

## ASBESTOS REFURBISHMENT SURVEY



### CLIENT SITE

RYDE ST THOMAS SQUARE - 6623

St Thomas Square  
Ryde  
PO33 2PL

Date of Survey: 6 Jun 2023

### Bureau Veritas UK

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This survey data within this report has been checked and authorised by:

Scott Thomas

6 Jun 2023

This Asbestos Survey Report has been issued by:

Kathleen Taffs

12 Jun 2023



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## EXECUTIVE SUMMARY

## SECTION 1

### Scope, Extent and Type of Survey

Bureau Veritas UK received an enquiry from NatWest Group to provide details for an Asbestos Refurbishment Survey of RYDE ST THOMAS SQUARE - 6623, St Thomas Square, Ryde, PO33 2PL. Refurbishment survey to facilitate the branch closure. All suspended ceiling voids, ceilings, walls, floors, fixtures and fittings in all rooms to be surveyed.

### Results Summary

#### HIGH RISK MATERIALS – Material Score 10 and above

High Risk						
Sample No	Room	Description	Location	Material	Material Assessment Score	Recommendations
There were no high risk materials identified.						

#### MEDIUM RISK MATERIALS – Material Score between 7 and 9

Medium Risk						
Sample No	Room	Description	Location	Material	Material Assessment Score	Recommendations
There were no medium risk materials identified.						

#### LOW RISK MATERIALS – Material Score 6 and below

Low Risk						
Sample No	Room	Description	Location	Material	Material Assessment Score	Recommendations
FR000278	Loft tank room 101	Compression gasket	to ducting	Asbestos Textiles/Paper	6	Remove
FR000279	Rest room 102	Insulating board panels	above window	Asbestos Insulating Board	5	Remove
FR000280	Rest room 102	Insulating board panels	below window	Asbestos Insulating Board	5	Remove
As FR000280	Staff room 104	Insulating board panels	below window	Asbestos Insulating Board	5	Remove

Low Risk						
Sample No	Room	Description	Location	Material	Material Assessment Score	Recommendations
As FR000279	Staff room 104	Insulating board panels	above window in ceiling void	Asbestos Insulating Board	5	Remove
As FR000279	Office 105	Insulating board panels	above window	Asbestos Insulating Board	5	Remove
As FR000280	Office 105	Insulating board panels	behind radiators to bay window and partition to void above banking hall	Asbestos Insulating Board	5	Remove
As FR000279	Stairs to ground 106	Insulating board panels	above windows	Asbestos Insulating Board	5	Remove
FR000282	Cashiers and back office G02	Insulating board panels	above windows in ceiling void	Asbestos Insulating Board	5	Remove
As FR000282	Interview room G04	Insulating board panels	above both sets of windows in ceiling void	Asbestos Insulating Board	5	Remove
As FR000282	Banking hall G05	Insulating board panels	above both sets of windows in ceiling void	Asbestos Insulating Board	5	Remove
As FR000282	Interview room G06	Insulating board panels	above both sets of windows in ceiling void	Asbestos Insulating Board	5	Remove

Report Issue Status: Original

Low Risk						
Sample No	Room	Description	Location	Material	Material Assessment Score	Recommendations
As FR000282	Interview room G07	Insulating board panels	above both sets of windows in ceiling void	Asbestos Insulating Board	5	Remove
FR000284	Interview room G07	Insulating board panels	below window	Asbestos Insulating Board	5	Remove
FR000283	Cashiers and back office G02	Insulating board panel	below window	Asbestos Insulating Board	4	Remove
FR000281	Staff room 104	Flue pipe	in ceiling void	Asbestos Cement	3	Remove

Report Issue Status: Original

**Summary of areas not accessed**

Any areas not accessible must be presumed to contain asbestos (see section 4 for further information)

Floor	Room	Description	Location	Material	Reason for "No Access" with Justification
No presumed asbestos or no access areas to report.					

## INTRODUCTION

## SECTION 2

The purpose of a Refurbishment Survey is to identify all asbestos containing materials (ACMs) within a particular building or area so they can be removed. The level of competency and resources needed is therefore much greater than a Management survey and the intrusive nature presents more health and safety hazard. Bureau Veritas UK received an enquiry from NatWest Group to provide details for an Asbestos Refurbishment Survey of RYDE ST THOMAS SQUARE - 6623, St Thomas Square, Ryde, PO33 2PL.

Refurbishment survey to facilitate the branch closure. All suspended ceiling voids, ceilings, walls, floors, fixtures and fittings in all rooms to be surveyed.

It should be noted that the Asbestos Survey report is not intended to be used a Bill of Quantities for the removal of asbestos containing materials (ACM's) identified at the site and should be used as a reference document only when tendering. All quantities detailed within this survey report are approximations and should be verified by a competent person. It is our advice that documentation submitted to Licensed Asbestos Removal Contractors for the purpose of tendering works be accompanied by an appropriate Technical Specification and separate Bill of Quantities prepared by a suitably qualified person. All Tender Returns should also include risk contingency for specific unforeseen circumstances

## SURVEY PLANNING

## SECTION 3

### Step 1 of 4 Information Collection

In order to create an agreed Survey Plan and to comply with HSG 264, Bureau Veritas UK carried out a Survey Planning process. This process is used to identify in detail the agreed scope of works undertaken and also helps the clients understand potential issues and seeks to manage client expectations. As part of this process the following information was requested from the Client:

- ı Records of asbestos materials.
- ı Records of abatement works.
- ı Records of surveys/sampling carried out.
- ı Records of Health and Safety files prepared to comply with CDM.
- ı Copies of as built and available plans.

### Step 2 of 4 Desktop Study

Details provided were reviewed during a desktop study. The purpose of this is to consider resources required and therefore costs and this allows the formulation of a Survey Plan. Where validated, historical records have been utilised in the formulation of the Survey Data.

### Step 3 of 4 Survey Plan

The information gained from the Survey Planning process was utilised in formulating the Survey Plan. The Survey Plan forms the basis of the contract between NatWest Group and Bureau Veritas UK and provides practical information for both the BV Surveyors and the client.

As part of the survey plan the following information was agreed or supplied:

Site Address	RYDE ST THOMAS SQUARE - 6623, St Thomas Square, Ryde, PO33 2PL
Contact	Declan Madden
Client	NatWest Group
Project Number	J011484
Type of Survey	Refurbishment Survey (with MA only)
Age of Building	1970
Building Description	Site consists of a detached retail unit set over three floors from basement to first
Survey Start Date	6 Jun 2023
Lead Surveyor	Scott Thomas
Second Surveyor	

This survey was conducted in accordance with HSG 264 and Standard BV Technical Procedures (TP5) and BV Standard Terms and Conditions.

### Step 4 of 4 Risk Assessment

To ensure the Health & Safety of Bureau Veritas UK and site staff, and in order to comply with the requirements of HSG 264, a Risk Assessment was compiled and included in the Planning Process.

## SURVEY RESULTS

## SECTION 4

### Asbestos Register

The results of the site inspections and any sampling are recorded on the Survey Data Sheets in Appendix One.

### Limitations of Access

**During the course of a Refurbishment Survey limitations of access (or caveats) must be kept to an absolute minimum. Limitations may occur where access is unsafe or access is physically impracticable.**

Every effort was made to gain access to all areas within the agreed scope of the survey. However, for the purpose of this survey, where it has not been possible to gain suitable and sufficient access, these areas have been identified in the "Summary of areas not accessed" in Section 1 - Executive Summary.

