

## Asbestos Management Building Survey

**Uplands Manor Primary School, Addenbrooke Road, Smethwick, West Midlands, B67 6HT**

**SCOPE:** In Accordance With HSG 264 And SMBC Job No. 2177, Conduct An Asbestos Management Survey To The School Where Safe And Unrestricted Access Permits.

**PREPARED FOR:**

**Sandwell Metropolitan Borough Council**

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0239



## Asbestos Management Building Survey

UPLANDS MANOR PRIMARY  
SCHOOL  
ADDENBROOKE ROAD  
SMETHWICK  
WEST MIDLANDS, B67 6HT  
REPORT NUMBER J125739

Prepared by

**SGS UNITED KINGDOM LIMITED**

Prepared for

**Sandwell Metropolitan Borough  
Council**

**Sandwell Council House, Freeth Street, Oldbury,  
B69 3WF**

Surveyor(s): Andrew Turner

Survey Date: 15 Aug 2022 to 12 Sep 2022

Print Date: 16 Feb 2023

*This report is approved and electronically signed by*

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**Pre-Approver:** Chris Hughes (Commercial Manager) – 16 Feb 2023

This document has been electronically signed  
by:

**Approver:** Andrew Turner (Surveyor) – 16 Feb 2023

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## 1. INTRODUCTION TO SITE

SGS United Kingdom Limited was requested to carry out an asbestos survey at Uplands Manor Primary School, Addenbrooke Road, Smethwick, West Midlands, B67 6HT by the client Sandwell Metropolitan Borough Council Andrew Mortimer to support their ongoing asbestos management in accordance with Regulation 4 of the Control of Asbestos Regulations 2012. An Asbestos Management Survey, in accordance with HSG264 and SGS in-house procedure EHS-UK-QMP-16 was deemed the most appropriate survey type. The scope and limitations of this survey were agreed in advance with the client in writing. This document should be read in conjunction with this survey report, with reference to extent of intrusion and location of checking and sample points. This Report/Certificate cancels and supersedes the Report/Certificate No. J125739 dated 05/10/2022 issued by SGS UK Ltd. This report is a re-issue, the following changes were made: Second visit to complete management survey.

Briefly, the site is a 1960s, School, and constructed as Brick/Block.

The client specified the following limitations and/ or exclusions to the survey: No access within live plant/electrics. No access within floor ducts (to be presumed from previous sample data). No access within areas currently undergoing construction works and shall be augmented within the October half term once completed and new drawings compiled.

## 2. EXECUTIVE SUMMARY

High risk asbestos materials were identified in this survey. Consequently, remedial action is required in order to satisfy Regulation 4 of the Control of Asbestos Regulations 2012. The client should note that a further survey will be required should refurbishment work or demolition of the property be planned in future, particularly in regard to areas identified as 'no access' in the inspection records and void spaces and service boxing.

Should these materials potentially interfere with planned works then they should be removed or the design of the work altered to avoid disturbance. The client should note that a further survey will be required should different refurbishment work or demolition of the property be planned in future, particularly in regard to areas identified as 'no access' in the inspection records and void spaces and service boxing.

The Lead Surveyor for this survey was Andrew Turner

## 3. CONCLUSIONS

An asbestos management survey was carried out and asbestos was identified.

### 3.1 USES OF ACMS IN BUILDING

Composite materials, such as floor tiles, decorative coatings and paints, bitumen and galbestos, plastic, resin, mastics, putties, adhesives and asphalt contained asbestos to provide flexibility and strength to produce hard wearing materials resistant to water and weathering.

Cement based products contained asbestos to provide additional strength and reduce curing times during the manufacturing process. Asbestos cement products are strong, hard-wearing and take a long time to break down in the environment.

Textile products such as blankets ropes, cloths, seals and strings containing asbestos most commonly featured the flexible serpentine mineral chrysotile, but less commonly contain amosite or crocidolite. These materials were most commonly used for heat resistance or electrical insulation and in some applications for sound deadening.

Paper and millboard products were used to provide a non-adhesive barrier between materials or for heat, sound, or moisture resistance.

Gaskets and washers made from compressed asbestos fibres were widely used in various applications for sound, vibration or heat resistance to provide a flexible, hard-wearing seal.

Insulation such as pipe or vessel lagging and plasters contained asbestos both to increase the structural integrity of this otherwise easily damage product, as well for its heat resistant properties.



Sprayed coatings were predominantly used for fire protection, but also in some areas with high humidity for its water repelling properties, or for acoustic insulation. It can frequently be found on steelwork or concrete. The coating applied to woodwool blocks or strammit boards was also employed for these reasons.

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## 3.2 SUMMARY OF AREAS CONTAINING ACMS

### BLOCK: Uplands Manor Primary School

#### Asbestos Cement

Room Code	Room	Floor	Description	Recommended Action
84	Storage	Z-Sub Level 1	Cement Products Ceiling	Consider labelling, and manage in place
29	Safeguarding office	1st Floor	Cement Products Wall - Panel Cement panel to wall	Consider labelling, and manage in place
30	Office	1st Floor	Cement Products Wall - Panel Cement panel to wall	Consider labelling, and manage in place
78	DT kitchen	1st Floor	Cement Products Pipework	Consider labelling, and manage in place

### BLOCK: Uplands Manor Primary School

#### Composite Bitumen Reinforced Composite

Room Code	Room	Floor	Description	Recommended Action
86	Switch room	Z-Sub Level 1	Composite Bitumen Electrical Services - Cable Braiding/Insulation	Inspect prior disturbance
B1	Pump room	Z-Sub Level 1	Composite Bitumen Electrical Services - Cable Braiding/Insulation	Inspect prior disturbance
14	Office	1st Floor	Composite Vinyl Tile, Vinyl/Lino Floor Grey, beige and red floor tile	Consider labelling, and manage in place
16	Toilet	1st Floor	Composite Vinyl Tile, Vinyl/Lino Floor Yellow and grey floor tiles	Consider labelling, and manage in place

### BLOCK: Uplands Manor Primary School

#### Asbestos Insulation/Coating Thermal Insulation Lagging

Room Code	Room	Floor	Description	Recommended Action
83	Boiler room 1	Z-Sub Level 1	Thermal Insulation Lagging Wall Presumed lagging residue behind timber panel to wall	Inspect prior disturbance
83	Boiler room 1	Z-Sub Level 1	Thermal Insulation Lagging Floor Presumed lagging debris below boilers	Inspect prior disturbance
B	Boiler house	Z-Sub Level 1	Thermal Insulation Lagging Ceiling Presumed lagging residue to ceiling	Inspect prior disturbance
B	Boiler house	Z-Sub	Thermal Insulation Lagging Wall Presumed	Inspect prior disturbance

		Level 1	lagging residue to walls	
B	Boiler house	Z-Sub Level 1	ACMs within tank room Tank Room No access within area	Inspect prior disturbance
B1	Pump room	Z-Sub Level 1	Thermal Insulation Lagging Ceiling Lagging residue to ceiling	Inspect prior disturbance
Duct	Duct	Ground Floor	Thermal Insulation Lagging Pipework Presumed pipe lagging within floor duct	Inspect prior disturbance

## BLOCK: Uplands Manor Primary School

### Asbestos Textiles/Paper

Room Code	Room	Floor	Description	Recommended Action
86	Switch room	Z-Sub Level 1	Textile Woven/Cloth Fuses Flash guards to old fuses (x6)	Removal by licensed contractor

## BLOCK: Uplands Manor Primary School

### Gasket CAF Joint/Gasket Textile Rope/String/Yarn Textile Woven/Cloth Well Bound Material

Room Code	Room	Floor	Description	Recommended Action
E01	External	External	Joint/Gasket Pipework Presumed gaskets to live pipework	Inspect prior disturbance
E01	External	External	Composite Bitumen Damp Proof Course Dpc to low level brickwork	Consider labelling, and manage in place
86	Switch room	Z-Sub Level 1	Textile Rope/String/Yarn Electrical Services Presumed flash pads and rope seal to live services	Inspect prior disturbance
B1	Pump room	Z-Sub Level 1	Textile Woven/Cloth Electrical Services	Inspect prior disturbance
1	Corridor	Ground Floor	Joint/Gasket Pipework Gasket(s)	Inspect prior disturbance
12	Corridor 12	Ground Floor	Joint/Gasket Pipework Gasket(s)	Inspect prior disturbance
17	Corridor	Ground Floor	Joint/Gasket Pipework Gasket(s)	Inspect prior disturbance
17.1	Corridor	Ground Floor	Joint/Gasket Pipework Gasket(s)	Inspect prior disturbance
P1	Plant room	Ground Floor	Joint/Gasket Pipework Gasket(s) Geaskets to pipework	Inspect prior disturbance
19	Classroom 2B	1st Floor	Textile Rope/String/Yarn Skylight Presumed rope to skylight unable to gain access	Inspect prior disturbance
20	Classroom 3B	1st Floor	Textile Rope/String/Yarn Skylight Presumed rope to skylight unable to gain access	Inspect prior disturbance

21	Classroom 1S	1st Floor	Textile Rope/String/Yarn Skylight Presumed rope to skylight unable to gain access	Inspect prior disturbance
22	Classroom 3C	1st Floor	Textile Rope/String/Yarn Roof - Skylight	Inspect prior disturbance
23	Classroom 3M	1st Floor	Textile Rope/String/Yarn Roof - Skylight	Inspect prior disturbance
24	Classroom 4G	1st Floor	Textile Rope/String/Yarn Roof - Skylight	Inspect prior disturbance

### 3.3 INACCESSIBLE ROOMS

The following areas were not able to be accessed:

Building	Location	Description
D	Ground Floor / Cloakroom	
Duct	Ground Floor / Duct	
Duct	Ground Floor / Duct	
E	Ground Floor / Food store	
G	Ground Floor / Kitchen office	
60	Ground Floor / Lift	
10	Ground Floor / Under stairs cupboard	

### 3.4 INACCESSIBLE SAMPLE POINTS

The following sample points were not able to be accessed:

Item No.	Location	Sample Point	Reason for no access
84	Z-Sub Level 1 / Storage	Insulation within cavity Wall	No access behind foil tape to wall

### 3.5. PRIORITY ACTIONS

#### Removal by licensed contractor

Room Code	Room	Description
86	Switch room	Textile Woven/Cloth

## 4. PLANS

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THE SURVEY PLANS MUST BE READ IN CONJUNCTION  
WITH THE FULL REPORT

### 4.1 LIST OF THE PLANS

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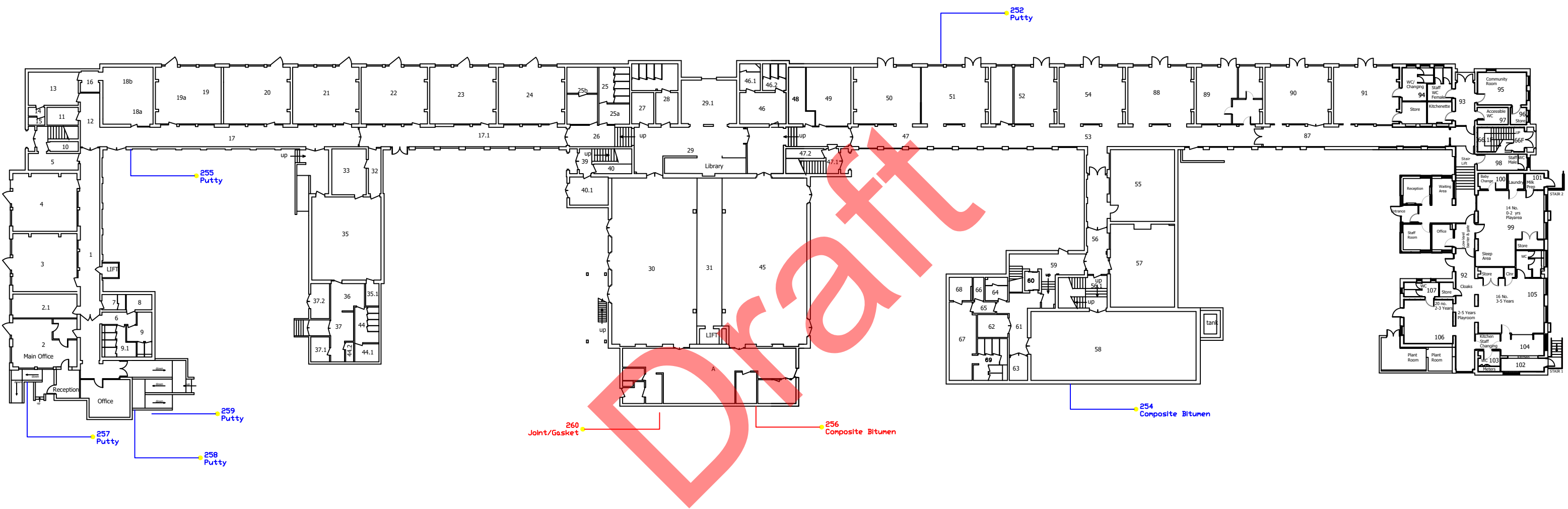
- D1 - External
- D2 - Lower Ground Floor
- D3 - Ground Floor (Left hand side)
- D4 - Ground Floor (Right hand side)
- D5 - Ducts
- D6 - First Floor (Left hand side)
- D7 - First Floor (Right hand side)

### 4.2 PLAN KEY

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See plans for key





Inspection Point

Positive Inspection Point

Negative Inspection Point

Areas Not Accessed

Areas Not Within the Scopes of Works

Access Point (Refurbishment or Demolition survey only)

SP - Strongly Presumed

PS - Presumptive Sample

Plans must be read in conjunction with accompanying Report/Database

UKAS TESTING

0244

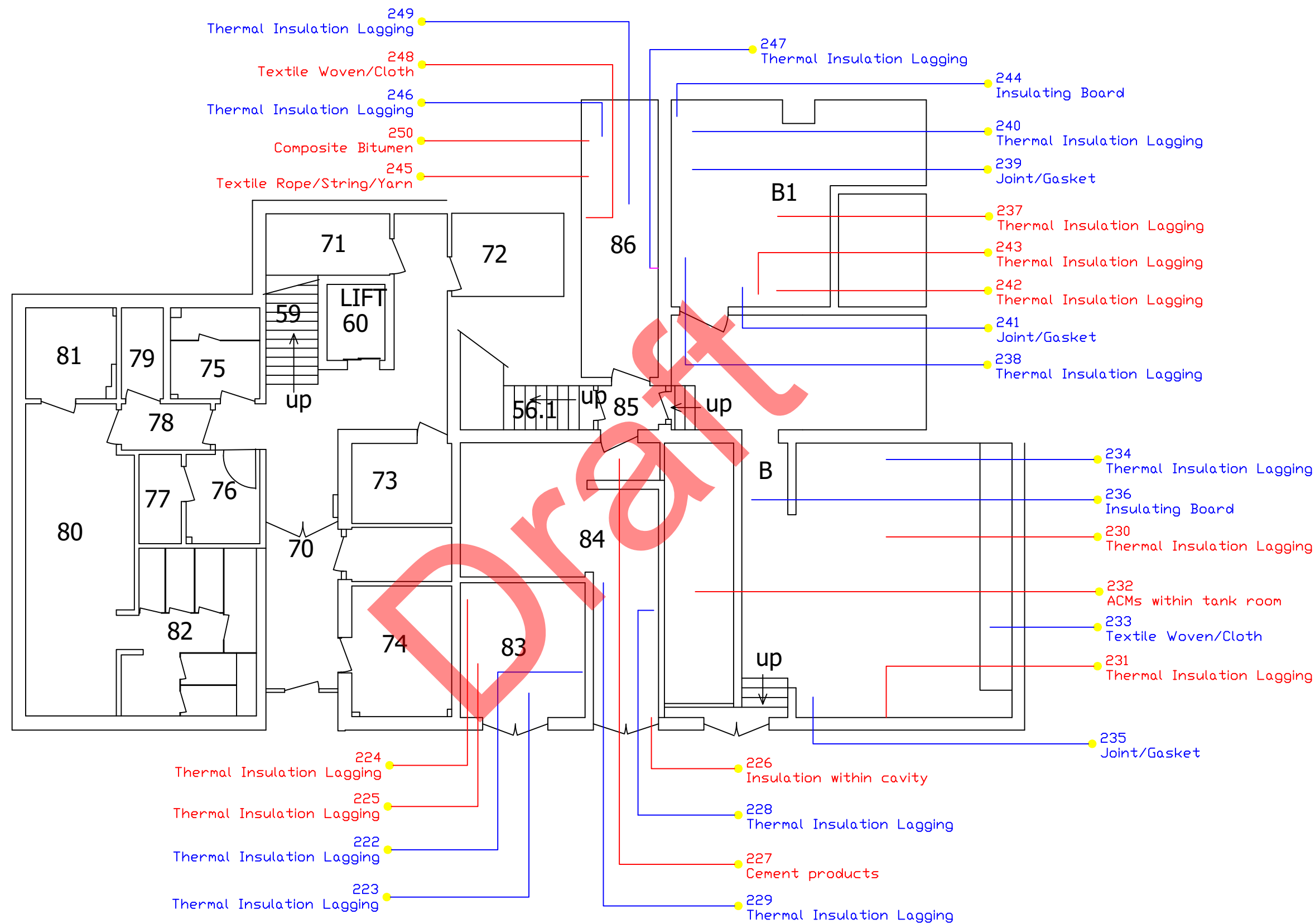
UKAS INSPECTION

0239

SGS

Date: 19th March 2021

SITE:	Uplands Manor Primary	
SURVEY REF:	J125739	
DRAWING REF:	D1 of 7	
FLOOR/AREA:	Extenal	



- Inspection Point
- Positive Inspection Point
- Negative Inspection Point
- Areas Not Accessed
- Areas Not Within the Scopes of Works

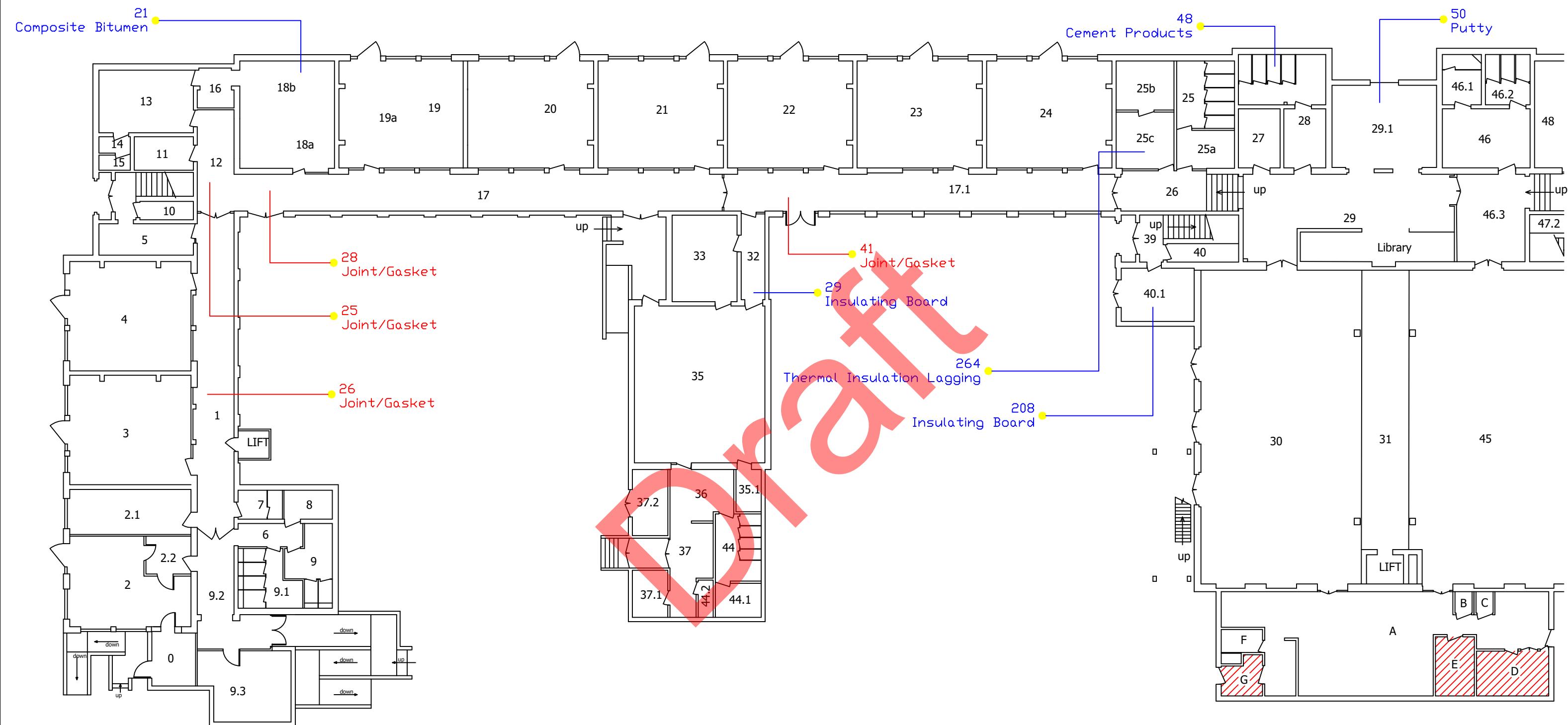
- Access Point (Refurbishment or Demolition survey only)
- SP - Strongly Presumed
- PS - Presumptive Sample

Plans must be read in conjunction with accompanying Report/Database



Date: 19th March 2021

SITE:	Uplands Manor Primary	
SURVEY REF:	J125739	
DRAWING REF:	D2 of 7	
FLOOR/AREA:	Lower Ground	



	Inspection Point		Access Point (Refurbishment or Demolition survey only)
	Positive Inspection Point	SP - Strongly Presumed	
	Negative Inspection Point	PS - Presumptive Sample	
	Areas Not Accessed		
	Areas Not Within the Scopes of Works		

Plans must be read in conjunction with accompanying Report/Database



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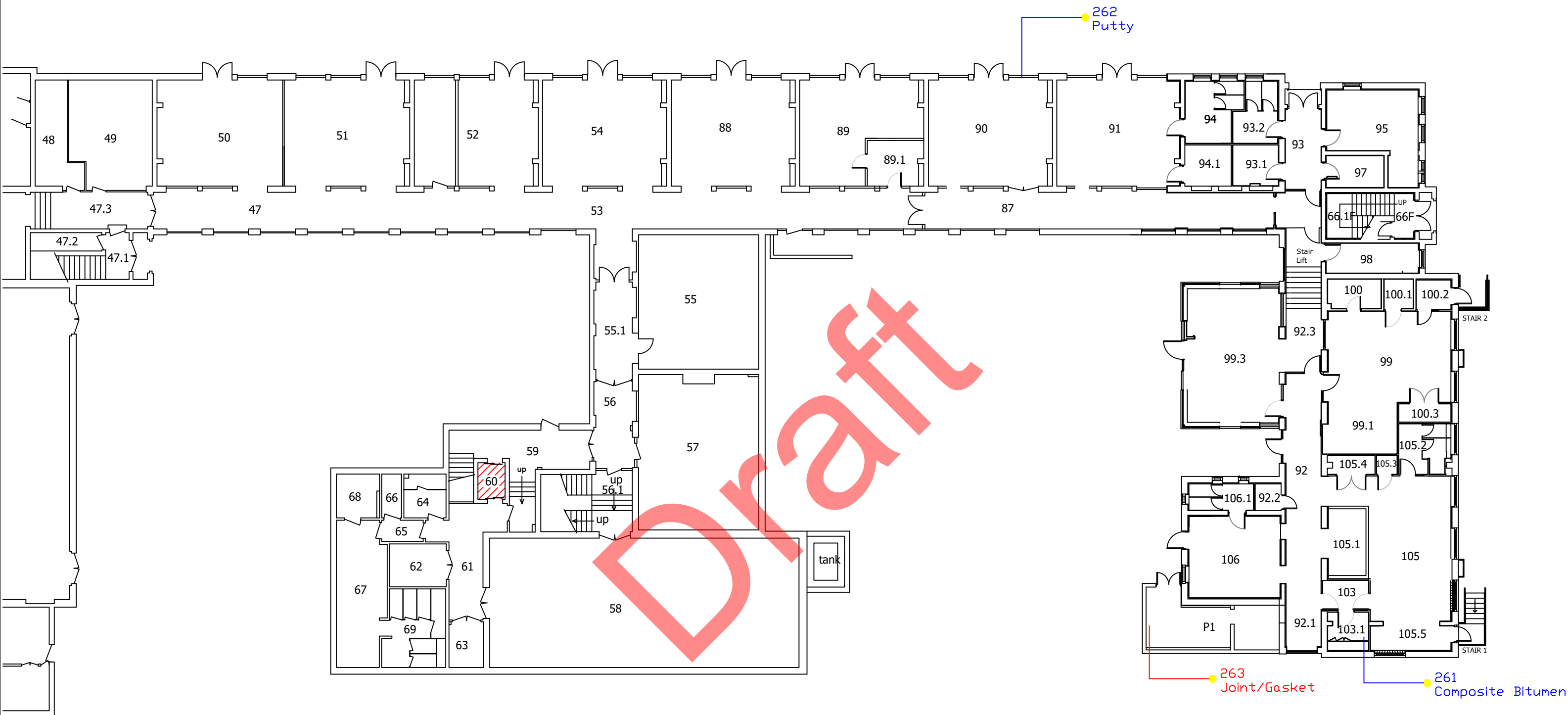


0239

SGS

Date: 19th March 2021

SITE:	Uplands Manor Primary
SURVEY REF:	J125739
DRAWING REF:	D3 of 7
FLOOR/AREA:	Ground -L/H/S

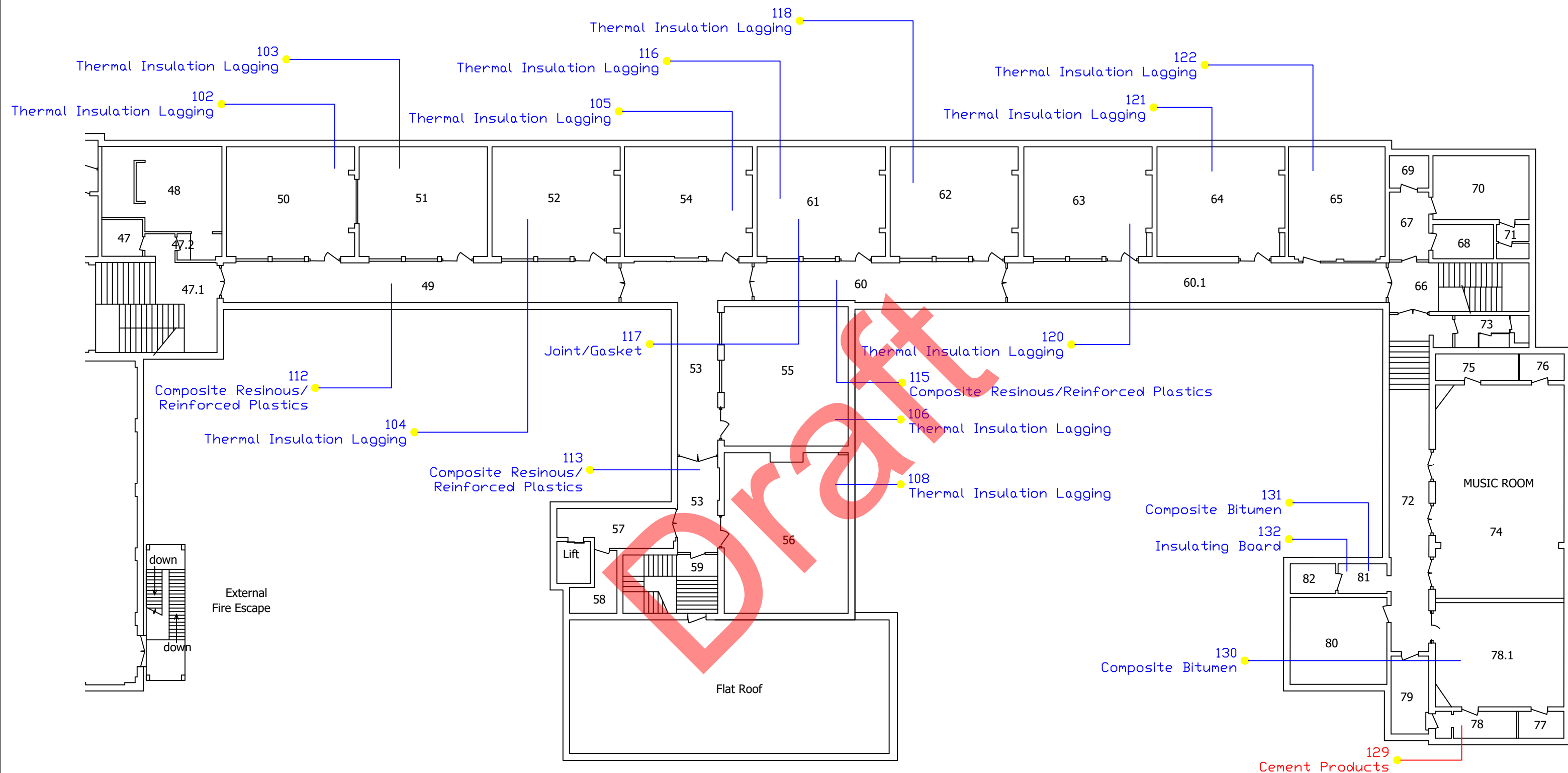


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	Inspection Point		Access Point (Refurbishment or Demolition survey only)
	Positive Inspection Point	SP - Strongly Presumed	
	Negative Inspection Point	PS - Presumptive Sample	
	Areas Not Accessed		
	Areas Not Within the Scopes of Works		

Plans must be read in conjunction with accompanying Report/Database



0244



0239

SGS

Date: 19th March 2021

SITE:	Uplands Manor Primary
SURVEY REF:	J125739
DRAWING REF:	D7 of 7
FLOOR/AREA:	First -R/H/S

## 5. SURVEY RESULTS (INSPECTION RECORDS)

### 5.1 KEY



Likely to require a licensed asbestos removal contractor for any works



Unlikely to require a licensed asbestos removal contractor, but the extent and scope of work and potential fibre release must be assessed to determine whether the work is licensable and / or notifiable under CAR regulations or Notifiable Non-Licensed work.



No Access / Limited Access to area(s).

### 5.2 LEVEL OF ID COLUMN

ID	Denotes that a sample has been taken from this material at this location and analysed using Polarised Light Microscopy according to the method in HSG248
SP	Denotes Strongly Presumed, meaning that the result of this material has been based on the result of a sample taken and analysed in this survey of a similar material.
P	Denotes presumed, meaning a definite identification based on the surveyor's knowledge, experience and/or previous analysis results, or where a material cannot be inspected, a presumption that asbestos is present as a default.

