



[Quick Links](#)

[▶ ACMS](#)

[▶ Non Suspect/NADIS](#)

[▶ No Access](#)

Asbestos Survey Report 16/07/2025

Management Asbestos Survey For Xenia Estates Ltd

J317876

Rede House
Corporation Road
Middlesbrough
TS1 1LY

Scope, Purpose, Aims & Objectives

This is a report on a management asbestos survey.

The Control of Asbestos Regulations 2012 creates an explicit 'Duty' to manage asbestos in non domestic properties. The scope of this report is to give advice to the duty holder on how they should manage asbestos within this premises.

The purpose of this report is to record the location, the extent, the product type and the type of asbestos located along with the means of identification on the date of the survey for all ACM's within the premises.

The aim of this survey report is to carry out individual risk assessments for each identified occurrence of asbestos containing material.

The main objective of this survey report is to present all of the information collated during the site survey that the duty holder may need to compile an asbestos management plan and in doing so enable the duty holder to comply with Regulation 4 – The Duty to Manage Asbestos in non domestic premises.

Management survey to communal areas x 7

Content Page

Section 1 – Survey Details ▶ [Page 3](#)

Address of Survey
Client Details
Name and Address of Organisation
Survey Information
Document Authorisation

Section 2 – Executive Summary ▶ [Page 4](#)

Scope, Type and Extent of Survey
Site Specific Location & Summary of ACMs (referred to throughout this report as asbestos containing materials) and Risk Scores
Site Specific Areas of No Access

Section 3 – Survey Information ▶ [Page 12](#)

Scope, Purpose, Aims & Objectives
Agreed Exclusions
Summary of Areas Included within this Survey
Summary of Areas Excluded within this Survey and Site-Specific Exclusions
Survey Method
Type of Survey
Method Variations/Deviations and Reasons

Section 4 – Survey Results ▶ [Page 14](#)

Marked-Up Plans
Pictures and Risk Scores of Individual Occurrences

Section 5 – Bulk Analysis Results ▶ [Page 39](#)

Name and Address of Lab
Method Reference
UKAS Details and Bulk Certificate

Section 6 – Survey Appendices ▶ [Page 40](#)

Material Risk Assessment Algorithm
Actions & Priorities
Regulations & Guidance
Commitments for Continual Improvement

Section 1 – Survey Details [◀ Back](#)

Address of Survey

UPRN:
Address & Postcode: Rede House, Corporation Road,
, TS1 1LY

Client Details

Client Name: Xenia Estates Ltd
Address & Postcode: Marsland House , Marsland Road ,
, M33 3AQ

Name and Address of Organisation

Name: The Testing Lab PLC
Address & Postcode: Unit 2 James Road, Adwick-le-Street,
Doncaster, DN6 7HH
Telephone Number: 08001 777264
Email: info@thetestinglab.eu
Website: www.thetestinglab.eu
UKAS Reference Number: 7758

Survey Information

TTL Job No: J317876
Date of Survey: 16/07/2025
Date of Report: 25/07/2025

Document Authorisation



Lee Fraser
Lead Surveyor



Euan Taubman
Quality Checked

Section 2 – Executive Summary [◀ Back](#)

Scope, Type and Extent of Survey

The scope of this survey was to attend site and carry out a Management Asbestos Survey to the property known as Rede House. Care MUST be taken to read the site-specific information in Section 3. The area was temporarily vacant whilst the survey was undertaken. During the inspection, information was to be collated and recorded about the location and condition of asbestos containing materials and this information was to be used to carry out a risk assessment for each individual occurrence. The results of the risk assessments will be used to compile the asbestos management plan. This report relates ONLY to the specific building depicted on the front cover and should not be reproduced without the permission of the producer.

Please note that material risk assessments (MRA) are collected as standard; priority risk assessments (PRA) are collected at the clients request and are not covered within the scope of TTL's UKAS accreditation.

Should any suspect material be uncovered after this report has been issued, The Testing Lab PLC MUST be contacted in the first instance and shown the material in situ, to verify the said materials prior to any subsequent remedial action. No liability will be accepted for remedial works which have not been verified by The Testing Lab PLC.

Site Specific Location & Summary of ACMs and Risk Scores

Below is a summary chart showing the locations of all of the components which have been identified as an asbestos containing material. ACMs with high scores are highlighted in red. For the individual material assessments, please refer to Section 5 – Pictures and Risk Scores of Individual Occurrences. For drawings depicting the exact location of the inspected component please see Section 5 – Marked-Up Plans.

Summary of ACMs [◀ Back](#)

Action	Priority	Material Risk	Means of Identification	Asbestos Type	Surface Treatment	Condition	Accessibility	Qty	Product Type	Location	Survey Type	As	Record ID
--------	----------	---------------	-------------------------	---------------	-------------------	-----------	---------------	-----	--------------	----------	-------------	----	-----------

Summary of Non-Suspect or NADIS Items [◀ Back](#)

The table below depicts items which were assessed but were either non- suspect or NADIS. Other components may have been looked at but are not listed due to the nature of the component and obvious common knowledge. If in doubt about a component please call The Testing Lab on 08001 777264.

Record ID	Survey Type	Location	Sample Ref	Qty	Action
▶ S001	Management	Main, Ground, Reception, Ceiling, Walls & Floor, Ceiling, Walls & Floor		Num	No further action required
▶ S002	Management	Main, Ground, Hallway 1, Ceiling, Walls & Floor, Ceiling, Walls & Floor		Num	No further action required
▶ S003	Management	Main, Ground, Gymnasium , Ceiling, Walls & Floor, Ceiling, Walls & Floor		Num	No further action required
▶ S004	Management	Main, Ground, Games Room, Ceiling, Walls & Floor, Ceiling, Walls & Floor		Num	No further action required
▶ S005	Management	Main, Ground, Study, Ceiling, Walls & Floor, Ceiling, Walls & Floor		Num	No further action required
▶ S006	Management	Main, Ground, Lift Lobby, Ceiling, Walls & Floor, Ceiling, Walls & Floor		Num	No further action required
▶ S007	Management	Main, Ground/First, Landing & Stairs, Ceiling, Walls & Floor, Ceiling, Walls & Floor		Num	No further action required
▶ S008	Management	Main, First, Lift Lobby, Ceiling, Walls & Floor, Ceiling, Walls & Floor		Num	No further action required
▶ S009	Management	Main, First, Hallway 2, Ceiling, Walls & Floor, Ceiling, Walls & Floor		Num	No further action required
▶ S010	Management	Main, First, Hallway 3, Ceiling, Walls & Floor, Ceiling, Walls & Floor		Num	No further action required

▶S011	Management	Main, Ground/First, Landing & Stairs, Ceiling, Walls & Floor, Ceiling, Walls & Floor		Num	No further action required
▶S012	Management	Main, First/Second, Landing & Stairs, Ceiling, Walls & Floor, Ceiling, Walls & Floor		Num	No further action required
▶S013	Management	Main, First, Hallway 4, Ceiling, Walls & Floor, Ceiling, Walls & Floor		Num	No further action required
▶S014	Management	Main, First, Hallway 5, Ceiling, Walls & Floor, Ceiling, Walls & Floor		Num	No further action required
▶S015	Management	Main, Ground/First, Landing & Stairs, Ceiling, Walls & Floor, Ceiling, Walls & Floor		Num	No further action required
▶S016	Management	Main, First/Second, Landing & Stairs, Ceiling, Walls & Floor, Ceiling, Walls & Floor		Num	No further action required
▶S017	Management	Main, First/Second, Landing & Stairs, Ceiling, Walls & Floor, Ceiling, Walls & Floor		Num	No further action required
▶S018	Management	Main, Second/Third, Landing & Stairs, Ceiling, Walls & Floor, Ceiling, Walls & Floor		Num	No further action required
▶S019	Management	Main, Second, Lift Lobby, Ceiling, Walls & Floor, Ceiling, Walls & Floor		Num	No further action required
▶S020	Management	Main, Second, Hallway 6, Ceiling, Walls & Floor, Ceiling, Walls & Floor		Num	No further action required
▶S021	Management	Main, Second, Hallway 7, Ceiling, Walls & Floor, Ceiling, Walls & Floor		Num	No further action required
▶S022	Management	Main, Second/Third, Landing & Stairs, Ceiling, Walls & Floor, Ceiling, Walls & Floor		Num	No further action required
▶S023	Management	Main, Second, Hallway 8, Ceiling, Walls & Floor, Ceiling, Walls & Floor		Num	No further action required

▶S024	Management	Main, Second/Third, Landing & Stairs, Ceiling, Walls & Floor, Ceiling, Walls & Floor		Num	No further action required
▶S025	Management	Main, Third/Fourth, Landing & Stairs, Ceiling, Walls & Floor, Ceiling, Walls & Floor		Num	No further action required
▶S026	Management	Main, Third, Lift Lobby, Ceiling, Walls & Floor, Ceiling, Walls & Floor		Num	No further action required
▶S027	Management	Main, Third, Hallway 9, Ceiling, Walls & Floor, Ceiling, Walls & Floor		Num	No further action required
▶S028	Management	Main, Third, Hallway 10, Ceiling, Walls & Floor, Ceiling, Walls & Floor		Num	No further action required
▶S029	Management	Main, Third/Fourth, Landing & Stairs, Ceiling, Walls & Floor, Ceiling, Walls & Floor		Num	No further action required
▶S030	Management	Main, Third, Hallway 11, Ceiling, Walls & Floor, Ceiling, Walls & Floor		Num	No further action required
▶S031	Management	Main, Third/Fourth, Landing & Stairs, Ceiling, Walls & Floor, Ceiling, Walls & Floor		Num	No further action required
▶S032	Management	Main, Fourth/Fifth, Landing & Stairs, Ceiling, Walls & Floor, Ceiling, Walls & Floor		Num	No further action required
▶S033	Management	Main, Fourth, Lift Lobby, Ceiling, Walls & Floor, Ceiling, Walls & Floor		Num	No further action required
▶S034	Management	Main, Fourth, Hallway 12, Ceiling, Walls & Floor, Ceiling, Walls & Floor		Num	No further action required
▶S035	Management	Main, Fourth, Hallway 13, Ceiling, Walls & Floor, Ceiling, Walls & Floor		Num	No further action required
▶S036	Management	Main, Fourth/Fifth, Landing & Stairs, Ceiling, Walls & Floor, Ceiling, Walls & Floor		Num	No further action required