Until such time as no/limited access areas can be inspected and suspected materials analysed by competent persons, these areas should be regarded, in accordance with HSG264, as containing presumed asbestos materials and appropriate management procedures should be implemented. On the first occasion access is gained to these areas it is recommended that Bureau Veritas UK completes the Asbestos Survey

## CONCLUSIONS

## SECTION 5

Where ACMs have been identified, please refer to the enclosed Survey Data Sheets in Appendix One.

The spatial arrangement of sampling locations and occurrence of ACMs identified is depicted on the Site Location Plans enclosed (Appendix Five).

Asbestos with material assessment scores of 10 or more should be regarded as a high risk with a significant potential to release fibres if disturbed. Scores of between 7 and 9 are regarded as medium risk and between 5 and 6 as low risk. Scores of 4 or less are very low risk. Non-asbestos materials are not scored. The material assessment score represents the initial assessment of the priority for a control action.

During the course of site investigations it may not have been possible to access all areas of the site within the scope of the survey. Areas requiring further access are detailed within the enclosed Survey Data Sheets (Appendix One) and the Schedule of Limited/Non Accessible Access Areas. In accordance with HSG 264, asbestos is presumed to be present within these areas and should be treated accordingly until further investigations prove otherwise. The age of the building may be taken into account in certain circumstances to make assumptions about the absence of certain ACM applications (e.g. following prohibition regs for amphiboles in 1985 and nearly all chrysotile products in 1999).

### Airborne Fibre Counts

During the course of Bureau Veritas UK site survey investigations, where agreed air tests were conducted in accordance with the HSG248 'Asbestos: The analysts' guide for sampling, analysis and clearance procedures'.

The Health and Safety Executive Guidance HSG248 'Asbestos: The analysts' guide for sampling, analysis and clearance procedures' sets down control limits for the levels of airborne asbestos fibres in a workplace atmosphere.

The control limit detailed within Regulation 2 (entitled "Interpretation") of the Control of Asbestos Regulations 2012 relates to operatives who would come into contact with asbestos during their employment.

There are currently no levels set for the general public. However, in terms of any exposure, airborne fibre levels should be controlled to as low as reasonably practicable.

For most practicable purposes, this effectively means less than 0.01 fibres/ml.

## Recommendations

NatWest Group should be aware of the possibility of the presence of asbestos bearing materials to those areas not accessible at the time of the survey or outside the scope of this survey.

The asbestos containing materials identified during the survey have been recorded and can be found in the executive summary (Section One) of the report with the appropriate actions against each ACM.

In order to comply with Sections 2 and 3 of the HSAW 1974 (as amended) and Regulation 10 of the CAR 2012 the survey findings should be brought to the attention of those persons who are likely to come in contact with asbestos.

In order to comply with Regulation 3 of The Management of Health & Safety at Work Regulations (as amended) 1999 and Regulation 6 of CAR 2012, a suitable and sufficient Risk Assessment must be carried out on ACMs.

The policy specifically should address the Client's Statement of Intent in respect to asbestos issues, Management Structure and levels of responsibilities in relation to Regulation 4 of CAR 2012.

It is recommended that a process of 6 monthly reviews should be implemented to ensure that the objective of the policy and procedures are being met.

Regular inspections must be undertaken to record and update details of the condition of retained ACMs.

Appropriately label any identified ACMs in accordance with your Policy and record on site plans.

Appropriate training must be provided to all those responsible for the day to day management of the site and those who may/will come into contact with ACMs as part of their normal employment. Training providers used should be UKATA members in order for the training standards to be assured.

Bureau Veritas UK recommends that the findings of this Asbestos Survey Report shall not be solely relied upon in obtaining costs for proposed asbestos abatement work. Any proposed abatement/removal of the asbestos should be undertaken against a detailed Specification. The Specification should encompass the site conditions and the extent of ACMs/contamination present.

Prior to access/disturbance into all areas outside the scope of this survey, or identified as limited/no access, further investigations should be carried out. On the first occasion that access is gained into these areas it is recommended that Bureau Veritas UK completes the survey work.

## SURVEY REVIEW

## SECTION 6

The following have been adhered to:

- | The Clients' instructions for the survey and report have been followed; i.e. the survey scope and plan match the report.
- | All site notes are with the final report;
- | No observed ACM's have been omitted;
- | All appendices (e.g. certificates of analysis) are included as required;
- | All titles, reference numbers and descriptions are correct;
- | The assessments and recommendations for any remedial work are appropriate;
- | And the report summary is included and is a fair statement.

This report is not to be used for contractual purposes unless this survey review process is signed by the technical reviewer and the report is designated Final on the signatory sheet. This report must be read in its entirety, including any appendices. Bureau Veritas UK accepts no responsibility for sub-division of this report.

## ASBESTOS REGISTER

## SECTION 7

Building	Floor	Location/ Room/ Item description	S,P,SP,AS	Product Type	Condition	Surface Treatment	Asbestos Type	Quantity	Accessibility	Material Score	Recommendation	Date Of Next Review	Additional Comments
		Location/ Room/ Item description	Sample No										
6623 Ryde	Ground Floor	Cashiers and back office G02, Insulating board panels above windows in ceiling void	S FR000282	Asbestos Insulating Board	Good Condition	Surface Sealed	Chrysotile + Amosite	4m <sup>2</sup>	Usually inaccessible or unlikely to be disturbed	5	Remove	Not Applicable	Remove if within scope of works
6623 Ryde	Ground Floor	Cashiers and back office G02, Insulating board panel below window	S FR000283	Asbestos Insulating Board	Good Condition	Surface Sealed	Chrysotile	2m <sup>2</sup>	Occasionally likely to be disturbed	4	Remove	Not Applicable	Remove if within scope of works
6623 Ryde	Ground Floor	Interview room G04, Insulating board panels above both sets of windows in ceiling void	SP As FR000282	Asbestos Insulating Board	Good Condition	Surface Sealed	Chrysotile + Amosite	3m <sup>2</sup>	Usually inaccessible or unlikely to be disturbed	5	Remove	Not Applicable	Remove if within scope of works
6623 Ryde	Ground Floor	Banking hall G05, Insulating board panels above both sets of windows in ceiling void	SP As FR000282	Asbestos Insulating Board	Good Condition	Surface Sealed	Chrysotile + Amosite	20m <sup>2</sup>	Usually inaccessible or unlikely to be disturbed	5	Remove	Not Applicable	Remove if within scope of works
6623 Ryde	Ground Floor	Interview room G06, Insulating board panels above both sets of windows in ceiling void	SP As FR000282	Asbestos Insulating Board	Good Condition	Surface Sealed	Chrysotile + Amosite	6m <sup>2</sup>	Usually inaccessible or unlikely to be disturbed	5	Remove	Not Applicable	Remove if within scope of works

## KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Building	Floor	Location/ Room/ Item description	S,P,SP,AS Sample No	Product Type	Condition	Surface Treatment	Asbestos Type	Quantity	Accessibility	Material Score	Recommendation	Date Of Next Review	Additional Comments
6623 Ryde	Ground Floor	Interview room G07, Insulating board panels above both sets of windows in ceiling void	SP As FR000282	Asbestos Insulating Board	Good Condition	Surface Sealed	Chrysotile + Amosite	6m <sup>2</sup>	Usually inaccessible or unlikely to be disturbed	5	Remove	Not Applicable	Remove if within scope of works
6623 Ryde	Ground Floor	Interview room G07, Insulating board panels below window	S FR000284	Asbestos Insulating Board	Good Condition	Surface Sealed	Chrysotile + Amosite	4m <sup>2</sup>	Occasionally likely to be disturbed	5	Remove	Not Applicable	Remove if within scope of works
6623 Ryde	1st Floor	Loft tank room 101, Compression gasket to ducting	S FR000278	Asbestos Textiles/Paper	Low Damage	Unsealed	Chrysotile	11m	Usually inaccessible or unlikely to be disturbed	6	Remove	Not Applicable	Remove if within scope of works
6623 Ryde	1st Floor	Rest room 102, Insulating board panels above window	S FR000279	Asbestos Insulating Board	Good Condition	Surface Sealed	Amosite	2m <sup>2</sup>	Occasionally likely to be disturbed	5	Remove	Not Applicable	Remove if within scope of works
6623 Ryde	1st Floor	Rest room 102, Insulating board panels below window	S FR000280	Asbestos Insulating Board	Good Condition	Surface Sealed	Chrysotile + Amosite	2m <sup>2</sup>	Easily disturbed	5	Remove	Not Applicable	Remove if within scope of works

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Building	Floor	Location/ Room/ Item description	S,P,SP,AS Sample No	Product Type	Condition	Surface Treatment	Asbestos Type	Quantity	Accessibility	Material Score	Recommendation	Date Of Next Review	Additional Comments
6623 Ryde	1st Floor	Staff room 104, Insulating board panels below window	SP As FR000280	Asbestos Insulating Board	Good Condition	Surface Sealed	Chrysotile + Amosite	2m <sup>2</sup>	Easily disturbed	5	Remove	Not Applicable	Remove if within scope of works
6623 Ryde	1st Floor	Staff room 104, Insulating board panels above window in ceiling void	SP As FR000279	Asbestos Insulating Board	Good Condition	Surface Sealed	Amosite	2m <sup>2</sup>	Occasionally likely to be disturbed	5	Remove	Not Applicable	Remove if within scope of works
6623 Ryde	1st Floor	Staff room 104, Flue pipe in ceiling void	S FR000281	Asbestos Cement	Good Condition	Surface Sealed	Chrysotile	5lm	Usually inaccessible or unlikely to be disturbed	3	Remove	Not Applicable	Remove if within scope of works
6623 Ryde	1st Floor	Office 105, Insulating board panels above window	SP As FR000279	Asbestos Insulating Board	Good Condition	Surface Sealed	Amosite	4m <sup>2</sup>	Occasionally likely to be disturbed	5	Remove	Not Applicable	Remove if within scope of works
6623 Ryde	1st Floor	Office 105, Insulating board panels behind radiators to bay window and partition to void above banking hall	SP As FR000280	Asbestos Insulating Board	Good Condition	Surface Sealed	Chrysotile + Amosite	10m <sup>2</sup>	Easily disturbed	5	Remove	Not Applicable	Remove if within scope of works

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Building	Floor	Location/ Room/ Item description	S,P,SP,AS Sample No	Product Type	Condition	Surface Treatment	Asbestos Type	Quantity	Accessibility	Material Score	Recommendation	Date Of Next Review	Additional Comments
6623 Ryde	1st Floor	Stairs to ground 106, Insulating board panels above windows	SP As FR000279	Asbestos Insulating Board	Good Condition	Surface Sealed	Amosite	3m <sup>2</sup>	Occasionally likely to be disturbed	5	Remove	Not Applicable	Remove if within scope of works

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

## SURVEY DATA SHEET

## APPENDIX 1

Room/Area Ref	A unique reference number for each room or area on site shall be cross referenced and marked on available plans. This number shall subsequently be transposed onto the survey data sheet for ease of identification.
Action Date	This is the date by which any asbestos containing material identified or presumed that remain in-situ should be reinspected.
Survey Type	Refurbishment Survey
Sample No	This is the number given to the sample taken on-site. The sample number is marked onto the self-adhesive sample identification label, which is attached adjacent to the sample location. This sample number is identified on the bulk identification certificate.
Asbestos Type	1 - Chrysotile 2 - Amphibole asbestos excluding Crocidolite 3 - Crocidolite 0 - No asbestos detected
Product Type	1 - Reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi rigid paints, or decorative finishes, cement products etc.) 2 - Insulating board, mill board, other low density insulation boards, textiles, gaskets, ropes and woven textiles, paper and felt. 3 - Thermal insulation (e.g. pipe and boiler lagging), sprayed insulation, loose insulation, insulation 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 fibres. 3 - High damage or delamination of materials, sprays and thermal insulation. Visible debris.
Surface Treatment	0 - Composite materials: reinforced plastics, resins, vinyl tiles. 1 - Enclosed sprays and lagging, Insulation board (with exposed face painted or encapsulated), cement sheets etc. 2 - Unsealed insulation board or encapsulated lagging or spray coating. 3 - Unsealed lagging or spray coatings.
Approximate Quantity	An Indication (estimate) of the extent of the material. The estimate shall not be relied upon to form part of any specification or Bill Quantities.
Identification	Confirming whether the sample recorded was a physical bulk sample, cross referenced to a bulk sample (visually consistent and therefore strongly presumed to be the same material) or presumed to contain asbestos (where bulk sampling is not possible)
Material Score	A material assessment score shall be identified following an assessment of product type, extent of damage, surface treatment and asbestos type, as defined in HSG 264 and outlined in the material assessment algorithm as detailed in Section 5.2 of this Asbestos Survey Report.
Accessibility	An assessment on the accessibility/vulnerability of the material, scoring as follows as defined in HSG227. 0 – Usually inaccessible or unlikely to be disturbed, 1 – Occasionally likely to be disturbed, 2 – Easily disturbed, 3 – Routinely disturbed
Priority Score	Following analysis and material score in conjunction with the Duty holder this will determine which materials will be given priority for remedial action, which will form part of your Management Plan.

