good Condition (0)	Composites, plastics, resins, vinyl (0)	Chrysotile (1)	2	Very Low
Accessibility	Usually inaccessible or unlikely to be disturbed	Action Priority	Longer term		
Photo Ref:	17	Discussion & Recommended Action (in accordance with CAR 2012)			
	Management Action				
	No action required. Inspect at regular intervals and consider labelling if not already labelled				
	Additional Comments				
Not applicable					
Who can work with / remove this material	Non-Licensed Materials	Recommended re-inspection in:	12 months		

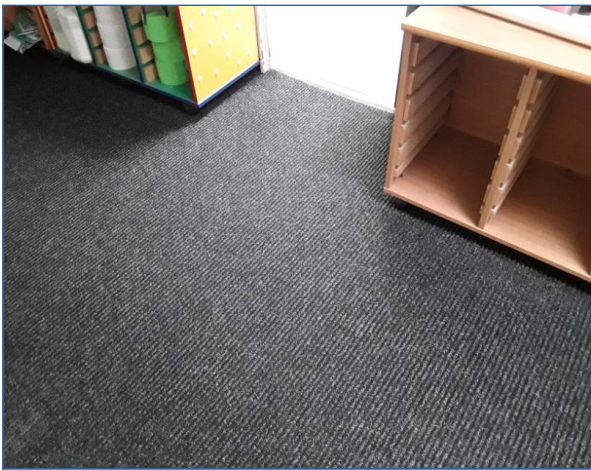
## 5.0 Asbestos containing materials

Room Code	Ref no.	Designation/Block	Floor	Sample I.D.	
G.16	018	Commercial	Gnd Floor	As EF022644	
Location	Description	Position	Quantity		
Corridor	Green tiles with adhesive	Below carpet to the floor	30m <sup>2</sup>		
Material Assessment Algorithm					
A-Product Type	B-Extent of Damage	C-Surface Treatment	D-Asbestos Type	Material Score (A+B+C+D)	Potential to Release Fibres
Reinforced Composite + Well Bound Material (1)	Good Condition (0)	Composites, plastics, resins, vinyl (0)	Chrysotile (1)	2	Very Low
Accessibility	Usually inaccessible or unlikely to be disturbed	Action Priority	Longer term		
Photo Ref:	18	Discussion & Recommended Action (in accordance with CAR 2012)			
	Management Action				
	No action required. Inspect at regular intervals and consider labelling if not already labelled				
	Additional Comments				
Not applicable					
Who can work with / remove this material	Non-Licensed Materials	Recommended re-inspection in:	12 months		


## 5.0 Asbestos containing materials

Room Code	Ref no.	Designation/Block	Floor	Sample I.D.	
G.24	025	Commercial	Gnd Floor	As EF022643	
Location	Description	Position	Quantity		
Corridor	Orange tiles with adhesive	Below carpet to the floor	8m <sup>2</sup>		
Material Assessment Algorithm					
A-Product Type	B-Extent of Damage	C-Surface Treatment	D-Asbestos Type	Material Score (A+B+C+D)	Potential to Release Fibres
Reinforced Composite + Well Bound Material (1)	Good Condition (0)	Composites, plastics, resins, vinyl (0)	Chrysotile (1)	2	Very Low
Accessibility	Usually inaccessible or unlikely to be disturbed	Action Priority	Longer term		
Photo Ref:	25	Discussion & Recommended Action (in accordance with CAR 2012)			
	Management Action				
	No action required. Inspect at regular intervals and consider labelling if not already labelled				
	Additional Comments				
Not applicable					
Who can work with / remove this material	Non-Licensed Materials	Recommended re-inspection in:	12 months		


## 5.0 Asbestos containing materials

Room Code	Ref no.	Designation/Block	Floor	Sample I.D.	
G.24	026	Commercial	Gnd Floor	As EF022644	
Location	Description	Position	Quantity		
Corridor	Green tiles with adhesive	Below carpet to the floor	8m <sup>2</sup>		
Material Assessment Algorithm					
A-Product Type	B-Extent of Damage	C-Surface Treatment	D-Asbestos Type	Material Score (A+B+C+D)	Potential to Release Fibres
Reinforced Composite + Well Bound Material (1)	Good Condition (0)	Composites, plastics, resins, vinyl (0)	Chrysotile (1)	2	Very Low
Accessibility	Usually inaccessible or unlikely to be disturbed	Action Priority	Longer term		
Photo Ref:	26	Discussion & Recommended Action (in accordance with CAR 2012)			
	Management Action				
	No action required. Inspect at regular intervals and consider labelling if not already labelled				
	Additional Comments				
Not applicable					
Who can work with / remove this material	Non-Licensed Materials	Recommended re-inspection in:	12 months		

## 5.0 Asbestos containing materials

Room Code	Ref no.	Designation/Block	Floor	Sample I.D.	
G.32	057	Commercial	Gnd Floor	EF022649	
Location	Description	Position	Quantity		
Store	Damp proof membrane	To floor by door below wood beam	11m		
Material Assessment Algorithm					
A-Product Type	B-Extent of Damage	C-Surface Treatment	D-Asbestos Type	Material Score (A+B+C+D)	Potential to Release Fibres
Well Bound Material (1)	Good Condition (0)	Composites, plastics, resins, vinyl (0)	Chrysotile (1)	2	Very Low
Accessibility	Usually inaccessible or unlikely to be disturbed	Action Priority	Longer term		
Photo Ref:	57	Discussion & Recommended Action (in accordance with CAR 2012)			
	Management Action				
	No action required. Inspect at regular intervals and consider labelling if not already labelled				
	Additional Comments				
Not applicable					
Who can work with / remove this material	Non-Licensed Materials	Recommended re-inspection in:	12 months		

## 5.0 Asbestos containing materials

Room Code	Ref no.	Designation/Block	Floor	Sample I.D.	
G.74	078	Commercial	Gnd Floor	EF022652	
Location	Description	Position	Quantity		
Circulation	Screed with adhesive	Below vinyl to the floor	12m <sup>2</sup>		
Material Assessment Algorithm					
A-Product Type	B-Extent of Damage	C-Surface Treatment	D-Asbestos Type	Material Score (A+B+C+D)	Potential to Release Fibres
Well Bound Material (1)	Low Damage (1)	Composites, plastics, resins, vinyl (0)	Chrysotile (1)	3	Very Low
Accessibility	Usually inaccessible or unlikely to be disturbed	Action Priority	Longer term		
Photo Ref:	78	Discussion & Recommended Action (in accordance with CAR 2012)			
	Management Action				
	No action required. Inspect at regular intervals and consider labelling if not already labelled				
	Additional Comments				
Asbestos found in black adhesive only - Grey screed and beige adhesive are none asbestos					
Who can work with / remove this material	Non-Licensed Materials	Recommended re-inspection in:	12 months		

## 6.0 Survey purpose

To help manage asbestos in the duty holder's (client's) premises, by;

- | Providing accurate information on the location, amount and condition of asbestos containing materials (ACM's).
- | Assessing the level of damage or deterioration in the ACM's and whether remedial action is required.
- | Using the survey information to provide a record of the location of any asbestos materials either identified or presumed and listing them in a table and on building plans.

## 7.0 Aims and objectives

To, as far as reasonably practicable locate, identify and assess all reasonably accessible ACM's present in the scope of the survey and to present the information collected in a way which allows the duty holder to manage the risks arising from those materials and comply with the Control of Asbestos Regulations (CAR) 2012.

## 8.0 UKAS accreditation

Clearview Environmental Ltd (Inspection body 6536) are accredited by UKAS as a Type C inspection body carrying out management, refurbishment and demolition surveys in accordance with HSG 264 Asbestos: The survey guide, and the Control of Asbestos Regulations 2012.

## 9.0 Sampling strategy

Bulk sampling procedures used within this survey are as described within the documented Standard Procedures of Clearview Environmental Ltd and as described in HSG264.

Sampling will normally be carried out at the time of the survey, however, for very large premises or where access has not been possible, sampling may be carried out as a separate exercise, e.g. when the area is available. Each area and room in the premises will have had a thorough visual examination to identify the materials and locations to be selected for sampling.