### 5.3 RESULT COLUMN

NAD	Denotes No Asbestos Detected
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**SECTION 5.4: SURVEY RESULTS (INSPECTION RECORDS)**

Uplands Manor Primary School, Addenbrooke Road, Smethwick, West Midlands, B67 6HT

Uplands Manor Primary <b>BLOCK:</b> School		<b>FLOOR:</b> Z-Sub Level 1	<b>ROOM NO:</b> 71	<b>ROOM USE:</b> Lift motor room				
Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							
Ceiling	Concrete							
Floor	Concrete							
Electrical Services - Moder electrics and lift motor equipment	Metal							
Door	Wood/Timber							
		No suspect materials found						

Uplands Manor Primary <b>BLOCK:</b> School		<b>FLOOR:</b> Z-Sub Level 1	<b>ROOM NO:</b> 72	<b>ROOM USE:</b> Caretaker store				
Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							
Wall	Brick/Block and Plaster							
Ceiling	Concrete							

Pipework - Insulation (Lining) Fibre-glass/Rockwool

Pipework Metal

Door Wood/Timber

No suspect materials found

**BLOCK:** Uplands Manor Primary  
School

**FLOOR:** Z-Sub Level 1

**ROOM NO:** 73

**ROOM USE:** Cleaners store

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block and Plaster							
Floor - Covering	Carpet							
Floor	Concrete							
Pipework - Insulation (Lining)	Fibre-glass/Rockwool							
Electrical Services - Modern	Metal							
Pipework	Metal							
Boxing - No access within due to causing excessive damage	Plasterboard							
Ceiling	Plasterboard							
Wall	Plasterboard							
Door	Wood/Timber							
	No suspect materials found							



**BLOCK:** Uplands Manor Primary School **FLOOR:** Z-Sub Level 1 **ROOM NO:** 59 **ROOM USE:** Lift lobby and stairs No access within lift

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block and Plaster							
Floor - Covering	Carpet							
Floor - Nosing to stairs	Composite Vinyl Tile, Vinyl/Lino - Modern							
Floor	Concrete							
Wall	Plasterboard							
Door	Wood/Timber							
No suspect materials found								

**BLOCK:** Uplands Manor Primary School **FLOOR:** Z-Sub Level 1 **ROOM NO:** 75 **ROOM USE:** Toilet

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Boxing - No access within due to causing excessive damage	Ceramic							
Floor - Tile - No access below due to causing excessive damage	Ceramic							
Toilet Cistern(s)	Ceramic							

Wall - Tile	Ceramic
Window - Sill	Ceramic
Pipework	Metal
Ceiling	Plasterboard
Pipework	Plastic
Stench Pipe	Plastic
Door	Wood/Timber
No suspect materials found	

Uplands Manor Primary  
**BLOCK:** School **FLOOR:** Z-Sub Level 1 **ROOM NO:** 76 **ROOM USE:** Photocopier room

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block and Plaster							
Floor - Covering	Carpet							
Floor	Concrete							
Pipework	Metal							
Boxing - No access within due to causing excessive damage	Plasterboard							
Ceiling	Plasterboard							
Door	Wood/Timber							
No suspect materials found								

Uplands Manor Primary									
BLOCK:	School	FLOOR:	Z-Sub Level 1	ROOM NO:	78	ROOM USE:	Changing room lobby		
Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty	
Floor - Tile - No access below due to causing excessive damage	Ceramic								
Wall - Tile	Ceramic								
Ceiling	Plasterboard								
Door	Wood/Timber								
	No suspect materials found								

Uplands Manor Primary									
<b>BLOCK:</b>	School	<b>FLOOR:</b>	Z-Sub Level 1	<b>ROOM NO:</b>	79	<b>ROOM USE:</b>	Store		
<b>Sample Point</b>	<b>Product Type</b>	<b>Result</b>	<b>Level of ID</b>	<b>Sample No.</b>	<b>Condition</b>	<b>Surface Treatment</b>	<b>Risk Score</b>	<b>Qty</b>	
Floor - Tile - No access below due to causing excessive damage	Ceramic								
Wall - Tile	Ceramic								
Window - Sill	Ceramic								
Ceiling - Forming Roof	Concrete								
Pipework - Insulation (Lining)	Fibre-glass/Rockwool								

Pipework	Metal
Ceiling	Plasterboard
Access Panel	Wood/Timber
Door	Wood/Timber
	No suspect materials found

Uplands Manor Primary									
BLOCK:	School	FLOOR:	Z-Sub Level 1	ROOM NO:	80	ROOM USE:	Changing room		
Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty	
Floor - Tile - No access below due to causing excessive damage	Ceramic								
Wall - Tile	Ceramic								
Window - Sill	Ceramic								
Ceiling	Plasterboard								
Access Panel - No access above	Plastic								
Door	Wood/Timber								
	No suspect materials found								

<b>BLOCK:</b>	Uplands Manor Primary School	<b>FLOOR:</b>	Z-Sub Level 1	<b>ROOM NO:</b>	81	<b>ROOM USE:</b>	Disabled toilet		
<b>Sample Point</b>	<b>Product Type</b>	<b>Result</b>	<b>Level</b>	<b>Sample No.</b>	<b>Condition</b>	<b>Surface Treatment</b>	<b>Risk</b>	<b>Qty</b>	

	of ID	Score
Boxing - No access within due to causing excessive damage	Ceramic	
Floor - Tile - No access below due to causing excessive damage	Ceramic	
Toilet Cistern(s)	Ceramic	
Wall - Tile	Ceramic	
Window - Sill	Ceramic	
Pipework	Metal	
Ceiling	Plasterboard	
Pipework	Plastic	
Stench Pipe	Plastic	
Door	Wood/Timber	
	No suspect materials found	

Uplands Manor Primary <b>BLOCK:</b> School		<b>FLOOR:</b> Z-Sub Level 1	<b>ROOM NO:</b> 82	<b>ROOM USE:</b> Showers					
Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty	
Boxing - No access within due to causing excessive damage	Ceramic								
Floor - Tile - No access below due to causing excessive damage	Ceramic								



Wall - Tile	Ceramic
Window - Sill	Ceramic
Pipework	Metal
Ceiling	Plasterboard
Pipework	Plastic
Boxing - No access within due to causing excessive damage	Wood/Timber
	No suspect materials found

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** Z-Sub Level 1

**ROOM NO:** 70

**ROOM USE:** Caretaker lobby

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block and Plaster							
Floor - Covering	Carpet							
Floor	Concrete							
Pipework	Metal							
Ceiling	Plasterboard							
Door	Wood/Timber							
	No suspect materials found							

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** Z-Sub Level 1

**ROOM NO:** 74

**ROOM USE:** Caretaker office

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block and Plaster							
Floor - Covering	Carpet							
Wall - Tile	Ceramic							
Under Sink Mat - Modern	Composite Bitumen							
Floor	Concrete							
Pipework	Metal							
Ceiling	Plasterboard							
Pipework	Plastic							
Door	Wood/Timber							
Window - Sill	Wood/Timber							
	No suspect materials found							

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** Z-Sub Level 1

**ROOM NO:** 73.1

**ROOM USE:** Paint store Limited access and view due to stored items

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block and Plaster							
Floor - Covering	Carpet							

Floor	Concrete
Ceiling	Plasterboard
Door	Wood/Timber
Door - Frame Infill Panel	Wood/Timber

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** Z-Sub Level 1

**ROOM NO:** 77

**ROOM USE:** Cleaners store

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block and Plaster							
Floor - Tile - No access below due to causing excessive damage	Ceramic							
Wall - Tile	Ceramic							
Pipework - Insulation (Lining)	Fibre-glass/Rockwool							
Ductwork	Metal							
Pipework	Metal							
Ceiling	Plasterboard							
Pipework	Plastic							
Stench Pipe	Plastic							
Door	Wood/Timber							

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** Z-Sub Level 1

**ROOM NO:** 83

**ROOM USE:** Boiler room 1

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							
Wall - Tile	Ceramic							
Floor	Concrete							
Ductwork - Lining	Fibre-glass/Rockwool							
Pipework - Insulation (Lining)	Fibre-glass/Rockwool							
Pipework - Insulation	Foam							
Boiler	Metal							
Ductwork - No access within due to being live	Metal							
Electrical Services - Modern distribution board	Metal							
Pipework	Metal							
Boxing - No access within due to causing excessive damage	Plasterboard							
Ceiling - No access above plasterboard ceiling	Plasterboard							
Door	Wood/Timber							
Door - Header Panel	Wood/Timber							
Wall - Panel	Wood/Timber							
Wall Residue to walls	Thermal Insulation Lagging	NAD	ID	AT004722/222				
Floor Debris to floor	Thermal Insulation Lagging	NAD	ID	AT004723/223				

Draft

Wall Presumed lagging residue behind timber panel to wall	3 Thermal Insulation Lagging	3 Crocidolite (or unknown)	P	1 Low Damage	1 Surface Sealed	10	2m <sup>2</sup>
Floor Presumed lagging debris below boilers	3 Thermal Insulation Lagging	3 Crocidolite (or unknown)	P	3 High Damage	3 Unsealed lagging and sprays	18	4m <sup>2</sup>

Uplands Manor Primary									
BLOCK:	School	FLOOR:	Z-Sub Level 1	ROOM NO:	84	ROOM USE:	Storage Limited access and view due to stored items		
Sample Point		Product Type		Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score Qty
Wall		Brick/Block							
Wall		Brick/Block and Plaster							
Wall - Tile		Ceramic							
Floor		Concrete							
Ductwork - Lining		Fibre-glass/Rockwool							
Pipework - Insulation (Lining)		Fibre-glass/Rockwool							
Ductwork		Metal							
Electrical Services		Metal							
Pipework		Metal							
Boxing - No access within due to causing excessive damage		Plasterboard							
Ceiling		Plasterboard							
Door		Wood/Timber							

Door - Header Panel	Wood/Timber							
WallNo access behind foil tape to wall	Insulation within cavity	Inaccessible						
Ceiling	1 Cement Products	1 Chrysotile	ID	AT004724/227	1 Low Damage	1 Surface Sealed	5	2m²
Wall Lagging residue to walls	Thermal Insulation Lagging	NAD	ID	AT004725/228				
Floor Debris to floor	Thermal Insulation Lagging	NAD	ID	AT004726/229				

Uplands Manor Primary <b>BLOCK:</b> School		<b>FLOOR:</b> Z-Sub Level 1	<b>ROOM NO:</b> B	<b>ROOM USE:</b> Boiler house				
Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							
Ceiling	Concrete							
Floor	Concrete							
Boiler - No access below boilers	Metal							
Ductwork	Metal							
Electrical Services - No access with all live services	Metal							
Flue Pipe	Metal							
Pipework	Metal							
Tank	Metal							
Wall - Panel	Metal							

Wall	Plasterboard
Door	Wood/Timber
Wall - Panel	Wood/Timber

Ceiling Presumed lagging residue to ceiling	3 Thermal Insulation Lagging	3 Crocidolite (or unknown)	P	1 Low Damage	2 Sealed	10	10m²
Wall Presumed lagging residue to walls	3 Thermal Insulation Lagging	3 Crocidolite (or unknown)	P	1 Low Damage	2 Sealed	10	14m²
Tank RoomNo access within area	3 ACMs within tank room	3 Crocidolite (or unknown)	P	1 Low Damage	1 Surface Sealed	8	20m²

Outlet pipe	Textile Woven/Cloth	NAD	ID	AT004727/233
Floor Lagging debris to floor	Thermal Insulation Lagging	NAD	ID	AT004728/234
Pipework Gasket(s)	Joint/Gasket	NAD	ID	AT004729/235
Wall - Panel	Insulating Board	NAD	ID	AT004730/236

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** Z-Sub Level 1 **ROOM NO:** B1 **ROOM USE:** Pump room

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							
Ceiling	Concrete							
Floor	Concrete							
Pipework - Insulation (Lining)	Fibre-glass/Rockwool							
Electrical Services	Metal							



Pipework	Metal								
Wall - Panel - No access behind due to causing excessive damage	Plasterboard								
Door	Wood/Timber								
Ceiling Lagging residue to ceiling	3 Thermal Insulation Lagging	3 Crocidolite (or unknown)	P		1 Low Damage	2 Sealed	10	18m <sup>2</sup>	
Wall Lagging residue to walls	Thermal Insulation Lagging	NAD	ID	AT004731/238					
Pipework Gasket(s)Gasket to redundant pipework	Joint/Gasket	NAD	ID	AT004732/239					
Floor Lagging debris to floor	Thermal Insulation Lagging	NAD	ID	AT004733/240					
Pipework Gasket(s)	Joint/Gasket	NAD	ID	AT004734/241					
Electrical Services - Cable Braiding/Insulation	1 Composite Bitumen	3 Crocidolite (or unknown)	P		1 Low Damage	0 Completely Sealed	5	4lm	
Electrical Services	2 Textile Woven/Cloth	3 Crocidolite (or unknown)	P		1 Low Damage	2 Unsealed	9	1m <sup>2</sup>	
Wall - Panel	Insulating Board	NAD	ID	AT004735/244					

Uplands Manor Primary									
<b>BLOCK:</b>	School	<b>FLOOR:</b>	Z-Sub Level 1	<b>ROOM NO:</b>	86	<b>ROOM USE:</b>	Switch room		
<b>Sample Point</b>	<b>Product Type</b>	<b>Result</b>	<b>Level of ID</b>	<b>Sample No.</b>	<b>Condition</b>	<b>Surface Treatment</b>	<b>Risk Score</b>	<b>Qty</b>	
Wall	Brick/Block								
Ceiling	Concrete								

Floor	Concrete								
Electrical Services	Metal								
Electrical Services	Plastic								
Door	Wood/Timber								
Electrical Services - Mounting Board	Wood/Timber								
Electrical Services Presumed flash pads and rope seal to live services	2 Textile Rope/String/Yarn	3 Crocidolite (or unknown)	P			1 Low Damage	2 Unsealed	9	1m <sup>2</sup>
Ceiling Lagging residue to ceiling	Thermal Insulation Lagging	NAD	ID	AT004736/246					
Wall Lagging residue to walls	Thermal Insulation Lagging	NAD	ID	AT004737/247					
Fuses Flash guards to old fuses (x6)	2 Textile Woven/Cloth	1 Chrysotile	ID	AT004738/248		2 Medium Damage	2 Unsealed	8	1
Floor Debris to floor	Thermal Insulation Lagging	NAD	ID	AT004739/249					
Electrical Services - Cable Braiding/Insulation	1 Composite Bitumen	3 Crocidolite (or unknown)	P			1 Low Damage	0 Completely Sealed	5	6lm

**BLOCK:** Uplands Manor Primary School

**FLOOR:** Ground Floor

**ROOM NO:** 0

**ROOM USE:** Reception

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block and Plaster							
Floor - Covering	Carpet							
Roof - Felt	Composite Bitumen - Modern							
Ceiling Tile - Suspended, Modern - Limited	Compressed Cellulose							

access and view with void due to amoutof mmmf insulation

Floor	Concrete
Ceiling Void - Insulation	Fibre-glass/Rockwool
Door	Metal
Pipework	Metal
Wall	Plasterboard
Window - Sill	Plastic
Ceiling	Wood/Timber
Door	Wood/Timber
Floor	Wood/Timber
	No suspect materials found

**BLOCK:** Uplands Manor Primary School

**FLOOR:** Ground Floor

**ROOM NO:** 2

**ROOM USE:** Main office

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block and Plaster							
Floor - Covering	Carpet							
Floor - Covering - No access below due to causing excessive damage	Composite Vinyl Tile, Vinyl/Lino - Modern							
Floor	Concrete							

Floor - Screed - No access below due to causing excessive damage	Concrete
Ceiling	Concrete with plaster skim
Door	Metal
Pipework	Metal
Wall	Plasterboard
Door	Wood/Timber
	No suspect materials found

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** Ground Floor

**ROOM NO:** 9.3

**ROOM USE:** Office

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block and Plaster							
Floor - Covering	Carpet							
Wall - Tile	Ceramic							
Under Sink Mat - Modern	Composite Bitumen							
Roof - Felt	Composite Bitumen - Modern							
Ceiling Tile - Suspended, Modern - Limited access and view above due to amount of mmmf insulation	Compressed Cellulose							
Floor Floor - Screed - No access below due to causing excessive damage	Concrete							

Ceiling Void - Insulation	Fibre-glass/Rockwool
Pipework	Metal
Wall	Plasterboard
Pipework	Plastic
Window - Sill	Plastic
Ceiling	Wood/Timber
Door	Wood/Timber
	No suspect materials found

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** Ground Floor

**ROOM NO:** 9.2

**ROOM USE:** Corridor

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							
Wall	Brick/Block and Plaster							
Floor - Covering	Carpet							
Ceiling Tile - Suspended, Modern - Limited access and view above due to amounts of mmmf insulation	Compressed Cellulose							
Ceiling	Concrete							
Floor Floor - Screed - No access below due to causing excessive damage	Concrete							
Ceiling Void - Insulation	Fibre-glass/Rockwool							

Pipework - Insulation	Fibre-glass/Rockwool
Door	Metal
Wall	Plasterboard
Ceiling cladding - No access above due to causing excessive damage	Upvc
Ceiling	Wood/Timber
Door	Wood/Timber
Door - Frame Infill Panel	Wood/Timber
Floor	Wood/Timber
	No suspect materials found

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** Ground Floor **ROOM NO:** 8 **ROOM USE:** Disabled toilet

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block and Plaster							
Floor - Tile - No access below due to causing excessive damage	Ceramic							
Toilet Cistern(s)	Ceramic							
Wall - Tile	Ceramic							
Ceiling	Concrete with plaster skim							
Pipework - Insulation (Lining)	Fibre-glass/Rockwool							

Boiler	Metal
Pipework	Metal
Wall	Plasterboard
Pipework	Plastic
Stench Pipe	Plastic
Boxing - No access within due to causing excessive damage	Wood/Timber
	No suspect materials found

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** Ground Floor

**ROOM NO:** 9

**ROOM USE:** Boys toilets

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block and Plaster							
Toilet Cistern(s)	Ceramic							
Wall - Tile	Ceramic							
Floor - Covering - No access below due to causing excessive damage	Composite Vinyl Tile, Vinyl/Lino - Modern							
Ceiling	Concrete with plaster skim							
Door - Header Panel	Glass							
Pipework	Metal							
Wall	Plasterboard							

Pipework	Plastic
Window - Sill	Plastic
Boxing - No access within due to causing excessive damage	Wood/Timber
Door	Wood/Timber
Window - Sill	Wood/Timber
	No suspect materials found

**BLOCK:** Uplands Manor Primary School

**FLOOR:** Ground Floor

**ROOM NO:** 9.1

**ROOM USE:** Girls toilets

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block and Plaster							
Toilet Cistern(s)	Ceramic							
Wall - Tile	Ceramic							
Floor - Covering - No access below due to causing excessive damage	Composite Vinyl Tile, Vinyl/Lino - Modern							
Ceiling	Concrete with plaster skim							
Door - Header Panel	Glass							
Pipework	Metal							
Wall	Plasterboard							
Pipework	Plastic							



Boxing - No access within due to causing excessive damage

Wood/Timber

Door

Wood/Timber

Window - Sill

Wood/Timber

No suspect materials found

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** Ground Floor

**ROOM NO:** 2.1

**ROOM USE:** Finance/human resources office

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block and Plaster							
Floor - Covering	Carpet							
Ceiling Tile - Suspended, Modern	Compressed Cellulose							
Ceiling	Concrete with plaster skim							
Pipework	Metal							
Wall	Plasterboard							
Door	Wood/Timber							
Floor	Wood/Timber							
	No suspect materials found							

Uplands Manor Primary

SGS United Kingdom Limited

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<b>BLOCK:</b> School	<b>FLOOR:</b> Ground Floor	<b>ROOM NO:</b> 3	<b>ROOM USE:</b> Breakfast/after school club					
Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block and Plaster							
Floor - Covering	Carpet							
Ceiling	Concrete with plaster skim							
Pipework - Insulation (Lining)	Fibre-glass/Rockwool							
Pipework	Metal							
Wall	Plasterboard							
Door	Plastic							
Door	Wood/Timber							
Floor	Wood/Timber							
	No suspect materials found							

<b>BLOCK:</b>	Uplands Manor Primary School	<b>FLOOR:</b>	Ground Floor	<b>ROOM NO:</b>	2.2	<b>ROOM USE:</b>	Breakfast/after school club kitchen		
<b>Sample Point</b>	<b>Product Type</b>	<b>Result</b>	<b>Level of ID</b>	<b>Sample No.</b>	<b>Condition</b>	<b>Surface Treatment</b>	<b>Risk Score</b>	<b>Qty</b>	
Wall	Brick/Block and Plaster								
Under Sink Mat - Modern	Composite Bitumen								
Floor - Covering - No access below due to causing excessive damage	Composite Vinyl Tile, Vinyl/Lino - Modern								

Ceiling	Concrete with plaster skim
Pipework	Metal
Wall	Plasterboard
Pipework	Plastic
Floor Plinth - No access behind due to causing excessive damage	Wood/Timber
	No suspect materials found

**BLOCK:** Uplands Manor Primary School  
**FLOOR:** Ground Floor  
**ROOM NO:** 7  
**ROOM USE:** Cleaners cupboard

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							
Floor - Covering	Carpet							
Wall - Tile	Ceramic							
Ceiling	Concrete with plaster skim							
Pipework	Metal							
Wall	Plasterboard							
Pipework	Plastic							
Door	Wood/Timber							
Floor	Wood/Timber							

Wall - Panel

Wood/Timber

No suspect materials found

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** Ground Floor

**ROOM NO:** 1

**ROOM USE:** Corridor No access with lift.

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							
Wall	Brick/Block and Plaster							
Floor - Covering	Carpet							
Ceiling Tile - Suspended, Modern	Compressed Cellulose							
Floor	Concrete							
Ceiling	Concrete with plaster skim							
Pipework - Insulation (Lining)	Fibre-glass/Rockwool							
Door - Header Panel	Glass							
Door	Metal							
Pipework	Metal							
Wall	Plasterboard							
Pipework	Plastic							
Window - Sill	Plastic							
Door	Wood/Timber							

Floor Wood/Timber

Wall - Sheet/Cladding Wood/Timber

Pipework Gasket(s)	1 Joint/Gasket	3 Crocidolite (or unknown)	P	1 Low Damage	1 Surface Sealed	7	2m <sup>2</sup>
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**BLOCK:** Uplands Manor Primary School  
**FLOOR:** Ground Floor  
**ROOM NO:** 4  
**ROOM USE:** Strategic business director

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block and Plaster							
Floor	Carpet							
Ceiling Tile - Suspended, Modern	Compressed Cellulose							
Ceiling	Concrete with plaster skim							
Door	Metal							
Pipework	Metal							
Wall	Plasterboard							
Door	Wood/Timber							
Floor	Wood/Timber							
Wall	Wood/Timber							

**BLOCK:** Uplands Manor Primary School  
**FLOOR:** Ground Floor  
**ROOM NO:** 5  
**ROOM USE:** Stairs lobby

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Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							
Floor - Covering	Carpet							
Floor - Nosing to stairs	Composite Vinyl Tile, Vinyl/Lino - Modern							
Ceiling Tile - Suspended, Modern	Compressed Cellulose							
Floor	Concrete							
Ceiling	Concrete with plaster skim							
Pipework - Insulation (Lining)	Fibre-glass/Rockwool							
Pipework	Metal							
Window - Sill	Plastic							
Door	Wood/Timber							
	No suspect materials found							

**BLOCK:** Uplands Manor Primary School  
**FLOOR:** Ground Floor  
**ROOM NO:** 10  
**ROOM USE:** Under stairs cupboard

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							
Ceiling	Concrete							
Floor	Concrete							

Door  
Wood/Timber  
No suspect materials found

Uplands Manor Primary  
**BLOCK:** School  
**FLOOR:** Ground Floor  
**ROOM NO:** 11  
**ROOM USE:** Photocopier room No access within live services

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							
Floor	Concrete							
Ceiling	Concrete with plaster skim							
Electrical Services	Metal							
Pipework	Metal							
Electrical Services	Plastic							
Door	Wood/Timber							
	No suspect materials found							

Uplands Manor Primary  
**BLOCK:** School  
**FLOOR:** Ground Floor  
**ROOM NO:** 13  
**ROOM USE:** Senior leadership office

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block and Plaster							

Floor - Covering	Carpet
Ceiling Tile - Suspended, Modern	Compressed Cellulose
Ceiling	Concrete with plaster skim
Pipework	Metal
Floor - No access below due to causing excessive damage	Parquet
Window - Sill	Plastic
Door	Wood/Timber
	No suspect materials found

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** Ground Floor

**ROOM NO:** 14

**ROOM USE:** Toilet lobby

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							
Floor - Covering - No access below due to causing excessive damage	Composite Vinyl Tile, Vinyl/Lino - Modern							
Ceiling	Concrete with plaster skim							
Pipework	Metal							
Pipework	Plastic							
Window - Sill	Plastic							
Door	Wood/Timber							



No suspect materials found

**BLOCK:** Uplands Manor Primary  
School**FLOOR:** Ground Floor**ROOM NO:** 15**ROOM USE:** Toilet

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							
Floor - Covering - No access below due to causing excessive damage	Composite Vinyl Tile, Vinyl/Lino - Modern							
Ceiling	Compressed organic board							
Ceiling	Concrete with plaster skim							
Pipework	Metal							
Pipework	Plastic							
Toilet Cistern(s)	Plastic							
No suspect materials found								

**BLOCK:** Uplands Manor Primary  
School**FLOOR:** Ground Floor**ROOM NO:** 16**ROOM USE:** Lobby

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							
Floor - Covering	Carpet							

Floor	Concrete
Pipework	Metal
Ceiling	Plasterboard
Wall	Plasterboard
Door	Wood/Timber
Window - Sill	Wood/Timber
No suspect materials found	

Uplands Manor Primary  
**BLOCK:** School **FLOOR:** Ground Floor **ROOM NO:** 18a  
18b **ROOM USE:** Senior leadership

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							
Floor - Covering	Carpet							
Wall - Tile	Ceramic							
Ceiling Tile - Suspended, Modern	Compressed Cellulose							
Floor - Screed - No access below due to causing excessive damage	Concrete							
Ceiling	Concrete with plaster skim							
Pipework	Metal							
Wall	Plasterboard							
Flexi ducting	Plastic							

Window - Sill	Plastic			
Door	Wood/Timber			
Under Sink Mat	Composite Bitumen	NAD	ID	AT004698/021

Uplands Manor Primary  
**BLOCK:** School **FLOOR:** Ground Floor **ROOM NO:** 19  
19a **ROOM USE:** Meeting room

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block and Plaster							
Floor - Covering	Carpet							
Under Sink Mat - Modern	Composite Bitumen							
Ceiling	Concrete with plaster skim							
Columns and beams	Concrete with plaster skim							
Pipework - Insulation (Lining)	Fibre-glass/Rockwool							
Door	Metal							
Pipework	Metal							
Wall	Plasterboard							
Pipework	Plastic							
Door	Wood/Timber							
Floor	Wood/Timber							
No suspect materials found								

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** Ground Floor

**ROOM NO:** 20

**ROOM USE:** Class 1s

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block and Plaster							
Floor - Covering	Carpet							
Under Sink Mat - Modern	Composite Bitumen							
Floor - Modern no access below due to causing excessive damage	Composite Vinyl Tile, Vinyl/Lino							
Floor - Screed - No access below due to causing excessive damage	Concrete							
Ceiling	Concrete with plaster skim							
Columns and beams	Concrete with plaster skim							
Pipework - Insulation (Lining)	Fibre-glass/Rockwool							
Door	Metal							
Pipework	Metal							
Wall	Plasterboard							
Pipework	Plastic							
Door	Wood/Timber							
Floor	Wood/Timber							

No suspect materials found

**BLOCK:** Uplands Manor Primary  
School**FLOOR:** Ground Floor**ROOM NO:** 21**ROOM USE:** Class 1G

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block and Plaster							
Floor - Covering	Carpet							
Under Sink Mat - Modern	Composite Bitumen							
Floor - Modern no access below due to causing excessive damage	Composite Vinyl Tile, Vinyl/Lino							
Floor - Screed - No access below due to causing excessive damage	Concrete							
Ceiling	Concrete with plaster skim							
Columns and beams	Concrete with plaster skim							
Pipework - Insulation (Lining)	Fibre-glass/Rockwool							
Door	Metal							
Pipework	Metal							
Wall	Plasterboard							
Pipework	Plastic							
Door	Wood/Timber							
Floor	Wood/Timber							

No suspect materials found

**BLOCK:** Uplands Manor Primary  
School**FLOOR:** Ground Floor**ROOM NO:** 12**ROOM USE:** Corridor 12

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							
Floor - Covering	Carpet							
Ceiling Tile - Suspended, Modern	Compressed Cellulose							
Floor	Concrete							
Ceiling	Concrete with plaster skim							
Pipework - Insulation (Lining)	Fibre-glass/Rockwool							
Door - Header Panel	Glass							
Door	Metal							
Pipework	Metal							
Wall	Plasterboard							
Door	Wood/Timber							
Pipework Gasket(s)	1 Joint/Gasket	3 Crocidolite (or unknown)	P		1 Low Damage	1 Surface Sealed	7	2m <sup>2</sup>

**BLOCK:** Uplands Manor Primary  
School**FLOOR:** Ground Floor**ROOM NO:** 17**ROOM USE:** Corridor No access with lift.

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Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							
Wall	Brick/Block and Plaster							
Floor - Covering	Carpet							
Ceiling Tile - Suspended, Modern	Compressed Cellulose							
Floor	Concrete							
Ceiling	Concrete with plaster skim							
Pipework - Insulation (Lining)	Fibre-glass/Rockwool							
Door - Header Panel	Glass							
Door	Metal							
Pipework	Metal							
Wall	Plasterboard							
Pipework	Plastic							
Window - Sill	Plastic							
Door	Wood/Timber							
Floor	Wood/Timber							
Wall - Sheet/Cladding	Wood/Timber							
Pipework Gasket(s)	1 Joint/Gasket	3 Crocidolite (or unknown)	P		1 Low Damage	1 Surface Sealed	7	2m <sup>2</sup>

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** Ground Floor

**ROOM NO:** 32

**ROOM USE:** Corridor

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block and Plaster							
Floor - Covering	Carpet							
Floor	Concrete							
Pipework	Metal							
Door	Wood/Timber							
Ceiling and boxing Insulating board ceiling and boxing	Insulating Board	NAD	ID	AT004699/029				

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** Ground Floor

**ROOM NO:** 33

**ROOM USE:** Sensory room

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block and Plaster							
Floor - Covering	Carpet							
Floor	Concrete							
Ceiling	Concrete with plaster skim							
Pipework	Metal							
Window - Sill	Plastic							



Boxing - No access within due to causing excessive damage Wood/Timber

Door Wood/Timber

Floor Wood/Timber

No suspect materials found

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** Ground Floor

**ROOM NO:** 35

**ROOM USE:** Tiny steps

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block and Plaster							
Floor - Covering	Carpet							
Floor - Covering - No access below due to causing excessive damage	Composite Vinyl Tile, Vinyl/Lino - Modern							
Beams	Concrete with plaster skim							
Ceiling	Concrete with plaster skim							
Door - Infill Panel	Glass							
Pipework	Metal							
Window - Sill	Plastic							
Boxing - No access within due to causing excessive damage	Wood/Timber							
Door	Wood/Timber							
Floor	Wood/Timber							

No suspect materials found

**BLOCK:** Uplands Manor Primary  
School**FLOOR:** Ground Floor**ROOM NO:** 35.1**ROOM USE:** Store

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block and Plaster							
Floor - Covering - No access below due to causing excessive damage	Composite Vinyl Tile, Vinyl/Lino - Modern							
Ceiling	Plasterboard							
Wall	Plasterboard							
Boxing - No access within due to causing excessive damage	Wood/Timber							
Door	Wood/Timber							
	No suspect materials found							

**BLOCK:** Uplands Manor Primary  
School**FLOOR:** Ground Floor**ROOM NO:** 36 37**ROOM USE:** Corridor

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block and Plaster							
Floor - Covering	Carpet							

Pipework	Metal
Ceiling	Plasterboard
Wall	Plasterboard
Door	Wood/Timber
Door - Footer Panel	Wood/Timber
Floor	Wood/Timber
Window - Sill	Wood/Timber
No suspect materials found	

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** Ground Floor

**ROOM NO:** 44

**ROOM USE:** Toilet

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall - Tile	Ceramic							
Floor - Covering - No access below due to causing excessive damage	Composite Vinyl Tile, Vinyl/Lino - Modern							
Ceiling panel - No access above due to causing excessive damage	Metal							
Pipework	Metal							
Ceiling	Plasterboard							
Wall	Plasterboard							
Boxing - No access within due to causing excessive damage	Plastic							

Pipework	Plastic
Boxing - No access within due to causing excessive damage	Wood/Timber
Door	Wood/Timber
Door - Frame Infill Panel	Wood/Timber
	No suspect materials found

**BLOCK:** Uplands Manor Primary School

**FLOOR:** Ground Floor

**ROOM NO:** 44.1

**ROOM USE:** Kitchen

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block and Plaster							
Wall - Tile	Ceramic							
Window - Sill	Ceramic							
Under Sink Mat - Modern	Composite Bitumen							
Floor - Covering - No access below due to causing excessive damage	Composite Vinyl Tile, Vinyl/Lino - Modern							
Boiler	Metal							
Ceiling panel - No access above due to causing excessive damage	Metal							
Electrical Services - No access within live services	Metal							
Pipework	Metal							

Ceiling	Plasterboard
Wall	Plasterboard
Pipework	Plastic
Boxing - No access within due to causing excessive damage	Wood/Timber
Door	Wood/Timber
Floor Plinth - No access behind due to causing excessive damage	Wood/Timber
No suspect materials found	

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** Ground Floor

**ROOM NO:** 44.2

**ROOM USE:** Staff toilet

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block and Plaster							
Toilet Cistern(s)	Ceramic							
Wall - Tile	Ceramic							
Window - Sill	Ceramic							
Floor - Covering - No access below due to causing excessive damage	Composite Vinyl Tile, Vinyl/Lino - Modern							
Boiler	Metal							
Ceiling panel - No access above due to causing excessive damage	Metal							

Pipework	Metal
Ceiling	Plasterboard
Wall	Plasterboard
Boxing - No access within due to causing excessive damage	Plastic
Pipework	Plastic
Stench Pipe	Plastic
Door	Wood/Timber
No suspect materials found	

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** Ground Floor

**ROOM NO:** 37.1

**ROOM USE:** Office

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block and Plaster							
Floor - Covering	Carpet							
Pipework	Metal							
Ceiling	Plasterboard							
Wall	Plasterboard							
Boxing	Plastic							
Door	Wood/Timber							