Report Issue Status: Original

Item No:	1
Site:	RYDE ST THOMAS SQUARE - 6623, St Thomas Square, Ryde, PO33 2PL
Survey Type:	Refurbishment Survey
Surveyor:	Scott Thomas
Survey Date:	6 Jun 2023
Building:	6623 Ryde
Floor:	1st Floor
Area:	Loft tank room 101
Item Description:	Compression gasket to ducting
Approximate Quantity:	1lm
Analysed By and Date:	Andrew West 12/06/2023
Sample No and Type (S,SP, P, As):	FR000278 (S)
Product Type:	Asbestos Textiles/Paper (2)
Extent of Damage/Deterioration:	Low Damage (1)
Surface Treatment:	Unsealed (2)
Asbestos Type	Chrysotile (1)
Material Score:	6



Comments:	Remove if within scope of works
Recommendation:	Remove
Action Date	Not Applicable

Report Issue Status: Original

Item No:	3
Site:	RYDE ST THOMAS SQUARE - 6623, St Thomas Square, Ryde, PO33 2PL
Survey Type:	Refurbishment Survey
Surveyor:	Scott Thomas
Survey Date:	6 Jun 2023
Building:	6623 Ryde
Floor:	1st Floor
Area:	Rest room 102
Item Description:	Insulating board panels above window
Approximate Quantity:	2m <sup>2</sup>
Analysed By and Date:	Andrew West 12/06/2023
Sample No and Type (S,SP, P, As):	FR000279 (S)
Product Type:	Asbestos Insulating Board (2)
Extent of Damage/Deterioration:	Good Condition (0)
Surface Treatment:	Surface Sealed (1)
Asbestos Type	Amosite (2)
Material Score:	5



Comments:	Remove if within scope of works
Recommendation:	Remove
Action Date	Not Applicable

Report Issue Status: Original

Item No:	4
Site:	RYDE ST THOMAS SQUARE - 6623, St Thomas Square, Ryde, PO33 2PL
Survey Type:	Refurbishment Survey
Surveyor:	Scott Thomas
Survey Date:	6 Jun 2023
Building:	6623 Ryde
Floor:	1st Floor
Area:	Rest room 102
Item Description:	Insulating board panels below window
Approximate Quantity:	2m <sup>2</sup>
Analysed By and Date:	Andrew West 12/06/2023
Sample No and Type (S,SP, P, As):	FR000280 (S)
Product Type:	Asbestos Insulating Board (2)
Extent of Damage/Deterioration:	Good Condition (0)
Surface Treatment:	Surface Sealed (1)
Asbestos Type	Chrysotile + Amosite (2)
Material Score:	5



Comments:	Remove if within scope of works
Recommendation:	Remove
Action Date	Not Applicable

Report Issue Status: Original

Item No:	7
Site:	RYDE ST THOMAS SQUARE - 6623, St Thomas Square, Ryde, PO33 2PL
Survey Type:	Refurbishment Survey
Surveyor:	Scott Thomas
Survey Date:	6 Jun 2023
Building:	6623 Ryde
Floor:	1st Floor
Area:	Staff room 104
Item Description:	Insulating board panels below window
Approximate Quantity:	2m <sup>2</sup>
Analysed By and Date:	N/A
Sample No and Type (S,SP, P, As):	As FR000280 (SP)
Product Type:	Asbestos Insulating Board (2)
Extent of Damage/Deterioration:	Good Condition (0)
Surface Treatment:	Surface Sealed (1)
Asbestos Type	Chrysotile + Amosite (2)
Material Score:	5



Comments:	Remove if within scope of works
Recommendation:	Remove
Action Date	Not Applicable

Report Issue Status: Original

Item No:	8
Site:	RYDE ST THOMAS SQUARE - 6623, St Thomas Square, Ryde, PO33 2PL
Survey Type:	Refurbishment Survey
Surveyor:	Scott Thomas
Survey Date:	6 Jun 2023
Building:	6623 Ryde
Floor:	1st Floor
Area:	Staff room 104
Item Description:	Insulating board panels above window in ceiling void
Approximate Quantity:	2m <sup>2</sup>
Analysed By and Date:	N/A
Sample No and Type (S,SP, P, As):	As FR000279 (SP)
Product Type:	Asbestos Insulating Board (2)
Extent of Damage/Deterioration:	Good Condition (0)
Surface Treatment:	Surface Sealed (1)
Asbestos Type	Amosite (2)
Material Score:	5



Comments:	Remove if within scope of works
Recommendation:	Remove
Action Date	Not Applicable

Report Issue Status: Original

Item No:	9
Site:	RYDE ST THOMAS SQUARE - 6623, St Thomas Square, Ryde, PO33 2PL
Survey Type:	Refurbishment Survey
Surveyor:	Scott Thomas
Survey Date:	6 Jun 2023
Building:	6623 Ryde
Floor:	1st Floor
Area:	Staff room 104
Item Description:	Flue pipe in ceiling void
Approximate Quantity:	5m
Analysed By and Date:	Andrew West 12/06/2023
Sample No and Type (S,SP, P, As):	FR000281 (S)
Product Type:	Asbestos Cement (1)
Extent of Damage/Deterioration:	Good Condition (0)
Surface Treatment:	Surface Sealed (1)
Asbestos Type	Chrysotile (1)
Material Score:	3



Comments:	Remove if within scope of works
Recommendation:	Remove
Action Date	Not Applicable

Report Issue Status: Original

Item No:	10
Site:	RYDE ST THOMAS SQUARE - 6623, St Thomas Square, Ryde, PO33 2PL
Survey Type:	Refurbishment Survey
Surveyor:	Scott Thomas
Survey Date:	6 Jun 2023
Building:	6623 Ryde
Floor:	1st Floor
Area:	Office 105
Item Description:	Insulating board panels above window
Approximate Quantity:	4m <sup>2</sup>
Analysed By and Date:	N/A
Sample No and Type (S,SP, P, As):	As FR000279 (SP)
Product Type:	Asbestos Insulating Board (2)
Extent of Damage/Deterioration:	Good Condition (0)
Surface Treatment:	Surface Sealed (1)
Asbestos Type	Amosite (2)
Material Score:	5



Comments:	Remove if within scope of works
Recommendation:	Remove
Action Date	Not Applicable

Report Issue Status: Original

Item No:	11
Site:	RYDE ST THOMAS SQUARE - 6623, St Thomas Square, Ryde, PO33 2PL
Survey Type:	Refurbishment Survey
Surveyor:	Scott Thomas
Survey Date:	6 Jun 2023
Building:	6623 Ryde
Floor:	1st Floor
Area:	Office 105
Item Description:	Insulating board panels behind radiators to bay window and partition to void above banking hall
Approximate Quantity:	10m <sup>2</sup>
Analysed By and Date:	N/A
Sample No and Type (S,SP, P, As):	As FR000280 (SP)
Product Type:	Asbestos Insulating Board (2)
Extent of Damage/Deterioration:	Good Condition (0)
Surface Treatment:	Surface Sealed (1)
Asbestos Type	Chrysotile + Amosite (2)
Material Score:	5



Comments:	Remove if within scope of works
Recommendation:	Remove
Action Date	Not Applicable

Report Issue Status: Original

Item No:	15
Site:	RYDE ST THOMAS SQUARE - 6623, St Thomas Square, Ryde, PO33 2PL
Survey Type:	Refurbishment Survey
Surveyor:	Scott Thomas
Survey Date:	6 Jun 2023
Building:	6623 Ryde
Floor:	1st Floor
Area:	Stairs to ground 106
Item Description:	Insulating board panels above windows
Approximate Quantity:	3m <sup>2</sup>
Analysed By and Date:	N/A
Sample No and Type (S,SP, P, As):	As FR000279 (SP)
Product Type:	Asbestos Insulating Board (2)
Extent of Damage/Deterioration:	Good Condition (0)
Surface Treatment:	Surface Sealed (1)
Asbestos Type	Amosite (2)
Material Score:	5



Comments:	Remove if within scope of works
Recommendation:	Remove
Action Date	Not Applicable