▶S037	Management	Main, Fourth, Hallway 14, Ceiling, Walls & Floor, Ceiling, Walls & Floor		Num	No further action required
▶S038	Management	Main, Fourth, Hallway 15, Ceiling, Walls & Floor, Ceiling, Walls & Floor		Num	No further action required
▶S039	Management	Main, Fourth/Fifth, Landing & Stairs, Ceiling, Walls & Floor, Ceiling, Walls & Floor		Num	No further action required
▶S040	Management	Main, Fifth/Sixth, Landing & Stairs, Ceiling, Walls & Floor, Ceiling, Walls & Floor		Num	No further action required
▶S041	Management	Main, Fifth, Lift Lobby, Ceiling, Walls & Floor, Ceiling, Walls & Floor		Num	No further action required
▶S042	Management	Main, Fifth, Hallway 16, Ceiling, Walls & Floor, Ceiling, Walls & Floor		Num	No further action required
▶S043	Management	Main, Fifth, Hallway 17, Ceiling, Walls & Floor, Ceiling, Walls & Floor		Num	No further action required
▶S044	Management	Main, Fifth/Sixth, Landing & Stairs, Ceiling, Walls & Floor, Ceiling, Walls & Floor		Num	No further action required
▶S045	Management	Main, Fifth, Hallway 18, Ceiling, Walls & Floor, Ceiling, Walls & Floor		Num	No further action required
▶S046	Management	Main, Fifth, Hallway 19, Ceiling, Walls & Floor, Ceiling, Walls & Floor		Num	No further action required
▶S047	Management	Main, Fifth/Sixth, Landing & Stairs, Ceiling, Walls & Floor, Ceiling, Walls & Floor		Num	No further action required
▶S048	Management	Main, Sixth, Landing & Stairs, Ceiling, Walls & Floor, Ceiling, Walls & Floor		Num	No further action required
▶S049	Management	Main, Sixth, Lift Lobby, Ceiling, Walls & Floor, Ceiling, Walls & Floor		Num	No further action required

▶ <u>S050</u>	Management	Main, Sixth, Hallway 20, Ceiling, Walls & Floor, Ceiling, Walls & Floor		Num	No further action required
▶ <u>S051</u>	Management	Main, Sixth, Hallway 21, Ceiling, Walls & Floor, Ceiling, Walls & Floor		Num	No further action required
▶ <u>S052</u>	Management	Main, Sixth, Hallway 22, Ceiling, Walls & Floor, Ceiling, Walls & Floor		Num	No further action required
▶ <u>S053</u>	Management	Main, Sixth, Hallway 23, Ceiling, Walls & Floor, Ceiling, Walls & Floor		Num	No further action required
▶ <u>S054</u>	Management	Main, Ground, Rear Lobby, Ceiling, Walls & Floor, Ceiling, Walls & Floor		Num	No further action required

[Site Specific Areas of No Access](#) [◀ Back](#)

The following areas were not accessed and need to be incorporated within the Management Plan and/or inspected during the re-inspection campaign, see Section 3 – Site Specific Information – Additional Notes for further information.

Section 3 – Survey Information [◀ Back](#)

Agreed ExclusionsN/A

Summary of Areas Included within this SurveyRede House– For site specific details see Section 3 – Site Specific Information.

Summary of Areas Not Included within this SurveyNone.

Survey Method

This survey was a management asbestos survey.

Here at The Testing Lab we take Health and Safety seriously and as such all of our surveyors are trained to a minimum standard and hold the qualification British Occupational Health Society's P402 or the Royal Society for Public Health (RSPH) Level 3 Award in Asbestos Surveying. The surveying team carried with them a copy of our standard method statement and safe systems of work. A copy of which is kept within our site file.

A walk-through inspection was carried out upon site arrival, if not already completed ahead of the survey (HSG 264 para 77). This inspection was done in order to gather information on the building and any previous works which may have been carried out on the premises. It was also to identify any potential hazards that the surveyor may have had to face whilst on site and carry out any risk assessments that he may have felt necessary. If there were any areas of no access for whatever reason they are listed within the executive summary along with the reasons as to why no access was gained.

The survey was only commenced when the surveyor was satisfied that the conditions were safe to do so.

Type of Survey

This is a management asbestos survey.

A management survey is the standard survey. It's purpose is to locate, as far as reasonably practicable, the presence and extent of any suspect ACM's in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition. 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 will include the assessment of the various ACM's 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 ACM's 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 ACM's. 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 ACM's and presuming ACM's or, indeed just presuming. Any materials presumed to contain asbestos must also have their condition assessed (i.e. a material assessment). (HSG264 paragraph 41 to 45 inclusive).

Method Variations/Deviations and Reasons

There were no variations to the method statement and HSG264.

Standard Caveats

In areas where a Management survey has been undertaken, some parts of the building were not accessible at the time of the survey in line with HSG248 or were only accessible on a limited basis, wherever possible details have been recorded within the surveyor notes however the following areas may not have been accessed during the survey:

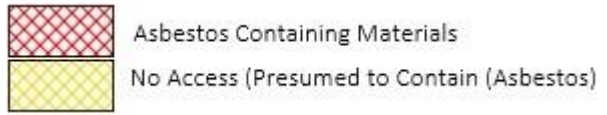
- Within doors/firedoors
- Within flues/chimneys
- Known floor and/or wall voids e.g., wall cavities
- Electrical components (fuse boxes, control panels, conduits, other)
- Pipe gaskets/flue pipe seals/air duct seals/gaiters
- Under non asbestos insulations - pipe, eave
- Under upper roof covering and under existing loft insulation
- Behind or through plaster skimmed material due to decorative damage
- Concealed spaces unknown to the surveyor
- Any Areas >4m high (unless specialist access equipment has been agreed within the contract).

The above is not applicable for a Refurbishment or Demolition survey, and limitations and no access will be detailed separately in the report on a room by room basis.

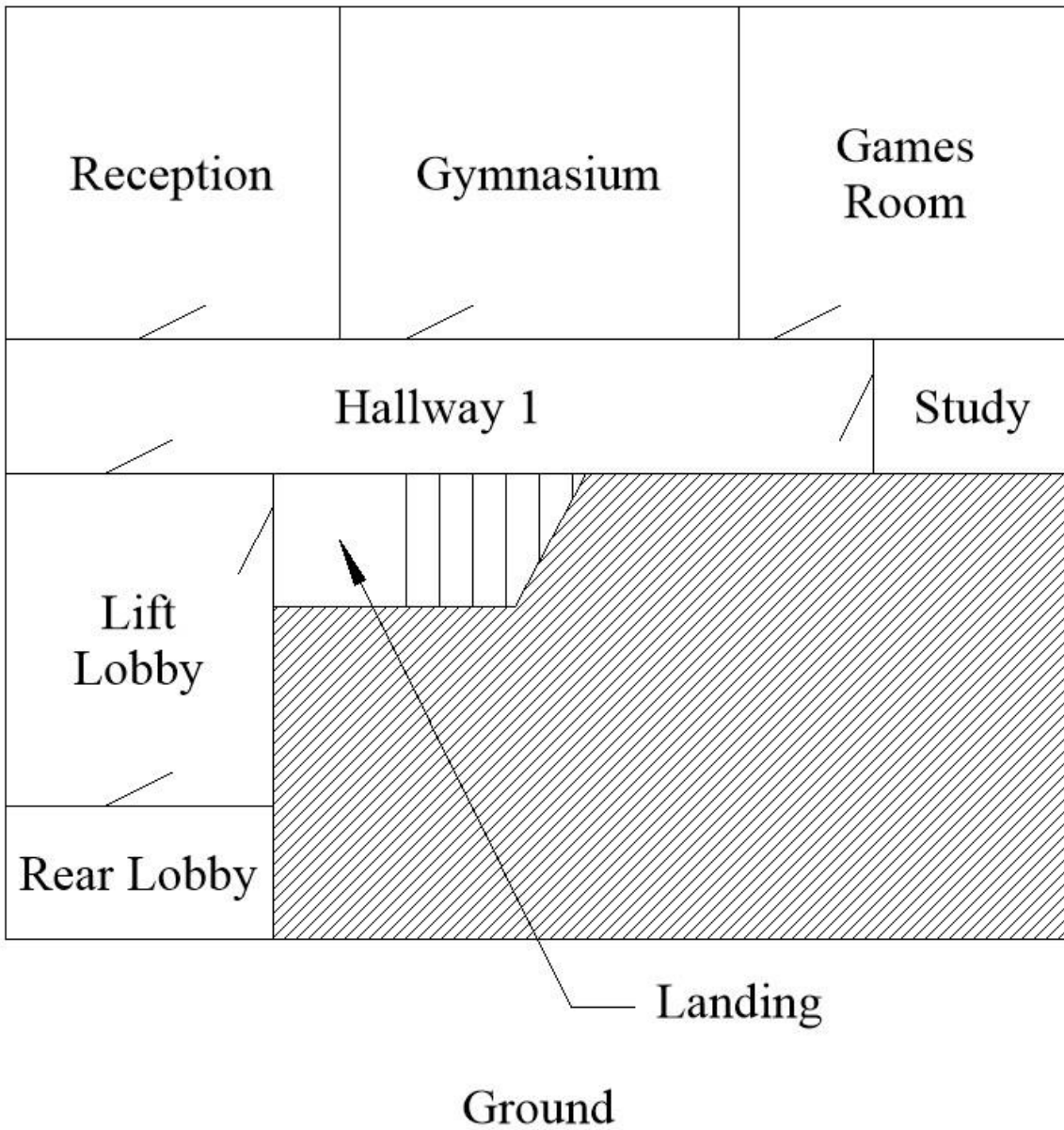
It should be noted that no access will be made behind any suspected asbestos containing materials (sampled or presumed).