For homogeneous material, often a single sample is all that is required to confirm the suspicion that it is asbestos and to make a presumption that it applies to other material of the same type. However, for non-homogeneous materials and for some presumed non-asbestos materials, additional sampling may be needed, to reduce the possibility of false negatives which may lead to incorrect conclusions.

All samples collected have been analysed by a UKAS accredited Laboratory to detect the presence of asbestos fibres in accordance with the method set out in HSG 248.

The number of samples collected and the laboratory accreditation number are listed in Section 3.0. The bulk sample certificate can be found in Appendix A.

During the survey there may have been occasions where samples were not taken, for example;

- | Where sampling will damage the critical integrity of the material (e.g. a roof, gutter, pipe).
- | Where there is an electrical hazard (e.g. flash guards within live electrical equipment).
- | Unsafe access.
- | Identical materials had already been sampled.

In the case of any of the above circumstances a presumption shall be made to the presence of asbestos containing materials. Where generically similar materials had already been sampled, a reference will be made to the sample number and the type of asbestos present.

## 10.0 Management surveys

A management survey is the standard survey. Its purpose is to locate, as far as reasonably practicable, the presence and extent of any suspect ACMs in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition in all accessible areas including;

- | Under floor coverings.
- | Above false ceilings (ceiling voids).
- | Lofts / roof voids.
- | Inside risers.
- | Service ducts and lift shafts.
- | Basements and cellars.
- | Underground rooms and undercrofts.

Management surveys will often involve minor intrusive work and some disturbance. The extent of intrusion will vary between premises and depend on what is reasonably practicable for individual properties, i.e. it will depend on factors such as the type of building, the nature of construction, accessibility etc. A management survey should include an assessment of the condition of the various ACMs and their ability to release fibres into the air if they are disturbed in some way. This 'material assessment' will give a good initial guide to the priority for managing ACMs as it will identify the materials which will most readily release airborne fibres if they are disturbed.

The survey will usually involve sampling and analysis to confirm the presence or absence of ACMs. However a management survey can also involve presuming the presence or absence of asbestos. A management survey can be completed using a combination of sampling ACMs and presuming ACMs or, indeed, just presuming. Any materials presumed to contain asbestos must also have their condition assessed (i.e. material assessment).

### Boxing's

During a management survey, boxing's that are constructed in such a way that they can be easily accessed (have removable panels, access doors or can be easily unscrewed), are usually inspected. However, boxing's that would require a more destructive inspection (nailed and / or glued on panels), do not normally fall within the remit of this type of survey and are not be included within the report unless specifically requested by the client.

### Floor coverings (inc. Loft insulation)

Wherever possible during a management survey the surveyor will lift floor coverings to inspect for the presence of asbestos containing materials, however it is usually not possible to lift all of the floor covering. Therefore comment can only be made on the area inspected. If future refurbishment/repair works will require the removal of floor coverings further inspection will be required prior to the works commencing. Floor coverings that cannot be lifted without causing damage to them shall not be lifted and subsequently the surface beneath the floor covering shall be deemed to be inaccessible.

### Fire doors

Fire doors may contain concealed asbestos containing materials. In the case of a management survey it is not possible to ascertain its presence without causing damage to the door. It should be assumed that all fire doors on the premises contain asbestos containing materials until a destructive inspection is undertaken.

### Gaskets

Gaskets used to seal pipe and ducting joints may contain asbestos usually Chrysotile. In the case of a management survey it is generally not possible to inspect pipe work or ducting for their presence without dismantling or damaging the plant. It should be assumed that all pipe work and ducting on the premises contain asbestos gaskets. The gaskets are unlikely to give rise to significant airborne fibre release unless they are disturbed during maintenance works.

### Skylights

Skylights may contain concealed asbestos rope seals. In the case of a management survey it is generally not possible to inspect skylights for the presence of asbestos rope seals without dismantling or damaging the skylight. It should be assumed that all skylights on the premises contain asbestos containing materials until a destructive inspection is undertaken.

### Storage / space heaters / boilers / heating appliances

Heaters, boilers etc. may contain concealed asbestos containing materials in the form of insulation materials or gaskets and washers. In the case of a management survey it is not always possible to ascertain its presence within the heater without causing damage to the unit. It should be assumed that all heaters and boilers on the premises may contain asbestos materials until a destructive (refurbishment) inspection is undertaken.

### Electrical switchgear / consumer units

Electrical switch gear and consumer units may contain concealed asbestos containing materials in the form of flash guards and flash shields. It is not always possible to ascertain the presence of asbestos containing materials as usually the electrical switchgear is live and therefore opening the switchgear would pose a possible risk of electric shock. It should be presumed that all electrical switchgear on the premises may contain asbestos materials until such time the switchgear can be isolated and safely inspected.

## **11.0 Refurbishment and demolition surveys**

Refurbishment survey - to locate and describe, as far as practicable, all ACMs in the area/s where refurbishment work will take place.

Demolition survey - to locate and describe, as far as is reasonably practicable, all ACMs in the whole building (or part of) where demolition is planned.

The survey will be fully intrusive and involve destructive inspection, as necessary, to gain access to all areas, including those that may be difficult to reach. A refurbishment survey may also be required in other circumstances, e.g. when more intrusive maintenance and repair work will be carried out or for plant removal or dismantling.

There is a specific requirement in CAR 2012 (regulation 7) for all ACMs to be removed as far as reasonably practicable before major refurbishment or final demolition. Removing ACMs is also appropriate in other smaller refurbishment situations which involve structural or layout changes to buildings (e.g. removal of partitions, walls, units etc.). Under CDM, the survey information should be used to help in the tendering process for removal of ACMs from the building before work starts.

The survey report should be supplied by the client to designers and contractors who may be bidding for the work, so that the asbestos risks can be addressed. In this type of survey, where the asbestos is identified so that it can be removed (rather than to 'manage' it), the survey does not normally assess the condition of the asbestos, other than to indicate areas of damage or where additional asbestos debris may be present. However, where the asbestos removal may not take place for some time, the ACMs' condition will need to be assessed and the materials managed.

## **12.0 Exclusions and Inaccessible areas**

Although every effort is made to access all areas, there may be occasions where access was not possible. Any areas not accessed or inspected are presumed to contain asbestos unless there is strong evidence to suggest otherwise. Details of inaccessible areas are listed in the table in Section "4.1 *Inaccessible areas*".

Any exclusions or inaccessible areas that have been agreed with the client prior to the survey are listed in Section "3.0 *General site and survey information*".

## 13.0 Terminology and abbreviations

The following abbreviations may have been used within the report;

3MF, MMMF:	Machine made mineral fibre, fibre glass, Rockwool or other similar materials
NAMP:	No asbestos materials present
NAD:	No asbestos detected
ESG:	Electrical switchgear
CASC:	Ceiling above suspended ceiling
AIB:	Asbestos insulating board
ACM's	Asbestos containing materials
CAR 2012	Control of asbestos regulations 2012

The following terminology is used within the report;

Room code:	Each area inspected is given a unique reference number.
Designation / block:	Name or reference given to a specific building or block.
Floor:	The floor level, e.g. ground, first external etc.
Location:	The room, space, area or compartment.
Description:	A description on the type of material identified, e.g. floor tile, textured coating.
Position:	Where the ACM is positioned within a location, e.g., ceiling, wall, floor.
Quantity:	The estimated amount and unit of measurement for the ACM.
Asbestos type:	Crocidolite = Blue Asbestos Amosite = Brown Asbestos Chrysotile = White Asbestos
Ref No:	The reference number of the type of identification. Either the sample number, strongly presumed as sample number or visual reference number for presumed materials.
Type of I.D.:	The method in which the material has been identified as either containing or not containing asbestos.

Identified: - Material has been sampled and laboratory analysis has determined whether or not the material contains asbestos.

Strongly presumed: - Material is identical in appearance to other already sampled materials and therefore is strongly presumed to contain asbestos.