Report Issue Status: Original

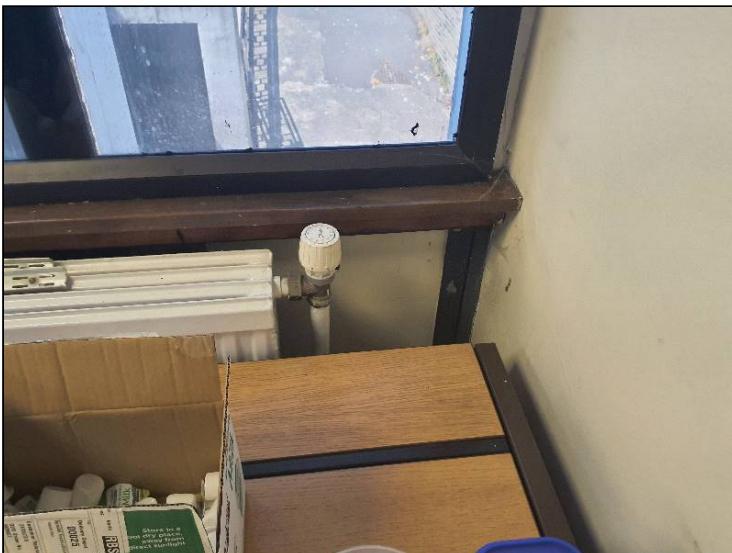
Item No:	26
Site:	RYDE ST THOMAS SQUARE - 6623, St Thomas Square, Ryde, PO33 2PL
Survey Type:	Refurbishment Survey
Surveyor:	Scott Thomas
Survey Date:	6 Jun 2023
Building:	6623 Ryde
Floor:	Ground Floor
Area:	Cashiers and back office G02
Item Description:	Insulating board panels above windows in ceiling void
Approximate Quantity:	4m <sup>2</sup>
Analysed By and Date:	Andrew West 12/06/2023
Sample No and Type (S,SP, P, As):	FR000282 (S)
Product Type:	Asbestos Insulating Board (2)
Extent of Damage/Deterioration:	Good Condition (0)
Surface Treatment:	Surface Sealed (1)
Asbestos Type	Chrysotile + Amosite (2)
Material Score:	5



Comments:	Remove if within scope of works
Recommendation:	Remove
Action Date	Not Applicable

Report Issue Status: Original

Item No:	27
Site:	RYDE ST THOMAS SQUARE - 6623, St Thomas Square, Ryde, PO33 2PL
Survey Type:	Refurbishment Survey
Surveyor:	Scott Thomas
Survey Date:	6 Jun 2023
Building:	6623 Ryde
Floor:	Ground Floor
Area:	Cashiers and back office G02
Item Description:	Insulating board panel below window
Approximate Quantity:	2m <sup>2</sup>
Analysed By and Date:	Andrew West 12/06/2023
Sample No and Type (S,SP, P, As):	FR000283 (S)
Product Type:	Asbestos Insulating Board (2)
Extent of Damage/Deterioration:	Good Condition (0)
Surface Treatment:	Surface Sealed (1)
Asbestos Type	Chrysotile (1)
Material Score:	4



Comments:	Remove if within scope of works
Recommendation:	Remove
Action Date	Not Applicable

Report Issue Status: Original

Item No:	29
Site:	RYDE ST THOMAS SQUARE - 6623, St Thomas Square, Ryde, PO33 2PL
Survey Type:	Refurbishment Survey
Surveyor:	Scott Thomas
Survey Date:	6 Jun 2023
Building:	6623 Ryde
Floor:	Ground Floor
Area:	Interview room G04
Item Description:	Insulating board panels above both sets of windows in ceiling void
Approximate Quantity:	3m <sup>2</sup>
Analysed By and Date:	N/A
Sample No and Type (S,SP, P, As):	As FR000282 (SP)
Product Type:	Asbestos Insulating Board (2)
Extent of Damage/Deterioration:	Good Condition (0)
Surface Treatment:	Surface Sealed (1)
Asbestos Type	Chrysotile + Amosite (2)
Material Score:	5



Comments:	Remove if within scope of works
Recommendation:	Remove
Action Date	Not Applicable

Report Issue Status: Original

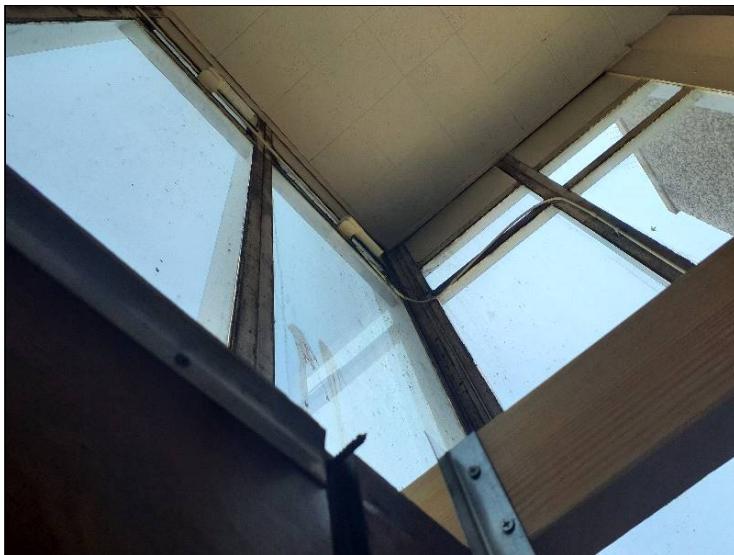
Item No:	30
Site:	RYDE ST THOMAS SQUARE - 6623, St Thomas Square, Ryde, PO33 2PL
Survey Type:	Refurbishment Survey
Surveyor:	Scott Thomas
Survey Date:	6 Jun 2023
Building:	6623 Ryde
Floor:	Ground Floor
Area:	Banking hall G05
Item Description:	Insulating board panels above both sets of windows in ceiling void
Approximate Quantity:	20m <sup>2</sup>
Analysed By and Date:	N/A
Sample No and Type (S,SP, P, As):	As FR000282 (SP)
Product Type:	Asbestos Insulating Board (2)
Extent of Damage/Deterioration:	Good Condition (0)
Surface Treatment:	Surface Sealed (1)
Asbestos Type	Chrysotile + Amosite (2)
Material Score:	5



Comments:	Remove if within scope of works
Recommendation:	Remove
Action Date	Not Applicable

Report Issue Status: Original

Item No:	31
Site:	RYDE ST THOMAS SQUARE - 6623, St Thomas Square, Ryde, PO33 2PL
Survey Type:	Refurbishment Survey
Surveyor:	Scott Thomas
Survey Date:	6 Jun 2023
Building:	6623 Ryde
Floor:	Ground Floor
Area:	Interview room G06
Item Description:	Insulating board panels above both sets of windows in ceiling void
Approximate Quantity:	6m <sup>2</sup>
Analysed By and Date:	N/A
Sample No and Type (S,SP, P, As):	As FR000282 (SP)
Product Type:	Asbestos Insulating Board (2)
Extent of Damage/Deterioration:	Good Condition (0)
Surface Treatment:	Surface Sealed (1)
Asbestos Type	Chrysotile + Amosite (2)
Material Score:	5



Comments:	Remove if within scope of works
Recommendation:	Remove
Action Date	Not Applicable