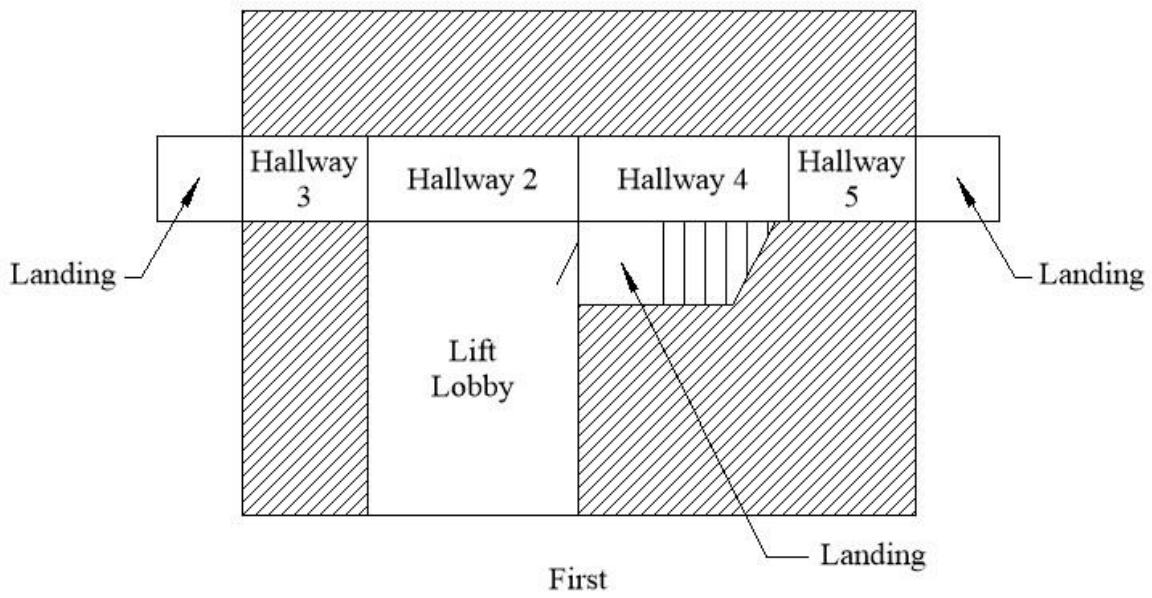
The Testing Lab cannot be held responsible for any damage caused as part of this survey carried out on your behalf. Due to the nature and necessity of sampling for asbestos and inspection some damage is unavoidable. Such areas will be made safe by the attending surveyor but may require further action to make good, for which TTL are not responsible.

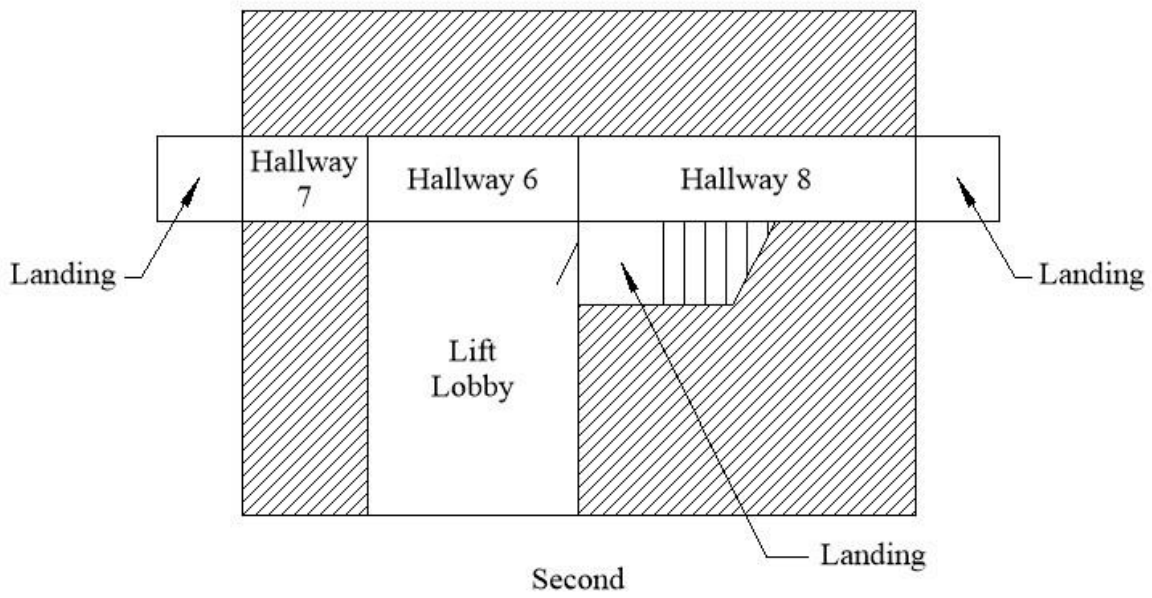
Section 4 – Survey Results [◀ Back](#)