Floor Wood/Timber

Window - Sill Wood/Timber

No suspect materials found

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** Ground Floor

**ROOM NO:** 22

**ROOM USE:** Class 1C

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block and Plaster							
Floor - Covering	Carpet							
Under Sink Mat - Modern	Composite Bitumen							
Floor - Covering - No access below due to causing excessive damage	Composite Vinyl Tile, Vinyl/Lino - Modern							
Ceiling	Concrete with plaster skim							
Columns and beams	Concrete with plaster skim							
Pipework - Insulation (Lining)	Fibre-glass/Rockwool							
Door	Metal							
Pipework	Metal							
Door - Frame Infill Panel	Plasterboard							
Wall	Plasterboard							
Pipework	Plastic							
Door	Wood/Timber							

Floor Wood/Timber  
No suspect materials found

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** Ground Floor

**ROOM NO:** 23

**ROOM USE:** Class 1W

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block and Plaster							
Floor - Covering	Carpet							
Wall - Tile	Ceramic							
Under Sink Mat - Modern	Composite Bitumen							
Floor - Covering - No access below due to causing excessive damage	Composite Vinyl Tile, Vinyl/Lino - Modern							
Ceiling	Concrete with plaster skim							
Columns and beams	Concrete with plaster skim							
Pipework - Insulation (Lining)	Fibre-glass/Rockwool							
Door	Metal							
Pipework	Metal							
Door - Frame Infill Panel	Plasterboard							
Wall	Plasterboard							
Pipework	Plastic							



Door Wood/Timber

Floor Wood/Timber

No suspect materials found

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** Ground Floor

**ROOM NO:** 24

**ROOM USE:** Class 1

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block and Plaster							
Floor - Covering	Carpet							
Wall - Tile	Ceramic							
Under Sink Mat - Modern	Composite Bitumen							
Floor - Covering - No access below due to causing excessive damage	Composite Vinyl Tile, Vinyl/Lino - Modern							
Ceiling	Concrete with plaster skim							
Columns and beams	Concrete with plaster skim							
Pipework - Insulation (Lining)	Fibre-glass/Rockwool							
Door	Metal							
Pipework	Metal							
Door - Frame Infill Panel	Plasterboard							
Wall	Plasterboard							

Pipework	Plastic
Door	Wood/Timber
Floor	Wood/Timber
No suspect materials found	

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** Ground Floor

**ROOM NO:** 17.1

**ROOM USE:** Corridor

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							
Floor - Covering	Carpet							
Ceiling Tile - Suspended, Modern	Compressed Cellulose							
Ceiling	Concrete							
Floor	Concrete							
Pipework - Insulation (Lining)	Fibre-glass/Rockwool							
Pipework	Metal							
Door - Frame Infill Panel	Plasterboard							
Door	Wood/Timber							
Floor	Wood/Timber							
Wall - Sheet/Cladding	Wood/Timber							
Pipework Gasket(s)	1 Joint/Gasket	3 Crocidolite (or unknown)	P		1 Low Damage	1 Surface Sealed	7	1m <sup>2</sup>

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** Ground Floor

**ROOM NO:** 25b

**ROOM USE:** Disabled toilet

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							
Toilet Cistern(s)	Ceramic							
Wall - Tile	Ceramic							
Floor - Covering - No access below due to causing excessive damage	Composite Vinyl Tile, Vinyl/Lino - Modern							
Ceiling	Concrete with plaster skim							
Pipework	Metal							
Wall	Plasterboard							
Pipework	Plastic							
Stench Pipe	Plastic							
Window - Sill	Plastic							
Boxing - No access within due to causing excessive damage	Wood/Timber							
Door	Wood/Timber							
	No suspect materials found							

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** Ground Floor

**ROOM NO:** 25 c

**ROOM USE:** First aid room

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							
Floor - Covering - No access below due to causing excessive damage	Composite Vinyl Tile, Vinyl/Lino - Modern							
Beam	Concrete with plaster skim							
Ceiling	Concrete with plaster skim							
Pipework	Metal							
Boxing - No access within due to causing excessive damage	Wood/Timber							
Door	Wood/Timber							
Floor ductLagging debris within floor duct below where floor is damaged	Thermal Insulation Lagging	NAD	ID	NS000365/264				

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** Ground Floor

**ROOM NO:** 26

**ROOM USE:** Corridor

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							
Floor - Covering	Carpet							
Floor - Nosing to stairs	Composite Vinyl Tile, Vinyl/Lino - Modern							

Ceiling	Concrete
Floor	Concrete
Pipework - Insulation (Lining)	Fibre-glass/Rockwool
Pipework	Metal
Ceiling Tile - Suspended, Modern	Plasterboard
Wall	Plasterboard
Door	Wood/Timber
No suspect materials found	

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** Ground Floor

**ROOM NO:** 25

**ROOM USE:** Girls toilets

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							
Toilet Cistern(s)	Ceramic							
Wall - Tile	Ceramic							
Floor - Covering	Composite Vinyl Tile, Vinyl/Lino - Modern							
Ceiling	Concrete							
Boiler	Metal							
Pipework	Metal							
Wall	Plasterboard							

Pipework Plastic

Stench Pipe Plastic

Window - Sill Plastic

No suspect materials found

**BLOCK:** Uplands Manor Primary School  
**FLOOR:** Ground Floor  
**ROOM NO:** 25a  
**ROOM USE:** Toilet lobby No access within all live services

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Ceiling	Concrete							
Floor	Concrete							
Electrical Services	Metal							
Pipework	Metal							
Wall	Plasterboard							
Electrical Services	Plastic							
Door	Wood/Timber							
	No suspect materials found							

**BLOCK:** Uplands Manor Primary School  
**FLOOR:** Ground Floor  
**ROOM NO:** 27  
**ROOM USE:** Cleaners cupboard

Sample Point	Product Type	Result	Level	Sample No.	Condition	Surface Treatment	Risk	Qty
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	of ID	Score
Wall	Brick/Block	
Floor	Concrete	
Pipework	Metal	
Ceiling	Plasterboard	
Door	Wood/Timber	
	No suspect materials found	

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** Ground Floor

**ROOM NO:** 28

**ROOM USE:** Boys toilets

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							
Toilet Cistern(s)	Ceramic							
Wall - Tile	Ceramic							
Floor - Covering	Composite Vinyl Tile, Vinyl/Lino - Modern							
Ceiling Tile - Suspended, Modern	Compressed Cellulose							
Tank - Insulation	Fibre-glass/Rockwool							
Pipework	Metal							
Tank	Metal							
Pipework	Plastic							

Stench Pipe	Plastic			
Toilet Cistern(s)	Plastic			
Boxing	Wood/Timber			
Door	Wood/Timber			
Toilet partitions	Cement Products	NAD	ID	AT004700/048

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** Ground Floor

**ROOM NO:** 29

**ROOM USE:** Library

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							
Floor - Covering	Carpet							
Floor - Screed	Concrete							
Firebreak - No access behind mmmf firebreak to wall	Fibre-glass/Rockwool							
Pipework - Insulation (Lining)	Fibre-glass/Rockwool							
Pipework	Metal							
Floor - No access below due to causing excessive damage	Parquet							
Wall	Plasterboard							
Boxing - No access within due to causing excessive damage	Wood/Timber							



Door Wood/Timber

Wall - Sheet/Cladding Wood/Timber

No suspect materials found

**BLOCK:** Uplands Manor Primary School  
**FLOOR:** Ground Floor  
**ROOM NO:** 29.1  
**ROOM USE:** Library quite room

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							
Floor - Covering	Carpet							
Ceiling tile suspended	Compressed Cellulose modern							
Floor	Concrete							
Door	Metal							
Pipework	Metal							
Pipework	Plastic							
Stench Pipe	Plastic							
Ceiling	Wood/Timber							
Window - Sill	Wood/Timber							
Windows Putty to original external windows	Putty	NAD	ID	AT004701/050				

Uplands Manor Primary

SGS United Kingdom Limited

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**BLOCK:** School**FLOOR:** Ground Floor**ROOM NO:** 46**ROOM USE:** Toilet lobby

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							
Wall - Tile	Ceramic							
Floor - Covering	Composite Vinyl Tile, Vinyl/Lino - Modern							
Ceiling	Concrete with plaster skim							
Pipework - Insulation (Lining)	Fibre-glass/Rockwool							
Tank - Insulation	Fibre-glass/Rockwool							
Pipework	Metal							
Tank	Metal							
Pipework	Plastic							
Door	Wood/Timber							
	No suspect materials found							

**BLOCK:** Uplands Manor Primary School**FLOOR:** Ground Floor**ROOM NO:** 46.1**ROOM USE:** Gents toilet

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							
Wall	Brick/Block and Plaster							

Wall - Tile	Ceramic
Floor - Covering - No access below due to causing excessive damage	Composite Vinyl Tile, Vinyl/Lino - Modern
Ceiling	Concrete with plaster skim
Boiler	Metal
Pipework	Metal
Pipework	Plastic
Window - Sill	Plastic
Boxing - No access within due to causing excessive damage	Wood/Timber
Door	Wood/Timber
	No suspect materials found

**BLOCK:** Uplands Manor Primary School

**FLOOR:** Ground Floor **ROOM NO:** 46.2 **ROOM USE:** Ladies toilet

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							
Wall	Brick/Block and Plaster							
Wall - Tile	Ceramic							
Floor - Covering - No access below due to causing excessive damage	Composite Vinyl Tile, Vinyl/Lino - Modern							
Ceiling	Concrete with plaster skim							

Boiler	Metal
Pipework	Metal
Pipework	Plastic
Window - Sill	Plastic
Boxing - No access within due to causing excessive damage	Wood/Timber
Door	Wood/Timber
	No suspect materials found

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** Ground Floor

**ROOM NO:** 46.3

**ROOM USE:** Hall lobby

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block and Plaster							
Floor - Covering	Carpet							
Floor - Nosing to stairs	Composite Vinyl Tile, Vinyl/Lino - Modern							
Ceiling Tile - Suspended, Modern	Compressed Cellulose							
Firebreak - No access behind firebreak	Fibre-glass/Rockwool							
Pipework - Insulation (Lining)	Fibre-glass/Rockwool							
Pipework	Metal							
Door	Wood/Timber							

Floor Wood/Timber

Wall - Sheet/Cladding Wood/Timber

No suspect materials found

Uplands Manor Primary										Store room No access within live services limited access and view due to stored items	
BLOCK:	School	FLOOR:	Ground Floor	ROOM NO:	48	ROOM USE:					
Sample Point		Product Type		Result		Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall		Brick/Block									
Floor		Concrete									
Ceiling		Concrete with plaster skim									
Electrical Services		Metal									
Pipework		Metal									
Wall		Plasterboard									
Electrical Services		Plastic									
Window - Sill		Plastic									
Door		Wood/Timber									
		No suspect materials found									

Uplands Manor Primary		FLOOR:		Ground Floor	ROOM NO:	49	ROOM USE:		Staff room No access within live services	
BLOCK: School										
Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty		
Wall	Brick/Block									
Floor - Covering	Carpet									
Under Sink Mat - Modern	Composite Bitumen									
Floor - Covering - No access below due to causing excessive damage	Composite Vinyl Tile, Vinyl/Lino - Modern									
Ceiling Tile - Suspended, Modern	Compressed Cellulose									
Pipework	Metal									
Wall	Plasterboard									
Electrical Services	Plastic									
Pipework	Plastic									
Window - Sill	Plastic									
Door	Wood/Timber									
Floor	Wood/Timber									
	No suspect materials found									

Uplands Manor Primary		FLOOR:		Ground Floor	ROOM NO:	47.3	ROOM USE:	Corridor	
BLOCK: School									
Sample Point	Product Type	Result	Level	Sample No.	Condition	Surface Treatment	Risk	Qty	
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		of ID	Score
Wall	Brick/Block		
Floor - Covering	Carpet		
Floor - Nosing to stairs	Composite Vinyl Tile, Vinyl/Lino - Modern		
Ceiling Tile - Suspended, Modern	Compressed Cellulose		
Floor	Concrete		
Pipework - Insulation (Lining)	Fibre-glass/Rockwool		
Pipework	Metal		
Door	Wood/Timber		
Wall	Wood/Timber		
No suspect materials found			

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** Ground Floor

**ROOM NO:** 47.2

**ROOM USE:** Understairs

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							
Floor	Concrete							
Ceiling	Concrete with plaster skim							
Door	Wood/Timber							
No suspect materials found								

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** Ground Floor

**ROOM NO:** 47.1

**ROOM USE:** Lobby

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							
Floor - Covering	Carpet							
Floor - Nosing to stairs	Composite Vinyl Tile, Vinyl/Lino - Modern							
Floor	Concrete							
Ceiling	Concrete with plaster skim							
Door	Metal							
Door	Wood/Timber							
	No suspect materials found							

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** Ground Floor

**ROOM NO:** 50

**ROOM USE:** Reception classroom 1

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Ceiling Tile - Suspended, Modern	Compressed Cellulose							
Wall	Brick/Block and Plaster							
Floor - Covering	Carpet							



Floor - Covering - No access below due to causing excessive damage	Composite Vinyl Tile, Vinyl/Lino - Modern
Floor - Screed - No access below due to causing excessive damage	Concrete
Ceiling	Concrete with plaster skim
Ceiling Void - Pipework Insulation	Fibre-glass/Rockwool
Pipework - Insulation (Lining)	Fibre-glass/Rockwool
Pipework	Metal
Wall	Plasterboard
Door	Plastic
Floor	Wood/Timber
Wall - Sheet/Cladding	Wood/Timber
	No suspect materials found

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** Ground Floor

**ROOM NO:** 47

**ROOM USE:** Corridor

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block and Plaster							
Floor - Covering	Carpet							
Ceiling	Concrete with plaster skim							
Ceiling Void - Pipework Insulation	Fibre-glass/Rockwool							

Pipework	Metal
Floor - No access below due to causing excessive damage	Metal plates
Wall	Plasterboard
Door	Plastic
Door	Wood/Timber
	No suspect materials found

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** Ground Floor

**ROOM NO:** 51

**ROOM USE:** Reception classroom 2

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Ceiling Tile - Suspended, Modern	Compressed Cellulose							
Wall	Brick/Block and Plaster							
Floor - Covering	Carpet							
Floor - Covering - No access below due to causing excessive damage	Composite Vinyl Tile, Vinyl/Lino - Modern							
Ceiling	Concrete with plaster skim							
Ceiling Void - Pipework Insulation	Fibre-glass/Rockwool							
Pipework	Metal							
Wall	Plasterboard							
Door	Plastic							

Floor Wood/Timber

Wall - Sheet/Cladding Wood/Timber

No suspect materials found

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** Ground Floor

**ROOM NO:** 51.1

**ROOM USE:** Kitchen

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block and Plaster							
Wall - Tile	Ceramic							
Under Sink Mat - Modern	Composite Bitumen							
Floor - Covering - No access below due to causing excessive damage	Composite Vinyl Tile, Vinyl/Lino - Modern							
Ceiling	Concrete with plaster skim							
Pipework - Insulation (Lining)	Fibre-glass/Rockwool							
Pipework	Metal							
Wall	Plasterboard							
Door	Wood/Timber							
Floor Plinth - No access behind due to causing excessive damage	Wood/Timber							
	No suspect materials found							

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** Ground Floor

**ROOM NO:** 52

**ROOM USE:** Toilets

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block and Plaster							
Toilet Cistern(s)	Ceramic							
Wall - Tile	Ceramic							
Floor - Covering	Composite Vinyl Tile, Vinyl/Lino - Modern							
Ceiling	Concrete with plaster skim							
Pipework - Insulation (Lining)	Fibre-glass/Rockwool							
Boiler	Metal							
Pipework	Metal							
Boxing	Plasterboard							
Wall	Plasterboard							
Door	Plastic							
Pipework	Plastic							
Boxing	Wood/Timber							
	No suspect materials found							

Uplands Manor Primary

**BLOCK:** School **FLOOR:** Ground Floor **ROOM NO:** 54 **ROOM USE:** Reception classroom 3

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Ceiling Tile - Suspended, Modern	Compressed Cellulose							
Wall	Brick/Block and Plaster							
Floor - Covering	Carpet							
Floor - Covering - No access below due to causing excessive damage	Composite Vinyl Tile, Vinyl/Lino - Modern							
Ceiling	Concrete with plaster skim							
Ceiling Void - Pipework Insulation	Fibre-glass/Rockwool							
Pipework	Metal							
Wall	Plasterboard							
Door	Plastic							
Floor	Wood/Timber							
Wall - Sheet/Cladding	Wood/Timber							
	No suspect materials found							

Uplands Manor Primary  
**BLOCK:** School **FLOOR:** Ground Floor **ROOM NO:** 88 **ROOM USE:** Reception classroom 4

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Ceiling Tile - Suspended, Modern	Compressed Cellulose							

Wall	Brick/Block and Plaster
Floor - Covering	Carpet
Floor - Covering - No access below due to causing excessive damage	Composite Vinyl Tile, Vinyl/Lino - Modern
Ceiling	Concrete with plaster skim
Ceiling Void - Pipework Insulation	Fibre-glass/Rockwool
Pipework	Metal
Wall	Plasterboard
Door	Plastic
Floor	Wood/Timber
Wall - Sheet/Cladding	Wood/Timber
	No suspect materials found

**BLOCK:** Uplands Manor Primary School

**FLOOR:** Ground Floor

**ROOM NO:** 53

**ROOM USE:** Corridor

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block and Plaster							
Floor - Covering	Carpet							
Ceiling	Concrete with plaster skim							
Ceiling Void - Pipework Insulation	Fibre-glass/Rockwool							
Pipework	Metal							

Floor - No access below due to causing excessive damage

Metal plates

Wall

Plasterboard

Door

Plastic

Door

Wood/Timber

No suspect materials found

**BLOCK:** Uplands Manor Primary  
School

**FLOOR:** Ground Floor

**ROOM NO:** 55

**ROOM USE:** Class 5E

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block and Plaster							
Floor - Covering	Carpet							
Floor - Covering - No access below due to causing excessive damage	Composite Vinyl Tile, Vinyl/Lino - Modern							
Beams	Concrete with plaster skim							
Ceiling	Concrete with plaster skim							
Pipework - Insulation (Lining)	Fibre-glass/Rockwool							
Pipework	Metal							
Pipework	Plastic							
Window - Sill	Plastic							
Boxing - No access within due to causing	Wood/Timber							

excessive damage

Door	Wood/Timber
Floor	Wood/Timber
Wall - Sheet/Cladding	Wood/Timber
No suspect materials found	

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** Ground Floor **ROOM NO:** 55.1 **ROOM USE:** Corridor

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Floor - Covering	Carpet							
Ceiling Tile - Suspended, Modern	Compressed Cellulose							
Floor	Concrete							
Pipework - Insulation (Lining)	Fibre-glass/Rockwool							
Pipework	Metal							
Wall	Plasterboard							
Door	Wood/Timber							
Door - Frame Infill Panel	Wood/Timber							
Door - Header Panel	Wood/Timber							
Wall	Wood/Timber							
No suspect materials found								



Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** Ground Floor

**ROOM NO:** 56

**ROOM USE:** Corridor

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Floor - Covering	Carpet							
Ceiling Tile - Suspended, Modern	Compressed Cellulose							
Floor	Concrete							
Pipework - Insulation (Lining)	Fibre-glass/Rockwool							
Pipework	Metal							
Door - Frame Infill Panel	Plasterboard							
Wall	Plasterboard							
Door	Wood/Timber							
Door - Header Panel	Wood/Timber							
Wall	Wood/Timber							
	No suspect materials found							

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** Ground Floor

**ROOM NO:** 57

**ROOM USE:** Class 5G

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
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Wall	Brick/Block and Plaster
Floor - Covering	Carpet
Under Sink Mat - Modern	Composite Bitumen
Floor - Covering - No access below due to causing excessive damage	Composite Vinyl Tile, Vinyl/Lino - Modern
Ceiling Tile - Suspended, Modern	Compressed Cellulose
Pipework - Insulation (Lining)	Fibre-glass/Rockwool
Boiler	Metal
Pipework	Metal
Door - Frame Infill Panel	Plasterboard
Pipework	Plastic
Door	Wood/Timber
Floor	Wood/Timber
Wall - Panel	Wood/Timber
Window - Sill	Wood/Timber
	No suspect materials found

**BLOCK:** Uplands Manor Primary School

**FLOOR:** Ground Floor

**ROOM NO:** 56.1

**ROOM USE:** Stairs

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							

Floor - Covering	Carpet
Floor - Nosing to stairs	Composite Vinyl Tile, Vinyl/Lino - Modern
Floor	Concrete
Ceiling	Concrete with plaster skim
Wall - Panel	Plasterboard
Door	Wood/Timber
No suspect materials found	

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** Ground Floor

**ROOM NO:** 58

**ROOM USE:** Sports hall

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block and Plaster							
Pipework	Metal							
Floor - No access below due to causing excessive damage	Parquet							
Window - Sill	Plastic							
Door	Wood/Timber							
Wall - Sheet/Cladding	Wood/Timber							
No suspect materials found								

Uplands Manor Primary <b>BLOCK:</b> School		<b>FLOOR:</b> Ground Floor	<b>ROOM NO:</b> 61	<b>ROOM USE:</b> Corridor No access within lift				
Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block and Plaster							
Floor - Covering	Carpet							
Floor	Concrete							
Door	Metal							
Pipework	Metal							
Ceiling	Plasterboard							
Door	Wood/Timber							
	No suspect materials found							

Uplands Manor Primary <b>BLOCK:</b> School		<b>FLOOR:</b> Ground Floor	<b>ROOM NO:</b> 62	<b>ROOM USE:</b> Sports store No access above ceiling access hatch due to stored items				
Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							
Floor	Concrete							
Pipework - Insulation (Lining)	Fibre-glass/Rockwool							
Pipework	Metal							

Ceiling Plasterboard  
Door Wood/Timber  
No suspect materials found

**BLOCK:** Uplands Manor Primary School  
**FLOOR:** Ground Floor  
**ROOM NO:** 63  
**ROOM USE:** Sports store 2 Limited access and view due to stored items

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							
Floor	Concrete							
Pipework	Metal							
Ceiling	Plasterboard							
Door	Wood/Timber							
No suspect materials found								

**BLOCK:** Uplands Manor Primary School  
**FLOOR:** Ground Floor  
**ROOM NO:** 64  
**ROOM USE:** Toilet

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Boxing - No access within due to causing excessive damage	Ceramic							
Floor - Tile - No access below due to causing	Ceramic							

excessive damage

Toilet Cistern(s)	Ceramic
Wall - Tile	Ceramic
Ceiling	Plasterboard
Stench Pipe	Plastic
Door	Wood/Timber
	No suspect materials found

**Uplands Manor Primary**  
**BLOCK:** School **FLOOR:** Ground Floor **ROOM NO:** 65 **ROOM USE:** Changing room lobby

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Floor - Tile - No access below due to causing excessive damage	Ceramic							
Wall - Tile	Ceramic							
Ceiling	Plasterboard							
Door	Wood/Timber							
	No suspect materials found							

**Uplands Manor Primary**  
**BLOCK:** School **FLOOR:** Ground Floor **ROOM NO:** 66 **ROOM USE:** Changing room store

Sample Point	Product Type	Result	Level	Sample No.	Condition	Surface Treatment	Risk	Qty
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	of ID	Score
Boxing - No access within due to causing excessive damage	Ceramic	
Floor - Tile - No access below due to causing excessive damage	Ceramic	
Wall - Tile	Ceramic	
Pipework	Metal	
Ceiling	Plasterboard	
Door	Wood/Timber	
	No suspect materials found	

Uplands Manor Primary									
<b>BLOCK:</b>	School	<b>FLOOR:</b>	Ground Floor	<b>ROOM NO:</b>	67	<b>ROOM USE:</b>	Changing room		
<b>Sample Point</b>	<b>Product Type</b>	<b>Result</b>	<b>Level of ID</b>	<b>Sample No.</b>	<b>Condition</b>	<b>Surface Treatment</b>	<b>Risk Score</b>	<b>Qty</b>	
Floor - Tile - No access below due to causing excessive damage	Ceramic								
Wall - Tile	Ceramic								
Window - Sill	Ceramic								
Ceiling	Plasterboard								
Door	Wood/Timber								
	No suspect materials found								


Uplands Manor Primary <b>BLOCK:</b> School		<b>FLOOR:</b> Ground Floor	<b>ROOM NO:</b> 68	<b>ROOM USE:</b> Disabled toilet				
Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Floor - Tile - No access below due to causing excessive damage	Ceramic							
Toilet Cistern(s)	Ceramic							
Wall - Tile	Ceramic							
Window - Sill	Ceramic							
Pipework	Metal							
Ceiling	Plasterboard							
Pipework	Plastic							
Stench Pipe	Plastic							
Door	Wood/Timber							
	No suspect materials found							

Uplands Manor Primary <b>BLOCK:</b> School		<b>FLOOR:</b> Ground Floor	<b>ROOM NO:</b> 69	<b>ROOM USE:</b> Showers				
Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Floor - Tile - No access below due to causing excessive damage	Ceramic							



Wall - Tile	Ceramic
Window - Sill	Ceramic
Pipework	Metal
Ceiling	Plasterboard
Pipework	Plastic
Boxing - No access within due to causing excessive damage	Wood/Timber
No suspect materials found	

Uplands Manor Primary		<b>BLOCK:</b>	School	<b>FLOOR:</b>	Ground Floor	<b>ROOM NO:</b>	60	<b>ROOM USE:</b>	Lift
Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty	
Door	Metal								
No access within lift shut down	Inaccessible	Inaccessible							

Uplands Manor Primary										
<b>BLOCK:</b>	School		<b>FLOOR:</b>	Ground Floor	<b>ROOM NO:</b>	59	<b>ROOM USE:</b>	Stairs		
<b>Sample Point</b>		<b>Product Type</b>		<b>Result</b>	<b>Level of ID</b>	<b>Sample No.</b>	<b>Condition</b>	<b>Surface Treatment</b>	<b>Risk Score</b>	<b>Qty</b>
Wall		Brick/Block and Plaster								
Floor - Covering		Carpet								

Floor	Concrete
Pipework	Metal
Ceiling	Plasterboard
Floor - Nosing to stairs	Rubber
Boxing - No access within due to causing excessive damage	Wood/Timber
Door	Wood/Timber
Window - Sill	Wood/Timber
	No suspect materials found

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** Ground Floor

**ROOM NO:** 30

**ROOM USE:** Dining room 1

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block and Plaster							
Ceiling Tile - Suspended, Modern	Compressed Cellulose							
Beams and columns	Concrete with plaster skim							
Ceiling	Concrete with plaster skim							
Pipework	Metal							
Floor - No access below due to causing excessive damage	Parquet							
Door	Wood/Timber							

Wall - Sheet/Cladding

Wood/Timber

No suspect materials found

**BLOCK:** Uplands Manor Primary School

**FLOOR:** Ground Floor

**ROOM NO:** 31

**ROOM USE:**

Dining room store No acess within lift

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Ceiling	Concrete with plaster skim							
Pipework - Insulation (Lining)	Fibre-glass/Rockwool							
Ductwork	Metal							
Flue Pipe	Metal							
Pipework	Metal							
Floor - No access below due to causing excessive damage	Parquet							
Wall	Plasterboard							
Door	Wood/Timber							
Wall - Sheet/Cladding	Wood/Timber							
	No suspect materials found							

**BLOCK:** Uplands Manor Primary School

**FLOOR:** Ground Floor

**ROOM NO:** 45

**ROOM USE:**

Dining room 2

Sample Point	Product Type	Result	Level	Sample No.	Condition	Surface Treatment	Risk	Qty
SGS United Kingdom Limited	Unit 4, Calibre Industrial Park, Laches Close, Four Ashes, Wolverhampton, WV10 7DZ United Kingdom t +44 (0)1642548797 e gbhousing@sgs.com https://teamsportal.gb.sgs.com/ www.sgs.com							

	of ID	Score
Wall	Brick/Block and Plaster	
Ceiling Tile - Suspended, Modern	Compressed Cellulose	
Beams and columns	Concrete with plaster skim	
Ceiling	Concrete with plaster skim	
Pipework	Metal	
Floor - No access below due to causing excessive damage	Parquet	
Door	Wood/Timber	
Wall - Sheet/Cladding	Wood/Timber	
	No suspect materials found	

<b>BLOCK:</b> Uplands Manor Primary School		<b>FLOOR:</b> Ground Floor	<b>ROOM NO:</b> A	<b>ROOM USE:</b> Kitchen No access within all live kitchen appliances				
Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Floor - Covering	Composite Vinyl Tile, Vinyl/Lino - Modern							
Door	Metal							
Ductwork - No access within	Metal							
Electrical Services - No access within live services	Metal							
Pipework	Metal							

Roof - Skylight	Plaster
Ceiling	Plasterboard
Pipework	Plastic
Wall - Sheet/Cladding	Plastic
Access Panel	Wood/Timber
Door	Wood/Timber
	No suspect materials found

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** Ground Floor

**ROOM NO:** B

**ROOM USE:** Kitchen store

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block and Plaster							
Floor - Covering - No access below due to causing excessive damage	Composite Vinyl Tile, Vinyl/Lino - Modern							
Ceiling	Plasterboard							
Door	Wood/Timber							
	No suspect materials found							

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** Ground Floor

**ROOM NO:** C

**ROOM USE:** Electric cupboard No access within live services

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block and Plaster							
Floor - Covering - No access below due to causing excessive damage	Composite Vinyl Tile, Vinyl/Lino - Modern							
Electrical Services	Metal							
Ceiling	Plasterboard							
Electrical Services	Plastic							
Door	Wood/Timber							
	No suspect materials found							

Uplands Manor Primary <b>BLOCK:</b> School		<b>FLOOR:</b> Ground Floor	<b>ROOM NO:</b> D	<b>ROOM USE:</b> Cloakroom				
Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Door	Wood/Timber							
No keys available during multiple visits	Inaccessible	Inaccessible						

Uplands Manor Primary <b>BLOCK:</b> School		<b>FLOOR:</b> Ground Floor	<b>ROOM NO:</b> E	<b>ROOM USE:</b> Food store				
Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Door	Wood/Timber							

No keys available during multiple visits

Inaccessible

Inaccessible

**BLOCK:** Uplands Manor Primary  
School**FLOOR:** Ground Floor**ROOM NO:** F**ROOM USE:** Store

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block and Plaster							
Wall - Tile	Ceramic							
Floor - Covering	Composite Vinyl Tile, Vinyl/Lino - Modern							
Door	Metal							
Pipework	Metal							
Roof - Skylight	Plaster							
Ceiling	Plasterboard							
	No suspect materials found							

**BLOCK:** Uplands Manor Primary  
School**FLOOR:** Ground Floor**ROOM NO:** G**ROOM USE:** Kitchen office

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Door	Wood/Timber							

No keys available during multiple visits

Inaccessible

Inaccessible

Uplands Manor Primary <b>BLOCK:</b> School		<b>FLOOR:</b> Ground Floor	<b>ROOM NO:</b> Duct	<b>ROOM USE:</b> Duct					
Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty	
No access within floor duct asbestos previously identified please refer to previous data.	Inaccessible	Inaccessible							
PipeworkPresumed pipe lagging within florr duct	3 Thermal Insulation Lagging	3 Crocidolite (or unknown)	P		1 Low Damage	3 Unsealed lagging and sprays	10	>100lm	

Uplands Manor Primary <b>BLOCK:</b> School		<b>FLOOR:</b> Ground Floor	<b>ROOM NO:</b> 39	<b>ROOM USE:</b> Side entrance					
Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty	
Wall	Brick/Block								
Floor - Covering	Carpet								
Floor - Nosing to stairs	Composite Vinyl Tile, Vinyl/Lino - Modern								
Ceiling	Concrete								
Floor	Concrete								
Door - Header Panel	Glass								
Door	Wood/Timber								
		No suspect materials found							



Uplands Manor Primary									
BLOCK: School		FLOOR: Ground Floor	ROOM NO: 40	ROOM USE: Understairs cupboard					
Sample Point	Product Type		Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block								
Ceiling	Concrete								
Floor	Concrete								
Door	Wood/Timber								
		No suspect materials found							

Uplands Manor Primary									
BLOCK:	School	FLOOR:	Ground Floor	ROOM NO:	40.1	ROOM USE:	Outdoor play store		
Sample Point	Product Type	Result		Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block								
Floor	Concrete								
Door - Header Panel	Glass								
Door	Wood/Timber								
Ceiling	Insulating Board	NAD		ID	AT004721/208				

Uplands Manor Primary								
<b>BLOCK:</b>	School	<b>FLOOR:</b>	Ground Floor	<b>ROOM NO:</b>	37.2	<b>ROOM USE:</b>	Shed Limited access and view due to stored items	
<b>Sample Point</b>	<b>Product Type</b>	<b>Result</b>	<b>Level of ID</b>	<b>Sample No.</b>	<b>Condition</b>	<b>Surface Treatment</b>	<b>Risk Score</b>	<b>Qty</b>
Wall	Brick/Block							
Floor	Concrete							
Ceiling	Plasterboard							
Door	Wood/Timber							
		No suspect materials found						