Report Issue Status: Original

Item No:	32
Site:	RYDE ST THOMAS SQUARE - 6623, St Thomas Square, Ryde, PO33 2PL
Survey Type:	Refurbishment Survey
Surveyor:	Scott Thomas
Survey Date:	6 Jun 2023
Building:	6623 Ryde
Floor:	Ground Floor
Area:	Interview room G07
Item Description:	Insulating board panels above both sets of windows in ceiling void
Approximate Quantity:	6m <sup>2</sup>
Analysed By and Date:	N/A
Sample No and Type (S,SP, P, As):	As FR000282 (SP)
Product Type:	Asbestos Insulating Board (2)
Extent of Damage/Deterioration:	Good Condition (0)
Surface Treatment:	Surface Sealed (1)
Asbestos Type	Chrysotile + Amosite (2)
Material Score:	5



Comments:	Remove if within scope of works
Recommendation:	Remove
Action Date	Not Applicable

Report Issue Status: Original

Item No:	33
Site:	RYDE ST THOMAS SQUARE - 6623, St Thomas Square, Ryde, PO33 2PL
Survey Type:	Refurbishment Survey
Surveyor:	Scott Thomas
Survey Date:	6 Jun 2023
Building:	6623 Ryde
Floor:	Ground Floor
Area:	Interview room G07
Item Description:	Insulating board panels below window
Approximate Quantity:	4m <sup>2</sup>
Analysed By and Date:	Andrew West 12/06/2023
Sample No and Type (S,SP, P, As):	FR000284 (S)
Product Type:	Asbestos Insulating Board (2)
Extent of Damage/Deterioration:	Good Condition (0)
Surface Treatment:	Surface Sealed (1)
Asbestos Type	Chrysotile + Amosite (2)
Material Score:	5



Comments:	Remove if within scope of works
Recommendation:	Remove
Action Date	Not Applicable

## MATERIAL ASSESSMENT ALGORITHM

## APPENDIX 2

Where asbestos containing materials have been presumed and/or identified, a Material Assessment Algorithm, as detailed in HSG 264, has been assigned.

Table 1: 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 finished, asbestos cement etc)
	2	Asbestos insulating board, mill board, 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 encapsulation), 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

### MATERIAL RISK RATINGS

Score	Risk rating
≥ 10	High Risk
7 - 9	Medium Risk
1 - 6	Low Risk - ≤ 4 Very Low Risk

## BULK ANALYSIS ASSESSMENTS

## APPENDIX 3

### BULK SAMPLING AND ANALYSIS

All surveying, sampling, assessment and analysis techniques used are in strict accordance with the following Health & Safety Executive's guidance:

- | Asbestos: The analysts guide (HSG 248).
- | Asbestos: The survey guide (HSG 264).

It is a requirement of the above that:

All bulk sampling was carried out by the competent person named on the Survey Data Sheets.

Any organisation engaged to analyse bulk samples must be accredited by the United Kingdom Accreditation Service (UKAS) to 17025 standard.

All such work must have an adequate Risk Assessment of the site and the works must be carried out according to the procedures defined in the Risk Assessment.

The work should minimise any disruption to the Client activities and must protect the health and safety of all persons who may be at risk, for example, where possible sampling was undertaken when the premises/areas were unoccupied.

Asbestos removal techniques have improved steadily over the years since the introduction of the Control of Asbestos at Work Regulations 1987, which laid down enforceable guidelines, with the result that asbestos removal undertaken before then would not have been of the same standard as required today. Whilst an area may have been stripped of asbestos (including plant rooms and ducts), before these regulations came into force or were generally recognised new coverings may have been added with the result that ACMs may be present below any coverings then applied or fitted.

Certain materials contain asbestos to varying degrees. Some may be less densely contaminated at certain locations (Artex for example). Where this is the case, the sample taken may not be representative of the whole product throughout.

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## ASBESTOS BULK SAMPLE CERTIFICATE OF ANALYSIS

250 Bishopsgate London EC2M 4AA		Submitted by: Scott Thomas Date Samples received: 12/06/2023 Date Samples analysed: 12/06/2023 Analysed by: Andrew West Laboratory: Manchester			
Report Ref: J011484		Sample Site: RYDE ST THOMAS SQUARE - 6623, St Thomas Square, Ryde, PO33 2PL			
Item Number	Laboratory Reference Number	Room No.	Description*	Asbestos Fibre Types Detected (N.A.D.I.S = No Asbestos Detected in Sample)	Sample analysis comments
1	FR000278	101 - Loft tank room	Compression gasket to ducting	Chrysotile	
3	FR000279	102 - Rest room	Insulating board panels above window	Amosite	
4	FR000280	102 - Rest room	Insulating board panels below window	Chrysotile + Amosite	
9	FR000281	104 - Staff room	Flue pipe in ceiling void	Chrysotile	
26	FR000282	G02 - Cashiers and back office	Insulating board panels above windows in ceiling void	Chrysotile + Amosite	
27	FR000283	G02 - Cashiers and back office	Insulating board panel below window	Chrysotile	
33	FR000284	G07 - Interview room	Insulating board panels below window	Chrysotile + Amosite	



## ASBESTOS BULK SAMPLE CERTIFICATE OF ANALYSIS

The bulk samples above have been analysed for asbestos forms by polarised light and dispersion staining microscopy, using documented inhouse methods (H&SS.ASB.PROC.004 & H&SS.ASB.PROC.005) based on the Health & Safety Executive's HSG248, for which we are accredited. Using standard polarised light microscopy (PLM) as detailed in the HSE HSG248, it may sometimes not be possible to identify very fine asbestos fibres such as those present in some textured coatings. In Accordance with HSG248, a sample will be reported as "No asbestos detected in sample" when no asbestos fibre is found after careful searching of the sample under a stereo microscope for 10 minutes and searching a minimum of two preparations mounted in suitable RI liquid at high magnification by PLM / PCM for a further 5 minutes.

Where these samples have been analysed as received from the Customer, this report covers only the samples analysed and not the asbestos containing material sampled and Bureau Veritas can accept no responsibility for the reliability or accuracy of the sampling procedures employed. Bureau Veritas can accept no responsibility for any interpretation of this analysis by any other parties.

Samples reported on this certificate have been received in a satisfactory condition unless otherwise stated.

Bureau Veritas use documented in-house sampling procedures (H&SS.ASB.PROC.004 and UK Management Manual) and HSG264 to collect bulk samples for analysis.

Any work (including repair and removal) on materials containing asbestos must be carried out in accordance with the Control of Asbestos Regulations 2012. Attention is further drawn to the Hazardous Waste (England and Wales) Regulations 2005 and The Special Waste Amendment (Scotland) Regulations 2004.

Certificate authorised by:

Andrew West

Signature:

Date of issue:

12th June 2023

\* Comments, observations and sample description are outside the scope of our UKAS accreditation

Bureau Veritas UK Limited  
Atlantic House  
Atlas Business Park  
Wythenshaw  
Manchester  
M22 5PR  
V26 Bulk Certificate Rev 29 Jan 2020

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Telephone: 0845 300 1828  
Registered in England 1758622  
[www.bureauveritas.co.uk](http://www.bureauveritas.co.uk)

## SITE PLANS

## APPENDIX 4

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Group Property  
Notes:  
This drawing is the copyright and property of The  
NatWest Group  
It must not be copied or published without written  
consent.

Do not scale from this drawing.