Presumed: - Where it has not been possible to collect a sample and due to the physical properties of the material is presumed to contain asbestos.

Discussions and recommended actions: A brief description of the recommended course of action to manage the ACMs.

Report No: The unique report number assigned to the survey and associated report.

## 14.0 Material assessment

In the material assessment process, the main factors influencing fibre release are given a score which can then be added together to obtain a material assessment rating. The four main parameters which determine the amount of fibre released from an ACM when subject to disturbance are:

- | Product type
- | Extent of damage or deterioration
- | Surface treatment
- | Asbestos type

Each parameter is scored between 1 and 3. A score of 1 is equivalent to a low potential for fibre release, 2 = medium and 3 = high. Two parameters can also be given a nil score (equivalent to a very low potential for fibre release). The value assigned to each of the four parameters is added together to give a total score of between 2 and 12. Presumed or strongly presumed ACMs are scored as crocidolite (i.e. score = 3) unless there is strong evidence to show otherwise. Examples of scoring for each parameter are given in “15.0 *Material assessment algorithm*”.

Materials with assessment scores of 10 or more are rated as having a high potential to release fibres, if disturbed. Scores of between 7 and 9 are regarded as having a medium potential, and between 5 and 6 a low potential. Scores of 4 or less have a very low potential to release fibres. Non-asbestos materials are not scored.

In certain instances materials that may not have been sampled can be either presumed, or strongly presumed to contain asbestos.

If a sample is not taken, there must also be a presumption made whether the material is asbestos or non-asbestos. Surveyors will visually assess the edges and damaged areas of suspect materials and record the following:

- | Whether visible fibres are present on close inspection (see *Asbestos: The analysts' guide for sampling, analysis and clearance procedures*).
- | The colour of the fibres, if visible.
- | Whether fibres are visually consistent with asbestos (e.g. form bundles with splayed ends).

Some materials, like textured plasters, paints and vinyl floor tiles, may contain very fine dispersed chrysotile asbestos which may not be seen by eye or with a magnifying glass, and these materials (if old) will have to be presumed to contain asbestos unless they are sampled and carefully analysed by a competent laboratory. As imported materials may have contained chrysotile asbestos until 1999 and laboratories often miss the fine asbestos, some additional checks may be necessary with these types of materials. Other useful characteristics (e.g. surface texture, sound when knocked, warmth to touch, surface hardness/deformation with a probe) may also be used by experienced surveyors to help compare the material with other materials they have previously encountered and had samples identified. Unless the surveyor is convinced that there is adequate evidence to conclude that the material is asbestos-free (e.g. plaster, plasterboard, wood etc.), a presumption or strong presumption should be made that it is an ACM.

Presumed or strongly presumed asbestos containing materials are scored as crocidolite (3), unless analysis of similar samples from the building shows a different asbestos type, or if there is reasoned argument that another type of asbestos was almost always used.

## 15.0 Material assessment algorithm

Sample variable	Score	Examples of scores
Product type (or debris from product):	1	Asbestos-reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc.).
	2	AIB, millboards, other low-density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.
	3	Thermal insulation (e.g. pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.
Extent of damage/deterioration:	0	Good condition: no visible damage.
	1	Low damage: a few scratches or surface marks, broken edges on boards, tiles etc.
	2	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres.
	3	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris.
Surface treatment:	0	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles.
	1	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated) asbestos cement sheets etc.
	2	Unsealed AIB, or encapsulated lagging and sprays.
	3	Unsealed lagging and sprays.
Asbestos type:	1	Chrysotile.
	2	Amphibole asbestos excluding crocidolite.
	3	Crocidolite.
<b>Score</b>		<b>Potential to release asbestos fibres</b>
10 or more		High
7-9		Medium
5-6		Low
4 or less		Very low
<b>Non-asbestos materials have no potential to release asbestos fibres</b>		

## 16.0 Accessibility and action priority assessment

Guidance is given on the best action to be taken to prevent potential exposure to asbestos containing materials. The Surveyor uses his or her best judgement based on the information available at the time of the survey as follows:

**a. Material assessment**

As Section 15.0

**b. Accessibility**

- n **Routinely disturbed (3)** – ACMs that are located in normally occupied areas and are disturbed as part of the normal use of the area, e.g. door with an AIB panel, floor tiles etc. ACMs found during a refurbishment or demolition survey will usually be scored as a rating of 3 unless specifically requested otherwise.
- n **Easily disturbed (2)** – ACMs that are easy to get at but are not routinely disturbed. E.g., wall panels within a classroom, floor debris within a plantroom, textured coating to a low level ceiling.
- n **Occasionally likely to be disturbed (1)** – ACMs that won't usually be disturbed unless for planned maintenance or similar. E.g., flashguards within electrical switchgear, AIB panels in a riser or lift shaft, water tank within a loft, ACMs at high level (above 3 metres).
- n **Usually inaccessible or unlikely to be disturbed (0)** – ACMs that are highly unlikely to be disturbed as they are in locations where access is difficult and not usually required, e.g. sealed service ducts.

**Material Assessment Score (a) multiplied by Accessibility (b) = Action Priority (as below)**

**Immediate priority:**

(Score of above 20)

Significant asbestos risk, immediate action required to prevent exposure to occupants.

**Middle term priority:**

(Score of 15-20)

No immediate risk of exposure to occupants but requires remedial works.

**Longer term priority:**

(Score of 14 or lower)

Low asbestos risk, little risk of exposure to occupants unless material is disturbed.

Reassessment of asbestos containing materials should be carried out at regular intervals as the condition of the materials or use of an area may change.

## **Appendix A Bulk analysis results**



# Identification of Asbestos Fibres

Report No: J065273  
 Issue No: 1  
 Date Issued: 09/08/2022

The clear choice for asbestos compliance

Customer:	The Futures Trust, President Kennedy School, Rookery Lane, Coventry, CV6 4GL	Date Received:	02/08/2022
Contact:	Nigel Broom	Date Analysed:	04/08/2022
Site Address:	Keresley Newland Primary School, Grove Lane, Coventry, CV7 8JZ	Customer Ref/Order No	PO-5272

No. of Samples	Sampled By	Analysed and Authorised By	Analyst Signature
24	Will Knight	Louise James	
Reason for reissue (if reissued)			

Samples of material(s) (detailed below) have been examined to determine the presence of asbestos fibres, using Polarised Light Microscopy together with dispersion staining based on the HSE guidance document HSG248 and Clearview Environmental Ltd in house documented method SPM002. All samples taken by Clearview Environmental Ltd have been sampled in accordance with CAR 2012, HSG264 & HSG248. For third party sampling, the site address and sample location will be reported as provided by the client. Clearview Environmental Ltd is not responsible for the accuracy or competence of the sampling by third parties and cannot be held responsible for the interpretation of the results shown. All sample found to be deviating from policies defined in document TPS63 (UKAS Policy on Deviating Samples) Shall be listed in the comments box. As a result, the test result(s) may be invalid. Opinions and interpretations are outside the scope of the UKAS accreditation. Test Results relate only to the items tested. This Report shall not be reproduced except in full or without written approval of the laboratory. Issue numbers above one (1) signify that the report has been reissued and that the original report (or previous amended report) has been replaced. All samples will be retained by Clearview for six months. Records of test will be retained for six years.