Uplands Manor Primary								
<b>BLOCK:</b>	School	<b>FLOOR:</b>	Ground Floor	<b>ROOM NO:</b>	92.1	<b>ROOM USE:</b>	Corridor	
<b>Sample Point</b>	<b>Product Type</b>	<b>Result</b>	<b>Level of ID</b>	<b>Sample No.</b>	<b>Condition</b>	<b>Surface Treatment</b>	<b>Risk Score</b>	<b>Qty</b>
Wall	Brick/Block							
Wall	Brick/Block and Plaster							
Floor - Covering	Carpet							
Ceiling Tile - Suspended, Modern	Compressed Cellulose							
Ceiling	Concrete							
Ceiling Void - Fire Break(s)	Fibre-glass/Rockwool							
Ceiling Void - Pipework Insulation	Fibre-glass/Rockwool							
Ceiling Void - Pipework	Metal							

Door	Metal
Ductwork	Metal
Floor	Metal
Pipework	Metal
Wall	Plasterboard
Door	Wood/Timber

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** Ground Floor

**ROOM NO:** 92

**ROOM USE:** Cloaks

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							
Wall	Brick/Block and Plaster							
Floor - Covering	Carpet							
Ceiling Tile - Suspended, Modern	Compressed Cellulose							
Ceiling	Concrete							
Ceiling Void - Fire Break(s)	Fibre-glass/Rockwool							
Ceiling Void - Pipework Insulation	Fibre-glass/Rockwool							
Ceiling Void - Pipework	Metal							
Door	Metal							
Ductwork	Metal							

Electrical Services	Metal
Floor	Metal
Pipework	Metal
Wall	Plasterboard
Door	Wood/Timber

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** Ground Floor

**ROOM NO:** 105.1

**ROOM USE:** Sensory room

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Floor - Covering	Carpet							
Ceiling Tile - Suspended, Modern	Compressed Cellulose							
Beam	Concrete							
Floor	Concrete							
Ceiling	Concrete with plaster skim							
Ceiling Void - Fire Break(s)	Fibre-glass/Rockwool							
Ceiling Void - Ductwork	Metal							
Wall	Plasterboard							
Door	Wood/Timber							

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** Ground Floor

**ROOM NO:** 106

**ROOM USE:** Learning space 5

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							
Wall - Tile	Ceramic							
Under Sink Mat - Modern	Composite Bitumen							
Floor - Covering - No access below due to causing excessive damage	Composite Vinyl Tile, Vinyl/Lino - Modern							
Ceiling Tile - Suspended, Modern	Compressed Cellulose							
Beam	Concrete							
Ceiling	Concrete with plaster skim							
Ceiling Void - Pipework Insulation	Fibre-glass/Rockwool							
Ceiling Void - Ductwork	Metal							
Ceiling Void - Pipework	Metal							
Door	Metal							
Pipework	Metal							
Wall	Plasterboard							
Pipework	Plastic							
Boxing - No access within due to causing excessive damage	Wood/Timber							
Door	Wood/Timber							

Draft

Floor Plinth - No access behind due to causing excessive damage Wood/Timber

Window - Sill Wood/Timber

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** Ground Floor

**ROOM NO:** 106.1

**ROOM USE:** Disabled toilet

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							
Toilet Cistern(s)	Ceramic							
Floor - Covering - No access below due to causing excessive damage	Composite Vinyl Tile, Vinyl/Lino - Modern							
Ceiling Tile - Suspended, Modern	Compressed Cellulose							
Ceiling	Concrete with plaster skim							
Ceiling Void - Pipework Insulation	Fibre-glass/Rockwool							
Ceiling Void - Pipework Insulation	Foam							
Ceiling Void - Pipework	Metal							
Pipework	Metal							
Boxing - No access within due to causing excessive damage	Plastic							
Electrical Services - No access behind live extractor fan	Plastic							
Pipework	Plastic							

Stench Pipe	Plastic
Wall - Sheet/Cladding	Plastic
Window - Sill	Plastic
Door	Wood/Timber

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** Ground Floor

**ROOM NO:** 92.2

**ROOM USE:** Toilet

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							
Floor - Covering - No access below due to causing excessive damage	Composite Vinyl Tile, Vinyl/Lino - Modern							
Ceiling Tile - Suspended, Modern	Compressed Cellulose							
Ceiling	Concrete with plaster skim							
Pipework	Metal							
Wall	Plasterboard							
Boxing - No access within due to causing excessive damage	Plastic							
Electrical Services - No access behind live extractor fan	Plastic							
Pipework	Plastic							
Wall - Sheet/Cladding	Plastic							
Boxing - No access within due to causing	Wood/Timber							

excessive damage

Door

Wood/Timber

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** Ground Floor

**ROOM NO:** 105

**ROOM USE:** Learning space 3

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							
Floor - Covering	Carpet							
Wall - Tile	Ceramic							
Under Sink Mat - Modern	Composite Bitumen							
Floor - Covering - No access below due to causing excessive damage	Composite Vinyl Tile, Vinyl/Lino - Modern							
Ceiling Tile - Suspended, Modern	Compressed Cellulose							
Beam	Concrete							
Floor - Screed - No access below due to causing excessive damage	Concrete							
Ceiling	Concrete with plaster skim							
Ceiling Void - Pipework Insulation	Fibre-glass/Rockwool							
Ceiling Void - Pipework	Metal							
Pipework	Metal							
Wall	Plasterboard							



Pipework	Plastic
Door	Wood/Timber
Floor Plinth - No access behind due to causing excessive damage	Wood/Timber
Window - Sill	Wood/Timber

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** Ground Floor

**ROOM NO:** 105.2

**ROOM USE:** W.C

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							
Floor - Covering - No access below due to causing excessive damage	Composite Vinyl Tile, Vinyl/Lino - Modern							
Ceiling Tile - Suspended, Modern	Compressed Cellulose							
Ceiling	Concrete with plaster skim							
Ceiling void Pipework - Insulation	Fibre-glass/Rockwool							
Pipework	Metal							
Wall	Plasterboard							
Boxing - No access within due to causing excessive damage	Plastic							
Electrical Services - No access behind live extractor fan	Plastic							
Pipework	Plastic							

Wall - Sheet/Cladding	Plastic
Boxing - No access within due to causing excessive damage	Wood/Timber
Door	Wood/Timber

Uplands Manor Primary  
**BLOCK:** School **FLOOR:** Ground Floor **ROOM NO:** 105.3 **ROOM USE:** Cleaners cupboard

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall - Tile	Ceramic							
Floor - Covering - No access below due to causing excessive damage	Composite Vinyl Tile, Vinyl/Lino - Modern							
Ceiling Tile - Suspended, Modern	Compressed Cellulose							
Pipework - Insulation (Lining)	Fibre-glass/Rockwool							
Pipework	Metal							
Wall	Plasterboard							
Pipework	Plastic							
Boxing - No access within due to causing excessive damage	Wood/Timber							
Door	Wood/Timber							

Uplands Manor Primary  
**BLOCK:** School **FLOOR:** Ground Floor **ROOM NO:** 105.4 **ROOM USE:** Store

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Floor - Covering	Carpet							
Floor - Screed - No access below due to causing excessive damage	Concrete							
Access Panel - No access above access hatch due to position	Metal							
Pipework	Metal							
Ceiling	Plasterboard							
Wall	Plasterboard							
Door	Wood/Timber							

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** Ground Floor

**ROOM NO:** 105.5

**ROOM USE:**

Learning space 4

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							
Under Sink Mat - Modern	Composite Bitumen							
Floor - Covering - No access below due to causing excessive damage	Composite Vinyl Tile, Vinyl/Lino - Modern							
Ceiling Tile - Suspended, Modern	Compressed Cellulose							
Ceiling Void - Ductwork	Metal							
Ceiling Void - Pipework	Metal							

Pipework	Metal
Window - Sill	Plaster
Wall	Plasterboard
Pipework	Plastic
Window - Sill	Plastic
Door	Wood/Timber

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** Ground Floor

**ROOM NO:** 103

**ROOM USE:** Soft play

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							
Floor - Covering	Carpet							
Ceiling Tile - Suspended, Modern	Compressed Cellulose							
Floor - Screed - No access below due to causing excessive damage	Concrete							
Ceiling	Concrete with plaster skim							
Ceiling Void - Pipework Insulation	Fibre-glass/Rockwool							
Ceiling Void - Ductwork	Metal							
Ceiling Void - Pipework	Metal							
Wall	Plasterboard							

Door Wood/Timber

Uplands Manor Primary <b>BLOCK:</b> School		<b>FLOOR:</b> Ground Floor	<b>ROOM NO:</b> 103.1	<b>ROOM USE:</b> Store				
Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							
Ceiling Tile - Suspended, Modern	Compressed Cellulose							
Floor	Concrete							
Ceiling	Concrete with plaster skim							
Ceiling Void - Pipework Insulation	Fibre-glass/Rockwool							
Ceiling Void - Ductwork	Metal							
Ceiling Void - Pipework	Metal							
Wall	Plasterboard							
Wall - Panel - No access behind due to causing excessive damage	Wood/Timber							
FloorBitumen adhesive to floor	Composite Bitumen	NAD	ID	NS000363/261				

Uplands Manor Primary <b>BLOCK:</b> School		<b>FLOOR:</b> Ground Floor	<b>ROOM NO:</b> 99.1	<b>ROOM USE:</b> Soft play room				
Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty

Floor - Covering	Carpet
Ceiling Tile - Suspended, Modern	Compressed Cellulose
Floor - Screed - No access below due to causing excessive damage	Concrete
Ceiling	Concrete with plaster skim
Ceiling Void - Pipework Insulation	Fibre-glass/Rockwool
Ceiling Void - Ductwork	Metal
Ceiling Void - Pipework	Metal
Wall	Plasterboard
Door	Wood/Timber

Uplands Manor Primary  
**BLOCK:** School **FLOOR:** Ground Floor **ROOM NO:** 99.3 **ROOM USE:** Learning space 1

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Floor - Covering	Carpet							
Floor - Screed	Concrete							
Door	Metal							
Pipework	Metal							
RSJ	Metal							
Wall	Plasterboard							
Ceiling	Wood/Timber							

Door	Wood/Timber
Wall	Wood/Timber
Window - Sill	Wood/Timber

**BLOCK:** Uplands Manor Primary School  
**FLOOR:** Ground Floor  
**ROOM NO:** 99  
**ROOM USE:** Learning space 2

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							
Floor - Covering	Carpet							
Wall - Tile	Ceramic							
Under Sink Mat - Modern	Composite Bitumen							
Floor - Covering - No access below due to causing excessive damage	Composite Vinyl Tile, Vinyl/Lino - Modern							
Ceiling Tile - Suspended, Modern	Compressed Cellulose							
Floor	Concrete							
Ceiling Void - Pipework Insulation	Fibre-glass/Rockwool							
Ceiling Void - Ductwork	Metal							
Ceiling Void - Pipework	Metal							
Pipework	Metal							
Floor - Covering - No access below due to causing excessive damage	Parquet							

Wall	Plasterboard
Pipework	Plastic
Boxing - No access within due to causing excessive damage	Wood/Timber
Door	Wood/Timber
Door - Footer Panel	Wood/Timber
Floor Plinth - No access behind due to causing excessive damage	Wood/Timber
Window - Sill	Wood/Timber

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** Ground Floor

**ROOM NO:** 100

**ROOM USE:** Baby change

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Floor - Covering - No access below due to causing excessive damage	Composite Vinyl Tile, Vinyl/Lino - Modern							
Ceiling Tile - Suspended, Modern	Compressed Cellulose							
Ceiling	Concrete with plaster skim							
Ceiling Void - Insulation	Fibre-glass/Rockwool							
Ceiling Void - Pipework	Metal							
Pipework	Metal							
Boxing - No access within due to causing excessive damage	Plastic							



Pipework	Plastic
Wall - Sheet/Cladding	Plastic
Boxing - No access within due to causing excessive damage	Wood/Timber
Door	Wood/Timber

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** Ground Floor

**ROOM NO:** 100.1

**ROOM USE:** Laundry

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Floor - Covering - No access below due to causing excessive damage	Composite Vinyl Tile, Vinyl/Lino							
Ceiling Tile - Suspended, Modern	Compressed Cellulose							
Ceiling	Concrete with plaster skim							
Ceiling Void - Pipework Insulation	Fibre-glass/Rockwool							
Ceiling Void - Pipework	Metal							
Pipework	Metal							
Wall	Plasterboard							
Pipework	Plastic							
Boxing - No access within due to causing excessive damage	Wood/Timber							
Door	Wood/Timber							

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** Ground Floor

**ROOM NO:** 100.2

**ROOM USE:** Lobby

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							
Floor - Covering - No access below due to causing excessive damage	Composite Vinyl Tile, Vinyl/Lino - Modern							
Ceiling Void - Ductwork	Metal							
Door	Metal							
Pipework	Metal							
Wall	Plasterboard							
Boxing - No access within due to causing excessive damage	Wood/Timber							
Door	Wood/Timber							
Door - Frame Infill Panel	Wood/Timber							

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** Ground Floor

**ROOM NO:** 100.3

**ROOM USE:** Store

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Floor - Covering	Carpet							
Floor - Screed - No access below due to causing	Concrete							

excessive damage

Access Panel - No access above access hatch due to position

Metal

Pipework

Metal

Ceiling

Plasterboard

Wall

Plasterboard

Door

Wood/Timber

**BLOCK:** Uplands Manor Primary School

**FLOOR:** Ground Floor

**ROOM NO:** 92.3

**ROOM USE:** Corridor

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							
Floor - Covering	Carpet							
Floor - Nosing to stairs	Composite Vinyl Tile, Vinyl/Lino - Modern							
Ceiling Tile - Suspended, Modern	Compressed Cellulose							
Ceiling	Concrete							
Ceiling Void - Pipework Insulation	Fibre-glass/Rockwool							
Ceiling Void - Pipework	Metal							
Floor	Metal							
Wall	Plasterboard							

Door

Wood/Timber

**BLOCK:** Uplands Manor Primary  
School**FLOOR:** Ground Floor**ROOM NO:** 98**ROOM USE:** Kitchen

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							
Under Sink Mat - Modern	Composite Bitumen							
Floor - Covering	Composite Vinyl Tile, Vinyl/Lino - Modern							
Ceiling Tile - Suspended, Modern	Compressed Cellulose							
Ceiling	Concrete with plaster skim							
Ceiling Void - Pipework Insulation	Fibre-glass/Rockwool							
Ceiling Void - Pipework	Metal							
Pipework	Metal							
Wall	Plasterboard							
Electrical Services - No access behind live extractor fan	Plastic							
Pipework	Plastic							
Boxing - No access within due to causing excessive damage	Wood/Timber							
Door	Wood/Timber							
Floor Plinth - No access behind due to causing	Wood/Timber							

excessive damage

Window - Sill

Wood/Timber

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** Ground Floor

**ROOM NO:** 93

**ROOM USE:** Corridor

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							
Wall	Brick/Block and Plaster							
Floor - Covering	Carpet							
Ceiling Tile - Suspended, Modern	Compressed Cellulose							
Ceiling	Concrete							
Floor - Screed - No access below due to causing excessive damage	Concrete							
Door	Metal							
Pipework	Metal							
Wall	Plasterboard							
Door	Wood/Timber							
Door - Frame Infill Panel	Wood/Timber							

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** Ground Floor

**ROOM NO:** 93.1

**ROOM USE:** Kitchenette

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Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block and Plaster							
Wall - Tile	Ceramic							
Floor - Covering - No access below due to causing excessive damage	Composite Vinyl Tile, Vinyl/Lino - Modern							
Ceiling Tile - Suspended, Modern	Compressed Cellulose							
Ceiling	Concrete							
Ceiling Void - Pipework Insulation	Fibre-glass/Rockwool							
Ceiling Void - Pipework	Metal							
Pipework	Metal							
Wall	Plasterboard							
Pipework	Plastic							
Door	Wood/Timber							
Floor Plinth - No access behind due to causing excessive damage	Wood/Timber							

Uplands Manor Primary <b>BLOCK:</b> School		<b>FLOOR:</b> Ground Floor	<b>ROOM NO:</b> 93.2	<b>ROOM USE:</b> Staff W.C Female				
Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall - Tile	Ceramic							

Floor - Covering - No access below due to causing excessive damage	Composite Vinyl Tile, Vinyl/Lino - Modern
Ceiling Tile - Suspended, Modern	Compressed Cellulose
Ceiling	Concrete
Ceiling Void - Pipework Insulation	Fibre-glass/Rockwool
Ceiling Void - Pipework	Metal
Pipework	Metal
Wall	Plasterboard
Pipework	Plastic
Boxing - No access within due to causing excessive damage	Wood/Timber
Door	Wood/Timber

Uplands Manor Primary		<b>BLOCK:</b>	School	<b>FLOOR:</b>	Ground Floor	<b>ROOM NO:</b>	95	<b>ROOM USE:</b>	Soft play room
Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty	
Wall	Brick/Block								
Wall	Brick/Block and Plaster								
Floor - Covering	Carpet								
Ceiling Tile - Suspended, Modern	Compressed Cellulose								
Floor - Screed - No access below due to causing excessive damage	Concrete								

Ceiling Void - Pipework Insulation	Fibre-glass/Rockwool
Ceiling Void - Pipework	Metal
Pipework	Metal
Wall	Plasterboard
Door	Wood/Timber
Window - Sill	Wood/Timber

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** Ground Floor

**ROOM NO:** 97

**ROOM USE:** Accessible toilet

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Toilet Cistern(s)	Ceramic							
Wall - Tile	Ceramic							
Floor - Covering	Composite Vinyl Tile, Vinyl/Lino - Modern							
Ceiling Tile - Suspended, Modern	Compressed Cellulose							
Ceiling	Concrete with plaster skim							
Ceiling Void - Pipework Insulation	Fibre-glass/Rockwool							
Ceiling Void - Pipework	Metal							
Pipework	Metal							
Wall	Plasterboard							



Pipework	Plastic
Stench Pipe	Plastic
Boxing	Wood/Timber
Door	Wood/Timber

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** Ground Floor

**ROOM NO:** 94

**ROOM USE:** W.C Changing

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							
Floor - Covering - No access below due to causing excessive damage	Composite Vinyl Tile, Vinyl/Lino - Modern							
Ceiling Tile - Suspended, Modern	Compressed Cellulose							
Ceiling	Concrete with plaster skim							
Ceiling Void - Pipework Insulation	Fibre-glass/Rockwool							
Ceiling Void - Pipework Insulation	Foam							
Ceiling Void - Pipework	Metal							
Pipework	Metal							
Wall	Plasterboard							
Electrical Services	Plastic							
Pipework	Plastic							
Boxing - No access within due to causing	Wood/Timber							

excessive damage

Door Wood/Timber

Window - Sill Wood/Timber

**BLOCK:** Uplands Manor Primary School **FLOOR:** Ground Floor **ROOM NO:** 94.1 **ROOM USE:** Store Limited access and view due to stored items

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Floor - Covering	Carpet							
Ceiling Tile - Suspended, Modern - No access above due to stored items restricting access	Compressed Cellulose							
Floor	Concrete							
Electrical Services	Metal							
Pipework	Metal							
Wall	Plasterboard							
Electrical Services	Plastic							

**BLOCK:** Uplands Manor Primary School **FLOOR:** Ground Floor **ROOM NO:** 91 **ROOM USE:** Classroom 5

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Floor - Covering	Carpet							

Under Sink Mat	Composite Bitumen
Floor - Covering	Composite Vinyl Tile, Vinyl/Lino - Modern
Ceiling Tile - Suspended, Modern	Compressed Cellulose
Floor	Concrete
Ceiling Void - Fire Break(s)	Fibre-glass/Rockwool
Ceiling Void - Pipework Insulation	Fibre-glass/Rockwool
Ceiling Void - Ductwork	Metal
Ceiling Void - Pipework	Metal
Door	Metal
Pipework	Metal
Boxing	Plasterboard
Pipework	Plastic
Door	Wood/Timber

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** Ground Floor

**ROOM NO:** 90

**ROOM USE:** Classroom 6

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Floor - Covering	Carpet							
Floor - Covering	Composite Vinyl Tile, Vinyl/Lino - Modern							

Ceiling Tile - Suspended, Modern

Compressed Cellulose

Floor

Concrete

Ceiling Void - Fire Break(s)

Fibre-glass/Rockwool

Ceiling Void - Pipework Insulation

Fibre-glass/Rockwool

Ceiling Void - Ductwork

Metal

Ceiling Void - Pipework

Metal

Door

Metal

Pipework

Metal

Boxing

Plasterboard

Door

Wood/Timber

Window Sealant above window

Putty

NAD

ID

NS000364/262

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** Ground Floor

**ROOM NO:** 89.1

**ROOM USE:** Toilet

**Sample Point****Product Type****Result****Level  
of ID****Sample No.****Condition****Surface Treatment****Risk  
Score****Qty**

Floor - Covering - No access below due to causing excessive damage

Composite Vinyl Tile, Vinyl/Lino - Modern

Ceiling Tile - Suspended, Modern

Compressed Cellulose

Ceiling

Concrete with plaster skim

Ceiling Void - Pipework Insulation

Fibre-glass/Rockwool

Ceiling Void - Pipework Insulation

Foam

Ceiling Void - Pipework	Metal
Boxing - No access within due to causing excessive damage	Plastic
Wall - Sheet/Cladding	Plastic

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** Ground Floor

**ROOM NO:** 89

**ROOM USE:** Classroom 7

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block and Plaster							
Floor - Covering	Carpet							
Ceiling Tile - Suspended, Modern	Compressed Cellulose							
Ceiling	Concrete with plaster skim							
Ceiling Void - Fire Break(s)	Fibre-glass/Rockwool							
Ceiling Void - Pipework Insulation	Fibre-glass/Rockwool							
Ceiling Void - Pipework	Metal							
Door	Metal							
Pipework	Metal							
Wall	Plasterboard							
Boxing - No access within due to causing excessive damage	Wood/Timber							

Door Wood/Timber

Floor Wood/Timber

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** Ground Floor

**ROOM NO:** P1

**ROOM USE:** Plant room

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							
Wall - Tile	Ceramic							
Floor	Concrete							
Boiler	Metal							
Electrical Services	Metal							
Flue Pipe	Metal							
Pipework	Metal							
Ceiling	Plasterboard							
Wall	Plasterboard							
Electrical Services	Plastic							
Door	Wood/Timber							
Pipework Gasket(s)Geaskets to pipework	1 Joint/Gasket	3 Crocidolite (or unknown)	P		1 Low Damage	1 Surface Sealed	6	1m <sup>2</sup>

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** 1st Floor

**ROOM NO:** 47.1

**ROOM USE:** Stairs

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							
Wall	Brick/Block and Plaster							
Floor - Covering	Carpet							
Floor - Nosing to stairs	Composite Vinyl Tile, Vinyl/Lino - Modern							
Ceiling Tile - Suspended, Modern	Compressed Cellulose							
Pipework	Metal							
Floor	Quarry tile							
Door	Wood/Timber							
	No suspect materials found							

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** 1st Floor

**ROOM NO:** 47

**ROOM USE:** Book store No access within live services

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							
Wall	Brick/Block and Plaster							
Floor - Covering	Carpet							
Floor	Concrete							

Ceiling	Concrete with plaster skim
Electrical Services	Metal
Pipework	Metal
Electrical Services	Plastic
Boxing - No access within due to causing excessive damage	Wood/Timber
Door	Wood/Timber
	No suspect materials found

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** 1st Floor

**ROOM NO:** 47.2

**ROOM USE:** Computer store

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							
Wall	Brick/Block and Plaster							
Floor - Tile	Ceramic							
Floor	Concrete							
Pipework	Metal							
Ceiling	Plasterboard							
Wall	Plasterboard							
Door	Wood/Timber							



No suspect materials found

**BLOCK:** Uplands Manor Primary  
School**FLOOR:** 1st Floor**ROOM NO:** 48**ROOM USE:** Office

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							
Wall	Brick/Block and Plaster							
Floor - Covering	Carpet							
Floor - Screed - No access below due to causing excessive damage	Concrete							
Pipework	Metal							
Ceiling	Plasterboard							
Wall	Plasterboard							
Window - Sill	Plastic							
Door	Wood/Timber							
	No suspect materials found							

**BLOCK:** Uplands Manor Primary  
School**FLOOR:** 1st Floor**ROOM NO:** 49**ROOM USE:** Corridor

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
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Wall	Brick/Block				
Floor - Covering	Carpet				
Floor - Nosing to stairs	Composite Vinyl Tile, Vinyl/Lino - Modern				
Ceiling Tile - Suspended, Modern	Compressed Cellulose				
Floor	Concrete				
Door - Header Panel	Glass				
Door - Frame Infill Panel	Plasterboard				
Floor	Quarry tile				
Ceiling	Wood/Timber				
Door	Wood/Timber				
Door - Header Panel	Wood/Timber				
Wall - Panel	Wood/Timber				
Wall - Sheet/Cladding	Wood/Timber				
Floor Resin screed	Composite Resinous/Reinforced Plastics	NAD	ID	AT004703/112	

**BLOCK:** Uplands Manor Primary School

**FLOOR:** 1st Floor

**ROOM NO:** 50

**ROOM USE:** Classroom 4F

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block and Plaster							

Floor - Covering	Carpet
Under Sink Mat - Modern	Composite Bitumen
Floor - Covering - No access below due to causing excessive damage	Composite Vinyl Tile, Vinyl/Lino - Modern
Ceiling Tile - Suspended, Modern	Compressed Cellulose
Ceiling	Concrete with plaster skim
Columns and beams	Concrete with plaster skim
Pipework	Metal
Pipework	Plastic
Door	Wood/Timber
Floor	Wood/Timber
Wall - Sheet/Cladding	Wood/Timber
Pipework Lagging residue to heating pipework	Thermal Insulation Lagging
	NAD
	ID
	AT004702/102

**BLOCK:** Uplands Manor Primary School  
**FLOOR:** 1st Floor  
**ROOM NO:** 51  
**ROOM USE:** Classroom 4S

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block and Plaster							
Floor - Covering	Carpet							
Under Sink Mat - Modern	Composite Bitumen							
Floor - Covering - No access below due to	Composite Vinyl Tile, Vinyl/Lino -							

causing excessive damage	Modern		
Ceiling Tile - Suspended, Modern	Compressed Cellulose		
Ceiling	Concrete with plaster skim		
Columns and beams	Concrete with plaster skim		
Pipework	Metal		
Pipework	Plastic		
Door	Wood/Timber		
Floor	Wood/Timber		
Wall - Sheet/Cladding	Wood/Timber		
Pipework Lagging residue to heating pipework	Thermal Insulation Lagging	SP	As AT004702

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** 1st Floor **ROOM NO:** 52 **ROOM USE:** Classroom 4ks

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block and Plaster							
Floor - Covering	Carpet							
Under Sink Mat - Modern	Composite Bitumen							
Floor - Covering - No access below due to causing excessive damage	Composite Vinyl Tile, Vinyl/Lino - Modern							
Ceiling Tile - Suspended, Modern	Compressed Cellulose							

Ceiling	Concrete with plaster skim
Columns and beams	Concrete with plaster skim
Pipework	Metal
Pipework	Plastic
Door	Wood/Timber
Floor	Wood/Timber
Wall - Sheet/Cladding	Wood/Timber
Pipework Lagging residue to heating pipework	Thermal Insulation Lagging

SP

As AT004702

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** 1st Floor

**ROOM NO:** 54

**ROOM USE:** Classroom 4

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block and Plaster							
Floor - Covering	Carpet							
Under Sink Mat - Modern	Composite Bitumen							
Floor - Covering	Composite Vinyl Tile, Vinyl/Lino - Modern							
Ceiling Tile - Suspended, Modern	Compressed Cellulose							
Floor - Screed - No access below due to causing excessive damage	Concrete							
Ceiling	Concrete with plaster skim							

Pipework	Metal
Pipework	Plastic
Toilet Seat(s)	Plastic
Door	Wood/Timber
Wall - Sheet/Cladding	Wood/Timber
Pipework Lagging residue to heating pipework	Thermal Insulation Lagging

SP As AT004702

**BLOCK:** Uplands Manor Primary School

**FLOOR:** 1st Floor

**ROOM NO:** 55

**ROOM USE:** Classroom 5R

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block and Plaster							
Floor - Covering	Carpet							
Pipework	Metal							
Ceiling	Plasterboard							
Door	Wood/Timber							
Floor	Wood/Timber							
Wall - Panel - Above windows	Wood/Timber							
Wall - Sheet/Cladding	Wood/Timber							
Window - Sill	Wood/Timber							
Pipework Lagging residue to heating pipework	Thermal Insulation Lagging							

SP As AT004702

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** 1st Floor

**ROOM NO:** 53

**ROOM USE:** Corridor

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							
Floor - Covering	Carpet							
Floor - Nosing to stairs	Composite Vinyl Tile, Vinyl/Lino - Modern							
Ceiling Tile - Suspended, Modern	Compressed Cellulose							
Floor	Concrete							
Door - Frame Infill Panel	Plasterboard							
Floor	Quarry tile							
Ceiling	Wood/Timber							
Door	Wood/Timber							
Door - Header Panel	Wood/Timber							
Wall - Panel	Wood/Timber							
Wall - Sheet/Cladding	Wood/Timber							
Floor Resin screed	Composite Resinous/Reinforced Plastics		SP	As AT004703				

Uplands Manor Primary

SGS United Kingdom Limited

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**BLOCK:** School

**FLOOR:** 1st Floor

**ROOM NO:** 56

**ROOM USE:** Classroom 5D

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block and Plaster							
Floor - Covering	Carpet							
Floor - Covering - No access below due to causing excessive damage	Composite Vinyl Tile, Vinyl/Lino - Modern							
Ceiling Tile - Suspended, Modern	Compressed Cellulose							
Floor - Screed - No access below due to causing excessive damage	Concrete							
Pipework	Metal							
Ceiling	Plasterboard							
Door - Frame Infill Panel	Plasterboard							
Access Panel - No access above within void due to height	Wood/Timber							
Door	Wood/Timber							
Wall - Panel - Above sink	Wood/Timber							
Wall - Sheet/Cladding	Wood/Timber							
Window - Sill	Wood/Timber							
Pipework Lagging residue to heating pipework	Thermal Insulation Lagging		SP	As AT004702				

Uplands Manor Primary



**BLOCK:** School**FLOOR:** 1st Floor**ROOM NO:** 57**ROOM USE:**

Lift lobby No access within lift

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							
Wall	Brick/Block and Plaster							
Floor - Covering	Carpet							
Floor	Concrete							
Access Panel	Metal							
Ceiling	Metal							
Door	Metal							
Pipework	Metal							
Ceiling - Suspended, Modern	Plasterboard							
Wall	Plasterboard							
Door	Wood/Timber							
Door - Frame Infill Panel	Wood/Timber							
Door - Header Panel	Wood/Timber							
Window - Sill	Wood/Timber							
	No suspect materials found							

Uplands Manor Primary

Physiotherapy room Limited  
access and view due to stored

**BLOCK:** School**FLOOR:** 1st Floor**ROOM NO:** 58**ROOM USE:** items

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block and Plaster							
Floor - Covering	Carpet							
Floor	Concrete							
Ceiling	Plasterboard							
Window - Sill	Plastic							
Door	Wood/Timber							
	No suspect materials found							

**BLOCK:** Uplands Manor Primary School**FLOOR:** 1st Floor**ROOM NO:** 59**ROOM USE:** Stairs

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							
Floor - Covering	Carpet							
Floor - Nosing to stairs	Composite Vinyl Tile, Vinyl/Lino - Modern							
Floor	Concrete							
Ceiling	Plasterboard							
Door - Frame Infill Panel	Plasterboard							

Door Wood/Timber  
No suspect materials found

**BLOCK:** Uplands Manor Primary School

**FLOOR:** 1st Floor

**ROOM NO:** 60

**ROOM USE:** Corridor

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							
Floor - Covering	Carpet							
Floor - Nosing to stairs	Composite Vinyl Tile, Vinyl/Lino - Modern							
Ceiling Tile - Suspended, Modern	Compressed Cellulose							
Floor	Concrete							
Door - Header Panel	Glass							
Door - Frame Infill Panel	Plasterboard							
Floor	Quarry tile							
Ceiling	Wood/Timber							
Door	Wood/Timber							
Door - Header Panel	Wood/Timber							
Wall - Panel	Wood/Timber							
Wall - Sheet/Cladding	Wood/Timber							
Floor Resin screed	Composite Resinous/Reinforced		SP	As AT004703				

## Plastics

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** 1st Floor

**ROOM NO:** 61

**ROOM USE:** Classroom 6T

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Floor - Covering	Carpet							
Wall - Tile	Ceramic							
Floor - Covering	Composite Vinyl Tile, Vinyl/Lino - Modern							
Pipework	Metal							
Ceiling	Plasterboard							
Pipework	Plastic							
Door	Wood/Timber							
Door - Frame Infill Panel	Wood/Timber							
Floor	Wood/Timber							
Wall - Sheet/Cladding	Wood/Timber							
Pipework Lagging residue to heating pipework	Thermal Insulation Lagging		SP	As AT004702				
Pipework Gasket(s)	Joint/Gasket	NAD	ID	AT004704/117				