This plan should be used in conjunction with the report and not solely relied upon for the management of ACM's

Item 1 SAMPLE  
NUMBER

## SCOPE OF WORKS

BV Asbestos Survey  
details added by:  
SA-08/06/2023  
Proj No:6884297  
1-905UPTD  
J011484



NatWest  
Group

project  
St. Thomas Square  
Ryde  
PO33 2PL

**BASEMENT FLOOR  
AS EXISTING**

scale

NOT TO SCALE		
dm	ctk	app
date	date	date
consultants' drawing number		brand
		
rbs drawing number		rev.
6623		A

This plan should be used in conjunction with the report and not solely relied upon for the management of ACM's

Item 1 SAMPLE NUMBER

BV Asbestos Survey  
details added by:  
SA-08/06/2023  
Proj No:6884297  
1-905UPTD  
J011484

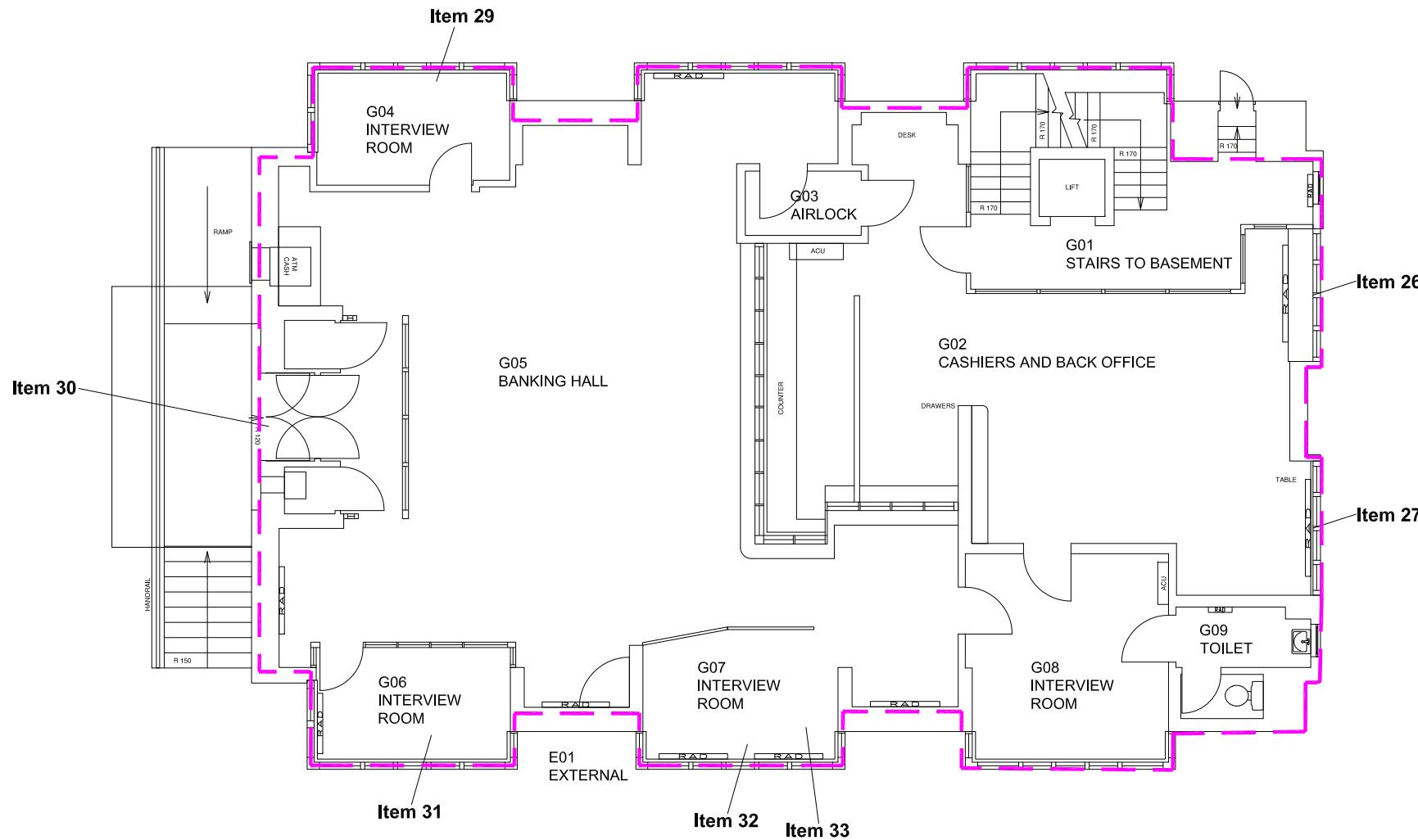


NatWest  
Group

project  
St. Thomas Square  
Ryde  
PO33 2PL

10 GROUND FLOOR AS EXISTING

scale	NOT TO SCALE	
din	dw	app
date	date	date
consultants' drawing number		brand
rbs drawing number		rev.
6623		A



This architectural floor plan illustrates a building section with various rooms and equipment, each labeled with an item number. The plan shows a main structure with a central vertical corridor. Key labeled areas include:

- Item 15**: LIFT SHAFT
- Item 107**: LIFT SHAFT
- Item 106**: STAIRS TO GROUND
- Item 103**: TOILET
- Item 102**: REST ROOM
- Item 105**: OFFICE
- Item 104**: STAFF ROOM
- Item 101**: LOFT TANK ROOM
- Item 100**: HATCH
- Item 99**: RBP Cabinet
- Item 98**: UNIT
- Item 97**: RAD
- Item 96**: RAD
- Item 95**: Item 3
- Item 94**: Item 4
- Item 93**: Item 1
- Item 92**: TV
- Item 11**: Item 10

confidential  
Rhodri.walters Rhodri.walters  
Cushman & Wakefield  
Dec 04, 2023 11:28 AM EST

## GENERAL INSPECTION NOTES

## APPENDIX 5

This table below is a record of general materials which were identified during the course of this survey.

Building	Floor	Room No:	Room Type	Item
6623 Ryde	External	E01	External	Roof - Felt flat roof, Walls - Brick and rendered concrete, Canopy - Metal and timber, Signage - Plastic and metal, Undercroft car park - Concrete with metal pipes and timber cupboard panels
6623 Ryde	Z-Sub Level 1	Z101	Book room	Ceiling - Concrete, Walls - Plaster on masonry and ceramic tiles, Floor - Ceramic tiles, Doors and frames - Metal
6623 Ryde	Z-Sub Level 1	Z102	Strong room	Ceiling - Concrete, Walls - Plaster on masonry and ceramic tiles, Floor - Ceramic tiles, Doors and frames - Metal
6623 Ryde	Z-Sub Level 1	Z103	Boiler room	Ceiling - Concrete, Walls - Plaster on masonry, Floor - Ceramic tiles, Doors and frames - Timber, Pipework - Man made mineral fibre insulation on metal, Boiler - Metal manufactured 2012
6623 Ryde	Z-Sub Level 1	Z104	Lobby	Ceiling - Concrete, Walls - Plaster on masonry, Floor - Ceramic tiles, Doors and frames - Timber
6623 Ryde	Z-Sub Level 1	Z105	Understairs cupboard	Ceiling - Concrete, Walls - Concrete, Floor - Ceramic tiles, Doors and frames - Timber, Rope seal to lift switch - Nylon