Clearview sample No.	Customer sample No.	Sample location	Sample description	Fibre type detected
001 - EF022642	1	Porch, Above suspended ceiling behind dark wood cladding Paper lining	Layer 1 Brown Paper	No Asbestos Detected
012 - EF022643	12	Medical Room, Below carpet/vinyl to the floor Orange tiles with adhesive	Layer 1 Orange Floor Tile Layer 2 Black Adhesive	Chrysotile Chrysotile
013 - EF022644	13	Medical Room, Below carpet/vinyl to the floor Green tiles with adhesive	Layer 1 Green Floor Tile Layer 2 Black Adhesive	Chrysotile Chrysotile

Clearview Environmental Ltd  
 North Street, Wigston, Leicester LE18 1PS

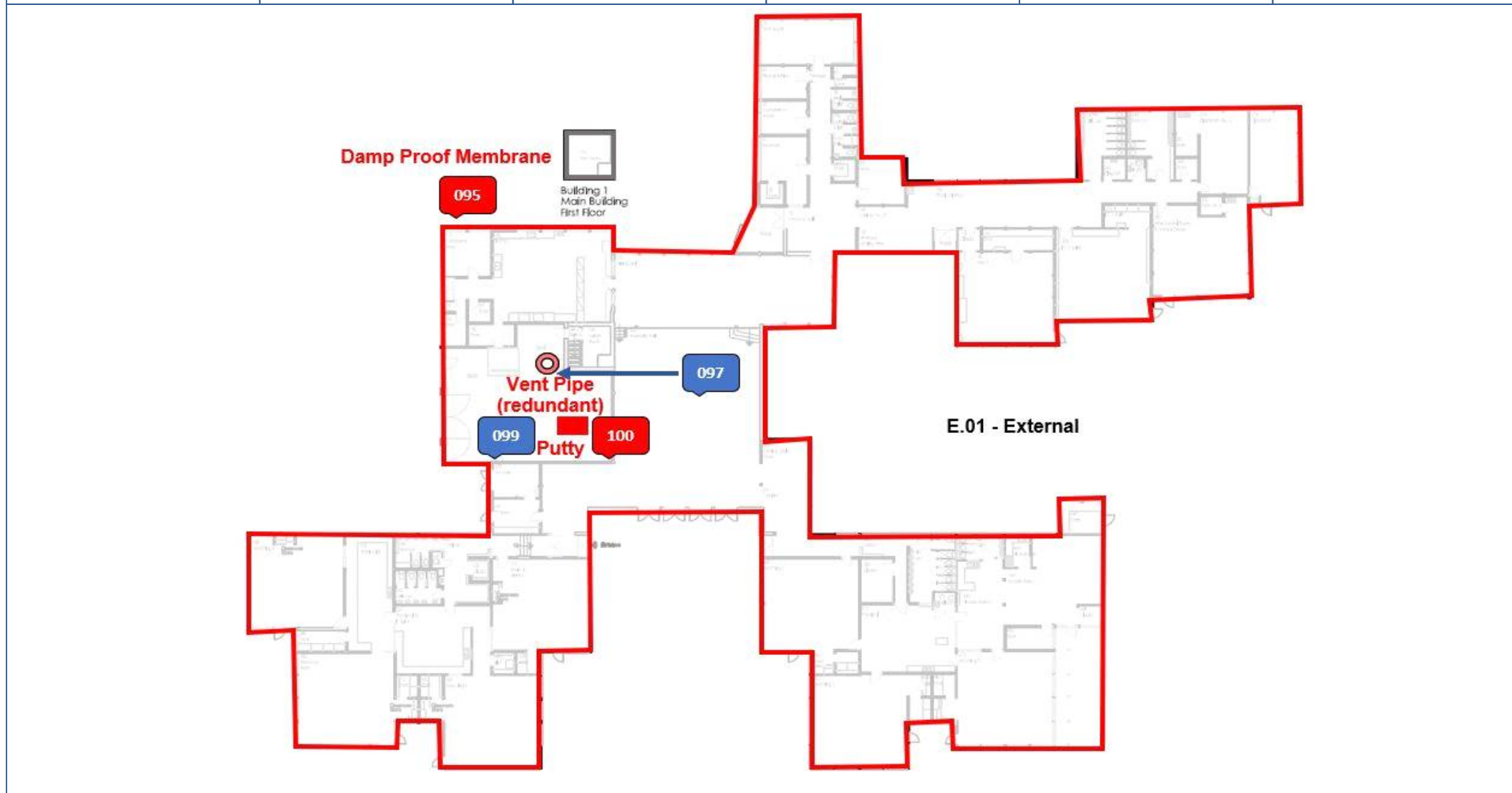
0116 288 8256 contact@clearviewenv.com www.clearviewenv.com

Clearview sample No.	Customer sample No.	Sample location	Sample description	Fibre type detected
034 - EF022645	34	Dining Hall, Below parquet to the floor Bitumen	Layer 1 Grey Slate	No Asbestos Detected
039 - EF022646	39	Store, To brick supports Resin counter	Layer 1 Black Bitumen	No Asbestos Detected
046 - EF022647	46	Corridor, Below carpet/modern screed to the floor Adhesive residue	Layer 1 Black Foam Layer 2 Grey Screed	No Asbestos Detected No Asbestos Detected
047 - EF022648	47	Toilets, To ceiling grid around skylight Insulating board tiles	Layer 1 Buff Insulation Board	No Asbestos Detected
057 - EF022649	57	Store, To floor by door below wood beam Damp proof membrane	Layer 1 Black Damp Proof Course	Chrysotile
068 - EF022650	68	Corridor, Below carpet to the floor Vinyl with adhesive	Layer 1 Beige Vinyl Layer 2 Black Plastic Layer 3 Beige Adhesive	No Asbestos Detected No Asbestos Detected No Asbestos Detected
071 - EF022651	71	Boys WC, Above suspended ceiling to wall between girls/boys toilets Fibreboard panels	Layer 1 Brown Fibreboard	No Asbestos Detected
078 - EF022652	78	Circulation, Below vinyl to the floor Screed with adhesive	Layer 1 Grey Screed Layer 2 Beige Adhesive Layer 3 Black Adhesive	No Asbestos Detected No Asbestos Detected Chrysotile
084 - EF022653	84	Tank Room, To circular framed windows Putty	Layer 1 Buff Putty	No Asbestos Detected
086 - EF022654	86	Electric Switch Room, To surround of airblow heater Felt lining	Layer 1 Black Roof Felt	No Asbestos Detected
087 - EF022655	87	Electric Switch Room, To floor by electrical intake Bitumen debris	Layer 1 Black Bitumen	No Asbestos Detected
088 - EF022656	88	Plant Room, Extending through wall Vent pipe(redundant)	Layer 1 Brown Cement	Chrysotile