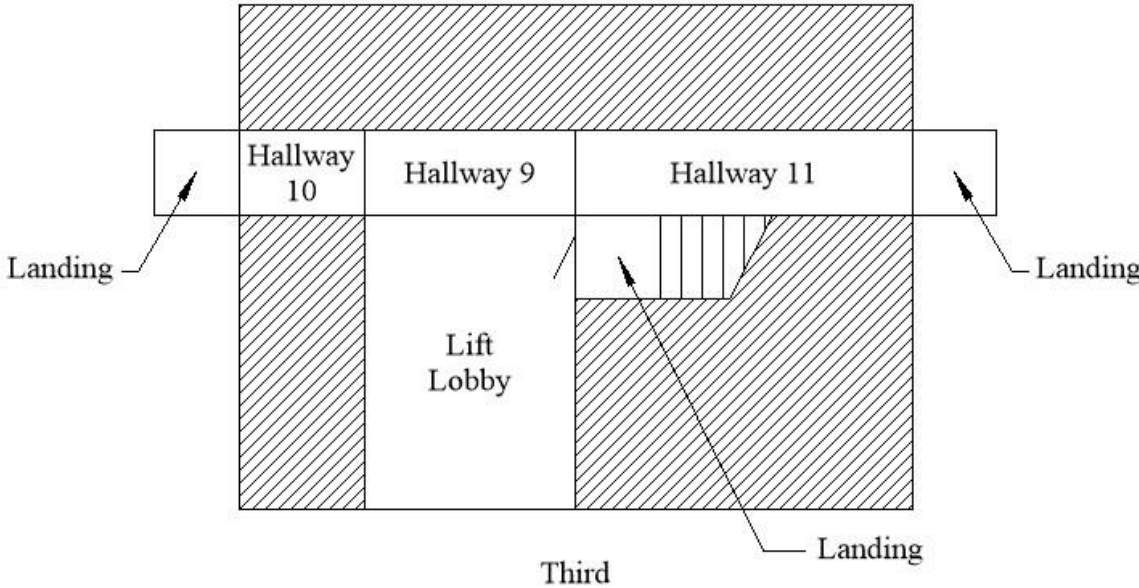


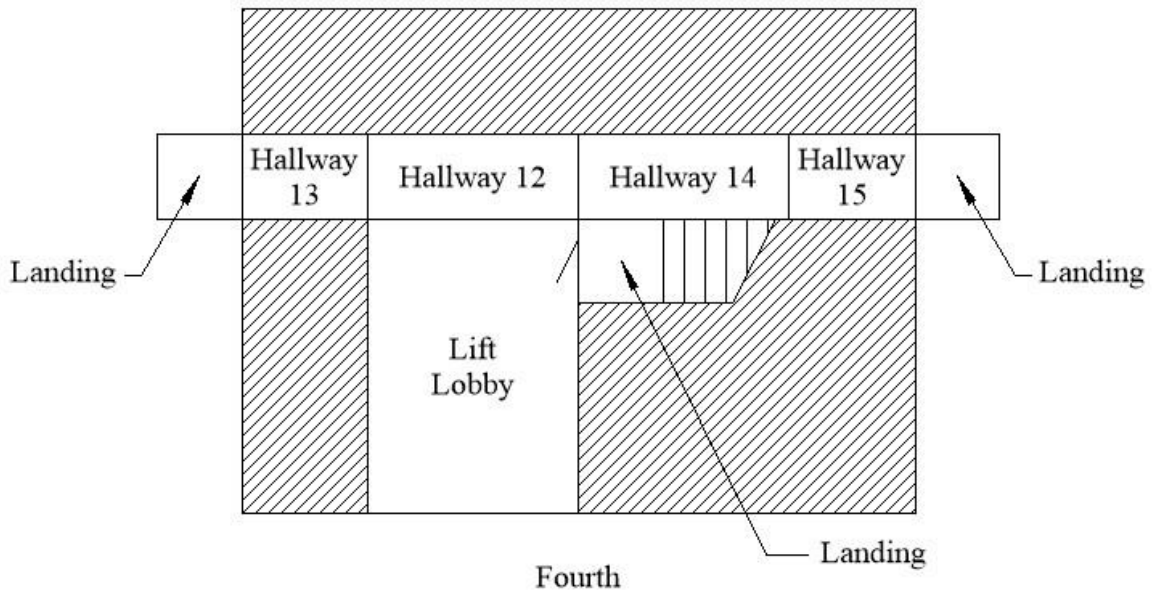
Marked-Up Plans

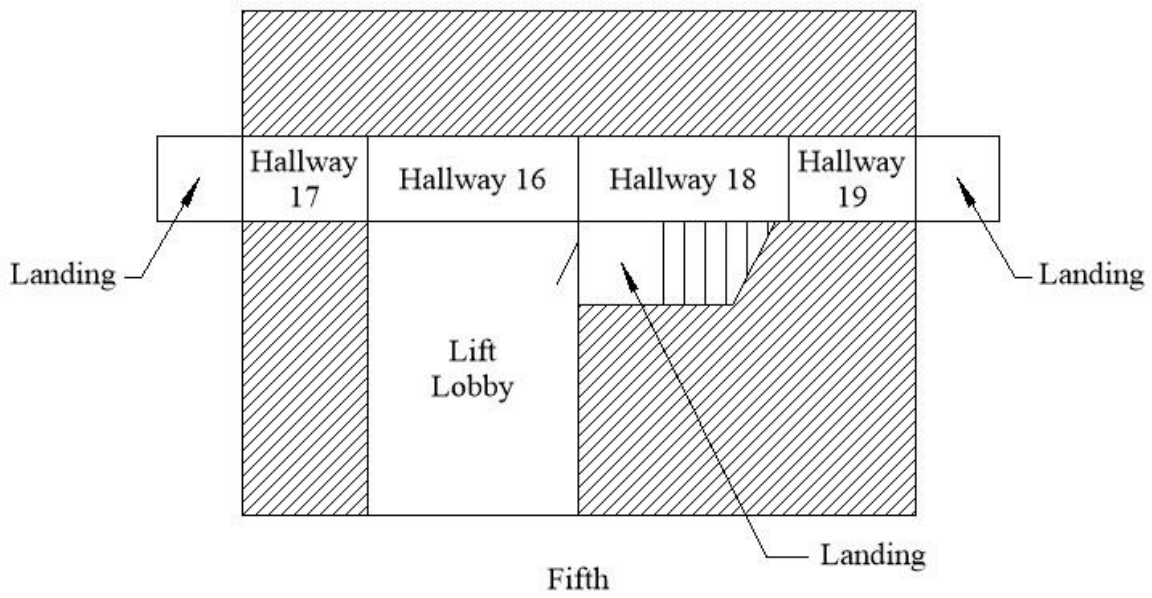


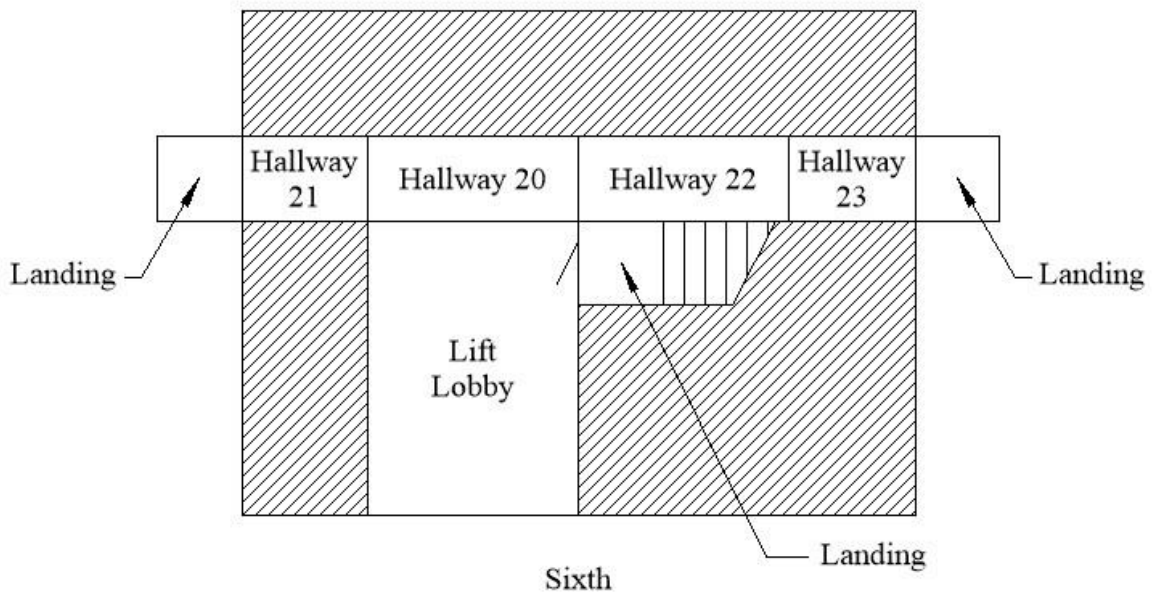













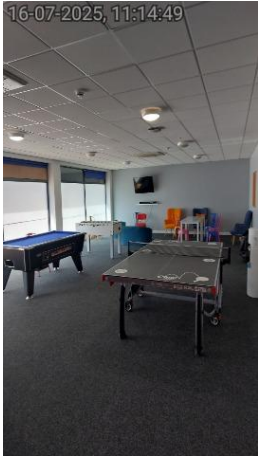



Pictures and Risk Scores of Individual Occurrences


◀ Go Back		
Material Assessment Ref	S001 –	
Building	Main	
Floor	Ground	
Room	Reception	
Position	Ceiling, Walls & Floor	
Component	Ceiling, Walls & Floor	
Accessibility	N/A	
Lab	In-House Database	
Next Inspection	No further action required	
Material Risk	0 (VL)	
Priority Risk	N/A	
Quantity	Num	
Survey Type	Management	
Action	No further action required	
Product Type	Not Selected	
Asbestos Type	Non suspect material	
Surface Treatment	Not Selected	
Condition	Not Selected	
Recommendations	No further action required	
Comments	Stone tiles on concrete, plaster walls, non-asbestos ceiling tiles, metal mail boxes, metal door and window surrounds.	

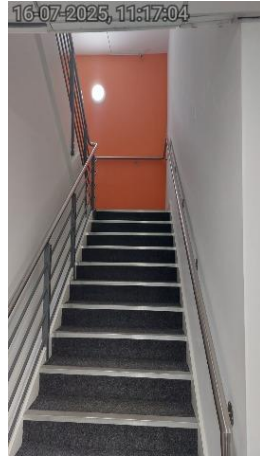
◀ Go Back		
Material Assessment Ref	S002 –	
Building	Main	
Floor	Ground	
Room	Hallway 1	
Position	Ceiling, Walls & Floor	
Component	Ceiling, Walls & Floor	
Accessibility	N/A	
Lab	In-House Database	
Next Inspection	No further action required	
Material Risk	0 (VL)	
Priority Risk	N/A	
Quantity	Num	
Survey Type	Management	
Action	No further action required	
Product Type	Not Selected	
Asbestos Type	Non suspect material	
Surface Treatment	Not Selected	
Condition	Not Selected	
Recommendations	No further action required	
Comments	Carpet on concrete, plaster walls, non-asbestos ceiling tiles.	

◀ Go Back		
Material Assessment Ref	S003 –	
Building	Main	
Floor	Ground	
Room	Gymnasium	
Position	Ceiling, Walls & Floor	
Component	Ceiling, Walls & Floor	
Accessibility	N/A	
Lab	In-House Database	
Next Inspection	No further action required	
Material Risk	0 (VL)	
Priority Risk	N/A	
Quantity	Num	
Survey Type	Management	
Action	No further action required	
Product Type	Not Selected	
Asbestos Type	Non suspect material	
Surface Treatment	Not Selected	
Condition	Not Selected	
Recommendations	No further action required	
Comments	Rubber tiles on concrete, plaster walls, non-asbestos ceiling tiles.	


◀ Go Back		
Material Assessment Ref	S004 –	
Building	Main	
Floor	Ground	
Room	Games Room	
Position	Ceiling, Walls & Floor	
Component	Ceiling, Walls & Floor	
Accessibility	N/A	
Lab	In-House Database	
Next Inspection	No further action required	
Material Risk	0 (VL)	
Priority Risk	N/A	
Quantity	Num	
Survey Type	Management	
Action	No further action required	
Product Type	Not Selected	
Asbestos Type	Non suspect material	
Surface Treatment	Not Selected	
Condition	Not Selected	
Recommendations	No further action required	
Comments	Carpet on concrete, plaster walls, non-asbestos ceiling tiles.	


◀ Go Back		
Material Assessment Ref	S005 –	
Building	Main	
Floor	Ground	
Room	Study	
Position	Ceiling, Walls & Floor	
Component	Ceiling, Walls & Floor	
Accessibility	N/A	
Lab	In-House Database	
Next Inspection	No further action required	
Material Risk	0 (VL)	
Priority Risk	N/A	
Quantity	Num	
Survey Type	Management	
Action	No further action required	
Product Type	Not Selected	
Asbestos Type	Non suspect material	
Surface Treatment	Not Selected	
Condition	Not Selected	
Recommendations	No further action required	
Comments	Carpet on concrete, plaster walls, non-asbestos ceiling tiles.	

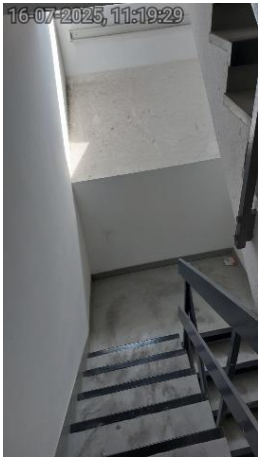
◀ Go Back		
Material Assessment Ref	S006 –	
Building	Main	
Floor	Ground	
Room	Lift Lobby	
Position	Ceiling, Walls & Floor	
Component	Ceiling, Walls & Floor	
Accessibility	N/A	
Lab	In-House Database	
Next Inspection	No further action required	
Material Risk	0 (VL)	
Priority Risk	N/A	
Quantity	Num	
Survey Type	Management	
Action	No further action required	
Product Type	Not Selected	
Asbestos Type	Non suspect material	
Surface Treatment	Not Selected	
Condition	Not Selected	
Recommendations	No further action required	
Comments	Carpet on concrete, plaster walls, non-asbestos ceiling tiles, metal lift doors.	

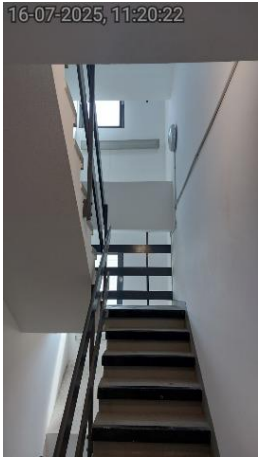
◀ Go Back		
Material Assessment Ref	S007 –	
Building	Main	
Floor	Ground/First	
Room	Landing & Stairs	
Position	Ceiling, Walls & Floor	
Component	Ceiling, Walls & Floor	
Accessibility	N/A	
Lab	In-House Database	
Next Inspection	No further action required	
Material Risk	0 (VL)	
Priority Risk	N/A	
Quantity	Num	
Survey Type	Management	
Action	No further action required	
Product Type	Not Selected	
Asbestos Type	Non suspect material	
Surface Treatment	Not Selected	
Condition	Not Selected	
Recommendations	No further action required	
Comments	Carpet on concrete, plaster walls, concrete ceiling, metal hand rail, rubber stair treads.	

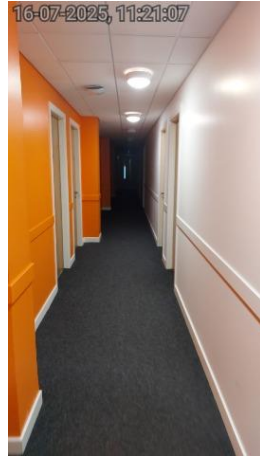
◀ Go Back		
Material Assessment Ref	S008 –	
Building	Main	
Floor	First	
Room	Lift Lobby	
Position	Ceiling, Walls & Floor	
Component	Ceiling, Walls & Floor	
Accessibility	N/A	
Lab	In-House Database	
Next Inspection	No further action required	
Material Risk	0 (VL)	
Priority Risk	N/A	
Quantity	Num	
Survey Type	Management	
Action	No further action required	
Product Type	Not Selected	
Asbestos Type	Non suspect material	
Surface Treatment	Not Selected	
Condition	Not Selected	
Recommendations	No further action required	
Comments	Carpet on concrete, plaster walls, non-asbestos ceiling tiles, metal lift doors.	


◀ Go Back		
Material Assessment Ref	S009 –	
Building	Main	
Floor	First	
Room	Hallway 2	
Position	Ceiling, Walls & Floor	
Component	Ceiling, Walls & Floor	
Accessibility	N/A	
Lab	In-House Database	
Next Inspection	No further action required	
Material Risk	0 (VL)	
Priority Risk	N/A	
Quantity	Num	
Survey Type	Management	
Action	No further action required	
Product Type	Not Selected	
Asbestos Type	Non suspect material	
Surface Treatment	Not Selected	
Condition	Not Selected	
Recommendations	No further action required	
Comments	Carpet on concrete, plaster walls, non-asbestos ceiling tiles.	