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** 1st Floor

**ROOM NO:** 62

**ROOM USE:** Classroom 6

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Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block and Plaster							
Floor - Covering	Carpet							
Wall - Tile	Ceramic							
Floor - Covering - No access below due to causing excessive damage	Composite Vinyl Tile, Vinyl/Lino - Modern							
Pipework	Metal							
Ceiling	Plasterboard							
Pipework	Plastic							
Door	Wood/Timber							
Door - Frame Infill Panel	Wood/Timber							
Floor	Wood/Timber							
Wall - Sheet/Cladding	Wood/Timber							
Pipework Lagging residue to heating pipework	Thermal Insulation Lagging		SP	As AT004702				

**BLOCK:** Uplands Manor Primary School

**FLOOR:** 1st Floor

**ROOM NO:** 60.1

**ROOM USE:** Corridor

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							
Floor - Covering	Carpet							

Floor - Nosing to stairs	Composite Vinyl Tile, Vinyl/Lino - Modern
Ceiling Tile - Suspended, Modern	Compressed Cellulose
Floor - Screed - No access below due to causing excessive damage	Concrete
Door - Header Panel	Glass
Door - Frame Infill Panel	Plasterboard
Ceiling	Wood/Timber
Door	Wood/Timber
Door - Header Panel	Wood/Timber
Wall - Panel	Wood/Timber
Wall - Sheet/Cladding	Wood/Timber
	No suspect materials found

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** 1st Floor

**ROOM NO:** 63

**ROOM USE:** Classroom 6A

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block and Plaster							
Floor - Covering	Carpet							
Under Sink Mat - Modern	Composite Bitumen							
Floor - Covering - No access below due to	Composite Vinyl Tile, Vinyl/Lino -							

causing excessive damage	Modern
Pipework	Metal
Wall- plate	Metal
Ceiling	Plasterboard
Pipework	Plastic
Door	Wood/Timber
Floor	Wood/Timber
Wall - Sheet/Cladding	Wood/Timber
Pipework Lagging residue to heating pipework	Thermal Insulation Lagging

SP

As AT004702

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** 1st Floor

**ROOM NO:** 64

**ROOM USE:** Classroom 6s

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block and Plaster							
Floor - Covering	Carpet							
Under Sink Mat - Modern	Composite Bitumen							
Floor - Covering - No access below due to causing excessive damage	Composite Vinyl Tile, Vinyl/Lino - Modern							
Pipework	Metal							
Wall- plate	Metal							
Ceiling	Plasterboard							

Pipework	Plastic	
Door	Wood/Timber	
Floor	Wood/Timber	
Wall - Sheet/Cladding	Wood/Timber	
Pipework Lagging residue to heating pipework	Thermal Insulation Lagging	SP As AT004702

Uplands Manor Primary <b>BLOCK:</b> School	<b>FLOOR:</b> 1st Floor	<b>ROOM NO:</b> 65	<b>ROOM USE:</b> Classroom 6B Head and shoulder inspection above access hatch to void
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Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Ceiling Void - Wall	Brick/Block							
Wall	Brick/Block							
Floor - Covering	Carpet							
Floor - Screed - No access below due to causing excessive damage	Concrete							
Ceiling Void - Fire Break(s)	Fibre-glass/Rockwool							
Ceiling Void - Pipework Insulation	Hessian							
Ceiling Void - Pipework	Metal							
Pipework	Metal							
Ceiling	Plasterboard							



Roof - Lining	Plastic		
Access Panel	Wood/Timber		
Door	Wood/Timber		
Pipework Lagging residue to heating pipework	Thermal Insulation Lagging	SP	As AT004702

Uplands Manor Primary  
**BLOCK:** School **FLOOR:** 1st Floor **ROOM NO:** 66 **ROOM USE:** Stairs

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							
Floor - Covering	Carpet							
Floor - Nosing to stairs	Composite Vinyl Tile, Vinyl/Lino - Modern							
Floor	Concrete							
Door - Header Panel	Glass							
Pipework	Metal							
Ceiling	Plasterboard							
Door - Frame Infill Panel	Plasterboard							
Wall	Plasterboard							
Door	Wood/Timber							
	No suspect materials found							

Uplands Manor Primary						Deputy head teacher lobby No access within live services		
<b>BLOCK:</b>	School	<b>FLOOR:</b>	1st Floor	<b>ROOM NO:</b>	67	<b>ROOM USE:</b>		
Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							
Floor - Covering	Carpet							
Floor - Screed - No access below due to causing excessive damage	Concrete							
Door - Header Panel	Glass							
Electrical Services	Metal							
Pipework	Metal							
Ceiling	Plasterboard							
Door - Frame Infill Panel	Plasterboard							
Door	Wood/Timber							
	No suspect materials found							

Uplands Manor Primary						Store 1		
<b>BLOCK:</b>	School	<b>FLOOR:</b>	1st Floor	<b>ROOM NO:</b>	68	<b>ROOM USE:</b>		
Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							
Floor - Covering	Carpet							

Floor	Concrete
Pipework	Metal
Ceiling	Plasterboard
Door	Wood/Timber
	No suspect materials found

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** 1st Floor

**ROOM NO:** 69

**ROOM USE:** Store 2

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							
Floor - Covering	Carpet							
Floor	Concrete							
Pipework	Metal							
Ceiling	Plasterboard							
Door	Wood/Timber							
Window - Sill	Wood/Timber							
	No suspect materials found							

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** 1st Floor

**ROOM NO:** 70

**ROOM USE:** Deputy head teacher office

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Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block and Plaster							
Floor - Covering	Carpet							
Wall - Tile	Ceramic							
Under Sink Mat - Modern	Composite Bitumen							
Pipework	Metal							
Floor - No access below due to causing excessive damage	Parquet							
Ceiling	Plasterboard							
Pipework	Plastic							
Door	Wood/Timber							
Window - Sill	Wood/Timber							
	No suspect materials found							

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** 1st Floor

**ROOM NO:** 71

**ROOM USE:** Toilet

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							
Toilet Cistern(s)	Ceramic							
Floor - Covering - No access below due to	Composite Vinyl Tile, Vinyl/Lino -							

causing excessive damage	Modern
Pipework	Metal
Ceiling	Plasterboard
Pipework	Plastic
Stench Pipe	Plastic
Door	Wood/Timber
Window - Sill	Wood/Timber
	No suspect materials found

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** 1st Floor

**ROOM NO:** 72

**ROOM USE:** Corridor

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							
Floor - Covering	Carpet							
Floor - Nosing to stairs	Composite Vinyl Tile, Vinyl/Lino - Modern							
Floor	Concrete							
Door - Header Panel	Glass							
Door	Metal							
Pipework	Metal							
Ceiling	Plasterboard							

Door	Wood/Timber
Door - Frame Infill Panel	Wood/Timber
Door - Header Panel	Wood/Timber
Wall - Panel	Wood/Timber
No suspect materials found	

Uplands Manor Primary									
BLOCK:	School	FLOOR:	1st Floor	ROOM NO:	73	ROOM USE:	Ladies toilet Head and shoulder inspection only above access hatch due to height		
Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty	
Wall	Brick/Block								
Toilet Cistern(s)	Ceramic								
Wall - Tile	Ceramic								
Floor - Covering - No access below due to causing excessive damage	Composite Vinyl Tile, Vinyl/Lino - Modern								
Ceiling Void - Insulation	Fibre-glass/Rockwool								
Ceiling Void - Pipework Insulation	Fibre-glass/Rockwool								
Ceiling Void - Pipework Insulation	Foam								
Ceiling Void - Pipework	Metal								
Pipework	Metal								

Ceiling	Plasterboard
Wall	Plasterboard
Pipework	Plastic
Window - Sill	Plastic
Access Panel	Wood/Timber
Boxing - No access within due to causing excessive damage	Wood/Timber
Ceiling - Forming Roof	Wood/Timber
Ceiling panel	Wood/Timber
Door	Wood/Timber
	No suspect materials found

Uplands Manor Primary						Music room No access within live services		
<b>BLOCK:</b>	School	<b>FLOOR:</b>	1st Floor	<b>ROOM NO:</b>	74	<b>ROOM USE:</b>		
Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							
Wall	Brick/Block and Plaster							
Floor - Covering	Carpet							
Electrical Services	Metal							
Pipework	Metal							
Floor - No access below due to causing	Parquet							

excessive damage

Ceiling	Plasterboard
Window - Sill	Plastic
Door	Wood/Timber
Door - Header Panel	Wood/Timber
	No suspect materials found

**BLOCK:** Uplands Manor Primary School

**FLOOR:** 1st Floor

**ROOM NO:** 75

**ROOM USE:** Music store

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							
Floor - Covering	Carpet							
Pipework	Metal							
Floor - No access below due to causing excessive damage	Parquet							
Ceiling	Plasterboard							
Pipework	Plastic							
Tank	Plastic							
Window - Sill	Plastic							
Door	Wood/Timber							
	No suspect materials found							



Uplands Manor Primary								
<b>BLOCK:</b>	School	<b>FLOOR:</b>	1st Floor	<b>ROOM NO:</b>	76	<b>ROOM USE:</b>	Recording studio	
Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							
Floor - Covering	Carpet							
Ceiling Tile - Suspended, Modern	Compressed Cellulose							
Ceiling	Lath and Plaster							
Pipework	Metal							
Floor - No access below due to causing excessive damage	Parquet							
Door	Wood/Timber							
Window - Sill	Wood/Timber							
	No suspect materials found							

Uplands Manor Primary								
<b>BLOCK:</b>	School	<b>FLOOR:</b>	1st Floor	<b>ROOM NO:</b>	77	<b>ROOM USE:</b>	DT store Modern motor equipment modern sleeve to flue	
Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							
Floor - Covering	Carpet							

Floor	Concrete
Ceiling	Lath and Plaster
Flue Pipe	Metal
Pipework	Metal
Window - Sill	Plastic
Door	Wood/Timber
	No suspect materials found

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** 1st Floor

**ROOM NO:** 78

**ROOM USE:** DT kitchen

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							
Under Sink Mat	Composite Bitumen							
Floor - Covering - No access below due to causing excessive damage	Composite Vinyl Tile, Vinyl/Lino - Modern							
Ceiling	Lath and Plaster							
Pipework	Metal							
Pipework	Plastic							
Window - Sill	Plastic							
Floor Plinth - No access behind due to causing excessive damage	Wood/Timber							

Pipework	1 Cement Products	1 Chrysotile	ID	AT004705/129	1 Low Damage	1 Surface Sealed	5	2Im
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Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** 1st Floor

**ROOM NO:** 78.1

**ROOM USE:** DT room

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							
Wall	Brick/Block and Plaster							
Under Sink Mat	Composite Bitumen							
Floor - Covering	Composite Vinyl Tile, Vinyl/Lino - Modern							
Ceiling Void - Fire Break(s)	Fibre-glass/Rockwool							
Ceiling Void - Insulation	Fibre-glass/Rockwool							
Ceiling Void - Pipework Insulation	Fibre-glass/Rockwool							
Ceiling	Lath and Plaster							
Ceiling Void - Pipework	Metal							
Pipework	Metal							
Tank - With mmmf insulation	Metal							
Wall panel	Metal							
Wall	Plasterboard							
Window - Sill	Plastic							

Access Panel	Wood/Timber			
Door	Wood/Timber			
Roof - FeltBitumen roof felt with visable debris this product may extend to other places	Composite Bitumen	NAD	ID	AT004706/130

Uplands Manor Primary  
**BLOCK:** School **FLOOR:** 1st Floor **ROOM NO:** 79 **ROOM USE:** DT office

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block and Plaster							
Floor - Covering	Carpet							
Ceiling	Lath and Plaster							
Pipework	Metal							
Door	Wood/Timber							
Floor	Wood/Timber							
Window - Sill	Wood/Timber							
	No suspect materials found							

Uplands Manor Primary  
**BLOCK:** School **FLOOR:** 1st Floor **ROOM NO:** 81 **ROOM USE:** Disable toilet lobby

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
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Wall	Brick/Block		
Floor - Covering	Composite Vinyl Tile, Vinyl/Lino - Modern		
Wall	Plasterboard		
Window - Sill	Plastic		
Door	Wood/Timber		
Roof - FeltBitumen roof felt with visable debris this product may extend to other places	Composite Bitumen	SP	As AT004706
Acess hatch	Insulating Board	NAD	ID AT004707/132

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** 1st Floor

**ROOM NO:** 82

**ROOM USE:** Disabled toilet

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							
Toilet Cistern(s)	Ceramic							
Wall - Tile	Ceramic							
Floor - Covering	Composite Vinyl Tile, Vinyl/Lino - Modern							
Ceiling	Lath and Plaster							
Pipework	Metal							
Pipework	Plastic							

Stench Pipe	Plastic
Window - Sill	Plastic
Door	Wood/Timber
No suspect materials found	

Uplands Manor Primary  
**BLOCK:** School **FLOOR:** 1st Floor **ROOM NO:** 80 **ROOM USE:** Ppa room

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block and Plaster							
Floor - Covering	Carpet							
Floor	Concrete							
Ceiling	Lath and Plaster							
Pipework	Metal							
Wall	Plasterboard							
Door	Wood/Timber							
Window - Sill	Wood/Timber							
No suspect materials found								

Uplands Manor Primary  
**BLOCK:** School **FLOOR:** 1st Floor **ROOM NO:** 7 **ROOM USE:** Toilet

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							
Floor - Covering	Carpet							
Floor	Concrete							
Ceiling	Lath and Plaster							
Pipework	Metal							
Pipework	Plastic							
Stench Pipe	Plastic							
Toilet Cistern(s)	Plastic							
Door	Wood/Timber							
	No suspect materials found							

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** 1st Floor

**ROOM NO:** 6

**ROOM USE:**

Toilet lobby Limited access and view above access hatch head and shoulder inspection only

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							
Floor - Covering	Carpet							
Floor	Concrete							
Ceiling Void - Insulation	Fibre-glass/Rockwool							

Ceiling	Lath and Plaster
Ceiling Void - Pipework	Metal
Pipework	Metal
Access Panel	Wood/Timber
Door	Wood/Timber
Roof - FeltBitumen roof felt this product may extend to other places	Composite Bitumen

SP As AT004706

**BLOCK:** Uplands Manor Primary School

**FLOOR:** 1st Floor

**ROOM NO:** 5

**ROOM USE:** Planet 2000

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block and Plaster							
Floor - Covering	Carpet							
Pipework	Metal							
Door	Wood/Timber							
Floor	Wood/Timber							
Window - Sill	Wood/Timber							
No suspect materials found								

Uplands Manor Primary



**BLOCK:** School**FLOOR:** 1st Floor**ROOM NO:** 4**ROOM USE:** Office

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							
Floor - Covering	Carpet							
Floor	Concrete							
Ceiling	Lath and Plaster							
Pipework	Metal							
Ceiling panel	Wood/Timber							
Door	Wood/Timber							
	No suspect materials found							

**BLOCK:** Uplands Manor Primary School**FLOOR:** 1st Floor**ROOM NO:** 8**ROOM USE:** Art and craft store

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							
Floor	Concrete							
Pipework - Insulation (Lining)	Fibre-glass/Rockwool							
Ceiling	Lath and Plaster							
Pipework	Metal							
Door	Wood/Timber							

Window Rope cord to window      Textile Rope/String/Yarn      NAD      ID      AT004709/136

Uplands Manor Primary <b>BLOCK:</b> School		<b>FLOOR:</b> 1st Floor	<b>ROOM NO:</b> 9	<b>ROOM USE:</b> Classroom 2J				
Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block and Plaster							
Floor - Covering	Carpet							
Floor - Covering	Composite Vinyl Tile, Vinyl/Lino - Modern							
Ceiling Tile - Suspended, Modern	Compressed Cellulose							
Pipework	Metal							
Pipework	Plastic							
Door	Wood/Timber							
Door - Frame Infill Panel	Wood/Timber							
Floor	Wood/Timber							
Pipework Lagging residue to heating pipework	Thermal Insulation Lagging	NAD	ID	AT004710/137				
Under Sink Mat	Composite Bitumen	NAD	ID	AT004711/138				

Uplands Manor Primary <b>BLOCK:</b> School		<b>FLOOR:</b> 1st Floor	<b>ROOM NO:</b> 10	<b>ROOM USE:</b> Classroom 2s				
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Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block and Plaster							
Floor - Covering	Carpet							
Floor - Covering	Composite Vinyl Tile, Vinyl/Lino - Modern							
Ceiling Tile - Suspended, Modern	Compressed Cellulose							
Pipework	Metal							
Pipework	Plastic							
Door	Wood/Timber							
Floor	Wood/Timber							
Pipework Lagging residue to heating pipework	Thermal Insulation Lagging		SP	As AT004710				
Under Sink Mat	Composite Bitumen		SP	As AT004711				

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** 1st Floor

**ROOM NO:** 11

**ROOM USE:**

Classroom 2C

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block and Plaster							
Floor - Covering	Carpet							
Floor - Covering - No access below due to causing excessive damage	Composite Vinyl Tile, Vinyl/Lino - Modern							
Ceiling Tile - Suspended, Modern	Compressed Cellulose							

Floor - Screed - No access below due to causing excessive damage Concrete

Pipework Metal

Pipework Plastic

Door Wood/Timber

Pipework Lagging residue to heating pipework Thermal Insulation Lagging

Under Sink Mat Composite Bitumen

SP As AT004710

SP As AT004711

**BLOCK:** Uplands Manor Primary School

**FLOOR:** 1st Floor

**ROOM NO:** 3

**ROOM USE:** Corridor No access within lift

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							
Floor - Covering	Carpet							
Ceiling Tile - Suspended, Modern	Compressed Cellulose							
Floor - Screed - No access below due to causing excessive damage	Concrete							
Door	Metal							
Pipework	Metal							
Door - Frame Infill Panel	Plasterboard							
Ceiling	Wood/Timber							
Door	Wood/Timber							

No suspect materials found

**BLOCK:** Uplands Manor Primary  
School**FLOOR:** 1st Floor**ROOM NO:** 2**ROOM USE:**Sensory room Limited access and  
view with ceiling void head and  
shoulder inspection only

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							
Floor - Covering	Carpet							
Floor	Concrete							
Ceiling Void - Insulation	Fibre-glass/Rockwool							
Ceiling Void - Pipework Insulation	Fibre-glass/Rockwool							
Ceiling Void - Pipework Insulation	Foam							
Ceiling	Lath and Plaster							
Ceiling Void - Pipework	Metal							
Pipework	Metal							
Access Panel	Wood/Timber							
Boxing - No access within due to causing excessive damage	Wood/Timber							
Door	Wood/Timber							
Wall - Sheet/Cladding	Wood/Timber							

Roof - FeltBitumen roof felt with visable debris this product may extend to other places	Composite Bitumen	SP	As AT004706
Pipework Lagging residue to heating pipework	Thermal Insulation Lagging	SP	As AT004710

Uplands Manor Primary <b>BLOCK:</b> School		<b>FLOOR:</b> 1st Floor	<b>ROOM NO:</b> 1	<b>ROOM USE:</b> Stairs				
Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							
Floor - Covering	Carpet							
Floor - Nosing to stairs	Composite Vinyl Tile, Vinyl/Lino - Modern							
Floor	Concrete							
Pipework - Insulation (Lining)	Fibre-glass/Rockwool							
Ceiling	Lath and Plaster							
Pipework	Metal							
Door - Frame Infill Panel	Plasterboard							
Door	Wood/Timber							
Pipework Pipe lagging residue to pipes	Thermal Insulation Lagging	NAD	ID	AT004712/155				

Uplands Manor Primary <b>BLOCK:</b> School		<b>FLOOR:</b> 1st Floor	<b>ROOM NO:</b> 1.1	<b>ROOM USE:</b> Corridor				
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Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							
Floor - Covering	Carpet							
Ceiling Tile - Suspended, Modern	Compressed Cellulose							
Floor - Screed - No access below due to causing excessive damage	Concrete							
Pipework - Insulation	Fibre-glass/Rockwool							
Door	Metal							
Pipework	Metal							
Door - Frame Infill Panel	Plasterboard							
Ceiling	Wood/Timber							
Door	Wood/Timber							
	No suspect materials found							

**BLOCK:** Uplands Manor Primary School

**FLOOR:** 1st Floor

**ROOM NO:** 12

**ROOM USE:** Kitchen

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							
Under Sink Mat - Modern	Composite Bitumen							
Floor - Covering - No access below due to causing excessive damage	Composite Vinyl Tile, Vinyl/Lino - Modern							

Ceiling	Lath and Plaster
Electrical Services - No access with live services	Metal
Pipework	Metal
Pipework	Plastic
Door	Wood/Timber
	No suspect materials found

Uplands Manor Primary  
**BLOCK:** School **FLOOR:** 1st Floor **ROOM NO:** 13 **ROOM USE:** Head teacher office lobby

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							
Floor - Covering	Carpet							
Floor - Screed - No access below due to causing excessive damage	Concrete							
Pipework - Insulation (Lining)	Fibre-glass/Rockwool							
Ceiling	Lath and Plaster							
Pipework	Metal							
Door	Wood/Timber							
Door - Frame Infill Panel	Wood/Timber							
	No suspect materials found							



Uplands Manor Primary								
<b>BLOCK:</b>	School	<b>FLOOR:</b>	1st Floor	<b>ROOM NO:</b>	14	<b>ROOM USE:</b>	Office	
Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							
Floor - Covering	Carpet							
Floor	Concrete							
Ceiling	Lath and Plaster							
Pipework	Metal							
Door	Wood/Timber							
Window - Sill	Wood/Timber							
Floor Grey, beige and red floor tile	1 Composite Vinyl Tile, Vinyl/Lino	1 Chrysotile	ID	AT004713/159	1 Low Damage	0 Completely Sealed	4	6no.

Uplands Manor Primary								
<b>BLOCK:</b>	School	<b>FLOOR:</b>	1st Floor	<b>ROOM NO:</b>	15	<b>ROOM USE:</b>	Head teacher office	
Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block and Plaster							
Floor - Covering	Carpet							
Ceiling Tile - Suspended, Modern	Compressed Cellulose							

Ceiling	Lath and Plaster
Pipework	Metal
Window - Sill	Plastic
Door	Wood/Timber
Fire Surround - No access behind plastic panel to surround	Wood/Timber
Floor	Wood/Timber
	No suspect materials found

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** 1st Floor

**ROOM NO:** 16

**ROOM USE:** Toilet

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							
Floor	Concrete							
Ceiling	Lath and Plaster							
Pipework	Metal							
Pipework	Plastic							
Stench Pipe	Plastic							
Toilet Cistern(s)	Plastic							
Door	Wood/Timber							
Pipework Pipe lagging residue	Thermal Insulation Lagging	NAD	ID	AT004714/160				

Floor Yellow and grey floor tiles	1 Composite Vinyl Tile, Vinyl/Lino	1 Chrysotile	ID	AT004715/161	1 Low Damage	0 Completely Sealed	4	4m²
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Uplands Manor Primary <b>BLOCK:</b> School		<b>FLOOR:</b> 1st Floor	<b>ROOM NO:</b> 18	<b>ROOM USE:</b>	Intervention room Limited access and view above access hatch head and shoulder inspection only			
Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							
Floor - Covering	Carpet							
Floor	Concrete							
Ceiling Void - Insulation	Fibre-glass/Rockwool							
Ceiling	Lath and Plaster							
Ceiling Void - Pipework	Metal							
Pipework	Metal							
Wall	Plasterboard							
Access Panel	Wood/Timber							
Ceiling - Forming Roof	Wood/Timber							
Door	Wood/Timber							
Wall - Panel	Wood/Timber							
Roof - FeltBitumen roof felt this product may extend to other places	Composite Bitumen		SP	As AT004706				

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** 1st Floor

**ROOM NO:** 19

**ROOM USE:** Classroom 2B

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block and Plaster							
Floor - Covering	Carpet							
Wall - Tile	Ceramic							
Floor - Covering	Composite Vinyl Tile, Vinyl/Lino - Modern							
Ceiling Tile - Suspended, Modern	Compressed Cellulose							
Ceiling	Lath and Plaster							
Pipework	Metal							
Door	Wood/Timber							
Door - Frame Infill Panel	Wood/Timber							
Floor	Wood/Timber							
Skylight Presumed rope to skylight unable to gain access	2 Textile Rope/String/Yarn	3 Crocidolite (or unknown)	P		1 Low Damage	2 Unsealed	9	10lm
Pipework Pipe lagging residue	Thermal Insulation Lagging	NAD	ID	AT004716/164				

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** 1st Floor

**ROOM NO:** 20

**ROOM USE:** Classroom 3B

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block and Plaster							
Floor - Covering	Carpet							
Wall - Tile	Ceramic							
Floor - Covering	Composite Vinyl Tile, Vinyl/Lino - Modern							
Ceiling Tile - Suspended, Modern	Compressed Cellulose							
Ceiling	Lath and Plaster							
Pipework	Metal							
Wall panel	Metal							
Door	Wood/Timber							
Door - Frame Infill Panel	Wood/Timber							
Floor	Wood/Timber							
Wall - Panel - Behind radiator	Wood/Timber							
SkylightPresumed rope to skylight unable to gain access	2 Textile Rope/String/Yarn	3 Crocidolite (or unknown)	P		1 Low Damage	2 Unsealed	9	10lm
Pipework Pipe lagging residue	Thermal Insulation Lagging		SP	As AT004716				

**BLOCK:** Uplands Manor Primary School  
**FLOOR:** 1st Floor  
**ROOM NO:** 21  
**ROOM USE:** Classroom 1S

Sample Point	Product Type	Result	Level	Sample No.	Condition	Surface Treatment	Risk	Qty
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			of ID				Score	
Wall	Brick/Block and Plaster							
Floor - Covering	Carpet							
Wall - Tile	Ceramic							
Floor - Covering	Composite Vinyl Tile, Vinyl/Lino - Modern							
Ceiling Tile - Suspended, Modern	Compressed Cellulose							
Ceiling	Lath and Plaster							
Pipework	Metal							
Wall panel	Metal							
Door	Wood/Timber							
Door - Frame Infill Panel	Wood/Timber							
Floor	Wood/Timber							
Wall - Panel - Behind radiator	Wood/Timber							
Skylight	Presumed rope to skylight unable to gain access	2 Textile Rope/String/Yarn	3 Crocidolite (or unknown)	P		1 Low Damage	2 Unsealed	9 10Im
Pipework Pipe lagging residue	Thermal Insulation Lagging			SP	As AT004716			

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** 1st Floor

**ROOM NO:** 17

**ROOM USE:** Corridor

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
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Wall	Brick/Block
Floor - Covering	Carpet
Ceiling Tile - Suspended, Modern	Compressed Cellulose
Floor - Screed - No access below due to causing excessive damage	Concrete
Pipework - Insulation	Fibre-glass/Rockwool
Door	Metal
Pipework	Metal
Ceiling	Wood/Timber
Door	Wood/Timber
Door - Frame Infill Panel	Wood/Timber
	No suspect materials found

**BLOCK:** Uplands Manor Primary School

**FLOOR:** 1st Floor

**ROOM NO:** 17.1

**ROOM USE:** Lobby

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							
Floor - Covering	Carpet							
Ceiling Tile - Suspended, Modern	Compressed Cellulose							
Floor - Screed - No access below due to causing excessive damage	Concrete							

Pipework - Insulation (Lining)	Fibre-glass/Rockwool
Pipework	Metal
Wall	Plasterboard
Ceiling	Wood/Timber
Door	Wood/Timber
	No suspect materials found

**BLOCK:** Uplands Manor Primary  
School

**FLOOR:** 1st Floor

**ROOM NO:** 25

**ROOM USE:** Corridor

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							
Floor - Covering	Carpet							
Floor - Quarry tile	Ceramic							
Ceiling	Concrete							
Floor	Concrete							
Pipework - Insulation (Lining)	Fibre-glass/Rockwool							
Pipework	Metal							
Window - Sill	Plastic							
Door	Wood/Timber							
Floor Resin floor	Composite Resinous/Reinforced Plastics	NAD	ID	AT004717/171				



Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** 1st Floor

**ROOM NO:** 26/27

**ROOM USE:**

Resources

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block and Plaster							
Floor - Covering	Carpet							
Floor	Concrete							
Ceiling	Concrete with plaster skim							
Fire - No visible acms within	Metal							
Pipework	Metal							
Window - Sill	Plastic							
Boxing - No access within due to causing excessive damage	Wood/Timber							
Door	Wood/Timber							
Window - Sill	Wood/Timber							
	No suspect materials found							

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** 1st Floor

**ROOM NO:** 29

**ROOM USE:**

Safeguarding office

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
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Wall	Brick/Block and Plaster
Floor - Covering	Carpet
Ceiling	Concrete with plaster skim
Pipework	Metal
Window - Sill	Plastic
Door	Wood/Timber
Floor	Wood/Timber
Window - Sill	Wood/Timber

Wall - PanelCement panel to wall	1 Cement Products	1 Chrysotile	ID	AT004718/173	1 Low Damage	1 Surface Sealed	5	3m <sup>2</sup>
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Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** 1st Floor **ROOM NO:** 28 **ROOM USE:** Equipment store

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							
Floor - Covering	Carpet							
Floor	Concrete							
Ceiling	Concrete with plaster skim							
Pipework	Metal							
Window - Sill	Plastic							

Door Wood/Timber  
Wall - Timber box to wall Wood/Timber  
No suspect materials found

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** 1st Floor

**ROOM NO:** 30

**ROOM USE:** Office

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block and Plaster							
Floor - Covering	Carpet							
Ceiling	Concrete with plaster skim							
Fire - No access with fire	Metal							
Pipework	Metal							
Window - Sill	Plastic							
Door	Wood/Timber							
Floor	Wood/Timber							
Window - Sill	Wood/Timber							
Wall - PanelCement panel to wall	1 Cement Products	1 Chrysotile	SP	As AT004718	1 Low Damage	1 Surface Sealed	5	3m <sup>2</sup>

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** 1st Floor

**ROOM NO:** 31

**ROOM USE:** Foyer

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Report Number: J125739

Issue No. 2

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Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block and Plaster							
Floor - Covering	Carpet							
Floor	Concrete							
Ceiling	Concrete with plaster skim							
Pipework	Metal							
Door	Wood/Timber							
	No suspect materials found							

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** 1st Floor

**ROOM NO:** 32

**ROOM USE:** Toilet

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block and Plaster							
Toilet Cistern(s)	Ceramic							
Under Sink Mat - Modern	Composite Bitumen							
Floor - Covering - No access below due to causing excessive damage	Composite Vinyl Tile, Vinyl/Lino - Modern							
Ceiling	Concrete with plaster skim							
Pipework	Metal							
Pipework	Plastic							

Stench Pipe	Plastic
Wall - Sheet/Cladding	Plastic
Window - Sill	Plastic
Door	Wood/Timber
Window - Sill	Wood/Timber
	No suspect materials found

**BLOCK:** Uplands Manor Primary School

**FLOOR:** 1st Floor

**ROOM NO:** 33

**ROOM USE:** Play area

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block and Plaster							
Floor - Covering	Carpet							
Fire Surround - No access behind timber panel to fire	Ceramic							
Ceiling	Concrete with plaster skim							
Pipework	Metal							
Window - Sill	Plastic							
Floor	Wood/Timber							
Window - Sill	Wood/Timber							
	No suspect materials found							

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** 1st Floor

**ROOM NO:** 34

**ROOM USE:** Admin office

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block and Plaster							
Ceiling	Concrete with plaster skim							
Pipework	Metal							
Window - Sill	Plastic							
Door	Wood/Timber							
Fire Surround - No access behind timber panel to fire	Wood/Timber							
Floor	Wood/Timber							
Window - Sill	Wood/Timber							
	No suspect materials found							

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** 1st Floor

**ROOM NO:** 17.2

**ROOM USE:** Corridor

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							
Floor - Covering	Carpet							

Ceiling Tile - Suspended, Modern	Compressed Cellulose
Floor	Concrete
Pipework	Metal
Wall	Plasterboard
Ceiling	Wood/Timber
Door	Wood/Timber
Door - Frame Infill Panel	Wood/Timber
Floor Resin floor	Composite Resinous/Reinforced Plastics

SP As AT004717

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** 1st Floor

**ROOM NO:** 22

**ROOM USE:** Classroom 3C

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block and Plaster							
Floor - Covering	Carpet							
Floor - Covering	Composite Vinyl Tile, Vinyl/Lino - Modern							
Ceiling Tile - Suspended, Modern	Compressed Cellulose							
Ceiling	Lath and Plaster							
Pipework	Metal							
Pipework	Plastic							

Door	Wood/Timber								
Door - Frame Infill Panel	Wood/Timber								
Floor	Wood/Timber								
Pipework Pipe lagging residue	Thermal Insulation Lagging		SP	As AT004716					
Under Sink Mat	Composite Bitumen		SP	As AT004711					
Roof - Skylight	2 Textile Rope/String/Yarn	3 Crocidolite (or unknown)	P		1 Low Damage	2 Unsealed	9	10lm	