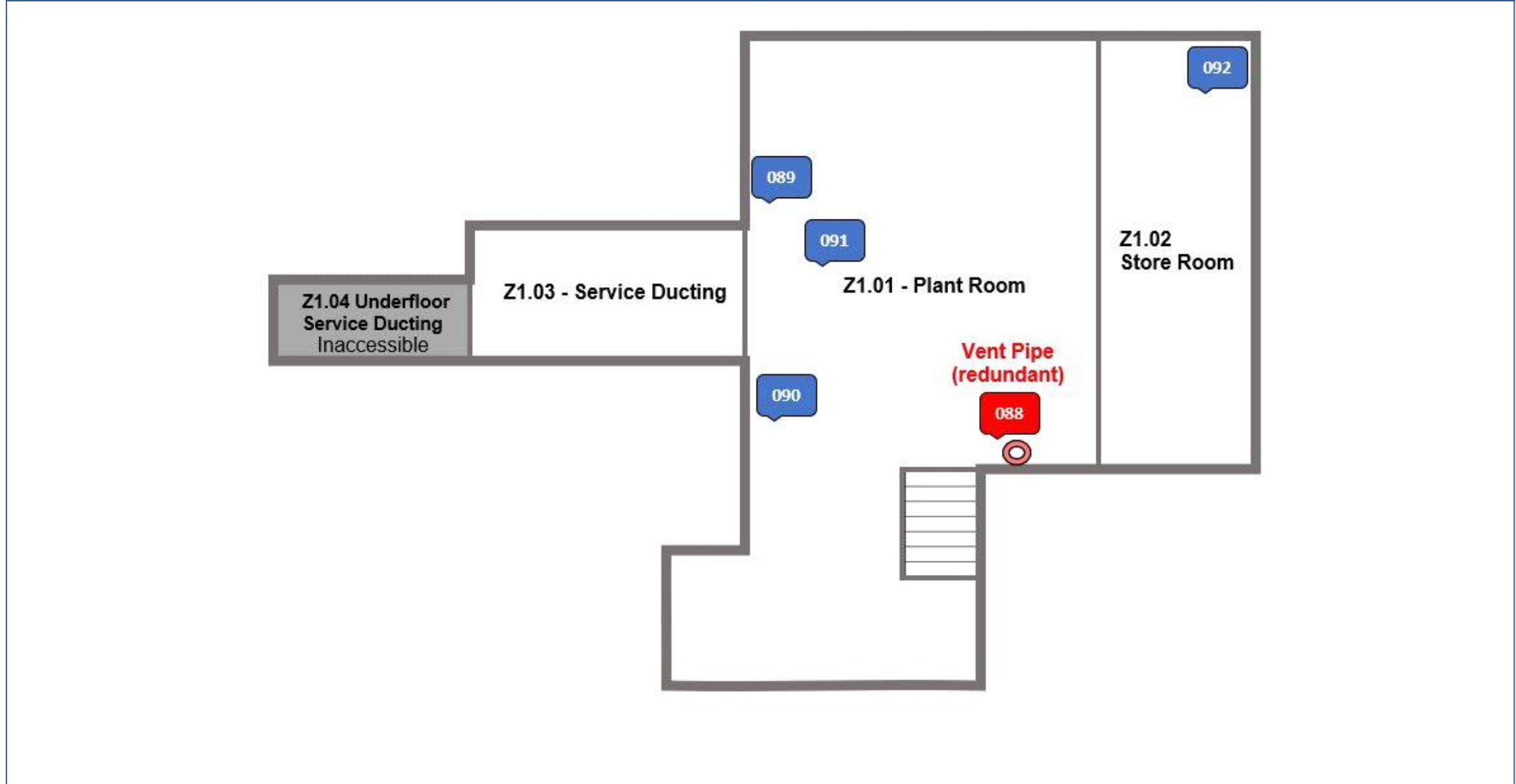
Clearview sample No.	Customer sample No.	Sample location	Sample description	Fibre type detected
089 - EF022657	89	Plant Room, To old chimney wall Insulation residue	Layer 1 Pink Insulation	No Asbestos Detected
090 - EF022658	90	Plant Room, To old chimney wall Insulation residue	Layer 1 Pink Insulation	No Asbestos Detected
091 - EF022659	91	Plant Room, To side of concrete plinth Insulation residue	Layer 1 Brown Rope	No Asbestos Detected
092 - EF022660	92	Store Room, To the floor Felt debris	Layer 1 Black Roof Felt	No Asbestos Detected
095 - EF022661	95	External, To underside of building Damp proof course	Layer 1 Black Damp Proof Course	Chrysotile
096 - EF022662	96	Buggy Store, To the ceiling Profiled sheets	Layer 1 Grey Cement	No Asbestos Detected
097 - EF022663	97	External, To joints in rainwater pipes surrounding area over plant room Caulking	Layer 1 Buff Caulking	No Asbestos Detected
099 - EF022664	99	External, To flat roof over plant room Felt lining	Layer 1 Black Roof Felt	No Asbestos Detected
100 - EF022665	100	External, To joint of concrete blocks Putty	Layer 1 Brown Putty Layer 2 Brown Wood	Chrysotile No Asbestos Detected

## **Appendix B Site plans**

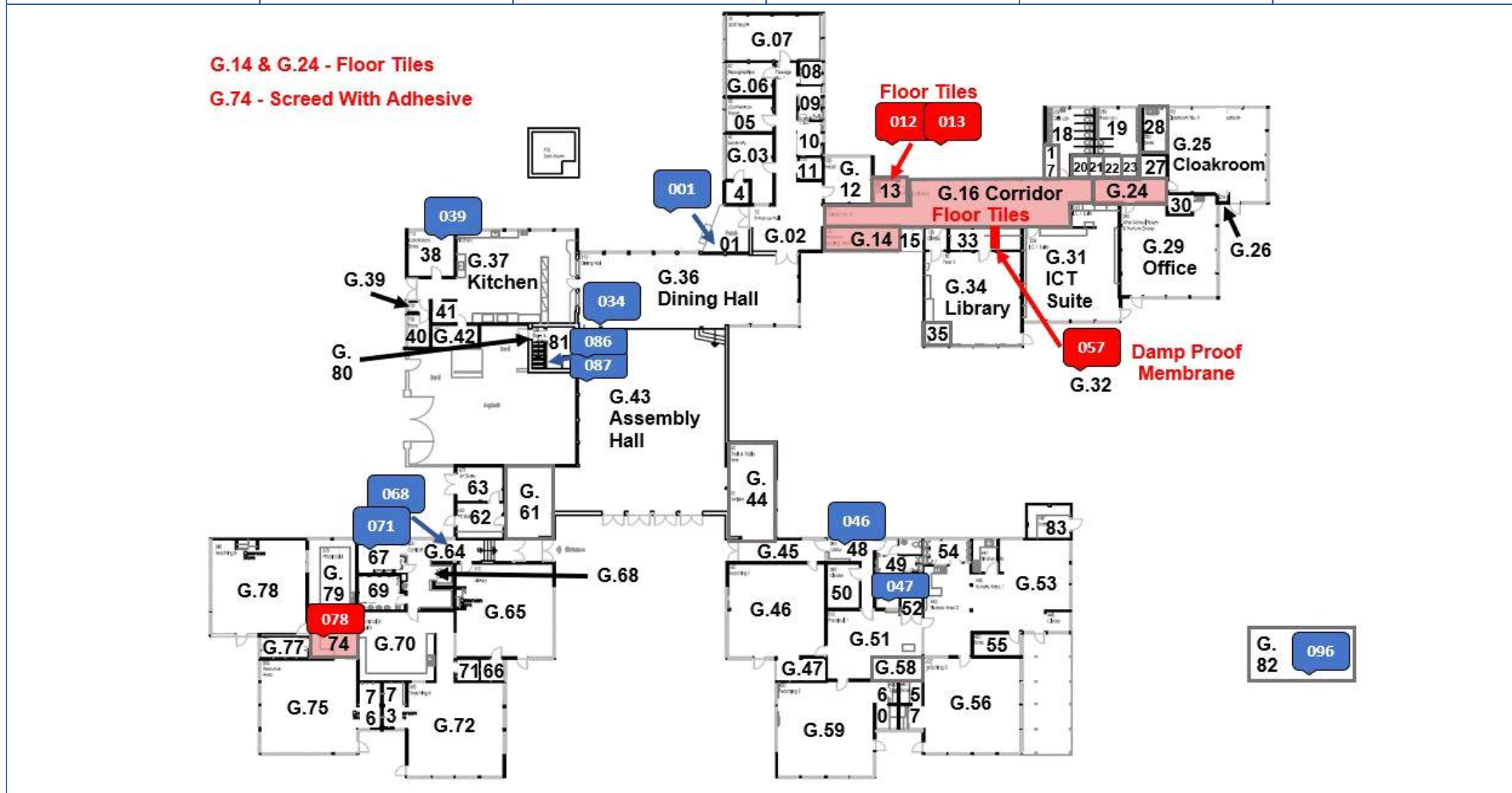
Floorplan No:	Floor:	Building:	Description:	Sample points containing asbestos	Sample points not containing asbestos
1	External	Commercial	External	Ref no. (e.g., 099)	Ref no. (e.g., 099)