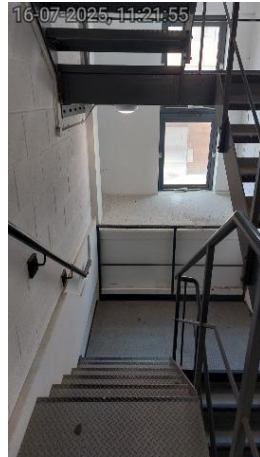
◀ Go Back		
Material Assessment Ref	S010 –	
Building	Main	
Floor	First	
Room	Hallway 3	
Position	Ceiling, Walls & Floor	
Component	Ceiling, Walls & Floor	
Accessibility	N/A	
Lab	In-House Database	
Next Inspection	No further action required	
Material Risk	0 (VL)	
Priority Risk	N/A	
Quantity	Num	
Survey Type	Management	
Action	No further action required	
Product Type	Not Selected	
Asbestos Type	Non suspect material	
Surface Treatment	Not Selected	
Condition	Not Selected	
Recommendations	No further action required	
Comments	Carpet on concrete, plaster walls, non-asbestos ceiling tiles.	

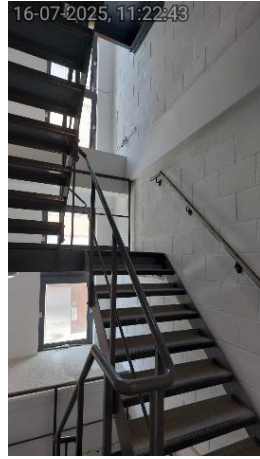
◀ Go Back		
Material Assessment Ref	S011 –	
Building	Main	
Floor	Ground/First	
Room	Landing & Stairs	
Position	Ceiling, Walls & Floor	
Component	Ceiling, Walls & Floor	
Accessibility	N/A	
Lab	In-House Database	
Next Inspection	No further action required	
Material Risk	0 (VL)	
Priority Risk	N/A	
Quantity	Num	
Survey Type	Management	
Action	No further action required	
Product Type	Not Selected	
Asbestos Type	Non suspect material	
Surface Treatment	Not Selected	
Condition	Not Selected	
Recommendations	No further action required	
Comments	Concrete, plaster walls, concrete ceiling, timber hand rail.	

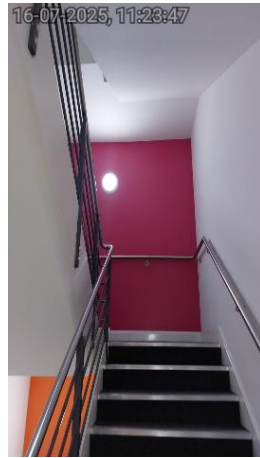
◀ Go Back		
Material Assessment Ref	S012 –	
Building	Main	
Floor	First/Second	
Room	Landing & Stairs	
Position	Ceiling, Walls & Floor	
Component	Ceiling, Walls & Floor	
Accessibility	N/A	
Lab	In-House Database	
Next Inspection	No further action required	
Material Risk	0 (VL)	
Priority Risk	N/A	
Quantity	Num	
Survey Type	Management	
Action	No further action required	
Product Type	Not Selected	
Asbestos Type	Non suspect material	
Surface Treatment	Not Selected	
Condition	Not Selected	
Recommendations	No further action required	
Comments	Concrete, plaster walls, concrete ceiling, timber hand rail.	

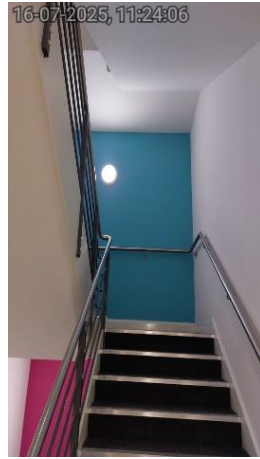
◀ Go Back		
Material Assessment Ref	S013 –	
Building	Main	
Floor	First	
Room	Hallway 4	
Position	Ceiling, Walls & Floor	
Component	Ceiling, Walls & Floor	
Accessibility	N/A	
Lab	In-House Database	
Next Inspection	No further action required	
Material Risk	0 (VL)	
Priority Risk	N/A	
Quantity	Num	
Survey Type	Management	
Action	No further action required	
Product Type	Not Selected	
Asbestos Type	Non suspect material	
Surface Treatment	Not Selected	
Condition	Not Selected	
Recommendations	No further action required	
Comments	Carpet on concrete, plaster walls, non-asbestos ceiling tiles.	


◀ Go Back		
Material Assessment Ref	S014 –	
Building	Main	
Floor	First	
Room	Hallway 5	
Position	Ceiling, Walls & Floor	
Component	Ceiling, Walls & Floor	
Accessibility	N/A	
Lab	In-House Database	
Next Inspection	No further action required	
Material Risk	0 (VL)	
Priority Risk	N/A	
Quantity	Num	
Survey Type	Management	
Action	No further action required	
Product Type	Not Selected	
Asbestos Type	Non suspect material	
Surface Treatment	Not Selected	
Condition	Not Selected	
Recommendations	No further action required	
Comments	Carpet on concrete, plaster walls, non-asbestos ceiling tiles.	


◀ Go Back		
Material Assessment Ref	S015 –	
Building	Main	
Floor	Ground/First	
Room	Landing & Stairs	
Position	Ceiling, Walls & Floor	
Component	Ceiling, Walls & Floor	
Accessibility	N/A	
Lab	In-House Database	
Next Inspection	No further action required	
Material Risk	0 (VL)	
Priority Risk	N/A	
Quantity	Num	
Survey Type	Management	
Action	No further action required	
Product Type	Not Selected	
Asbestos Type	Non suspect material	
Surface Treatment	Not Selected	
Condition	Not Selected	
Recommendations	No further action required	
Comments	Metal stairs, metal floor, brick walls, metal hand rail.	


◀ Go Back		
Material Assessment Ref	S016 –	
Building	Main	
Floor	First/Second	
Room	Landing & Stairs	
Position	Ceiling, Walls & Floor	
Component	Ceiling, Walls & Floor	
Accessibility	N/A	
Lab	In-House Database	
Next Inspection	No further action required	
Material Risk	0 (VL)	
Priority Risk	N/A	
Quantity	Num	
Survey Type	Management	
Action	No further action required	
Product Type	Not Selected	
Asbestos Type	Non suspect material	
Surface Treatment	Not Selected	
Condition	Not Selected	
Recommendations	No further action required	
Comments	Metal stairs, metal floor, brick walls, metal hand rail.	

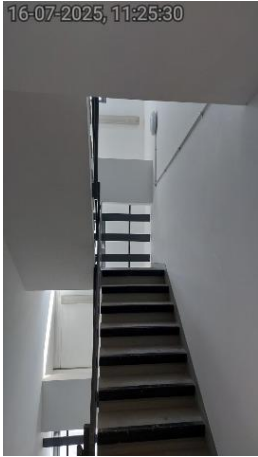
◀ Go Back		
Material Assessment Ref	S017 –	
Building	Main	
Floor	First/Second	
Room	Landing & Stairs	
Position	Ceiling, Walls & Floor	
Component	Ceiling, Walls & Floor	
Accessibility	N/A	
Lab	In-House Database	
Next Inspection	No further action required	
Material Risk	0 (VL)	
Priority Risk	N/A	
Quantity	Num	
Survey Type	Management	
Action	No further action required	
Product Type	Not Selected	
Asbestos Type	Non suspect material	
Surface Treatment	Not Selected	
Condition	Not Selected	
Recommendations	No further action required	
Comments	Carpet on concrete, plaster walls, concrete ceiling, metal hand rail, rubber stair treads.	


◀ Go Back		
Material Assessment Ref	S018 –	
Building	Main	
Floor	Second/Third	
Room	Landing & Stairs	
Position	Ceiling, Walls & Floor	
Component	Ceiling, Walls & Floor	
Accessibility	N/A	
Lab	In-House Database	
Next Inspection	No further action required	
Material Risk	0 (VL)	
Priority Risk	N/A	
Quantity	Num	
Survey Type	Management	
Action	No further action required	
Product Type	Not Selected	
Asbestos Type	Non suspect material	
Surface Treatment	Not Selected	
Condition	Not Selected	
Recommendations	No further action required	
Comments	Carpet on concrete, plaster walls, concrete ceiling, metal hand rail, rubber stair treads.	

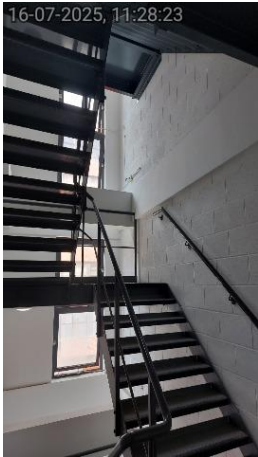
◀ Go Back		
Material Assessment Ref	S019 –	
Building	Main	
Floor	Second	
Room	Lift Lobby	
Position	Ceiling, Walls & Floor	
Component	Ceiling, Walls & Floor	
Accessibility	N/A	
Lab	In-House Database	
Next Inspection	No further action required	
Material Risk	0 (VL)	
Priority Risk	N/A	
Quantity	Num	
Survey Type	Management	
Action	No further action required	
Product Type	Not Selected	
Asbestos Type	Non suspect material	
Surface Treatment	Not Selected	
Condition	Not Selected	
Recommendations	No further action required	
Comments	Carpet on concrete, plaster walls, non-asbestos ceiling tiles, metal lift doors.	

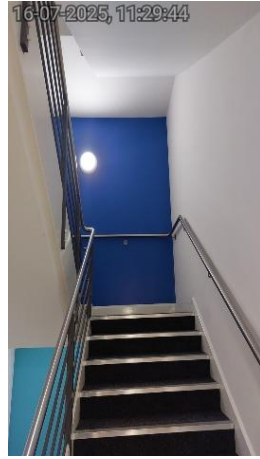
◀ Go Back		
Material Assessment Ref	S020 –	
Building	Main	
Floor	Second	
Room	Hallway 6	
Position	Ceiling, Walls & Floor	
Component	Ceiling, Walls & Floor	
Accessibility	N/A	
Lab	In-House Database	
Next Inspection	No further action required	
Material Risk	0 (VL)	
Priority Risk	N/A	
Quantity	Num	
Survey Type	Management	
Action	No further action required	
Product Type	Not Selected	
Asbestos Type	Non suspect material	
Surface Treatment	Not Selected	
Condition	Not Selected	
Recommendations	No further action required	
Comments	Carpet on concrete, plaster walls, non-asbestos ceiling tiles.	


◀ Go Back		
Material Assessment Ref	S021 –	
Building	Main	
Floor	Second	
Room	Hallway 7	
Position	Ceiling, Walls & Floor	
Component	Ceiling, Walls & Floor	
Accessibility	N/A	
Lab	In-House Database	
Next Inspection	No further action required	
Material Risk	0 (VL)	
Priority Risk	N/A	
Quantity	Num	
Survey Type	Management	
Action	No further action required	
Product Type	Not Selected	
Asbestos Type	Non suspect material	
Surface Treatment	Not Selected	
Condition	Not Selected	
Recommendations	No further action required	
Comments	Carpet on concrete, plaster walls, non-asbestos ceiling tiles.	