Uplands Manor Primary									
<b>BLOCK:</b>	School	<b>FLOOR:</b>	1st Floor	<b>ROOM NO:</b>	23	<b>ROOM USE:</b>	Classroom 3M		
Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty	
Wall	Brick/Block and Plaster								
Floor - Covering	Carpet								
Wall - Tile	Ceramic								
Floor - Covering	Composite Vinyl Tile, Vinyl/Lino - Modern								
Ceiling Tile - Suspended, Modern	Compressed Cellulose								
Floor - Screed - No access below due to causing excessive damage	Concrete								
Ceiling	Lath and Plaster								
Pipework	Metal								
Pipework	Plastic								



Door	Wood/Timber							
Door - Frame Infill Panel	Wood/Timber							
Pipework Pipe lagging residue	Thermal Insulation Lagging	SP	As AT004716					
Under Sink Mat	Composite Bitumen	SP	As AT004711					
Roof - Skylight	2 Textile Rope/String/Yarn	3 Crocidolite (or unknown)	P		1 Low Damage	2 Unsealed	9	10lm

Uplands Manor Primary								
<b>BLOCK:</b>	School	<b>FLOOR:</b>	1st Floor	<b>ROOM NO:</b>	24	<b>ROOM USE:</b>	Classroom 4G	
Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block and Plaster							
Floor - Covering	Carpet							
Wall - Tile	Ceramic							
Under Sink Mat - Modern	Composite Bitumen							
Floor - Covering	Composite Vinyl Tile, Vinyl/Lino - Modern							
Ceiling Tile - Suspended, Modern	Compressed Cellulose							
Ceiling	Lath and Plaster							
Pipework	Metal							
Wall - Panel - Where pipework protruds through wall	Metal							

Pipework	Plastic							
Door	Wood/Timber							
Door - Frame Infill Panel	Wood/Timber							
Floor - Screed	Wood/Timber							
Wall - Sheet/Cladding	Wood/Timber							
Pipework Pipe lagging residue	Thermal Insulation Lagging		SP	As AT004716				
Roof - Skylight	2 Textile Rope/String/Yarn	3 Crocidolite (or unknown)	P		1 Low Damage	2 Unsealed	9	10lm

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** 1st Floor

**ROOM NO:** 38

**ROOM USE:** Stairs

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							
Floor - Covering	Carpet							
Floor - Nosing to stairs	Composite Vinyl Tile, Vinyl/Lino - Modern							
Ceiling Tile - Suspended, Modern	Compressed Cellulose							
Floor	Concrete							
Pipework - Insulation (Lining)	Fibre-glass/Rockwool							
Pipework	Metal							
Ceiling	Plasterboard							

No suspect materials found

**BLOCK:** Uplands Manor Primary  
School**FLOOR:** 1st Floor**ROOM NO:** 39**ROOM USE:** Corridor

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							
Floor - Covering	Carpet							
Floor - Nosing to stairs	Composite Vinyl Tile, Vinyl/Lino - Modern							
Ceiling Tile - Suspended, Modern	Compressed Cellulose							
Floor	Concrete							
Pipework - Insulation (Lining)	Fibre-glass/Rockwool							
Pipework	Metal							
Ceiling	Plasterboard							
Wall	Plasterboard							
Door	Wood/Timber							
	No suspect materials found							

**BLOCK:** Uplands Manor Primary  
School**FLOOR:** 1st Floor**ROOM NO:** 35a**ROOM USE:** Maths class

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							
Floor - Covering	Carpet							
Floor	Concrete							
Ceiling	Lath and Plaster							
Pipework	Metal							
Window - Sill	Plastic							
Pipework Pipe lagging residue	Thermal Insulation Lagging		SP	As AT004714				

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** 1st Floor

**ROOM NO:** 35

**ROOM USE:** Storeroom

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							
Floor - Covering	Carpet							
Floor	Concrete							
Pipework - Insulation (Lining)	Fibre-glass/Rockwool							
Ceiling	Lath and Plaster							
Pipework	Metal							
Wall	Plasterboard							
Window - Sill	Plastic							

Door	Wood/Timber		
Wall	Wood/Timber		
Pipework Pipe lagging residue	Thermal Insulation Lagging	SP	As AT004714

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** 1st Floor

**ROOM NO:** 35b

**ROOM USE:** Disabled toilet

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							
Toilet Cistern(s)	Ceramic							
Wall - Tile	Ceramic							
Floor - Covering - No access below due to causing excessive damage	Composite Vinyl Tile, Vinyl/Lino - Modern							
Pipework - Insulation (Lining)	Fibre-glass/Rockwool							
Ceiling	Lath and Plaster							
Electrical Services - No access within live services	Metal							
Heater	Metal							
Pipework	Metal							
Pipework	Plastic							
Stench Pipe	Plastic							
Door	Wood/Timber							

Wall	Wood/Timber			
Pipework Pipe lagging residue	Thermal Insulation Lagging	NAD	ID	AT004719/196

Uplands Manor Primary  
**BLOCK:** School **FLOOR:** 1st Floor **ROOM NO:** 36 **ROOM USE:** Cleaners cupboard

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							
Floor	Concrete							
Pipework - Insulation (Lining)	Fibre-glass/Rockwool							
Ceiling	Lath and Plaster							
Electrical Services - No access within live services	Metal							
Heater	Metal							
Pipework	Metal							
Wall	Plasterboard							
Pipework	Plastic							
Door	Wood/Timber							
Pipework Pipe lagging residue	Thermal Insulation Lagging		SP	As AT004719				

Girls toilets No access above

**BLOCK:** Uplands Manor Primary  
School

**FLOOR:** 1st Floor

**ROOM NO:** 37

**ROOM USE:**

access hatch to ceiling due to  
position

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Floor - Covering - No access below due to causing excessive damage	Composite Vinyl Tile, Vinyl/Lino - Modern							
Ceiling Tile - Suspended, Modern	Compressed Cellulose							
Pipework - Insulation (Lining)	Fibre-glass/Rockwool							
Ceiling	Lath and Plaster							
Flexi duct	Metal							
Pipework	Metal							
Wall	Plasterboard							
Pipework	Plastic							
Window - Sill	Plastic							
Boxing - No access within due to causing excessive damage	Wood/Timber							
Door	Wood/Timber							
Door - Header Panel	Wood/Timber							
Wall - Sheet/Cladding	Wood/Timber							
Pipework Pipe lagging residue	Thermal Insulation Lagging		SP	As AT004719				

Uplands Manor Primary

<b>BLOCK:</b> School	<b>FLOOR:</b> 1st Floor	<b>ROOM NO:</b> 39.1	<b>ROOM USE:</b> Store					
Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							
Floor - Covering - No access below due to causing excessive damage	Composite Vinyl Tile, Vinyl/Lino - Modern							
Ceiling Tile - Suspended, Modern	Compressed Cellulose							
Ceiling	Lath and Plaster							
Pipework	Metal							
Wall	Plasterboard							
Door	Wood/Timber							
	No suspect materials found							

BLOCK: Uplands Manor Primary School		FLOOR: 1st Floor	ROOM NO: 41	ROOM USE: Corridor				
Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block and Plaster							
Floor - Covering	Carpet							
Ceiling Tile - Suspended, Modern	Compressed Cellulose							
Pipework - Insulation (Lining)	Fibre-glass/Rockwool							
Ceiling	Lath and Plaster							



Pipework	Metal			
Door	Wood/Timber			
Door - Frame Infill Panel	Wood/Timber			
Floor	Wood/Timber			
Windows	Putty	NAD	ID	AT004720/199

Uplands Manor Primary <b>BLOCK:</b> School		<b>FLOOR:</b> 1st Floor	<b>ROOM NO:</b> 40	<b>ROOM USE:</b> PE store				
Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							
Wall	Brick/Block and Plaster							
Floor - Covering - No access below due to causing excessive damage	Composite Vinyl Tile, Vinyl/Lino - Modern							
Ceiling Tile - Suspended, Modern	Compressed Cellulose							
Pipework	Metal							
Ceiling	Plasterboard							
Wall - Panel	Plasterboard							
Ceiling	Wood/Timber							
Door	Wood/Timber							
No suspect materials found								

**BLOCK:** Uplands Manor Primary School **FLOOR:** 1st Floor **ROOM NO:** 42/43 **ROOM USE:** Main hall No access to high level ceiling due he height restrictions

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block and Plaster							
Electrical Services - No access within live lift services	Metal							
Pipework	Metal							
Floor - No access below due to causing excessive damage	Parquet							
Window - Sill	Plastic							
Door	Wood/Timber							
Wall - Sheet/Cladding	Wood/Timber							
Windows	Putty		SP	As AT004720				

**BLOCK:** Uplands Manor Primary School **FLOOR:** 1st Floor **ROOM NO:** 45 **ROOM USE:** Cleaners cupboard

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							
Floor	Concrete							
Pipework - Insulation (Lining)	Fibre-glass/Rockwool							

Ceiling	Lath and Plaster
Heater	Metal
Pipework	Metal
Wall	Plasterboard
Door	Wood/Timber
Pipework Pipe lagging residue	Thermal Insulation Lagging

SP As AT004719

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** 1st Floor

**ROOM NO:** 45a

**ROOM USE:**

Boys toilets No access above  
access hatch to ceiling due to  
position

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Floor - Covering - No access below due to causing excessive damage	Composite Vinyl Tile, Vinyl/Lino - Modern							
Ceiling Tile - Suspended, Modern	Compressed Cellulose							
Pipework - Insulation (Lining)	Fibre-glass/Rockwool							
Ceiling	Lath and Plaster							
Flexi duct	Metal							
Pipework	Metal							
Wall	Plasterboard							
Pipework	Plastic							
Window - Sill	Plastic							

Boxing - No access within due to causing excessive damage

Wood/Timber

Door

Wood/Timber

Door - Header Panel

Wood/Timber

Wall - Sheet/Cladding

Wood/Timber

Pipework Pipe lagging residue

Thermal Insulation Lagging

SP

As AT004719

Uplands Manor Primary  
**BLOCK:** School

**FLOOR:** 1st Floor

**ROOM NO:** 44

**ROOM USE:** Landing

Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block and Plaster							
Floor - Covering	Carpet							
Floor - Nosing to stairs	Composite Vinyl Tile, Vinyl/Lino - Modern							
Ceiling Tile - Suspended, Modern	Compressed Cellulose							
Pipework - Insulation (Lining)	Fibre-glass/Rockwool							
Pipework	Metal							
Door	Wood/Timber							
Floor	Wood/Timber							
Wall - Sheet/Cladding	Wood/Timber							
Pipework Pipe lagging residue	Thermal Insulation Lagging							

SP

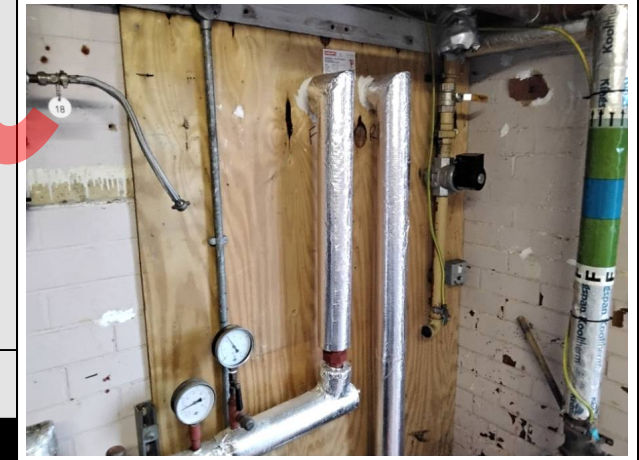
As AT004719

<b>BLOCK:</b> Uplands Manor Primary School		<b>FLOOR:</b> External	<b>ROOM NO:</b> E01	<b>ROOM USE:</b> External No access to all high level areas. No access with locked external cupboard and all external building.				
Sample Point	Product Type	Result	Level of ID	Sample No.	Condition	Surface Treatment	Risk Score	Qty
Wall	Brick/Block							
Roof - Tiles	Concrete							
Pipework - Insulation	Foam							
Door	Metal							
Fascias	Metal							
Flue Pipe	Metal							
Gutter	Metal							
Hopper	Metal							
Pipework	Metal							
Rainwater Goods	Metal							
Roof - Flue/Cowl	Metal							
Soffits	Metal							
Canopy Ceiling	Plastic							
Fascias	Plastic							
Gutter	Plastic							

Pipework	Plastic								
Rainwater Goods	Plastic								
Soffits	Plastic								
Stench Pipe	Plastic								
Undercloak	Plastic								
Window - Sill	Plastic								
Door	Wood/Timber								
Door - Header Panel	Wood/Timber								
Fascias	Wood/Timber								
WindowSealant to windows and doors	Putty	NAD	ID	AT004740/252					
Damp Proof CourseDpc to upper brickwork	Composite Bitumen	NAD	ID	AT004742/254					
Window Putty to windows	Putty	NAD	ID	AT004743/255					
Damp Proof CourseDpc to low level brickwork	1 Composite Bitumen	1 Chrysotile	ID	AT004744/256	1 Low Damage	0 Completely Sealed	8	>500lm	
WindowSealant to windows	Putty	NAD	ID	AT004745/257					
WallSealant to wall in various places	Putty	NAD	ID	AT004746/258					
Drain pipes Sealt around dran pipe joints	Putty	NAD	ID	AT004747/259					
PipeworkPresumed gaskets to live pipework	1 Joint/Gasket	3 Crocidolite (or unknown)	P		1 Low Damage	1 Surface Sealed	10	1m²	

### 6. ASBESTOS REGISTER

<b>Location:</b> Uplands Manor Primary School – Z-Sub Level 1 – Boiler room 1 –83 Wall Presumed lagging residue behind timber panel to wall							<b>Survey Date:</b> 15/08/2022 <b>Review Date:</b> N/A	
Level of ID P	Sample No. Visual/224	Quantity 2m <sup>2</sup>	Product 3 Thermal Insulation Lagging	Condition 1 Low Damage	Surface Treatment + 1 Surface Sealed	Result + 3 Crocidolite (or unknown)	Material Assessment (MA) = 8	
<b>Normal Occupancy Activity</b>	Main activity 0	+	Secondary Activity 0	+	–	÷ 2 =	Averages 0	
<b>Likelihood of Disturbance</b>	Location 3	+	Accessibility 1	+	Extent / Amount 1	÷ 3 =	+	2
<b>Human Exposure Potential</b>	Number of Occupants 0	+	Frequency of Use 0	+	Average Time Per Use 0	÷ 3 =	+	0
<b>Maintenance Activity</b>	Type of Maintenance 0	+	Freq. of Maintenance 0	+	–	÷ 2 =	+	0
<b>Recommended Action:</b> Inspect prior disturbance			<b>Priority Assessment Sum of averages</b>		(PA)	–	2	
			<b>Total Risk Score</b>		(MA + PA)=		10	



Location: Uplands Manor Primary School – Z-Sub Level 1 – Boiler room 1 –83 Floor Presumed lagging debris below boilers						Survey Date: 15/08/2022 Review Date: N/A	
Level of ID	Sample No.	Quantity	Product	Condition	Surface Treatment	Result	Material Assessment (MA)
P	Visual/225	4m²	3 Thermal Insulation Lagging +	3 High Damage	3 Unsealed lagging and sprays +	3 Crocidolite (or unknown) =	12
Normal Occupancy Activity	Main activity 2	+	Secondary Activity 0	+	–	÷ 2 =	Averages 2
Likelihood of Disturbance	Location 3	+	Accessibility 1	+	Extent / Amount 0	÷ 3 =	+ 2
Human Exposure Potential	Number of Occupants 1	+	Frequency of Use 3	+	Average Time Per Use 0	÷ 3 =	+ 2
Maintenance Activity	Type of Maintenance 0	+	Freq. of Maintenance 0	+	–	÷ 2 =	+ 0
Recommended Action: Inspect prior disturbance			Priority Assessment Sum of averages (PA) =		6		
			Total Risk Score (MA + PA) =		18		



Location: Uplands Manor Primary School – Z-Sub Level 1 – Storage –84 Ceiling						Survey Date: 15/08/2022 Review Date: N/A	
Level of ID	Sample No.	Quantity	Product	Condition	Surface Treatment	Result	Material Assessment (MA)
ID	AT004724/227	2m²	1 Asbestos Cement +	1 Low Damage	1 Surface Sealed +	1 Chrysotile =	4
Normal Occupancy Activity	Main activity 0	+	Secondary Activity 0	+	–	÷ 2 =	Averages 0
Likelihood of Disturbance	Location	+	Accessibility 1	+	Extent / Amount	÷ 3 =	+ 1
Human Exposure Potential	Number of Occupants	+	Frequency of Use	+	Average Time Per Use	÷ 3 =	+ 0
Maintenance Activity	Type of Maintenance	+	Freq. of Maintenance	+	–	÷ 2 =	+ 0
Recommended Action: Consider labelling, and manage in place			Priority Assessment Sum of averages (PA) =		1		
			Total Risk Score (MA + PA) =		5		

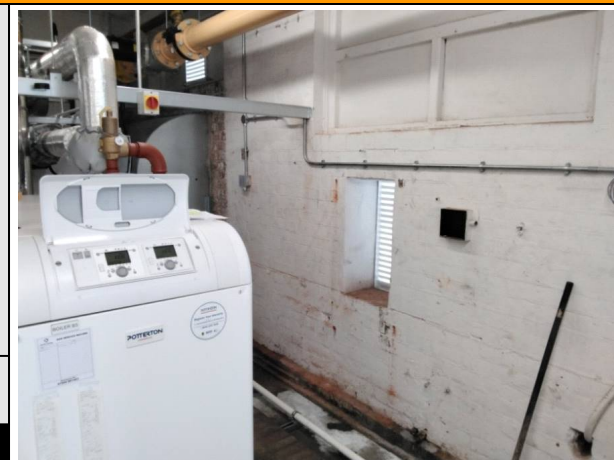





Location: Uplands Manor Primary School – Z-Sub Level 1 – Boiler house –B Ceiling Presumed lagging residue to ceiling							Survey Date: 15/08/2022 Review Date: N/A	
Level of ID P	Sample No. Visual/230	Quantity 10m <sup>2</sup>	Product 3 Thermal Insulation Lagging	Condition 1 Low Damage	Surface Treatment 2 Sealed	Result 3 Crocidolite (or unknown)	Material Assessment (MA) = 9	
Normal Occupancy Activity	Main activity 0	+	Secondary Activity 0	+	–	÷ 2 =	Averages 0	
Likelihood of Disturbance	Location	+	Accessibility 1	+	Extent / Amount	÷ 3 =	+	1
Human Exposure Potential	Number of Occupants	+	Frequency of Use	+	Average Time Per Use	÷ 3 =	+	0
Maintenance Activity	Type of Maintenance	+	Freq. of Maintenance	+	–	÷ 2 =	+	0
Recommended Action: Inspect prior disturbance				Priority Assessment Sum (PA) of averages		=	1	
				Total Risk Score		(MA + PA)=	10	




Location: Uplands Manor Primary School – Z-Sub Level 1 – Boiler house –B Wall Presumed lagging residue to walls							Survey Date: 15/08/2022 Review Date: N/A	
Level of ID P	Sample No. Visual/231	Quantity 14m <sup>2</sup>	Product 3 Thermal Insulation Lagging	Condition 1 Low Damage	Surface Treatment 2 Sealed	Result 3 Crocidolite (or unknown)	Material Assessment (MA) = 9	
Normal Occupancy Activity	Main activity 0	+	Secondary Activity 0	+	–	÷ 2 =	Averages 0	
Likelihood of Disturbance	Location	+	Accessibility 1	+	Extent / Amount	÷ 3 =	+	1
Human Exposure Potential	Number of Occupants	+	Frequency of Use	+	Average Time Per Use	÷ 3 =	+	0
Maintenance Activity	Type of Maintenance	+	Freq. of Maintenance	+	–	÷ 2 =	+	0
Recommended Action: Inspect prior disturbance				Priority Assessment Sum (PA) of averages		=	1	
				Total Risk Score		(MA + PA)=	10	



Location: Uplands Manor Primary School – Z-Sub Level 1 – Boiler house –B Tank Room No access within area							Survey Date: 15/08/2022 Review Date: N/A				
Level of ID P	Sample No. Visual/232	Quantity 20m²	Product 3 Asbestos Insulation/Coating	+	Condition 1 Low Damage	+	Surface Treatment 1 Surface Sealed	+	Result 3 Crocidolite (or unknown)	=	Material Assessment (MA) 8
Normal Occupancy Activity	Main activity 0	+	Secondary Activity 0	+	–	÷ 2 =	Averages 0				
Likelihood of Disturbance	Location	+	Accessibility 0	+	Extent / Amount	÷ 3 =	+ 0				
Human Exposure Potential	Number of Occupants	+	Frequency of Use	+	Average Time Per Use	÷ 3 =	+ 0				
Maintenance Activity	Type of Maintenance	+	Freq. of Maintenance	+	–	÷ 2 =	+ 0				
Recommended Action: Inspect prior disturbance				Priority Assessment Sum of averages		(PA) =	0				
				Total Risk Score		(MA + PA)=	8				



Location: Uplands Manor Primary School – Z-Sub Level 1 – Pump room –B1 Ceiling Lagging residue to ceiling							Survey Date: 15/08/2022 Review Date: N/A		
Level of ID	Sample No.	Quantity	Product	Condition	Surface Treatment	Result	Material Assessment (MA)		
P	Visual/237	18m²	3 Thermal Insulation Lagging	+	1 Low Damage	+	2 Sealed	+	3 Crocidolite (or unknown) = 9
Normal Occupancy Activity	Main activity 0	+	Secondary Activity 0	+	–	÷ 2 =	Averages 0		
Likelihood of Disturbance	Location	+	Accessibility 1	+	Extent / Amount	÷ 3 =	+	1	
Human Exposure Potential	Number of Occupants	+	Frequency of Use	+	Average Time Per Use	÷ 3 =	+	0	
Maintenance Activity	Type of Maintenance	+	Freq. of Maintenance	+	–	÷ 2 =	+	0	
Recommended Action: Inspect prior disturbance				Priority Assessment Sum of averages (PA)		=	1		
				Total Risk Score		(MA + PA)=	10		

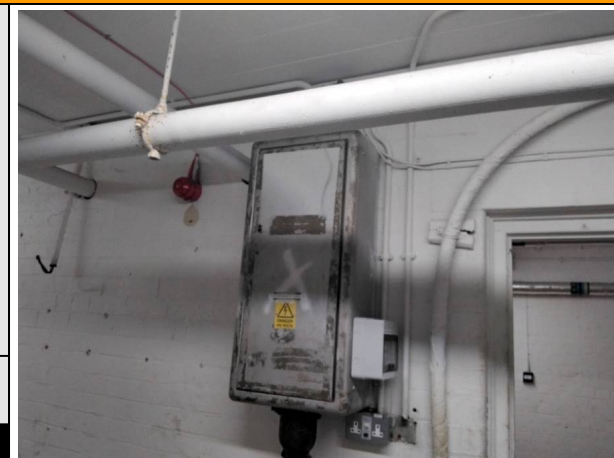




Location: Uplands Manor Primary School – Z-Sub Level 1 – Pump room –B1 Electrical Services - Cable Braiding/Insulation							Survey Date: 15/08/2022 Review Date: N/A	
Level of ID P	Sample No. Visual/242	Quantity 4lm	Product 1 Composite Bitumen	Condition 1 Low Damage	Surface Treatment 0 Completely Sealed	Result 3 Crocidolite (or unknown)	Material Assessment (MA) = 5	
Normal Occupancy Activity	Main activity 0	+	Secondary Activity 0	+	–	÷ 2 =	Averages 0	
Likelihood of Disturbance	Location	+	Accessibility 0	+	Extent / Amount	÷ 3 =	+	0
Human Exposure Potential	Number of Occupants	+	Frequency of Use	+	Average Time Per Use	÷ 3 =	+	0
Maintenance Activity	Type of Maintenance	+	Freq. of Maintenance	+	–	÷ 2 =	+	0
Recommended Action: Inspect prior disturbance				Priority Assessment Sum of averages (PA)		=	0	
				Total Risk Score		(MA + PA)=	5	



Location: Uplands Manor Primary School – Z-Sub Level 1 – Pump room –B1 Electrical Services							Survey Date: 15/08/2022 Review Date: N/A	
Level of ID P	Sample No. Visual/243	Quantity 1m²	Product 2 Textile Woven/Cloth	Condition 1 Low Damage	Surface Treatment 2 Unsealed	Result 3 Crocidolite (or unknown)	Material Assessment (MA) = 8	
Normal Occupancy Activity	Main activity 0	+	Secondary Activity 0	+	–	÷ 2 =	Averages 0	
Likelihood of Disturbance	Location	+	Accessibility 1	+	Extent / Amount	÷ 3 =	+	1
Human Exposure Potential	Number of Occupants	+	Frequency of Use	+	Average Time Per Use	÷ 3 =	+	0
Maintenance Activity	Type of Maintenance	+	Freq. of Maintenance	+	–	÷ 2 =	+	0
Recommended Action: Inspect prior disturbance				Priority Assessment Sum of averages (PA)		=	1	
				Total Risk Score		(MA + PA)=	9	



<b>Location:</b> Uplands Manor Primary School – Z-Sub Level 1 – Switch room –86 Electrical Services Presumed flash pads and rope seal to live services							<b>Survey Date:</b> 15/08/2022 <b>Review Date:</b> N/A		
Level of ID	Sample No.	Quantity	Product	Condition	Surface Treatment	Result	Material Assessment (MA)		
P	Visual/245	1m <sup>2</sup>	2 Textile Woven/Cloth	+	1 Low Damage	+	2 Unsealed	+	3 Crocidolite (or unknown) = 8
<b>Normal Occupancy Activity</b>	Main activity 0	+	Secondary Activity 0	+	–	÷ 2 =	Averages 0		
<b>Likelihood of Disturbance</b>	Location	+	Accessibility 1	+	Extent / Amount	÷ 3 =	+	1	
<b>Human Exposure Potential</b>	Number of Occupants	+	Frequency of Use	+	Average Time Per Use	÷ 3 =	+	0	
<b>Maintenance Activity</b>	Type of Maintenance	+	Freq. of Maintenance	+	–	÷ 2 =	+	0	
<b>Recommended Action:</b> Inspect prior disturbance				<b>Priority Assessment Sum of averages</b>		(PA) =	1		
				<b>Total Risk Score</b>		(MA + PA) =	9		



<b>Location:</b> Uplands Manor Primary School – Z-Sub Level 1 – Switch room –86 Fuses Flash guards to old fuses (x6)							<b>Survey Date:</b> 15/08/2022 <b>Review Date:</b> N/A		
Level of ID	Sample No.	Quantity	Product	Condition	Surface Treatment	Result	Material Assessment (MA)		
ID	AT004738/248	1	2 Asbestos Textiles/Paper	+	2 Medium Damage	+	2 Unsealed	+	1 Chrysotile = 7
<b>Normal Occupancy Activity</b>	Main activity 0	+	Secondary Activity 0	+	–	÷ 2 =	Averages 0		
<b>Likelihood of Disturbance</b>	Location	+	Accessibility 1	+	Extent / Amount	÷ 3 =	+	1	
<b>Human Exposure Potential</b>	Number of Occupants	+	Frequency of Use	+	Average Time Per Use	÷ 3 =	+	0	
<b>Maintenance Activity</b>	Type of Maintenance	+	Freq. of Maintenance	+	–	÷ 2 =	+	0	
<b>Recommended Action:</b> Removal by licensed contractor				<b>Priority Assessment Sum of averages</b>		(PA) =	1		
				<b>Total Risk Score</b>		(MA + PA) =	8		





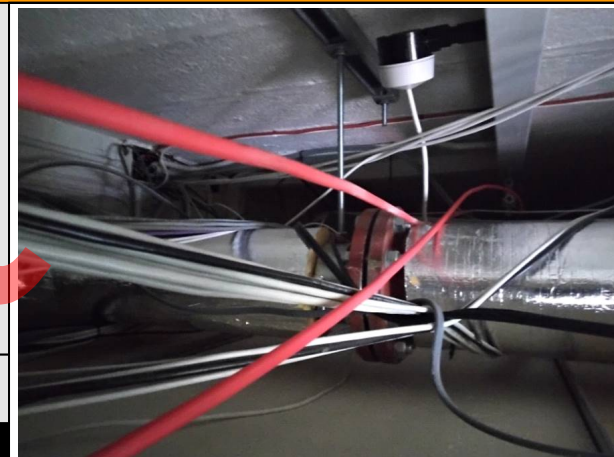
Location: Uplands Manor Primary School – Z-Sub Level 1 – Switch room –86 Electrical Services - Cable Braiding/Insulation							Survey Date: 15/08/2022 Review Date: N/A	
Level of ID P	Sample No. Visual/250	Quantity 6lm	Product 1 Composite Bitumen	Condition 1 Low Damage	Surface Treatment 0 Completely Sealed	Result 3 Crocidolite (or unknown)	Material Assessment (MA) = 5	
Normal Occupancy Activity	Main activity 0	+	Secondary Activity 0	+	–	÷ 2 =	Averages 0	
Likelihood of Disturbance	Location	+	Accessibility 0	+	Extent / Amount	÷ 3 =	+	0
Human Exposure Potential	Number of Occupants	+	Frequency of Use	+	Average Time Per Use	÷ 3 =	+	0
Maintenance Activity	Type of Maintenance	+	Freq. of Maintenance	+	–	÷ 2 =	+	0
Recommended Action: Inspect prior disturbance				Priority Assessment Sum of averages (PA)		=	0	
				Total Risk Score		(MA + PA)=	5	



Location: Uplands Manor Primary School – Ground Floor – Corridor –1 Pipework Gasket(s)							Survey Date: 15/08/2022 Review Date: N/A	
Level of ID P	Sample No. Visual/026	Quantity 2m²	Product 1 Gasket CAF Joint/Gasket	Condition 1 Low Damage	Surface Treatment 1 Surface Sealed	Result 3 Crocidolite (or unknown)	Material Assessment (MA) = 6	
Normal Occupancy Activity	Main activity 0	+	Secondary Activity 0	+	–	÷ 2 =	Averages 0	
Likelihood of Disturbance	Location	+	Accessibility 1	+	Extent / Amount	÷ 3 =	+	1
Human Exposure Potential	Number of Occupants	+	Frequency of Use	+	Average Time Per Use	÷ 3 =	+	0
Maintenance Activity	Type of Maintenance	+	Freq. of Maintenance	+	–	÷ 2 =	+	0
Recommended Action: Inspect prior disturbance				Priority Assessment Sum of averages (PA)		=	1	
				Total Risk Score		(MA + PA)=	7	



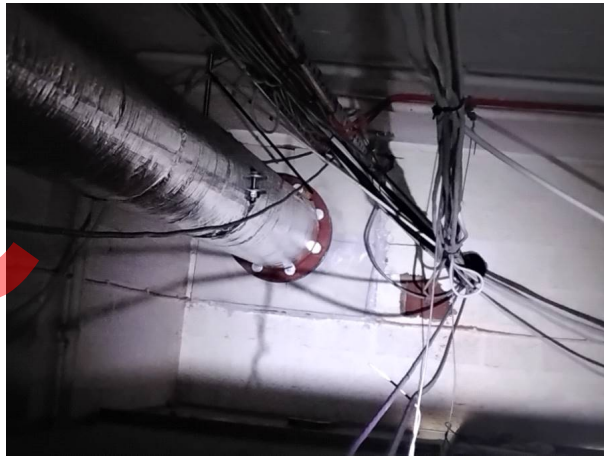
Location: Uplands Manor Primary School – Ground Floor – Corridor 12 –12 Pipework Gasket(s)							Survey Date: 15/08/2022 Review Date: N/A	
Level of ID P	Sample No. Visual/025	Quantity 2m <sup>2</sup>	Product 1 Gasket CAF Joint/Gasket	Condition 1 Low Damage	Surface Treatment 1 Surface Sealed	Result 3 Crocidolite (or unknown)	Material Assessment (MA) = 6	
Normal Occupancy Activity	Main activity 0	+	Secondary Activity 0	+	–	÷ 2 =	Averages 0	
Likelihood of Disturbance	Location	+	Accessibility 1	+	Extent / Amount	÷ 3 =	+	1
Human Exposure Potential	Number of Occupants	+	Frequency of Use	+	Average Time Per Use	÷ 3 =	+	0
Maintenance Activity	Type of Maintenance	+	Freq. of Maintenance	+	–	÷ 2 =	+	0
Recommended Action: Inspect prior disturbance				Priority Assessment Sum of averages (PA)		=	1	
				Total Risk Score (MA + PA)=			7	