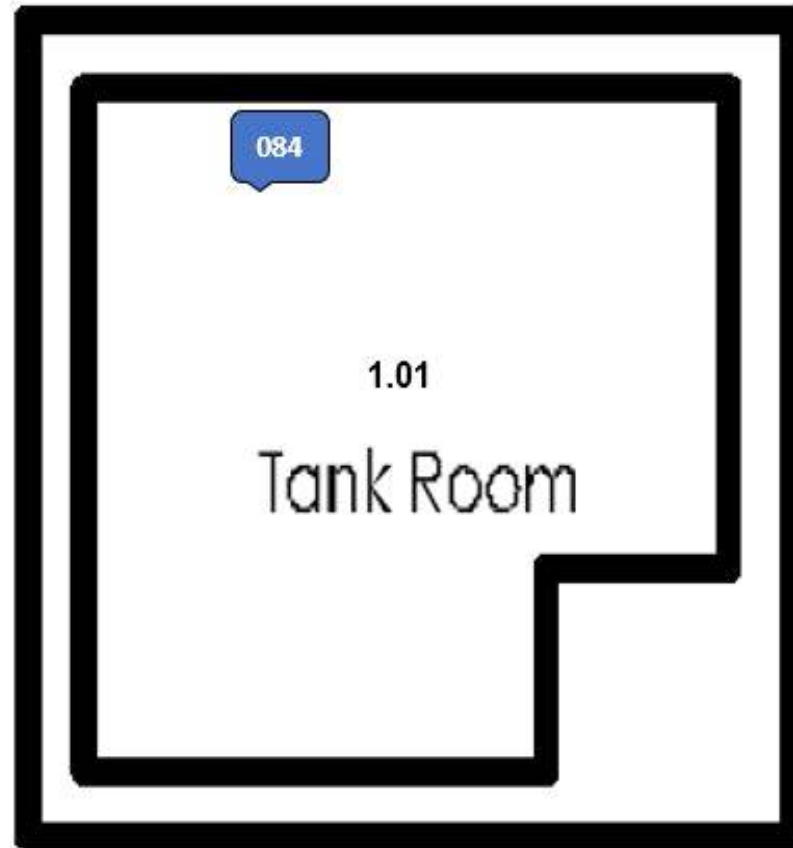
Floorplan No:	Floor:	Building:	Description:	Sample points containing asbestos	Sample points not containing asbestos
2	Z-Sub Level 1	Commercial	Z-Sub Level 1	Ref no. (e.g., 099)	Ref no. (e.g., 099)



Floorplan No:	Floor:	Building:	Description:	Sample points containing asbestos	Sample points not containing asbestos
3	Ground Floor	Commercial	Ground Floor	Ref no. (e.g., 099)	Ref no. (e.g., 099)



Floorplan No:	Floor:	Building:	Description:	Sample points containing asbestos	Sample points not containing asbestos
4	1st Floor	Commercial	1st Floor	Ref no. (e.g., 099)	Ref no. (e.g., 099)



## Appendix C Survey findings

Room Code	Designation/Block	Floor	Location	Room Notes
E.01	Commercial	External	External	Roof lining - modern felt/plastic with plastic skylights, Walls - brick/ block & metal cladding, Soffits & Fascia - plastic, Canopies over external doors - wood & plastic, Pipework - exposed and unlagged, Rainwater goods - metal/plastic, Soil & vent pipe - plastic/metal, metal/plastic framed windows & doors, metal flue pipe,
Z1.01	Commercial	Z-Sub Level 1	Plant Room	Ceiling - concrete, Walls - brick/ block, Floor - concrete, Pipework - exposed, unlagged & foil/plastic wrapped foam/mmmf insulated, modern boiler units with metal flue, modern gaskets, modern calorifier units, modern electrical switchgear, unlagged metal rsjs, unlagged metal ducting
Z1.02	Commercial	Z-Sub Level 1	Store Room	Ceiling - concrete, Walls - brick/ block, Floor - concrete, Pipework - exposed, unlagged & foil/felt/plastic wrapped mmmf insulated,
Z1.03	Commercial	Z-Sub Level 1	Service Ducting	Ceiling - concrete, Walls - brick/ block, Floor - concrete, Pipework - exposed, unlagged & foil/cloth wrapped mmmf insulated
Z1.04	Commercial	Z-Sub Level 1	Underfloor Service Ducting	-
G.01	Commercial	Gnd Floor	Porch	Ceiling - plaster/wood, Suspended ceiling - non asbestos, Walls - plaster/wood, Floor - concrete/modern screed & carpet/terrazzo tiles, Pipework - exposed and unlagged, wood beams/columns,
G.02	Commercial	Gnd Floor	Entrance Corridor	Ceiling - plaster, Suspended ceiling - non asbestos, Walls - plaster/wood with wood beams/columns, Floor - concrete/modern screes & carpet/terrazzo tiles, wood upstands to plastic skylights, modern heater unit, wood boxing containing Pipework - exposed, unlagged & cloth wrapped mmmf insulated, above suspended ceiling - Pipework - exposed, unlagged & cloth wrapped mmmf insulated
G.03	Commercial	Gnd Floor	Reception	Ceiling - plaster, Walls - plaster with wood beams/columns, Floor - carpet & parquet, Pipework - exposed, unlagged & cloth wrapped mmmf insulated,

Room Code	Designation/Block	Floor	Location	Room Notes
G.04	Commercial	Gnd Floor	Cupboard	Ceiling - plaster, Walls - plaster, Floor - concrete & carpet, Pipework - exposed, unlagged & cloth wrapped mmmf insulated
G.05	Commercial	Gnd Floor	Conference Room	Ceiling - plaster, Walls - plaster, Floor - carpet & parquet, wood beams & columns, Pipework - exposed and unlagged,
G.06	Commercial	Gnd Floor	Repographics	Ceiling - plaster, Walls - plaster, Floor - carpet & parquet, wood beams & columns, Pipework - exposed and unlagged,
G.07	Commercial	Gnd Floor	Staff Room	Ceiling - plaster, Walls - plaster & ceramic tiles/wood panels, Floor - carpet & parquet, wood beams & columns, Pipework - exposed and unlagged, no visible sink pad, modern water heater under sink,
G.08	Commercial	Gnd Floor	Business Manager Office	Ceiling - plaster, Suspended ceiling - non asbestos, Walls - plaster, Floor - carpet/ceramic tiles to concrete, Pipework - exposed and unlagged, wood boxings containing Pipework - exposed, unlagged & cloth wrapped mmmf/foam insulated pipework, above suspended ceiling - wood upstands to plastic fan, Pipework - exposed, unlagged & cloth wrapped mmmf/foam insulated,
G.09	Commercial	Gnd Floor	Male WC	Ceiling - plaster, Walls - plaster with plastic splashback, Floor - concrete/modern screed & vinyl/ceramic tiles, Pipework - exposed and unlagged, wood boxing containing Pipework - exposed, unlagged & foam insulated, Cistern - plastic,
G.10	Commercial	Gnd Floor	Female WC	Ceiling - plaster, Walls - plaster with plastic splashback, Floor - concrete/modern screed & vinyl/ceramic tiles, Pipework - exposed and unlagged, wood upstands to plastic fan, wood boxing containing Pipework - exposed, unlagged & foam insulated, Cisterns - plastic, modern water heater below sinks,
G.11	Commercial	Gnd Floor	Store	Ceiling - plaster, Walls - plaster with wood panels, Floor - concrete, Pipework - exposed, unlagged & cloth/foil wrapped mmmf insulated, modern electrical switchgear

Room Code	Designation/Block	Floor	Location	Room Notes
G.12	Commercial	Gnd Floor	Head Teachers Office	Ceiling - plaster, Walls - plaster, Floor - carpet & parquet, wood beams & columns, modern heater unit, wood boxing containing Pipework - exposed and unlagged,
G.13	Commercial	Gnd Floor	Medical Room	Ceiling - plaster, Walls - plaster/ wood, Floor - concrete & vinyl/carpet, Pipework - exposed and unlagged, modern sink pad, modern water heater below sink, wood boxings
G.14	Commercial	Gnd Floor	Meeting Room	Ceiling - plaster, Walls - plaster/wood, Floor - concrete & carpet, wood boxings, wood beams & columns
G.15	Commercial	Gnd Floor	Porch	Ceiling - plastic, Walls - metal, Floor - concrete,
G.16	Commercial	Gnd Floor	Corridor	Ceiling - plaster with mmmf ceiling tiles, Walls - plaster with wood panels, Floor - concrete & carpet, wood beams & columns, Pipework - exposed and unlagged, wood upstands to plastic skylight
G.17	Commercial	Gnd Floor	Store	Ceiling - plaster, Walls - plaster, Floor - sealed vinyl, Pipework - exposed and unlagged,
G.18	Commercial	Gnd Floor	Girls WC	Ceiling - plaster/wood, Walls - plaster with wood panels, Floor - sealed vinyl, Pipework - exposed and unlagged, Cisterns - plastic, Soil & vent pipes - flexi plastic, wood upstands to plastic skylights, wood boxing containing Soil & vent pipe - plastic, wood beams & columns
G.19	Commercial	Gnd Floor	Boys WC	Ceiling - plaster/wood, Walls - plaster with wood panels, Floor - sealed vinyl, Pipework - exposed and unlagged, Cisterns - plastic, Soil & vent pipes - flexi plastic, wood upstands to plastic skylights, wood beams & columns,