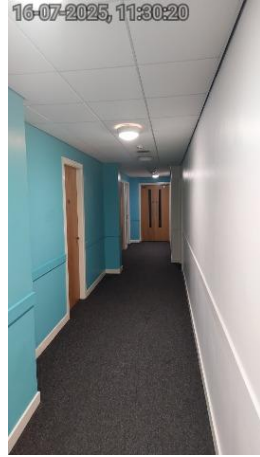
◀ Go Back		
Material Assessment Ref	S022 –	
Building	Main	
Floor	Second/Third	
Room	Landing & Stairs	
Position	Ceiling, Walls & Floor	
Component	Ceiling, Walls & Floor	
Accessibility	N/A	
Lab	In-House Database	
Next Inspection	No further action required	
Material Risk	0 (VL)	
Priority Risk	N/A	
Quantity	Num	
Survey Type	Management	
Action	No further action required	
Product Type	Not Selected	
Asbestos Type	Non suspect material	
Surface Treatment	Not Selected	
Condition	Not Selected	
Recommendations	No further action required	
Comments	Concrete, plaster walls, concrete ceiling, timber hand rail.	


◀ Go Back		
Material Assessment Ref	S023 –	
Building	Main	
Floor	Second	
Room	Hallway 8	
Position	Ceiling, Walls & Floor	
Component	Ceiling, Walls & Floor	
Accessibility	N/A	
Lab	In-House Database	
Next Inspection	No further action required	
Material Risk	0 (VL)	
Priority Risk	N/A	
Quantity	Num	
Survey Type	Management	
Action	No further action required	
Product Type	Not Selected	
Asbestos Type	Non suspect material	
Surface Treatment	Not Selected	
Condition	Not Selected	
Recommendations	No further action required	
Comments	Carpet on concrete, plaster walls, non-asbestos ceiling tiles.	

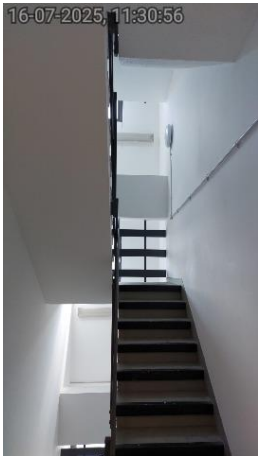
◀ Go Back		
Material Assessment Ref	S024 –	
Building	Main	
Floor	Second/Third	
Room	Landing & Stairs	
Position	Ceiling, Walls & Floor	
Component	Ceiling, Walls & Floor	
Accessibility	N/A	
Lab	In-House Database	
Next Inspection	No further action required	
Material Risk	0 (VL)	
Priority Risk	N/A	
Quantity	Num	
Survey Type	Management	
Action	No further action required	
Product Type	Not Selected	
Asbestos Type	Non suspect material	
Surface Treatment	Not Selected	
Condition	Not Selected	
Recommendations	No further action required	
Comments	Metal stairs, metal floor, brick walls, metal hand rail.	


◀ Go Back		 <p>16-07-2025, 11:29:44</p>
Material Assessment Ref	S025 –	
Building	Main	
Floor	Third/Fourth	
Room	Landing & Stairs	
Position	Ceiling, Walls & Floor	
Component	Ceiling, Walls & Floor	
Accessibility	N/A	
Lab	In-House Database	
Next Inspection	No further action required	
Material Risk	0 (VL)	
Priority Risk	N/A	
Quantity	Num	
Survey Type	Management	
Action	No further action required	
Product Type	Not Selected	
Asbestos Type	Non suspect material	
Surface Treatment	Not Selected	
Condition	Not Selected	
Recommendations	No further action required	
Comments	Carpet on concrete, plaster walls, concrete ceiling, metal hand rail, rubber stair treads.	

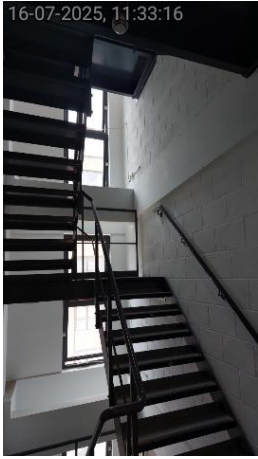
◀ Go Back		 <p>16-07-2025, 11:30:07</p>
Material Assessment Ref	S026 –	
Building	Main	
Floor	Third	
Room	Lift Lobby	
Position	Ceiling, Walls & Floor	
Component	Ceiling, Walls & Floor	
Accessibility	N/A	
Lab	In-House Database	
Next Inspection	No further action required	
Material Risk	0 (VL)	
Priority Risk	N/A	
Quantity	Num	
Survey Type	Management	
Action	No further action required	
Product Type	Not Selected	
Asbestos Type	Non suspect material	
Surface Treatment	Not Selected	
Condition	Not Selected	
Recommendations	No further action required	
Comments	Carpet on concrete, plaster walls, non-asbestos ceiling tiles, metal lift doors.	

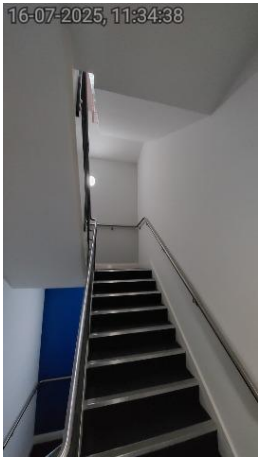
◀ Go Back		 <p>16-07-2025, 11:30:20</p>
Material Assessment Ref	S027 –	
Building	Main	
Floor	Third	
Room	Hallway 9	
Position	Ceiling, Walls & Floor	
Component	Ceiling, Walls & Floor	
Accessibility	N/A	
Lab	In-House Database	
Next Inspection	No further action required	
Material Risk	0 (VL)	
Priority Risk	N/A	
Quantity	Num	
Survey Type	Management	
Action	No further action required	
Product Type	Not Selected	
Asbestos Type	Non suspect material	
Surface Treatment	Not Selected	
Condition	Not Selected	
Recommendations	No further action required	
Comments	Carpet on concrete, plaster walls, non-asbestos ceiling tiles.	


◀ Go Back		
Material Assessment Ref	S028 –	
Building	Main	
Floor	Third	
Room	Hallway 10	
Position	Ceiling, Walls & Floor	
Component	Ceiling, Walls & Floor	
Accessibility	N/A	
Lab	In-House Database	
Next Inspection	No further action required	
Material Risk	0 (VL)	
Priority Risk	N/A	
Quantity	Num	
Survey Type	Management	
Action	No further action required	
Product Type	Not Selected	
Asbestos Type	Non suspect material	
Surface Treatment	Not Selected	
Condition	Not Selected	
Recommendations	No further action required	
Comments	Carpet on concrete, plaster walls, non-asbestos ceiling tiles.	


◀ Go Back		
Material Assessment Ref	S029 –	
Building	Main	
Floor	Third/Fourth	
Room	Landing & Stairs	
Position	Ceiling, Walls & Floor	
Component	Ceiling, Walls & Floor	
Accessibility	N/A	
Lab	In-House Database	
Next Inspection	No further action required	
Material Risk	0 (VL)	
Priority Risk	N/A	
Quantity	Num	
Survey Type	Management	
Action	No further action required	
Product Type	Not Selected	
Asbestos Type	Non suspect material	
Surface Treatment	Not Selected	
Condition	Not Selected	
Recommendations	No further action required	
Comments	Concrete, plaster walls, concrete ceiling, timber hand rail.	


◀ Go Back		
Material Assessment Ref	S030 –	
Building	Main	
Floor	Third	
Room	Hallway 11	
Position	Ceiling, Walls & Floor	
Component	Ceiling, Walls & Floor	
Accessibility	N/A	
Lab	In-House Database	
Next Inspection	No further action required	
Material Risk	0 (VL)	
Priority Risk	N/A	
Quantity	Num	
Survey Type	Management	
Action	No further action required	
Product Type	Not Selected	
Asbestos Type	Non suspect material	
Surface Treatment	Not Selected	
Condition	Not Selected	
Recommendations	No further action required	
Comments	Carpet on concrete, plaster walls, non-asbestos ceiling tiles.	

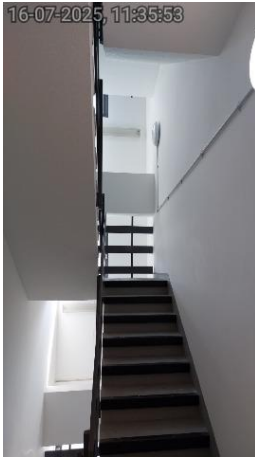
◀ Go Back		
Material Assessment Ref	S031 –	
Building	Main	
Floor	Third/Fourth	
Room	Landing & Stairs	
Position	Ceiling, Walls & Floor	
Component	Ceiling, Walls & Floor	
Accessibility	N/A	
Lab	In-House Database	
Next Inspection	No further action required	
Material Risk	0 (VL)	
Priority Risk	N/A	
Quantity	Num	
Survey Type	Management	
Action	No further action required	
Product Type	Not Selected	
Asbestos Type	Non suspect material	
Surface Treatment	Not Selected	
Condition	Not Selected	
Recommendations	No further action required	
Comments	Metal stairs, metal floor, brick walls, metal hand rail.	


◀ Go Back		
Material Assessment Ref	S032 –	
Building	Main	
Floor	Fourth/Fifth	
Room	Landing & Stairs	
Position	Ceiling, Walls & Floor	
Component	Ceiling, Walls & Floor	
Accessibility	N/A	
Lab	In-House Database	
Next Inspection	No further action required	
Material Risk	0 (VL)	
Priority Risk	N/A	
Quantity	Num	
Survey Type	Management	
Action	No further action required	
Product Type	Not Selected	
Asbestos Type	Non suspect material	
Surface Treatment	Not Selected	
Condition	Not Selected	
Recommendations	No further action required	
Comments	Carpet on concrete, plaster walls, concrete ceiling, metal hand rail, rubber stair treads.	


◀ Go Back		
Material Assessment Ref	S033 –	
Building	Main	
Floor	Fourth	
Room	Lift Lobby	
Position	Ceiling, Walls & Floor	
Component	Ceiling, Walls & Floor	
Accessibility	N/A	
Lab	In-House Database	
Next Inspection	No further action required	
Material Risk	0 (VL)	
Priority Risk	N/A	
Quantity	Num	
Survey Type	Management	
Action	No further action required	
Product Type	Not Selected	
Asbestos Type	Non suspect material	
Surface Treatment	Not Selected	
Condition	Not Selected	
Recommendations	No further action required	
Comments	Carpet on concrete, plaster walls, non-asbestos ceiling tiles, metal lift doors.	