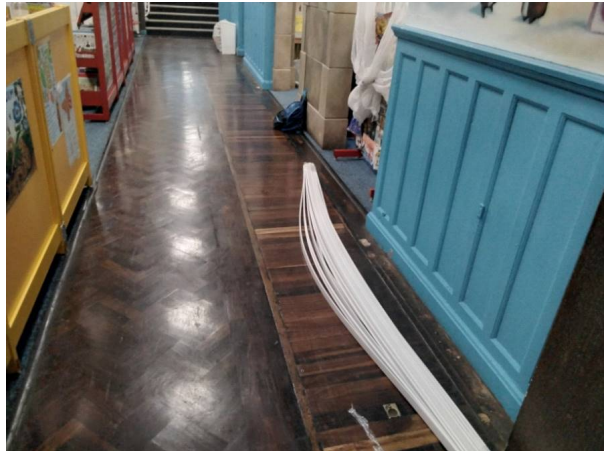
Location: Uplands Manor Primary School – Ground Floor – Corridor –17 Pipework Gasket(s)							Survey Date: 15/08/2022 Review Date: N/A	
Level of ID P	Sample No. Visual/028	Quantity 2m <sup>2</sup>	Product 1 Gasket CAF Joint/Gasket	Condition 1 Low Damage	Surface Treatment 1 Surface Sealed	Result 3 Crocidolite (or unknown)	Material Assessment (MA) = 6	
Normal Occupancy Activity	Main activity 0	+	Secondary Activity 0	+	–	÷ 2 =	Averages 0	
Likelihood of Disturbance	Location	+	Accessibility 1	+	Extent / Amount	÷ 3 =	+	1
Human Exposure Potential	Number of Occupants	+	Frequency of Use	+	Average Time Per Use	÷ 3 =	+	0
Maintenance Activity	Type of Maintenance	+	Freq. of Maintenance	+	–	÷ 2 =	+	0
Recommended Action: Inspect prior disturbance				Priority Assessment Sum of averages (PA)		=	1	
				Total Risk Score (MA + PA)=			7	



Location: Uplands Manor Primary School – Ground Floor – Corridor –17.1 Pipework Gasket(s)							Survey Date: 15/08/2022 Review Date: N/A	
Level of ID P	Sample No. Visual/041	Quantity 1m <sup>2</sup>	Product 1 Gasket CAF Joint/Gasket	Condition 1 Low Damage	Surface Treatment 1 Surface Sealed	Result 3 Crocidolite (or unknown)	Material Assessment (MA) 6	
Normal Occupancy Activity	Main activity 0	+	Secondary Activity 0	+	–	÷ 2 =	Averages 0	
Likelihood of Disturbance	Location	+	Accessibility 1	+	Extent / Amount	÷ 3 =	+	1
Human Exposure Potential	Number of Occupants	+	Frequency of Use	+	Average Time Per Use	÷ 3 =	+	0
Maintenance Activity	Type of Maintenance	+	Freq. of Maintenance	+	–	÷ 2 =	+	0
Recommended Action: Inspect prior disturbance				Priority Assessment Sum of averages (PA) =		1		
				Total Risk Score (MA + PA)=		7		

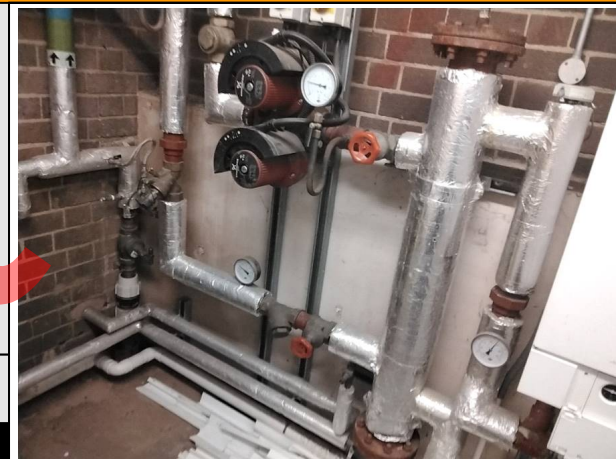


Location: Uplands Manor Primary School – Ground Floor – Duct –Duct Pipework Presumed pipe lagging within floor duct							Survey Date: 15/08/2022 Review Date: N/A	
Level of ID P	Sample No. Visual/096	Quantity >100lm	Product 3 Thermal Insulation Lagging	Condition 1 Low Damage	Surface Treatment 3 Unsealed lagging and sprays	Result 3 Crocidolite (or unknown)	Material Assessment (MA) 10	
Normal Occupancy Activity	Main activity 0	+	Secondary Activity 0	+	–	÷ 2 =	Averages 0	
Likelihood of Disturbance	Location	+	Accessibility 0	+	Extent / Amount	÷ 3 =	+	0
Human Exposure Potential	Number of Occupants	+	Frequency of Use	+	Average Time Per Use	÷ 3 =	+	0
Maintenance Activity	Type of Maintenance	+	Freq. of Maintenance	+	–	÷ 2 =	+	0
Recommended Action: Inspect prior disturbance				Priority Assessment Sum of averages (PA) =		0		
				Total Risk Score (MA + PA)=		10		





Location: Uplands Manor Primary School – Ground Floor – Plant room –P1 Pipework Gasket(s) Geaskets to pipework							Survey Date: 15/08/2022 Review Date: N/A	
Level of ID	Sample No.	Quantity	Product	Condition	Surface Treatment	Result	Material Assessment (MA)	
P	Visual/263	1m²	1 Gasket CAF Joint/Gasket +	1 Low Damage	+ 1 Surface Sealed +	3 Crocidolite (or unknown) =	6	
Normal Occupancy Activity	Main activity 0	+	Secondary Activity 0	+	–	÷ 2 =	Averages 0	
Likelihood of Disturbance	Location	+	Accessibility 0	+	Extent / Amount	÷ 3 =	+ 0	
Human Exposure Potential	Number of Occupants	+	Frequency of Use	+	Average Time Per Use	÷ 3 =	+ 0	
Maintenance Activity	Type of Maintenance	+	Freq. of Maintenance	+	–	÷ 2 =	+ 0	
Recommended Action: Inspect prior disturbance				Priority Assessment Sum of averages (PA)		=	0	
Total Risk Score				(MA + PA)=		6		

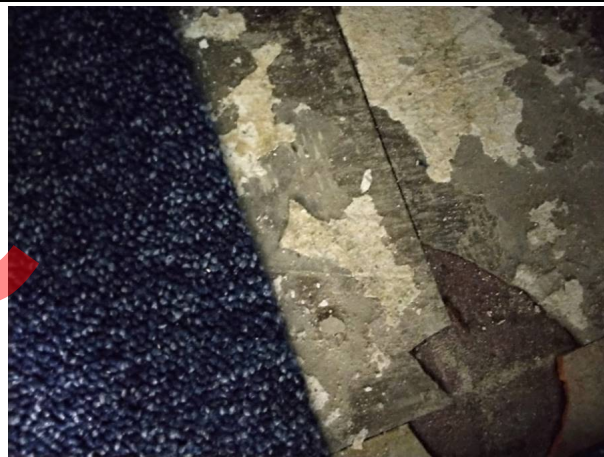


Location: Uplands Manor Primary School – 1st Floor – DT kitchen –78 Pipework							Survey Date: 15/08/2022 Review Date: N/A	
Level of ID	Sample No.	Quantity	Product	Condition	Surface Treatment	Result	Material Assessment (MA)	
ID	AT004705/129	2lm	1 Asbestos Cement	1 Low Damage	1 Surface Sealed	1 Chrysotile	=	4
Normal Occupancy Activity	Main activity 0	+	Secondary Activity 0	–	÷ 2 =	Averages 0		
Likelihood of Disturbance	Location	+	Accessibility 1	Extent / Amount	÷ 3 =	+	1	
Human Exposure Potential	Number of Occupants	+	Frequency of Use	Average Time Per Use	÷ 3 =	+	0	
Maintenance Activity	Type of Maintenance	+	Freq. of Maintenance	–	÷ 2 =	+	0	
Recommended Action: Consider labelling, and manage in place				Priority Assessment Sum of averages (PA)		=	1	
				Total Risk Score		(MA + PA)=	5	

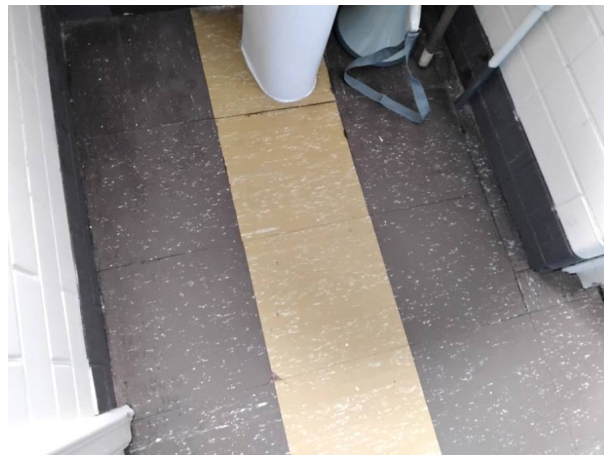






Location: Uplands Manor Primary School – 1st Floor – Office –14 Floor Grey, beige and red floor tile						Survey Date: 15/08/2022 Review Date: N/A	
Level of ID ID	Sample No. AT004713/159	Quantity 6no.	Product 1 Reinforced Composite +	Condition 1 Low Damage +	Surface Treatment 0 Completely Sealed +	Result 1 Chrysotile =	Material Assessment (MA) 3
Normal Occupancy Activity	Main activity 0	+	Secondary Activity 0	+	–	÷ 2 =	Averages 0
Likelihood of Disturbance	Location	+	Accessibility 1	+	Extent / Amount	÷ 3 =	+ 1
Human Exposure Potential	Number of Occupants	+	Frequency of Use	+	Average Time Per Use	÷ 3 =	+ 0
Maintenance Activity	Type of Maintenance	+	Freq. of Maintenance	+	–	÷ 2 =	+ 0
Recommended Action: Consider labelling, and manage in place			Priority Assessment (PA) =		1		
			Sum of averages				
			Total Risk Score (MA + PA)=		4		





Location: Uplands Manor Primary School – 1st Floor – Toilet –16 Floor Yellow and grey floor tiles						Survey Date: 15/08/2022 Review Date: N/A	
Level of ID ID	Sample No. AT004715/161	Quantity 4m²	Product 1 Reinforced Composite +	Condition 1 Low Damage +	Surface Treatment 0 Completely Sealed +	Result 1 Chrysotile =	Material Assessment (MA) 3
Normal Occupancy Activity	Main activity 0	+	Secondary Activity 0	+	–	÷ 2 =	Averages 0
Likelihood of Disturbance	Location	+	Accessibility 1	+	Extent / Amount	÷ 3 =	+ 1
Human Exposure Potential	Number of Occupants	+	Frequency of Use	+	Average Time Per Use	÷ 3 =	+ 0
Maintenance Activity	Type of Maintenance	+	Freq. of Maintenance	+	–	÷ 2 =	+ 0
Recommended Action: Consider labelling, and manage in place			Priority Assessment (PA) =		1		
			Sum of averages				
			Total Risk Score (MA + PA)=		4		




<b>Location:</b> Uplands Manor Primary School – 1st Floor – Classroom 2B –19 Skylight Presumed rope to skylight unable to gain access							<b>Survey Date:</b> 15/08/2022 <b>Review Date:</b> N/A		
Level of ID P	Sample No. Visual/163	Quantity 10lm	Product 2 Textile Rope/String/Yarn	Condition 1 Low Damage	Surface Treatment 2 Unsealed	Result 3 Crocidolite (or unknown)	Material Assessment (MA) 8		
<b>Normal Occupancy Activity</b>	Main activity 0	+	Secondary Activity 0	+	–	÷ 2 =	Averages 0		
<b>Likelihood of Disturbance</b>	Location	+	Accessibility 1	+	Extent / Amount	÷ 3 =	+		
<b>Human Exposure Potential</b>	Number of Occupants	+	Frequency of Use	+	Average Time Per Use	÷ 3 =	+		
<b>Maintenance Activity</b>	Type of Maintenance	+	Freq. of Maintenance	+	–	÷ 2 =	+		
<b>Recommended Action:</b> Inspect prior disturbance				<b>Priority Assessment Sum of averages (PA)</b>		=	1		
				<b>Total Risk Score (MA + PA)</b>		=	9		


<b>Location:</b> Uplands Manor Primary School – 1st Floor – Classroom 3B –20 Skylight Presumed rope to skylight unable to gain access							<b>Survey Date:</b> 15/08/2022 <b>Review Date:</b> N/A		
Level of ID P	Sample No. Visual/165	Quantity 10lm	Product 2 Textile Rope/String/Yarn	Condition 1 Low Damage	Surface Treatment 2 Unsealed	Result 3 Crocidolite (or unknown)	Material Assessment (MA) 8		
<b>Normal Occupancy Activity</b>	Main activity 0	+	Secondary Activity 0	+	–	÷ 2 =	Averages 0		
<b>Likelihood of Disturbance</b>	Location	+	Accessibility 1	+	Extent / Amount	÷ 3 =	+		
<b>Human Exposure Potential</b>	Number of Occupants	+	Frequency of Use	+	Average Time Per Use	÷ 3 =	+		
<b>Maintenance Activity</b>	Type of Maintenance	+	Freq. of Maintenance	+	–	÷ 2 =	+		
<b>Recommended Action:</b> Inspect prior disturbance				<b>Priority Assessment Sum of averages (PA)</b>		=	1		
				<b>Total Risk Score (MA + PA)</b>		=	9		

Location: Uplands Manor Primary School – 1st Floor – Classroom 1S –21 Skylight Presumed rope to skylight unable to gain access										Survey Date: 15/08/2022 Review Date: N/A	
Level of ID P	Sample No. Visual/167	Quantity 10lm	Product 2 Textile Rope/String/Yarn	+	Condition 1 Low Damage	+	Surface Treatment 2 Unsealed	+	Result 3 Crocidolite (or unknown)	=	Material Assessment (MA) 8
Normal Occupancy Activity	Main activity 0	+	Secondary Activity 0	+	–	÷ 2 =	Averages 0				
Likelihood of Disturbance	Location	+	Accessibility 1	+	Extent / Amount	÷ 3 =	+ 1				
Human Exposure Potential	Number of Occupants	+	Frequency of Use	+	Average Time Per Use	÷ 3 =	+ 0				
Maintenance Activity	Type of Maintenance	+	Freq. of Maintenance	+	–	÷ 2 =	+ 0				
Recommended Action: Inspect prior disturbance					Priority Assessment Sum of averages (PA)		=				
Total Risk Score					(MA + PA)=		9				

Location: Uplands Manor Primary School – 1st Floor – Safeguarding office –29 Wall - Panel Cement panel to wall										Survey Date: 15/08/2022 Review Date: N/A	
Level of ID	Sample No.	Quantity	Product		Condition	Surface Treatment		Result	Material Assessment (MA)		
ID	AT004718/173	3m²	1 Asbestos Cement	+	1 Low Damage	+	1 Surface Sealed	+	1 Chrysotile	= 4	
Normal Occupancy Activity	Main activity 0	+	Secondary Activity 0	+	–	÷ 2 =	Averages 0				
Likelihood of Disturbance	Location	+	Accessibility 1	+	Extent / Amount	÷ 3 =	+ 1				
Human Exposure Potential	Number of Occupants	+	Frequency of Use	+	Average Time Per Use	÷ 3 =	+ 0				
Maintenance Activity	Type of Maintenance	+	Freq. of Maintenance	+	–	÷ 2 =	+ 0				
Recommended Action: Consider labelling, and manage in place					Priority Assessment Sum of averages (PA) =		1				
					Total Risk Score (MA + PA)=		5				

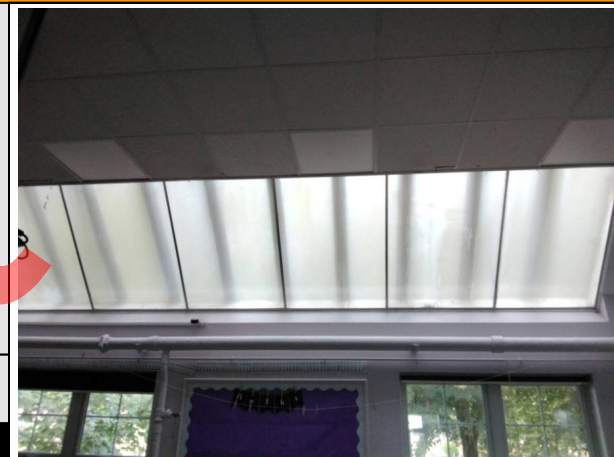
Location: Uplands Manor Primary School – 1st Floor – Office –30 Wall - Panel Cement panel to wall							Survey Date: 15/08/2022 Review Date: N/A					
Level of ID SP	Sample No. As AT004718/175	Quantity 3m²	Product 1 Asbestos Cement	+	Condition 1 Low Damage	+	Surface Treatment 1 Surface Sealed	+	Result 1 Chrysotile	=	Material Assessment (MA) 4	
Normal Occupancy Activity	Main activity 0	+	Secondary Activity 0	+	–	÷ 2 =	Averages 0					
Likelihood of Disturbance	Location	+	Accessibility 1	+	Extent / Amount	÷ 3 =	+					1
Human Exposure Potential	Number of Occupants	+	Frequency of Use	+	Average Time Per Use	÷ 3 =	+					0
Maintenance Activity	Type of Maintenance	+	Freq. of Maintenance	+	–	÷ 2 =	+					0
Recommended Action: Consider labelling, and manage in place			Priority Assessment Sum of averages		(PA)	=	1					
			Total Risk Score		(MA +	PA)=	5					

Location: Uplands Manor Primary School – 1st Floor – Classroom 3C –22 Roof - Skylight							Survey Date: 15/08/2022 Review Date: N/A	
Level of ID	Sample No.	Quantity	Product	Condition	Surface Treatment	Result	Material Assessment (MA)	
P	Visual/185	10lm	2 Textile Rope/String/Yarn	1 Low Damage	2 Unsealed	3 Crocidolite (or unknown)	=	8
Normal Occupancy Activity	Main activity 0	+	Secondary Activity 0	+	–	÷ 2 =	Averages 0	
Likelihood of Disturbance	Location	+	Accessibility 1	+	Extent / Amount	÷ 3 =	+	1
Human Exposure Potential	Number of Occupants	+	Frequency of Use	+	Average Time Per Use	÷ 3 =	+	0
Maintenance Activity	Type of Maintenance	+	Freq. of Maintenance	+	–	÷ 2 =	+	0
Recommended Action: Inspect prior disturbance				Priority Assessment Sum of averages (PA)		=	1	
			Total Risk Score		(MA + PA)=	9		

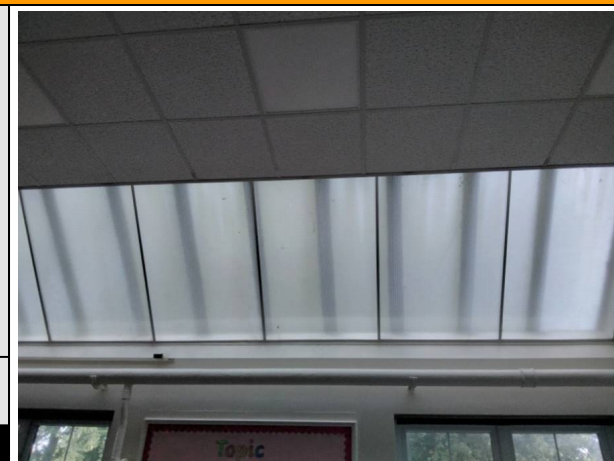




Location: Uplands Manor Primary School – 1st Floor – Classroom 3M –23 Roof - Skylight							Survey Date: 15/08/2022 Review Date: N/A	
Level of ID P	Sample No. Visual/188	Quantity 10lm	Product 2 Textile Rope/String/Yarn +	Condition 1 Low Damage	Surface Treatment + 2 Unsealed	Result + 3 Crocidolite (or unknown)	Material Assessment (MA) = 8	
Normal Occupancy Activity	Main activity 0	+	Secondary Activity 0	+	–	÷ 2 =	Averages 0	
Likelihood of Disturbance	Location	+	Accessibility 1	+	Extent / Amount	÷ 3 =	+	1
Human Exposure Potential	Number of Occupants	+	Frequency of Use	+	Average Time Per Use	÷ 3 =	+	0
Maintenance Activity	Type of Maintenance	+	Freq. of Maintenance	+	–	÷ 2 =	+	0
Recommended Action: Inspect prior disturbance				Priority Assessment Sum (PA) of averages		=	1	
				Total Risk Score		(MA + PA)=	9	



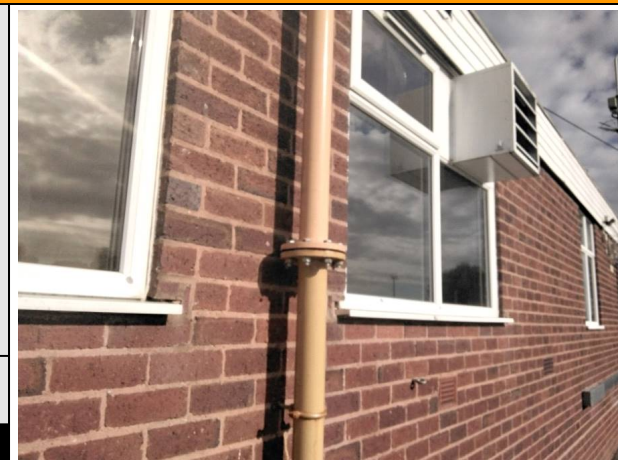
Location: Uplands Manor Primary School – 1st Floor – Classroom 4G –24 Roof - Skylight							Survey Date: 15/08/2022 Review Date: N/A	
Level of ID P	Sample No. Visual/191	Quantity 10lm	Product 2 Textile Rope/String/Yarn +	Condition 1 Low Damage	Surface Treatment + 2 Unsealed	Result + 3 Crocidolite (or unknown)	Material Assessment (MA) = 8	
Normal Occupancy Activity	Main activity 0	+	Secondary Activity 0	+	–	÷ 2 =	Averages 0	
Likelihood of Disturbance	Location	+	Accessibility 1	+	Extent / Amount	÷ 3 =	+	1
Human Exposure Potential	Number of Occupants	+	Frequency of Use	+	Average Time Per Use	÷ 3 =	+	0
Maintenance Activity	Type of Maintenance	+	Freq. of Maintenance	+	–	÷ 2 =	+	0
Recommended Action: Inspect prior disturbance				Priority Assessment Sum (PA) of averages		=	1	
				Total Risk Score		(MA + PA)=	9	



Location: Uplands Manor Primary School – External – External –E01 Damp Proof Course Dpc to low level brickwork							Survey Date: 15/08/2022 Review Date: N/A		
Level of ID	Sample No.	Quantity	Product	Condition	Surface Treatment	Result	Material Assessment (MA)		
ID	AT004744/256	>500lm	1 Well Bound Material	+	1 Low Damage	+	0 Completely Sealed	+	1 Chrysotile = 3
Normal Occupancy Activity	Main activity 1	+	Secondary Activity 0	+	–	÷ 2 =	Averages 1		
Likelihood of Disturbance	Location 0	+	Accessibility 0	+	Extent / Amount 3	÷ 3 =	+	1	
Human Exposure Potential	Number of Occupants 3	+	Frequency of Use 3	+	Average Time Per Use 2	÷ 3 =	+	3	
Maintenance Activity	Type of Maintenance 0	+	Freq. of Maintenance 0	+	–	÷ 2 =	+	0	
Recommended Action: Consider labelling, and manage in place				Priority Assessment Sum of averages		(PA) =	5		
				Total Risk Score		(MA + PA)=	8		



Location: Uplands Manor Primary School – External – External –E01 Pipework Presumed gaskets to live pipework							Survey Date: 15/08/2022 Review Date: N/A		
Level of ID	Sample No.	Quantity	Product	Condition	Surface Treatment	Result	Material Assessment (MA)		
P	Visual/260	1m²	1 Gasket CAF Joint/Gasket	+	1 Low Damage	+	1 Surface Sealed	+	3 Crocidolite (or unknown) = 6
Normal Occupancy Activity	Main activity 0	+	Secondary Activity 0	+	–	÷ 2 =	Averages 0		
Likelihood of Disturbance	Location 0	+	Accessibility 1	+	Extent / Amount 0	÷ 3 =	+	1	
Human Exposure Potential	Number of Occupants 3	+	Frequency of Use 3	+	Average Time Per Use 2	÷ 3 =	+	3	
Maintenance Activity	Type of Maintenance 0	+	Freq. of Maintenance 0	+	–	÷ 2 =	+	0	
Recommended Action: Inspect prior disturbance				Priority Assessment Sum of averages (PA)		=	4		
				Total Risk Score		(MA + PA)=	10		



## 6.1 MATERIAL RISK SCORE ALGORITHM KEY AND EXAMPLE

Example: Asbestos Insulating Board, in poor condition, unsealed would score:

(2) Product Type (2) Surface Treatment (3) Condition (2) Asbestos Type, totalling 9 (Medium potential to release asbestos fibres).

PRODUCT TYPE (Description of Material)	PRODUCT TYPE SCORING		CONDITION (Extent of Damage/ Deterioration)	CONDITION SCORING	
	1	Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc.).		0	Good condition, no visible damage.
	2	Asbestos insulating board, mill boards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.		1	Low damage, a few scratches or surface marks, broken edges on boards, tiles etc.
	3	Thermal insulation (e.g. pipe and boiler lagging) sprayed asbestos, loose asbestos, asbestos mattresses and packing.		2	Medium damage, significant breakage of materials or several small area 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	SURFACE TREATMENT SCORE		ASBESTOS TYPE	ASBESTOS TYPE SCORING	
	0	Composite material containing asbestos; reinforced plastics, resins, vinyl tiles.		1	Chrysotile
	1	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated), asbestos cement sheets etc.		2	Amosite, Tremolite, Actinolite or Anthophyllite
	2	Unsealed AIB, or encapsulated lagging and sprays.		3	Crocidolite.
	3	Unsealed lagging and sprays.			
MATERIAL RISK					
MATERIAL RISK SCORE IS DERIVED FROM TOTALLING EACH SECTION					
POTENTIAL TO RELEASE ASBESTOS FIBRES		4 or less	Very Low		
		5 – 6	Low		
		7 – 9	Medium		
		10 or more	High		

## 7. NON ASBESTOS PHOTOGRAPHS



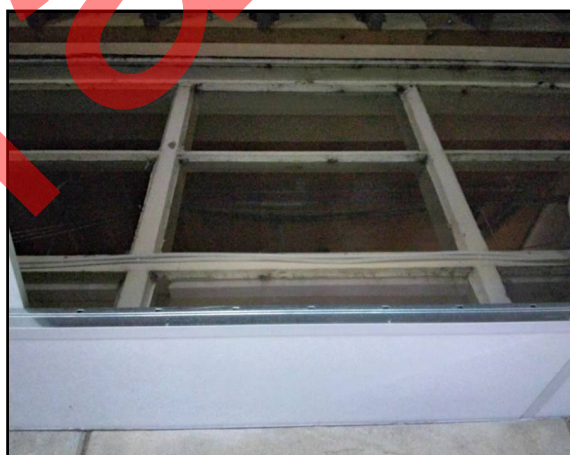
Ground Floor Senior leadership (18a 18b)  
Composite Bitumen  
Under Sink Mat 21



Ground Floor Corridor (32)  
Insulating Board  
Ceiling and boxing 29

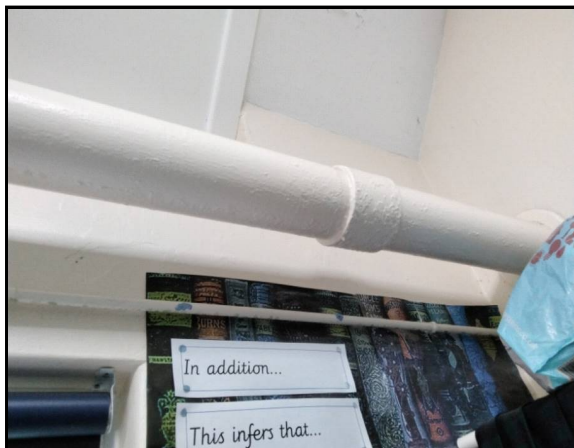


Ground Floor Boys toilets (28)  
Cement Products  
Toilet partitions 48



Ground Floor Library quiet room (29.1)  
Putty  
Windows 50





1st Floor Classroom 4F (50)  
Thermal Insulation Lagging  
Pipework 102



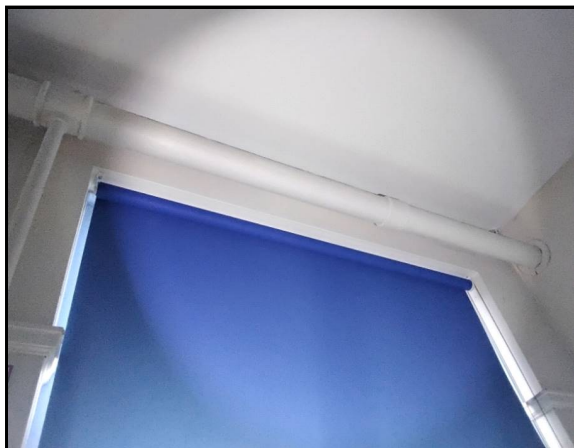
1st Floor Classroom 4S (51)  
Thermal Insulation Lagging  
Pipework 103



1st Floor Classroom 4ks (52)  
Thermal Insulation Lagging  
Pipework 104



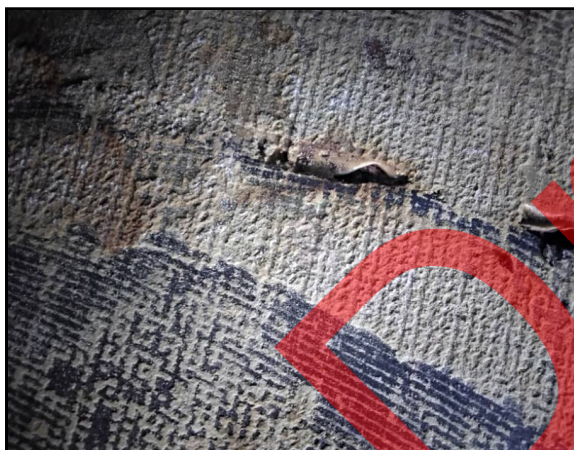
1st Floor Classroom 4 (54)  
Thermal Insulation Lagging  
Pipework 105



1st Floor Classroom 5R (55)  
Thermal Insulation Lagging  
Pipework 106



1st Floor Classroom 5D (56)  
Thermal Insulation Lagging  
Pipework 108

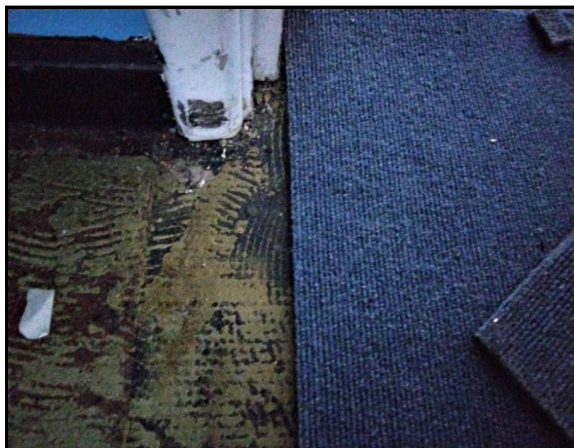


1st Floor Corridor (49)  
Composite Resinous/Reinforced Plastics  
Floor 112



1st Floor Corridor (53)  
Composite Resinous/Reinforced Plastics  
Floor 113





1st Floor Corridor (60)  
Composite Resinous/Reinforced Plastics  
Floor 115



1st Floor Classroom 6T (61)  
Thermal Insulation Lagging  
Pipework 116



1st Floor Classroom 6T (61)  
Joint/Gasket  
Pipework Gasket(s) 117



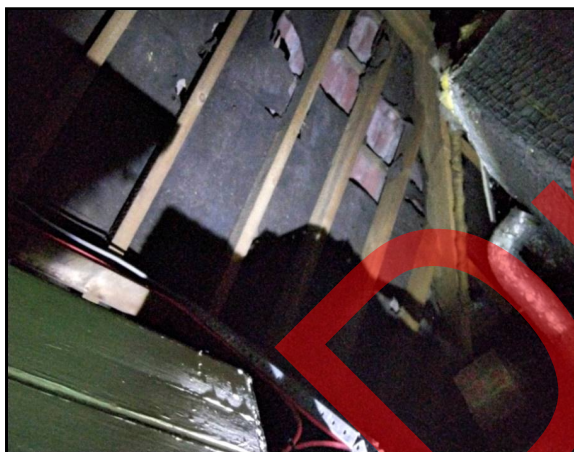
1st Floor Classroom 6A (63)  
Thermal Insulation Lagging  
Pipework 120