Building	Floor	Room No:	Room Type	Item
6623 Ryde	Z-Sub Level 1	Z106	Circulation	Ceiling - Concrete, Walls - Plaster on masonry, Floor - Ceramic tiles, Doors and frames - Timber and metal, Pipework - Metal
6623 Ryde	Z-Sub Level 1	Z107	Cleaners cupboard	Ceiling - Concrete, Walls - Plaster on masonry, Floor - Ceramic tiles, Doors and frames - Timber and metal, Pipework - Metal
6623 Ryde	Z-Sub Level 1	Z108	Electric cupboard	Ceiling - Concrete, Walls - Plaster on masonry, Floor - Ceramic tiles, Doors and frames - Timber and metal, Pipework - Metal, Soil pipe - Plastic, Walls to gas meter cupboard - Non asbestos insulating board (Superlux identified in report 2185829 dated 08.02.2011)
6623 Ryde	Z-Sub Level 1	Z109	Female toilet	Ceiling - Concrete, Walls - Plaster on masonry with ceramic tiles, Floor - Plastic vinyl on concrete, Doors and frames - Timber, Toilet cisterns - Plastic, Pipe boxing - Timber, Soil pipe - Plastic
6623 Ryde	Z-Sub Level 1	Z110	Male toilet	Ceiling - Concrete, Walls - Plaster on masonry with ceramic tiles, Floor - Plastic vinyl on concrete, Doors and frames - Timber, Toilet cisterns - Plastic, Pipe boxing - Timber, Soil pipe - Plastic
6623 Ryde	Ground Floor	G01	Stairs to basement	Suspended ceiling tiles - Man made mineral fibre tiles, Walls - Plaster on masonry and plasterboard, Floor - Plastic vinyl on concrete, Step nosing - Non asbestos plastic (identified in report 2185829 dated 08.02.2011), Doors, frames and skirting - Timber, Panel to service void - Timber, Pipework in service void - Man made mineral fibre insulation on metal and plastic soil pipes

Building	Floor	Room No:	Room Type	Item
6623 Ryde	Ground Floor	G02	Cashiers and back office	Suspended ceiling tiles - Man made mineral fibre tiles, Ceiling in ceiling void - Concrete, Walls - Plaster on masonry and plasterboard, Floor - Carpet tiles on concrete and timber parquet, Doors, frames and skirting - timber, Cash desk - Timber, glass and metal
6623 Ryde	Ground Floor	G03	Airlock	Suspended ceiling tiles - Man made mineral fibre tiles, Ceiling in ceiling void - Concrete, Walls - Plaster on masonry and plasterboard to timber, Floor - Carpet tiles on concrete and timber parquet, Doors, frames and skirting - timber,
6623 Ryde	Ground Floor	G04	Interview room	Suspended ceiling tiles - Man made mineral fibre tiles, Walls - Plasterboard and plaster on masonry, Floor - Carpet tiles on timber parquet, Door, frame and skirting - Timber, Heater boxing - Timber to block wall, Ceiling void - Open across banking hall with man made mineral fibre fixed ceiling tiles and concrete above
6623 Ryde	Ground Floor	G05	Banking hall	Suspended ceiling tiles - Man made mineral fibre tiles, Walls - Plasterboard, timber and plaster on masonry, Floor - Carpet tiles on timber parquet, Door, frame and skirting - Timber, Post cupboard - Timber wall linings with plastic vinyl tiles on concrete floor, ATM boxing - Timber to concrete wall, ATM wall reveal - Concrete, Panel below window opposite airlock - Timber, Cash desk - Timber, glass and metal, Ceiling void - Open across banking hall with man made mineral fibre fixed ceiling tiles and concrete above
6623 Ryde	Ground Floor	G06	Interview room	Suspended ceiling tiles - Man made mineral fibre tiles, Walls - Plasterboard and plaster on masonry, Floor - Carpet tiles on timber parquet, Door, frame and skirting - Timber, Heater boxing - Timber to block wall, Ceiling void - Open across banking hall with man made mineral fibre fixed ceiling tiles and concrete above
6623 Ryde	Ground Floor	G07	Interview room	Suspended ceiling tiles - Man made mineral fibre tiles, Walls - Plasterboard and plaster on masonry, Floor - Carpet tiles on timber parquet, Door, frame and skirting - Timber, Ceiling void - Open across banking hall with man made mineral fibre fixed ceiling tiles and concrete above

Building	Floor	Room No:	Room Type	Item
6623 Ryde	Ground Floor	G08	Interview room	Suspended ceiling tiles - Man made mineral fibre tiles, Walls - Plasterboard and plaster on masonry, Floor - Carpet tiles on timber parquet, Door, frame and skirting - Timber, Heater boxing - Timber to block wall, Ceiling in ceiling void - Concrete
6623 Ryde	Ground Floor	G09	Toilet	Ceiling - Concrete, Walls - Plaster on masonry, Floor - Plastic vinyl on concrete, Door, frame and skirting - Timber, Toilet cistern - Ceramic, Ducting - Metal, Sealed wall boxing - Timber (presume to contain cement flue from first floor staff room)
6623 Ryde	1st Floor	101	Loft tank room	Ceiling - Polystyrene to concrete, Walls - Timber on masonry, Floor - Concrete, Loft hatch - Timber, Water tanks - Metal and plastic, Ducting - Metal
6623 Ryde	1st Floor	102	Rest room	Suspended ceiling tiles - Man made mineral fibre tiles, Walls - Plaster on masonry, Floor - Plastic vinyl on concrete, Doors, frames and skirting - Timber, Ceiling in ceiling void - Concrete
6623 Ryde	1st Floor	103	Toilet	Fixed ceiling tiles - Man made mineral fibre tiles, Walls - Plaster on masonry, Floor - Plastic vinyl on concrete, Doors, frames and skirting - Timber, Toilet cistern - Plastic, Riser panel behind toilet - Timber, Pipework in service void - Man made mineral fibre insulation on metal and plastic soil pipes
6623 Ryde	1st Floor	104	Staff room	Suspended ceiling tiles - Man made mineral fibre tiles, Walls - Plaster on masonry, Floor - Plastic vinyl and carpet tiles on non asbestos floor tiles (identified in report 2185829 dated 08.02.2011) on concrete, Doors, frames and skirting - Timber, Ceiling in ceiling void - Concrete

Report Issue Status: Original

Building	Floor	Room No:	Room Type	Item
6623 Ryde	1st Floor	105	Office	Suspended ceiling tiles - Man made mineral fibre tiles, Walls - Plaster on masonry, Floor - Carpet tiles on non asbestos floor tiles (identified in report 2185829 dated 08.02.2011) to concrete, Doors, frames and skirting - Timber, Ceiling in ceiling void - Concrete, Panels above windows in partition to void above banking hall - Timber, Vent riser boxing - Timber
6623 Ryde	1st Floor	106	Stairs to ground	Fixed ceiling tiles - Man made mineral fibre tiles, Walls - Plaster on masonry, Floor - Plastic vinyl on concrete, Step nosing - Non asbestos plastic (identified in report 2185829 dated 08.02.2011), Doors and frames - Timber and metal
6623 Ryde	1st Floor	107	Lift shaft	Ceiling - Concrete, Walls - Concrete, Floor - Concrete, Doors - Timber, Car and frame - Metal

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Project Number: J011484  
Refurbishment Survey Report Template