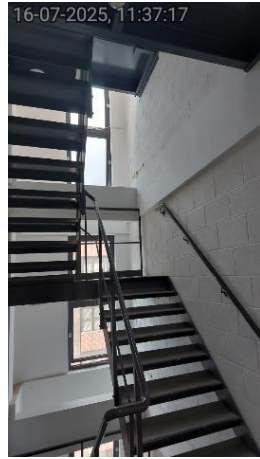
◀ Go Back		
Material Assessment Ref	S034 –	
Building	Main	
Floor	Fourth	
Room	Hallway 12	
Position	Ceiling, Walls & Floor	
Component	Ceiling, Walls & Floor	
Accessibility	N/A	
Lab	In-House Database	
Next Inspection	No further action required	
Material Risk	0 (VL)	
Priority Risk	N/A	
Quantity	Num	
Survey Type	Management	
Action	No further action required	
Product Type	Not Selected	
Asbestos Type	Non suspect material	
Surface Treatment	Not Selected	
Condition	Not Selected	
Recommendations	No further action required	
Comments	Carpet on concrete, plaster walls, non-asbestos ceiling tiles.	

◀ Go Back		
Material Assessment Ref	S035 –	
Building	Main	
Floor	Fourth	
Room	Hallway 13	
Position	Ceiling, Walls & Floor	
Component	Ceiling, Walls & Floor	
Accessibility	N/A	
Lab	In-House Database	
Next Inspection	No further action required	
Material Risk	0 (VL)	
Priority Risk	N/A	
Quantity	Num	
Survey Type	Management	
Action	No further action required	
Product Type	Not Selected	
Asbestos Type	Non suspect material	
Surface Treatment	Not Selected	
Condition	Not Selected	
Recommendations	No further action required	
Comments	Carpet on concrete, plaster walls, non-asbestos ceiling tiles.	


◀ Go Back		
Material Assessment Ref	S036 –	
Building	Main	
Floor	Fourth/Fifth	
Room	Landing & Stairs	
Position	Ceiling, Walls & Floor	
Component	Ceiling, Walls & Floor	
Accessibility	N/A	
Lab	In-House Database	
Next Inspection	No further action required	
Material Risk	0 (VL)	
Priority Risk	N/A	
Quantity	Num	
Survey Type	Management	
Action	No further action required	
Product Type	Not Selected	
Asbestos Type	Non suspect material	
Surface Treatment	Not Selected	
Condition	Not Selected	
Recommendations	No further action required	
Comments	Concrete, plaster walls, concrete ceiling, timber hand rail.	


◀ Go Back		
Material Assessment Ref	S037 –	
Building	Main	
Floor	Fourth	
Room	Hallway 14	
Position	Ceiling, Walls & Floor	
Component	Ceiling, Walls & Floor	
Accessibility	N/A	
Lab	In-House Database	
Next Inspection	No further action required	
Material Risk	0 (VL)	
Priority Risk	N/A	
Quantity	Num	
Survey Type	Management	
Action	No further action required	
Product Type	Not Selected	
Asbestos Type	Non suspect material	
Surface Treatment	Not Selected	
Condition	Not Selected	
Recommendations	No further action required	
Comments	Carpet on concrete, plaster walls, non-asbestos ceiling tiles.	


◀ Go Back		
Material Assessment Ref	S038 –	
Building	Main	
Floor	Fourth	
Room	Hallway 15	
Position	Ceiling, Walls & Floor	
Component	Ceiling, Walls & Floor	
Accessibility	N/A	
Lab	In-House Database	
Next Inspection	No further action required	
Material Risk	0 (VL)	
Priority Risk	N/A	
Quantity	Num	
Survey Type	Management	
Action	No further action required	
Product Type	Not Selected	
Asbestos Type	Non suspect material	
Surface Treatment	Not Selected	
Condition	Not Selected	
Recommendations	No further action required	
Comments	Carpet on concrete, plaster walls, non-asbestos ceiling tiles.	

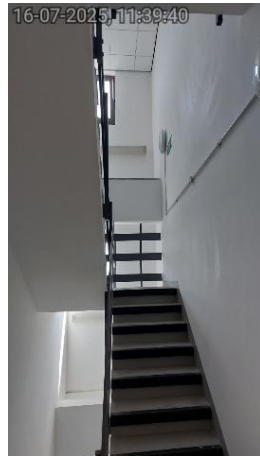
◀ Go Back		
Material Assessment Ref	S039 –	
Building	Main	
Floor	Fourth/Fifth	
Room	Landing & Stairs	
Position	Ceiling, Walls & Floor	
Component	Ceiling, Walls & Floor	
Accessibility	N/A	
Lab	In-House Database	
Next Inspection	No further action required	
Material Risk	0 (VL)	
Priority Risk	N/A	
Quantity	Num	
Survey Type	Management	
Action	No further action required	
Product Type	Not Selected	
Asbestos Type	Non suspect material	
Surface Treatment	Not Selected	
Condition	Not Selected	
Recommendations	No further action required	
Comments	Metal stairs, metal floor, brick walls, metal hand rail.	

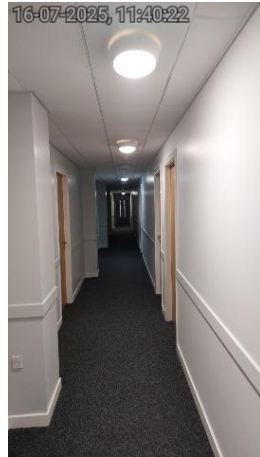
◀ Go Back		
Material Assessment Ref	S040 –	
Building	Main	
Floor	Fifth/Sixth	
Room	Landing & Stairs	
Position	Ceiling, Walls & Floor	
Component	Ceiling, Walls & Floor	
Accessibility	N/A	
Lab	In-House Database	
Next Inspection	No further action required	
Material Risk	0 (VL)	
Priority Risk	N/A	
Quantity	Num	
Survey Type	Management	
Action	No further action required	
Product Type	Not Selected	
Asbestos Type	Non suspect material	
Surface Treatment	Not Selected	
Condition	Not Selected	
Recommendations	No further action required	
Comments	Carpet on concrete, plaster walls, concrete ceiling, metal hand rail, rubber stair treads.	


◀ Go Back		
Material Assessment Ref	S041 –	
Building	Main	
Floor	Fifth	
Room	Lift Lobby	
Position	Ceiling, Walls & Floor	
Component	Ceiling, Walls & Floor	
Accessibility	N/A	
Lab	In-House Database	
Next Inspection	No further action required	
Material Risk	0 (VL)	
Priority Risk	N/A	
Quantity	Num	
Survey Type	Management	
Action	No further action required	
Product Type	Not Selected	
Asbestos Type	Non suspect material	
Surface Treatment	Not Selected	
Condition	Not Selected	
Recommendations	No further action required	
Comments	Carpet on concrete, plaster walls, non-asbestos ceiling tiles, metal lift doors.	

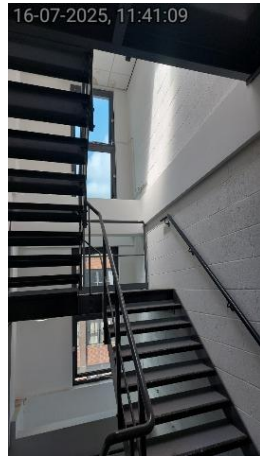
◀ Go Back		
Material Assessment Ref	S042 –	
Building	Main	
Floor	Fifth	
Room	Hallway 16	
Position	Ceiling, Walls & Floor	
Component	Ceiling, Walls & Floor	
Accessibility	N/A	
Lab	In-House Database	
Next Inspection	No further action required	
Material Risk	0 (VL)	
Priority Risk	N/A	
Quantity	Num	
Survey Type	Management	
Action	No further action required	
Product Type	Not Selected	
Asbestos Type	Non suspect material	
Surface Treatment	Not Selected	
Condition	Not Selected	
Recommendations	No further action required	
Comments	Carpet on concrete, plaster walls, non-asbestos ceiling tiles.	

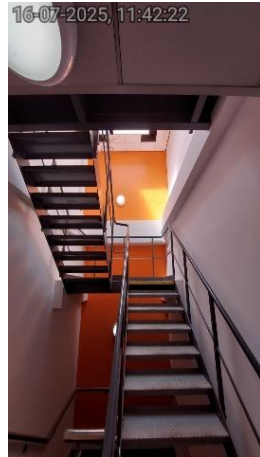
◀ Go Back		
Material Assessment Ref	S043 –	
Building	Main	
Floor	Fifth	
Room	Hallway 17	
Position	Ceiling, Walls & Floor	
Component	Ceiling, Walls & Floor	
Accessibility	N/A	
Lab	In-House Database	
Next Inspection	No further action required	
Material Risk	0 (VL)	
Priority Risk	N/A	
Quantity	Num	
Survey Type	Management	
Action	No further action required	
Product Type	Not Selected	
Asbestos Type	Non suspect material	
Surface Treatment	Not Selected	
Condition	Not Selected	
Recommendations	No further action required	
Comments	Carpet on concrete, plaster walls, non-asbestos ceiling tiles.	

◀ Go Back		
Material Assessment Ref	S044 –	
Building	Main	
Floor	Fifth/Sixth	
Room	Landing & Stairs	
Position	Ceiling, Walls & Floor	
Component	Ceiling, Walls & Floor	
Accessibility	N/A	
Lab	In-House Database	
Next Inspection	No further action required	
Material Risk	0 (VL)	
Priority Risk	N/A	
Quantity	Num	
Survey Type	Management	
Action	No further action required	
Product Type	Not Selected	
Asbestos Type	Non suspect material	
Surface Treatment	Not Selected	
Condition	Not Selected	
Recommendations	No further action required	
Comments	Concrete, plaster walls, concrete ceiling, timber hand rail.	


◀ Go Back		
Material Assessment Ref	S045 –	
Building	Main	
Floor	Fifth	
Room	Hallway 18	
Position	Ceiling, Walls & Floor	
Component	Ceiling, Walls & Floor	
Accessibility	N/A	
Lab	In-House Database	
Next Inspection	No further action required	
Material Risk	0 (VL)	
Priority Risk	N/A	
Quantity	Num	
Survey Type	Management	
Action	No further action required	
Product Type	Not Selected	
Asbestos Type	Non suspect material	
Surface Treatment	Not Selected	
Condition	Not Selected	
Recommendations	No further action required	
Comments	Carpet on concrete, plaster walls, non-asbestos ceiling tiles.	