Room Code	Designation/Block	Floor	Location	Room Notes
G.20	Commercial	Gnd Floor	Cleaners Cupboard	Ceiling - plaster, Walls - plaster, Floor - concrete, Pipework - exposed, unlagged & cloth wrapped mmmf insulated, modern megaflo water cylinder, modern electrical switchgear
G.21	Commercial	Gnd Floor	WC	Ceiling - plaster, Walls - plaster with wood panels, Floor - sealed vinyl, Pipework - exposed, unlagged & plastic wrapped mmmf insulated, Cistern - ceramic, Soil & vent pipe - plastic,
G.22	Commercial	Gnd Floor	Disabled WC	Ceiling - plaster, Walls - plaster with wood panels, Floor - sealed vinyl, Pipework - exposed, unlagged & plastic wrapped mmmf insulated, Cistern - ceramic, Soil & vent pipe - plastic,
G.23	Commercial	Gnd Floor	Store	Ceiling - plaster, Walls - plaster, Floor - carpet & parquet, Pipework - exposed, unlagged & plastic wrapped mmmf insulated
G.24	Commercial	Gnd Floor	Corridor	Ceiling - plaster, Walls - plaster, Floor - concrete & carpet, Pipework - exposed and unlagged, wood upstands to plastic skylights, wood beams & columns,
G.25	Commercial	Gnd Floor	Classroom	Ceiling - plaster, Walls - plaster with wood/fibreboard panels, Floor - vinyl, modern heater unit, wood beams & columns,
G.26	Commercial	Gnd Floor	Store	Ceiling - plaster, Walls - plaster, Floor - sealed vinyl,
G.27	Commercial	Gnd Floor	WC	Ceiling - plaster, Walls - plaster with wood panels, Floor - sealed vinyl, Pipework - exposed, unlagged & cloth wrapped mmmf insulated, Cistern - ceramic, Soil & vent pipe - plastic, wood boxing containing Soil & vent pipe - plastic,

Room Code	Designation/Block	Floor	Location	Room Notes
G.28	Commercial	Gnd Floor	Store	Ceiling - plaster, Walls - plaster with wood panels, Floor - sealed vinyl, Pipework - exposed, unlagged & plastic wrapped mmmf insulated, wood beams & columns, wood upstands to skylights
G.29	Commercial	Gnd Floor	Office	Ceiling - plaster, Walls - plaster, Floor - concrete & carpet/vinyl/parquet, Pipework - exposed and unlagged, modern sink pad, modern heater unit, wood beams & columns
G.30	Commercial	Gnd Floor	Store	Ceiling - plaster, Walls - plaster with wood panels, Floor - carpet & paquet, Pipework - exposed and unlagged,
G.31	Commercial	Gnd Floor	ICT Suite	Ceiling - plaster, Walls - plaster, Floor - carpet/parquet to concrete, Pipework - exposed and unlagged, modern heater unit, wood upstands to skylights, wood beams & columns,
G.32	Commercial	Gnd Floor	Store	Ceiling - plaster, Walls - plaster, Floor - parquet,
G.33	Commercial	Gnd Floor	4 Privet Drive Room	Ceiling - plaster, Walls - plaster with wood panels, Floor - carpet & parquet, wood beams & columns, wood upstands to skylight,
G.34	Commercial	Gnd Floor	Library	Ceiling - plaster, Walls - plaster/wood, Floor - carpet & parquet, Pipework - exposed and unlagged, wood upstands to skylights, modern heater units, wood beams & columns,
G.35	Commercial	Gnd Floor	Store	Ceiling - plaster, Walls - plaster/wood, Floor - carpet & parquet

Room Code	Designation/Block	Floor	Location	Room Notes
G.36	Commercial	Gnd Floor	Dining Hall	Ceiling - plaster, Walls - plaster with wood panels, Floor - parquet & concrete, Pipework - exposed and unlagged, wood beams & columns
G.37	Commercial	Gnd Floor	Kitchen	Ceiling - plaster, Walls - plaster/wood & ceramic tiles, Floor - quarry tiles, Pipework - exposed and unlagged, no visible sink/drainers pads, air blow heater unit - NAMP, wood upstands to skylights, wood beams & columns, modern electrical switchgear
G.38	Commercial	Gnd Floor	Store	Ceiling - plaster, Walls - plaster, Floor - concrete, wood beams & columns,
G.39	Commercial	Gnd Floor	Store	Ceiling - plaster, Walls - brick/ block, Floor - quarry tile,
G.40	Commercial	Gnd Floor	Store/Toilet	Ceiling - plaster, Walls - plaster, Floor - quarry tile, Pipework - exposed and unlagged, Cistern - plastic, Soil & vent pipe - plastic, modern water heater, wood beams & columns,
G.41	Commercial	Gnd Floor	Office	Ceiling - plaster, Walls - plaster, Floor - quarry tile,
G.42	Commercial	Gnd Floor	Caretakers Store	Ceiling - plaster, Walls - plaster, Floor - concrete,
G.43	Commercial	Gnd Floor	Assembly Hall	Ceiling - plaster, Walls - plaster with wood panels, Floor - wood, Pipework - exposed and unlagged, wood beams & columns, wood boxings, rubber stair nosings,

Room Code	Designation/Block	Floor	Location	Room Notes
G.44	Commercial	Gnd Floor	Chair & Table Store	Ceiling - plaster, Walls - plaster, Floor - parquet, Pipework - exposed and unlagged, wood beams & columns, Air blow heater unit - NAMP,
G.45	Commercial	Gnd Floor	Corridor	Ceiling - plaster, Walls - plaster, Floor - concrete & carpet, modern heater unit, wood beams & columns,
G.46	Commercial	Gnd Floor	Classroom	Ceiling - plaster with mmmf tiles, Walls - plaster with wood panels, Floor - carpet & parquet, wood boxing containing Pipework - exposed, unlagged & cloth wrapped mmmf insulated, wood upstands to skylights, modern heater units,
G.47	Commercial	Gnd Floor	Store	Ceiling - plaster, Walls - plaster, Floor - carpet & parquet, wood beams & columns, Air blow heater unit - NAMP
G.48	Commercial	Gnd Floor	Corridor	Ceiling - plaster, Walls - plaster, Floor - concrete/modern screed & carpet, wood beams & columns, modern heater unit, Pipework - exposed and unlagged,
G.49	Commercial	Gnd Floor	Toilets	Ceiling - plaster, Suspended ceiling - non asbestos, Walls - plaster with plastic splashbacks, Floor - sealed vinyl, Pipework - exposed and unlagged, Cisterns - plastic, Soil & vent pipes - plastic, wood upstands to skylights, wood boxings, wood beams & columns
G.50	Commercial	Gnd Floor	Disabled WC	Ceiling - plaster, Walls - plaster with plastic cladding, Floor - sealed vinyl, Pipework - exposed and unlagged, Cistern - ceramic, Soil & vent pipe - plastic,
G.51	Commercial	Gnd Floor	Classroom	Ceiling - plaster with sealed plastic panel, Walls - plaster with ceramic tiles, Floor - concrete & carpet, Pipework - exposed and unlagged, modern heater units, modern sink pad, modern water heater below sink, wood upstands to skylights,