◀ Go Back		
Material Assessment Ref	S046 –	
Building	Main	
Floor	Fifth	
Room	Hallway 19	
Position	Ceiling, Walls & Floor	
Component	Ceiling, Walls & Floor	
Accessibility	N/A	
Lab	In-House Database	
Next Inspection	No further action required	
Material Risk	0 (VL)	
Priority Risk	N/A	
Quantity	Num	
Survey Type	Management	
Action	No further action required	
Product Type	Not Selected	
Asbestos Type	Non suspect material	
Surface Treatment	Not Selected	
Condition	Not Selected	
Recommendations	No further action required	
Comments	Carpet on concrete, plaster walls, non-asbestos ceiling tiles.	


◀ Go Back		
Material Assessment Ref	S047 –	
Building	Main	
Floor	Fifth/Sixth	
Room	Landing & Stairs	
Position	Ceiling, Walls & Floor	
Component	Ceiling, Walls & Floor	
Accessibility	N/A	
Lab	In-House Database	
Next Inspection	No further action required	
Material Risk	0 (VL)	
Priority Risk	N/A	
Quantity	Num	
Survey Type	Management	
Action	No further action required	
Product Type	Not Selected	
Asbestos Type	Non suspect material	
Surface Treatment	Not Selected	
Condition	Not Selected	
Recommendations	No further action required	
Comments	Metal stairs, metal floor, brick walls, metal hand rail.	


◀ Go Back		
Material Assessment Ref	S048 –	
Building	Main	
Floor	Sixth	
Room	Landing & Stairs	
Position	Ceiling, Walls & Floor	
Component	Ceiling, Walls & Floor	
Accessibility	N/A	
Lab	In-House Database	
Next Inspection	No further action required	
Material Risk	0 (VL)	
Priority Risk	N/A	
Quantity	Num	
Survey Type	Management	
Action	No further action required	
Product Type	Not Selected	
Asbestos Type	Non suspect material	
Surface Treatment	Not Selected	
Condition	Not Selected	
Recommendations	No further action required	
Comments	Metal stairs, plaster walls, non-asbestos ceiling tiles, metal hand rail, carpet on concrete.	


◀ Go Back		
Material Assessment Ref	S049 –	
Building	Main	
Floor	Sixth	
Room	Lift Lobby	
Position	Ceiling, Walls & Floor	
Component	Ceiling, Walls & Floor	
Accessibility	N/A	
Lab	In-House Database	
Next Inspection	No further action required	
Material Risk	0 (VL)	
Priority Risk	N/A	
Quantity	Num	
Survey Type	Management	
Action	No further action required	
Product Type	Not Selected	
Asbestos Type	Non suspect material	
Surface Treatment	Not Selected	
Condition	Not Selected	
Recommendations	No further action required	
Comments	Carpet on concrete, plaster walls, non-asbestos ceiling tiles, metal lift doors.	

◀ Go Back		
Material Assessment Ref	S050 –	
Building	Main	
Floor	Sixth	
Room	Hallway 20	
Position	Ceiling, Walls & Floor	
Component	Ceiling, Walls & Floor	
Accessibility	N/A	
Lab	In-House Database	
Next Inspection	No further action required	
Material Risk	0 (VL)	
Priority Risk	N/A	
Quantity	Num	
Survey Type	Management	
Action	No further action required	
Product Type	Not Selected	
Asbestos Type	Non suspect material	
Surface Treatment	Not Selected	
Condition	Not Selected	
Recommendations	No further action required	
Comments	Carpet on concrete, plaster walls, non-asbestos ceiling tiles.	

◀ Go Back		
Material Assessment Ref	S051 –	
Building	Main	
Floor	Sixth	
Room	Hallway 21	
Position	Ceiling, Walls & Floor	
Component	Ceiling, Walls & Floor	
Accessibility	N/A	
Lab	In-House Database	
Next Inspection	No further action required	
Material Risk	0 (VL)	
Priority Risk	N/A	
Quantity	Num	
Survey Type	Management	
Action	No further action required	
Product Type	Not Selected	
Asbestos Type	Non suspect material	
Surface Treatment	Not Selected	
Condition	Not Selected	
Recommendations	No further action required	
Comments	Carpet on concrete, plaster walls, non-asbestos ceiling tiles.	

◀ Go Back		
Material Assessment Ref	S052 –	
Building	Main	
Floor	Sixth	
Room	Hallway 22	
Position	Ceiling, Walls & Floor	
Component	Ceiling, Walls & Floor	
Accessibility	N/A	
Lab	In-House Database	
Next Inspection	No further action required	
Material Risk	0 (VL)	
Priority Risk	N/A	
Quantity	Num	
Survey Type	Management	
Action	No further action required	
Product Type	Not Selected	
Asbestos Type	Non suspect material	
Surface Treatment	Not Selected	
Condition	Not Selected	
Recommendations	No further action required	
Comments	Carpet on concrete, plaster walls, non-asbestos ceiling tiles.	

◀ Go Back		
Material Assessment Ref	S053 –	
Building	Main	
Floor	Sixth	
Room	Hallway 23	
Position	Ceiling, Walls & Floor	
Component	Ceiling, Walls & Floor	
Accessibility	N/A	
Lab	In-House Database	
Next Inspection	No further action required	
Material Risk	0 (VL)	
Priority Risk	N/A	
Quantity	Num	
Survey Type	Management	
Action	No further action required	
Product Type	Not Selected	
Asbestos Type	Non suspect material	
Surface Treatment	Not Selected	
Condition	Not Selected	
Recommendations	No further action required	
Comments	Carpet on concrete, plaster walls, non-asbestos ceiling tiles.	

◀ Go Back		
Material Assessment Ref	S054 –	
Building	Main	
Floor	Ground	
Room	Rear Lobby	
Position	Ceiling, Walls & Floor	
Component	Ceiling, Walls & Floor	
Accessibility	N/A	
Lab	In-House Database	
Next Inspection	No further action required	
Material Risk	0 (VL)	
Priority Risk	N/A	
Quantity	Num	
Survey Type	Management	
Action	No further action required	
Product Type	Not Selected	
Asbestos Type	Non suspect material	
Surface Treatment	Not Selected	
Condition	Not Selected	
Recommendations	No further action required	
Comments	Non-asbestos ceiling tiles, carpet with metal treads on concrete, plaster walls, metal door surrounds.	

Section 5 – Bulk Analysis Results [◀ Back](#)

Name and Address of Lab

The Testing Lab PLC is committed to carrying out its duties as per CAR2012, any samples taken for analysis have been sent to a UKAS accredited testing laboratory for the identification of fibres in bulk materials. The details of the lab used for this report are:-

In-House Database

Method Reference

This report may contain four types of identification. It may contain 'No suspect material' which means the surveyor recognises the product and they know it does not contain asbestos. eg Timber fascia or plasterboard. If the surveyor either recognises the component as a known ACM then they may 'presume' it contains asbestos as per HSG 264 paragraph 45 to 46 inclusive. It may be identified by 'strongly presumed' which means it is visually identical to another assessment carried out recently as per HSG 264 paragraph 48. If an actual sample has been taken and it has been submitted to a UKAS lab then the type of asbestos will be identified and labelled accordingly. If a material is presumed, strongly presumed or identified then the material assessment will be carried out.

Samples of materials submitted to the lab will have been analysed using transmitted/polarised light microscopy and centre stop dispersion staining techniques based upon HSE's HSG248.

No Sample Analysis was performed.

Section 6 – Survey Appendices [◀ Back](#)

Material Risk Assessment Algorithm

Sample Variable	Risk Score	Example 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 or 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.
	2	Unsealed AIB, or encapsulated lagging and sprays.
	3	Unsealed lagging and sprays.
Asbestos Type	1	Chrysotile
	2	Amphibole asbestos excluding Crocidolite
	3	Crocidolite

Risk Score	Potential to Release Asbestos Fibres
10 or more	High
7-9	Medium
5-6	Low
4 or less	Very Low

Actions and Priorities

If asbestos has been found in your premises then it will need managing. In keeping with current HSE Guidance, TTL has adopted methods of evaluating the various risks associated with ACMs. The inspection will indicate the material score under the heading 'Material Score' and if included, we will indicate the priority score under the 'Priority' column. The higher the risk, the higher the score and likewise for priority. If the asbestos is likely to be affected by planned refurbishment works or demolition, then we advise removal as the only option.

Priority Assessment Scoring is outside the scope of TTL's UKAS accreditation, as such will remain the responsibility of the Duty Holder.

If the Priority Risk is reported as N/A, then no Priority Risk Assessments have been collected (or the sampled material has been reported as non-asbestos containing).

Management options are indicated by the initial of the actions as below:

Label – We advise you to label the component with the recognised asbestos warning labels but this may also depend on the location and sensitivity of circumstance.

PTW – We advise you to create a Permit to Work system. This is a documented system which makes a trades person report to the duty holder prior to carrying out any works. During this reporting process information on asbestos containing materials and their locations along with methods of work can be communicated. This may also involve labelling.

Encapsulate – In order for you to protect the environment we advise you to cover the ACM with a skin. This skin can be a paint or board and may need to be done by a licensed contractor. It may also need labelling post encapsulation.

Manage – This means if the ACM is safe it will need managing. To manage asbestos, you need to check its condition at least every year depending on the likelihood that it may get disturbed. You will need to record that re-inspection, communicate its findings in your updateable management plan and you will need to recognise and implement any remedial works required to keep the ACM safe.

Remove – We recommend this material be removed. This may require a licensed asbestos removal specialist.

No Access – Further investigation will be required. This is normally because one of the following criteria was met whilst the surveyor was on site.

1. A risk assessment identified high risk exposure to the surveyor normally due to high voltage or other hazardous materials being present.
2. The surveyor needs a licensed contractor to remove some asbestos in order to see beyond a specific component.
3. Access was denied on the day of survey either by the occupier or the duty holder, restricted intrusive works within the original scope in order to prevent excessive and costly repairs to décor etc.

No Further Action Required – Visual inspection and/or sampling has deemed this item to be non-suspect and/or NADIS.

Regulations & 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 the 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 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 CAR2012 and illustrate 'good practice'.

Commitments for Continual Improvements

Where appropriate, we will exchange information with other inspection bodies or organisations to improve the general standard and consistency of accredited inspection results. However, consideration will be made to confidentiality and commercial sensitivities.



The Testing Lab PLC

Unit 2-4 James Road
Adwick-le-Street
Doncaster
South Yorkshire
DN6 7HH

08001 777264
08452 600288

www.thetestinglab.eu

TTL provide UKAS accredited Asbestos Surveying and Testing, LCA compliant Legionella & Water Management, Fire Risk Assessments and Energy Performance Certification.