Room Code	Designation/Block	Floor	Location	Room Notes
G.52	Commercial	Gnd Floor	Cleaners Cupboard	Ceiling - plaster, Walls - plaster & ceramic tiles, Floor - sealed vinyl, Pipework - exposed, unlagged & cloth wrapped mmmf insulated, modern water cylinder, metal water tank with polystyrene insulation onto metal rsjs, modern electrical switchgear, wood beams & columns
G.53	Commercial	Gnd Floor	Nursery Area	Ceiling - plaster, Walls - plaster & ceramic tiles, Floor - sealed vinyl & carpet to parquet, Pipework - exposed and unlagged, modern sink pads, wood beams & columns, modern heater units, wood boxings, wood upstands to skylights
G.54	Commercial	Gnd Floor	Toilets	Ceiling - plaster, Walls - plaster/wood & ceramic tiles, Floor - sealed vinyl, Pipework - exposed and unlagged, Cisterns - ceramic, Soil & vent pipes - plastic, wood boxings, wood beams & columns
G.55	Commercial	Gnd Floor	Store	Ceiling - plaster, Walls - plaster & wood, Floor - wood, Pipework - exposed and unlagged, Air blow heater unit - NAMP, wood boxings, wood beams & columns
G.56	Commercial	Gnd Floor	Classroom	Ceiling - plaster, Walls - plaster/wood, Floor - carpet/vinyl to parquet, modern heater units, wood beams & columns
G.57	Commercial	Gnd Floor	Store	Ceiling - plaster with sealed plastic panel, Walls - plaster, Floor - carpet & parquet, Pipework - exposed, unlagged & cloth wrapped mmmf insulated, Air blow heater unit - NAMP
G.58	Commercial	Gnd Floor	Sunnyside Classroom	Ceiling - plaster with sealed plastic panel, Walls - plaster, Floor - carpet & concrete, wood boxings, wood upstands to skylight
G.59	Commercial	Gnd Floor	Classroom	Ceiling - plaster with mmmf tiles, Walls - plaster/wood, Floor - carpet & parquet, wood boxings, modern heater units, wood beams & columns,

Room Code	Designation/Block	Floor	Location	Room Notes
G.60	Commercial	Gnd Floor	Store	Ceiling - plaster, Walls - plaster, Floor - parquet, Air blow heater unit - NAMP, Pipework - exposed, unlagged & cloth wrapped mmmf insulated, wood beams & columns
G.61	Commercial	Gnd Floor	Corridor	Ceiling - plaster, Walls - plaster, Floor - parquet, Pipework - exposed and unlagged, modern heater units, wood beams & columns,
G.62	Commercial	Gnd Floor	Classroom	Ceiling - plaster, Walls - plaster with wood panels, Floor - sealed vinyl, wood boxings,
G.63	Commercial	Gnd Floor	Classroom	Ceiling - plaster, Walls - plaster with wood panels, Floor - sealed vinyl, wood boxings,
G.64	Commercial	Gnd Floor	Corridor	Ceiling - plaster, Walls - plaster with wood panels, Floor - concrete & carpet, Pipework - exposed and unlagged, wood boxing containing Pipework - exposed, unlagged & cloth wrapped mmmf insulated, modern heater units, wood beams & columns
G.65	Commercial	Gnd Floor	Classroom	Ceiling - plaster with mmmf tiles, Walls - plaster with wood panels, Floor - carpet & parquet, wood boxings, wood upstands to skylights, wood beams & columns
G.66	Commercial	Gnd Floor	Store	Ceiling - plaster, Walls - plaster, Floor - parquet, Pipework - exposed and unlagged, wood beams & columns
G.67	Commercial	Gnd Floor	Boys WC	Ceiling - plaster, Suspended ceiling - non asbestos, Walls - plaster & wood, Floor - sealed vinyl, Pipework - exposed and unlagged, Cisterns - plastic, Soil & vent pipes - plastic, wood beams & columns, wood boxings

Room Code	Designation/Block	Floor	Location	Room Notes
G.68	Commercial	Gnd Floor	Cylinder Cupboard	Ceiling - plaster, Walls - plaster, Floor - concrete, Pipework - exposed, unlagged & cloth/foil wrapped mmmf insulated, modern hot water cylinder, modern electrical switchgear, metal water tank with polystyrene insulation onto metal rsjs,
G.69	Commercial	Gnd Floor	Girls WC	Ceiling - plaster, Suspended ceiling - non asbestos, Walls - plaster & wood, Floor - sealed vinyl, Pipework - exposed and unlagged, Cisterns - plastic, Soil & vent pipes - plastic, wood beams & columns, wood boxings, above suspended ceiling - plastic flexi pipe,
G.70	Commercial	Gnd Floor	Classroom	Ceiling - plaster with plastic panels, Walls - plaster with wood panels, Floor - carpet, Pipework - exposed and unlagged, wood boxings, modern heater units, wood upstands to skylights, wood beams & columns
G.71	Commercial	Gnd Floor	Store	Ceiling - plaster with wood panel, Walls - plaster, Floor - carpet to quarry tile, Pipework - exposed, unlagged & foil wrapped mmmf insulated, Air blow heater unit - NAMP, wood beams & columns
G.72	Commercial	Gnd Floor	Hogwarts Classroom	Ceiling - plaster with wood panels, Walls - plaster, Floor - carpet & parquet, wood beams & columns
G.73	Commercial	Gnd Floor	Store	Ceiling - plaster, Walls - plaster with wood panels, Floor - carpet & parquet, Pipework - exposed, unlagged & foil/cloth wrapped mmmf insulated, Air blow heater unit - NAMP, wood beams & columns
G.74	Commercial	Gnd Floor	Circulation	Ceiling - plaster, Walls - plaster & wood, Floor - concrete & vinyl, wood upstands & panels to skylights, wood beams & columns, wood boxings with wood access panels containing Pipework - exposed, unlagged & foil/cloth wrapped mmmf insulated pipework
G.75	Commercial	Gnd Floor	Classroom	Ceiling - plaster with mmmf tiles, Walls - plaster, Floor - carpet & parquet, wood beams & columns,

Room Code	Designation/Block	Floor	Location	Room Notes
G.76	Commercial	Gnd Floor	Store	Ceiling - plaster, Walls - plaster with wood panels, Floor - carpet & parquet, Pipework - exposed, unlagged & foil/cloth wrapped mmmf insulated, Air blow heater unit - NAMP, wood beams & columns, wood upstands to skylight
G.77	Commercial	Gnd Floor	Store	Ceiling - plaster, Walls - plaster with wood panels, Floor - parquet, Pipework - exposed, unlagged & foil/cloth wrapped mmmf insulated, Air blow heater unit - NAMP, wood beams & columns,
G.78	Commercial	Gnd Floor	Classroom	Ceiling - plaster with mmmf tiles, Walls - plaster with wood panels, Floor - carpet & parquet, wood beams & columns, wood boxings, modern heater unit
G.79	Commercial	Gnd Floor	Classroom	Ceiling - plaster & wood, Walls - plaster & ceramic tiles, Floor - sealed vinyl, Pipework - exposed and unlagged, wood boxings, wood beams & columns, wood upstands to skylights, modern sink pad, modern heater unit
G.80	Commercial	Gnd Floor	Plant Room Stairs	Ceiling - concrete, Walls - brick/ block, Floor - concrete, modern electric units, Pipework - exposed, unlagged & plastic wrapped mmmf insulated
G.81	Commercial	Gnd Floor	Electric Switch Room	Ceiling - concrete, Walls - brick/ block, Floor - concrete, Pipework - exposed, unlagged & foil wrapped mmmf insulated, modern electrical switchgear to wood panel, Air blow heater system - NAMP, wood/plasterboard surrounding heater unit
G.82	Commercial	Gnd Floor	Buggy Store	Walls - concrete, Floor - concrete,
G.83	Commercial	Gnd Floor	External Store	Ceiling - wood, Walls - brick/ block, Floor - concrete, Rainwater goods - plastic,

Room Code	Designation/Block	Floor	Location	Room Notes
1.01	Commercial	1st Floor	Tank Room	Ceiling - wood with wood beams, Walls - brick/ block, Floor - concrete, Pipework - exposed, unlagged & foil wrapped mmmf insulated, Water tank - fibreglass,