1st Floor Classroom 6s (64)  
Thermal Insulation Lagging  
Pipework 121



1st Floor Classroom 6B (65)  
Thermal Insulation Lagging  
Pipework 122



1st Floor DT room (78.1)  
Composite Bitumen  
Roof - Felt 130



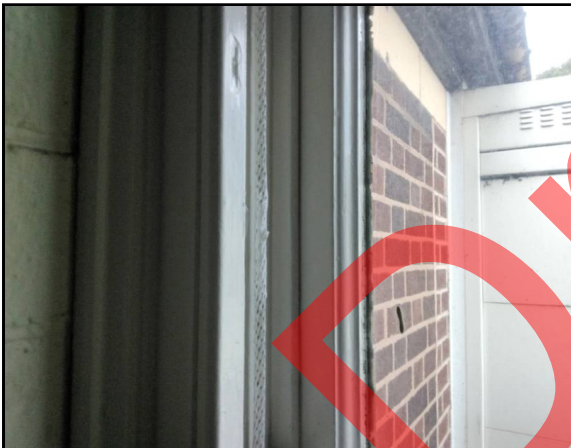
1st Floor Disable toilet lobby (81)  
Composite Bitumen  
Roof - Felt 131



1st Floor Disable toilet lobby (81)  
Insulating Board  
Access hatch 132



1st Floor Toilet lobby (6)  
Composite Bitumen  
Roof - Felt 133



1st Floor Art and craft store (8)  
Textile Rope/String/Yarn  
Window 136



1st Floor Classroom 2J (9)  
Thermal Insulation Lagging  
Pipework 137

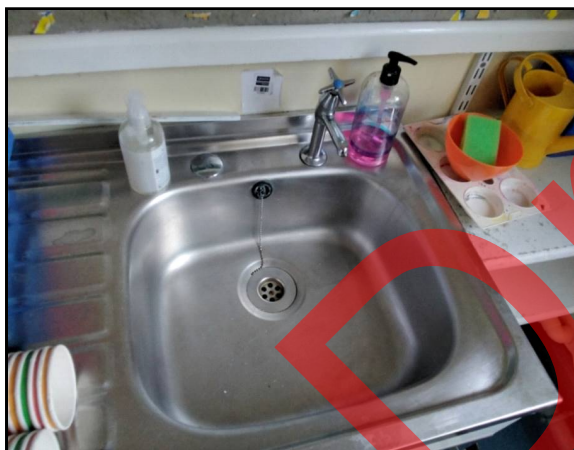




1st Floor Classroom 2J (9)  
Composite Bitumen  
Under Sink Mat 138



1st Floor Classroom 2s (10)  
Thermal Insulation Lagging  
Pipework 139



1st Floor Classroom 2s (10)  
Composite Bitumen  
Under Sink Mat 140



1st Floor Classroom 2C (11)  
Thermal Insulation Lagging  
Pipework 141



1st Floor Classroom 2C (11)  
Composite Bitumen  
Under Sink Mat 142



1st Floor Sensory room (2)  
Composite Bitumen  
Roof - Felt 153



1st Floor Sensory room (2)  
Thermal Insulation Lagging  
Pipework 154



1st Floor Stairs (1)  
Thermal Insulation Lagging  
Pipework 155



1st Floor Toilet (16)  
Thermal Insulation Lagging  
Pipework 160



1st Floor Intervention room (18)  
Composite Bitumen  
Roof - Felt 162



1st Floor Classroom 2B (19)  
Thermal Insulation Lagging  
Pipework 164

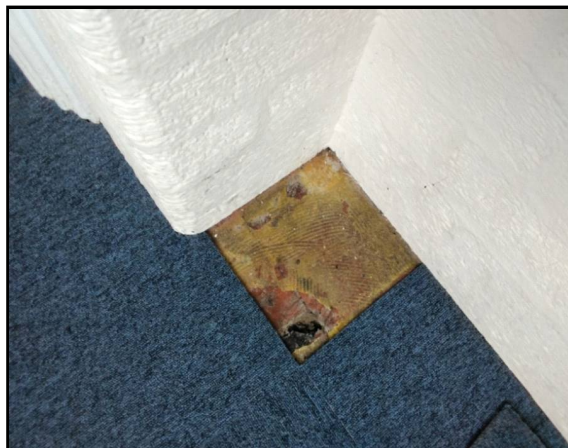


1st Floor Classroom 3B (20)  
Thermal Insulation Lagging  
Pipework 166





1st Floor Classroom 1S (21)  
Thermal Insulation Lagging  
Pipework 168



1st Floor Corridor (25)  
Composite Resinous/Reinforced Plastics  
Floor 171



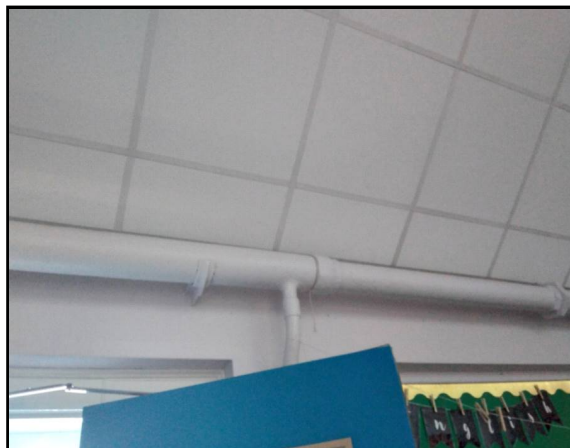
1st Floor Corridor (17.2)  
Composite Resinous/Reinforced Plastics  
Floor 182



1st Floor Classroom 3C (22)  
Thermal Insulation Lagging  
Pipework 183



1st Floor Classroom 3C (22)  
Composite Bitumen  
Under Sink Mat 184



1st Floor Classroom 3M (23)  
Thermal Insulation Lagging  
Pipework 186



1st Floor Classroom 3M (23)  
Composite Bitumen  
Under Sink Mat 187



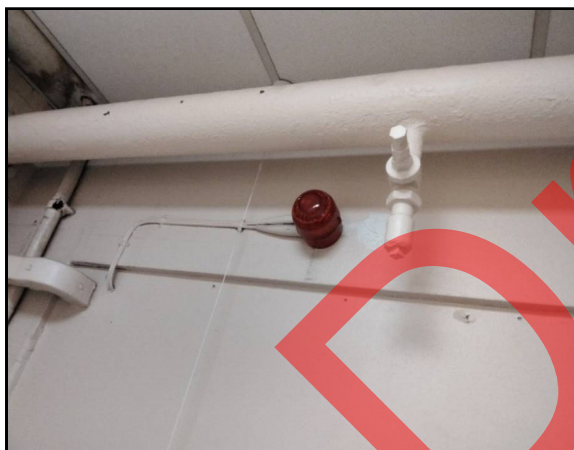
1st Floor Classroom 4G (24)  
Thermal Insulation Lagging  
Pipework 189



1st Floor Maths class (35a)  
Thermal Insulation Lagging  
Pipework 194



1st Floor Storeroom (35)  
Thermal Insulation Lagging  
Pipework 195



1st Floor Disabled toilet (35b)  
Thermal Insulation Lagging  
Pipework 196



1st Floor Cleaners cupboard (36)  
Thermal Insulation Lagging  
Pipework 197





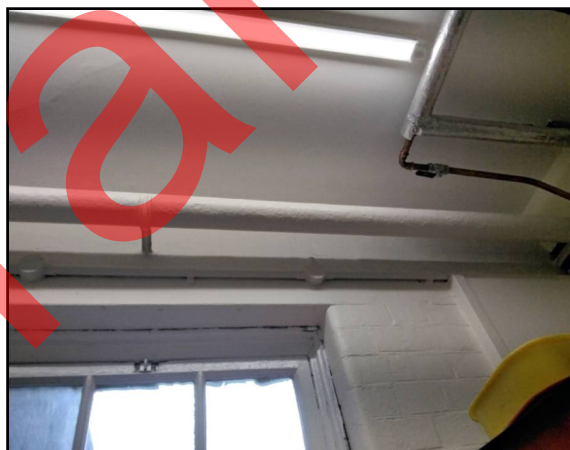
1st Floor Girls toilets (37)  
Thermal Insulation Lagging  
Pipework 198



1st Floor Corridor (41)  
Putty  
Windows 199



1st Floor Main hall (42/43)  
Putty  
Windows 201



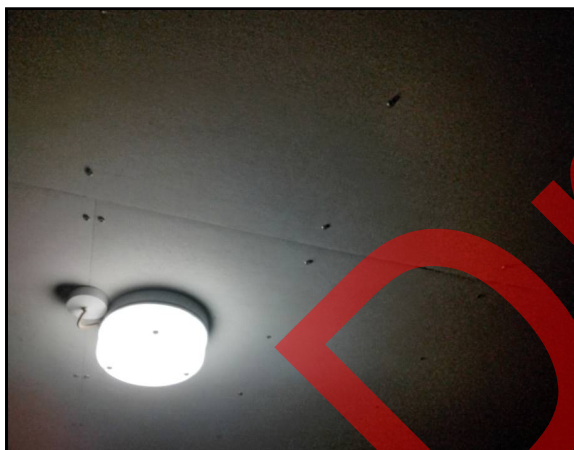
1st Floor Cleaners cupboard (45)  
Thermal Insulation Lagging  
Pipework 202



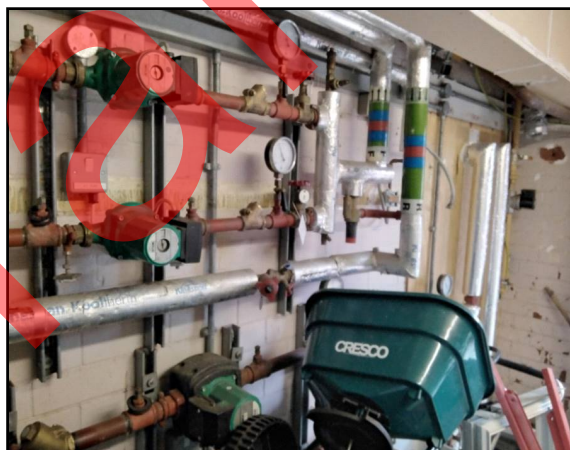
1st Floor Boys toilets (45a)  
Thermal Insulation Lagging  
Pipework 204



1st Floor Landing (44)  
Thermal Insulation Lagging  
Pipework 205



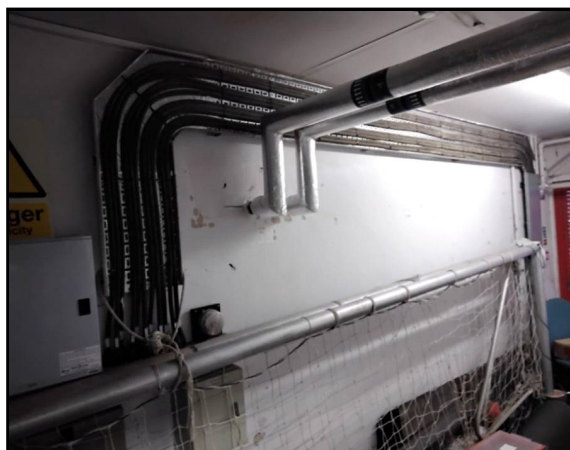
Ground Floor Outdoor play store (40.1)  
Insulating Board  
Ceiling 208



Z-Sub Level 1 Boiler room 1 (83)  
Thermal Insulation Lagging  
Wall 222



Z-Sub Level 1 Boiler room 1 (83)  
Thermal Insulation Lagging  
Floor 223



Z-Sub Level 1 Storage (84)  
Thermal Insulation Lagging  
Wall 228



Z-Sub Level 1 Storage (84)  
Thermal Insulation Lagging  
Floor 229



Z-Sub Level 1 Boiler house (B)  
Textile Woven/Cloth  
Outlet pipe 233

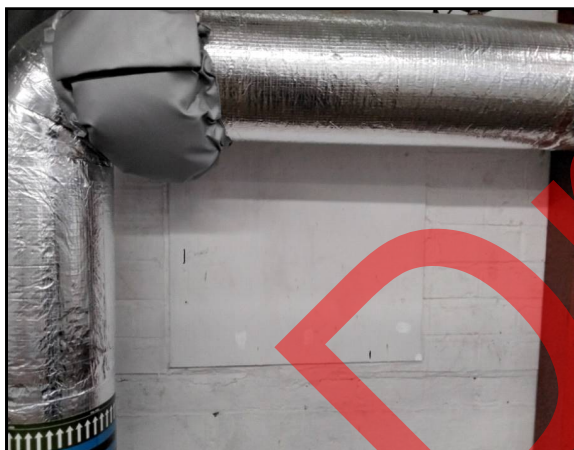




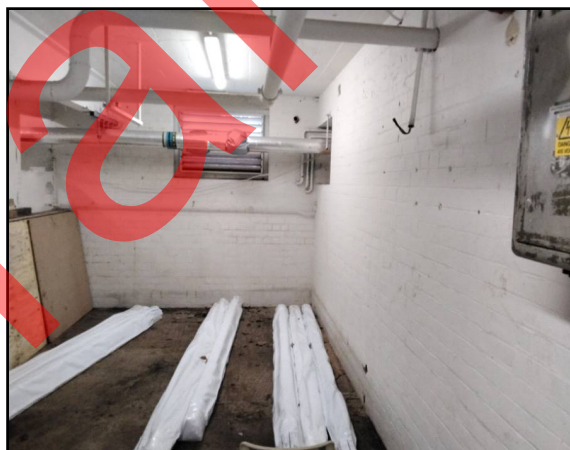
Z-Sub Level 1 Boiler house (B)  
Thermal Insulation Lagging  
Floor 234



Z-Sub Level 1 Boiler house (B)  
Joint/Gasket  
Pipework Gasket(s) 235



Z-Sub Level 1 Boiler house (B)  
Insulating Board  
Wall - Panel 236



Z-Sub Level 1 Pump room (B1)  
Thermal Insulation Lagging  
Wall 238



Z-Sub Level 1 Pump room (B1)  
Joint/Gasket  
Pipework Gasket(s) 239



Z-Sub Level 1 Pump room (B1)  
Thermal Insulation Lagging  
Floor 240



Z-Sub Level 1 Pump room (B1)  
Joint/Gasket  
Pipework Gasket(s) 241



Z-Sub Level 1 Pump room (B1)  
Insulating Board  
Wall - Panel 244





Z-Sub Level 1 Switch room (86)  
Thermal Insulation Lagging  
Ceiling 246



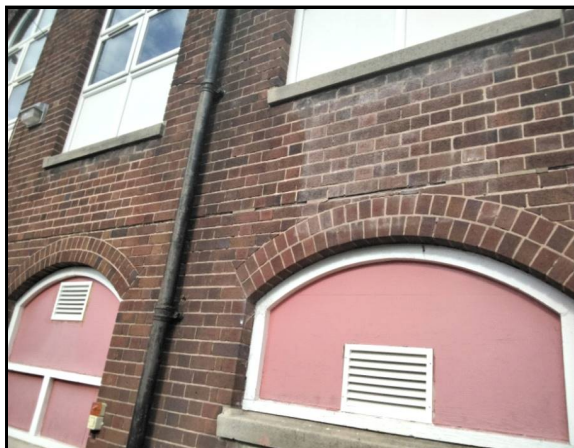
Z-Sub Level 1 Switch room (86)  
Thermal Insulation Lagging  
Wall 247



Z-Sub Level 1 Switch room (86)  
Thermal Insulation Lagging  
Floor 249



External External (E01)  
Putty  
Window 252



External External (E01)  
Composite Bitumen  
Damp Proof Course 254



External External (E01)  
Putty  
Window 255



External External (E01)  
Putty  
Window 257

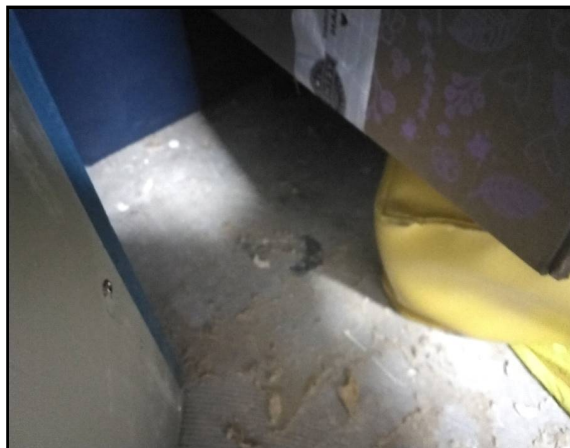


External External (E01)  
Putty  
Wall 258





External External (E01)  
Putty  
Drain pipes 259



Ground Floor Store (103.1)  
Composite Bitumen  
Floor 261

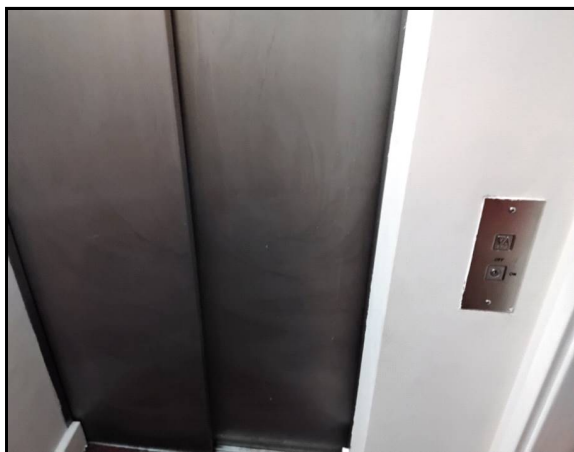


Ground Floor Classroom 6 (90)  
Putty  
Window 262



Ground Floor First aid room (25 c)  
Thermal Insulation Lagging  
Floor duct 264

## 8. NO ACCESS AREAS



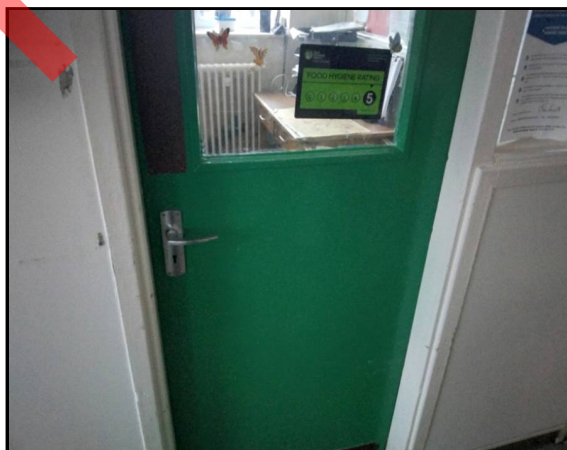
Ground Floor Lift (60)  
Inaccessible



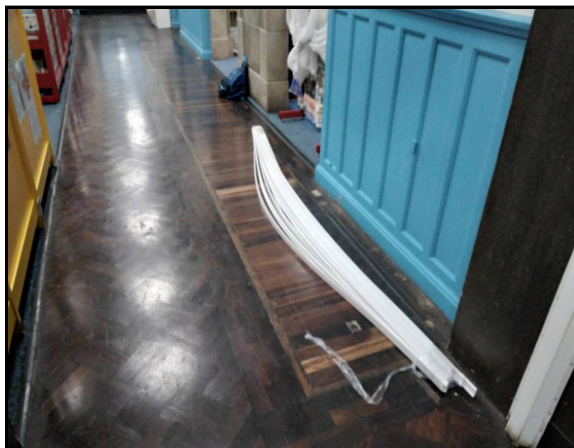
Ground Floor Cloakroom (D)  
Inaccessible



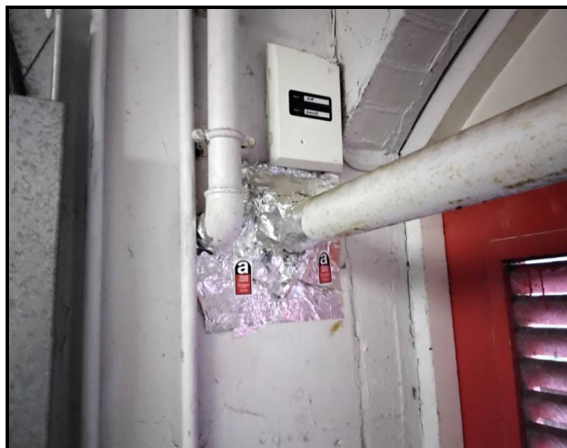
Ground Floor Food store (E)  
Inaccessible



Ground Floor Kitchen office (G)  
Inaccessible



Ground Floor Duct (Duct)  
Inaccessible



Z-Sub Level 1 Storage (84)  
Insulation within cavity  
Wall  
No access behind foil tape to wall

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## 9. DISCLAIMERS AND LIMITATIONS

Any holder of this document is advised that information contained hereon reflects SGS's findings at the time of its intervention only and within the limits of Client's instructions, if any. SGS's sole responsibility is to its Client. Any unauthorized alteration, forgery or falsification of the content or appearance of this document is unlawful and offenders may be prosecuted to the fullest extent of the law.

It is understood and agreed that no survey can guarantee that all the asbestos present in a building has been identified. SGS shall only be liable for claims arising from negligence in respect of those specific areas identified as having been tested and or investigated. SGS is neither an insurer nor a guarantor and disclaims all liability in such capacity. Client seeking a guarantee against loss or damage should obtain appropriate insurance.

The survey report must be read as a whole and any extracts must not be relied upon in isolation.

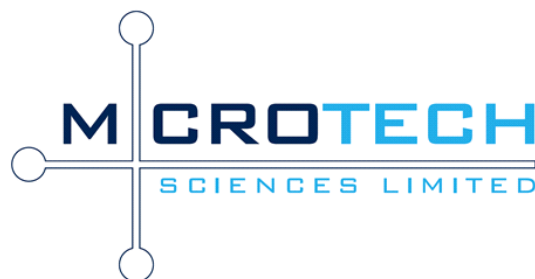
This document is issued by the Company under its General Conditions of Service accessible at <https://www.sgs.com/en/Terms-and-Conditions.aspx>. Attention is drawn to the limitation of liability, indemnification and jurisdiction issues defined therein.

Any holder of this document is advised that information contained hereon reflects the Company's findings at the time of its intervention only and within the limits of Client's instructions, if any. The Company's sole responsibility is to its Client and this document does not exonerate parties to a transaction from exercising all their rights and obligations under the transaction documents. Any unauthorized alteration, forgery or falsification of the content or appearance of this document is unlawful and offenders may be prosecuted to the fullest extent of the law.

This report is prepared and issued in accordance with the following where applicable:-

1. the exchange of emails between the parties
2. the Contract Review Information provided by the Client
3. the "Types of Survey – Are you Sure?" documentation attached as Appendix2 below
4. the SGS General Conditions of Service located at <https://www.sgs.com/en/Terms-and-Conditions.aspx>. Attention is drawn to the limitation of liability and indemnification clauses set out therein.
5. The formal contract agreed and signed by both parties





## CERTIFICATE OF ANALYSIS

Client Details	Site Address	Client Reference
SGS United Kingdom Aurora Court Barton Road Riverside Park Middlesbrough Cleveland TS2 1RY	Uplands Manor Primary School Addenbrooke Road Smethwick West Midlands B67 6HT	5369903

Certificate No.	J011930	Supplement to Certificate No.	
Date Samples Received	22/09/2022	Surveyor Name	SGS United Kingdom

Analysis Requested: Examination of samples to identify the presence of asbestos fibres using a Scanning Electron Microscope (SEM) with fibre identification by Energy Dispersive X-Ray Spectroscopy (EDXS)

Method: A portion of each sample was adhered to an aluminum SEM pin-stub using double-sided adhesive carbon tabs. The stub/sample was thoroughly examined by SEM/LV/HV/EDXS 35-10,000 X magnification. Each sample was scanned in a systematic way and any fibres detected were identified/classified on the basis of the morphology and elemental composition.

### Analysis Results

Client Sample Reference	Lab Sample Reference	Room Location	Component	Analysis Result
AT004698	BS031223	Under Sink Mat	Ground Floor, Senior leadership, Composite Bitumen	No Asbestos Detected
AT004699	BS031224	Ceiling and boxing	Ground Floor, Corridor, Insulating Board	No Asbestos Detected
AT004700	BS031225	Toilet partitions	Ground Floor, Boys toilets, Cement Products	No Asbestos Detected
AT004701	BS031226	Windows	Ground Floor, Library quiet room, Putty	No Asbestos Detected
AT004702	BS031227	Pipework	1st Floor, Classroom 4F, Thermal Insulation Lagging	No Asbestos Detected
AT004703	BS031228	Floor	1st Floor, Corridor, Composite Resinous/Reinforced Plastics	No Asbestos Detected
AT004704	BS031229	Pipework Gasket(s)	1st Floor, Classroom 6T, Joint/Gasket	No Asbestos Detected
AT004705	BS031230	Pipework	1st Floor, DT kitchen, Cement Products	Chrysotile
AT004706	BS031231	Roof - Felt	1st Floor, DT room, Composite Bitumen	No Asbestos Detected

Certificate No.	J011930	Supplement to Certificate No.	
Date Samples Received	22/09/2022	Surveyor Name	SGS United Kingdom

### Analysis Results

Client Sample Reference	Lab Sample Reference	Room Location	Component	Analysis Result
AT004707	BS031232	Acess hatch	1st Floor, Disable toilet lobby, Insulating Board	No Asbestos Detected
AT004709	BS031233	Window	1st Floor, Art and craft store, Textile Rope/String/Yarn	No Asbestos Detected
AT004710	BS031234	Pipework	1st Floor, Classroom 2J, Thermal Insulation Lagging	No Asbestos Detected
AT004711	BS031235	Under Sink Mat	1st Floor, Classroom 2J, Composite Bitumen	No Asbestos Detected
AT004712	BS031236	Pipework	1st Floor, Stairs, Thermal Insulation Lagging	No Asbestos Detected
AT004713	BS031237	Floor	1st Floor, Office, Composite Vinyl Tile, Vinyl/Lino	Chrysotile
AT004714	BS031238	Pipework	1st Floor, Toilet, Thermal Insulation Lagging	No Asbestos Detected
AT004715	BS031239	Floor	1st Floor, Toilet, Composite Vinyl Tile, Vinyl/Lino	Chrysotile
AT004716	BS031240	Pipework	1st Floor, Classroom 2B, Thermal Insulation Lagging	No Asbestos Detected



Certificate No.	J011930	Supplement to Certificate No.	
Date Samples Received	22/09/2022	Surveyor Name	SGS United Kingdom

### Analysis Results

Client Sample Reference	Lab Sample Reference	Room Location	Component	Analysis Result
AT004717	BS031241	Floor	1st Floor, Corridor, Composite Resinous/Reinforced Plastics	No Asbestos Detected
AT004718	BS031242	Wall - Panel	1st Floor, Safeguarding office, Cement Products	Chrysotile
AT004719	BS031243	Pipework	1st Floor, Disabled toilet, Thermal Insulation Lagging	No Asbestos Detected
AT004720	BS031244	Windows	1st Floor, Corridor, Putty	No Asbestos Detected
AT004721	BS031245	Ceiling	Ground Floor, Outdoor play store, Insulating Board	No Asbestos Detected
AT004722	BS031246	Wall	Z-Sub Level 1, Boiler room 1, Thermal Insulation Lagging	No Asbestos Detected
AT004723	BS031247	Floor	Z-Sub Level 1, Boiler room 1, Thermal Insulation Lagging	No Asbestos Detected
AT004724	BS031248	Ceiling	Z-Sub Level 1, Storage, Cement Products	Chrysotile
AT004725	BS031249	Wall	Z-Sub Level 1, Storage, Thermal Insulation Lagging	No Asbestos Detected

Certificate No.	J011930	Supplement to Certificate No.	
Date Samples Received	22/09/2022	Surveyor Name	SGS United Kingdom

### Analysis Results

Client Sample Reference	Lab Sample Reference	Room Location	Component	Analysis Result
AT004726	BS031250	Floor	Z-Sub Level 1, Storage, Thermal Insulation Lagging	No Asbestos Detected
AT004727	BS031251	Outlet pipe	Z-Sub Level 1, Boiler house, Textile Woven/Cloth	No Asbestos Detected
AT004728	BS031252	Floor	Z-Sub Level 1, Boiler house, Thermal Insulation Lagging	No Asbestos Detected
AT004729	BS031253	Pipework Gasket(s)	Z-Sub Level 1, Boiler house, Joint/Gasket	No Asbestos Detected
AT004730	BS031254	Wall - Panel	Z-Sub Level 1, Boiler house, Insulating Board	No Asbestos Detected
AT004731	BS031255	Wall	Z-Sub Level 1, Pump room, Thermal Insulation Lagging	No Asbestos Detected
AT004732	BS031256	Pipework Gasket(s)	Z-Sub Level 1, Pump room, Joint/Gasket	No Asbestos Detected
AT004733	BS031257	Floor	Z-Sub Level 1, Pump room, Thermal Insulation Lagging	No Asbestos Detected
AT004734	BS031258	Pipework Gasket(s)	Z-Sub Level 1, Pump room, Joint/Gasket	No Asbestos Detected

Certificate No.	J011930	Supplement to Certificate No.	
Date Samples Received	22/09/2022	Surveyor Name	SGS United Kingdom

### Analysis Results


Client Sample Reference	Lab Sample Reference	Room Location	Component	Analysis Result
AT004735	BS031259	Wall - Panel	Z-Sub Level 1, Pump room, Insulating Board	No Asbestos Detected
AT004736	BS031260	Ceiling	Z-Sub Level 1, Switch room, Thermal Insulation Lagging	No Asbestos Detected
AT004737	BS031261	Wall	Z-Sub Level 1, Switch room, Thermal Insulation Lagging	No Asbestos Detected
AT004738	BS031262	Fuses	Z-Sub Level 1, Switch room, Textile Woven/Cloth	Chrysotile
AT004739	BS031263	Floor	Z-Sub Level 1, Switch room, Thermal Insulation Lagging	No Asbestos Detected
AT004740	BS031264	Window	External, External, Putty	No Asbestos Detected
AT004742	BS031265	Damp Proof Course	External, External, Composite Bitumen	No Asbestos Detected
AT004743	BS031266	Window	External, External, Putty	No Asbestos Detected
AT004744	BS031267	Damp Proof Course	External, External, Composite Bitumen	Chrysotile

Certificate No.	J011930	Supplement to Certificate No.	
Date Samples Received	22/09/2022	Surveyor Name	SGS United Kingdom

### Analysis Results

Client Sample Reference	Lab Sample Reference	Room Location	Component	Analysis Result
AT004745	BS031268	Window	External, External, Putty	No Asbestos Detected
AT004746	BS031269	Wall	External, External, Putty	No Asbestos Detected
AT004747	BS031270	Drain pipes	External, External, Putty	No Asbestos Detected

### Signatures

Analysed By	Signature	Date
Christopher Bingham		23/09/2022

Note: This analysis is not designed to be Quantitative but merely to indicate the presence of asbestos fibres. Any opinions and interpretations expressed herein are outside the scope of our UKAS accreditation. We take no responsibility for samples not taken by Microtech Sciences Limited. The results apply to the samples as received.

## CERTIFICATE OF ANALYSIS

Client Details	Site Address	Client Reference
SGS United Kingdom Aurora Court Barton Road Riverside Park Middlesbrough Cleveland TS2 1RY	Uplands Manor Primary School	5380278

Certificate No.	J015056	Supplement to Certificate No.	
Date Samples Received	24/01/2023	Surveyor Name	SGS United Kingdom


Analysis Requested: Examination of samples to identify the presence of asbestos fibres using a Scanning Electron Microscope (SEM) with fibre identification by Energy Dispersive X-Ray Spectroscopy (EDXS)

Method: A portion of each sample was adhered to an aluminum SEM pin-stub using double-sided adhesive carbon tabs. The stub/sample was thoroughly examined by SEM/LV/HV/EDXS 35-10,000 X magnification. Each sample was scanned in a systematic way and any fibres detected were identified/classified on the basis of the morphology and elemental composition.

### Analysis Results

Client Sample Reference	Lab Sample Reference	Room Location	Component	Analysis Result
NS000363	BS046145	Store	Adhesive	No Asbestos Detected
NS000364	BS046146	Classroom 6	Sealant	No Asbestos Detected
NS000365	BS046147	First Aid Room	Floor Duct Debris	No Asbestos Detected

### Signatures

Analysed By	Signature	Date
Christopher Bingham		25/01/2023

Note: This analysis is not designed to be Quantitative but merely to indicate the presence of asbestos fibres. Any opinions and interpretations expressed herein are outside the scope of our UKAS accreditation. We take no responsibility for samples not taken by Microtech Sciences Limited. The results apply to the samples as received.

## 11. APPENDIX 2: TYPES OF SURVEY – ARE YOU SURE?

The attached “Types of Survey – Are You Sure?” document sets out the understanding of the parties and was supplied along with pricing information in pre-contract discussions.

The contents of this Appendix should be read as disclaimers and limitations to this report where they apply to this type of survey.

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## TYPES OF SURVEY – ARE YOU SURE?

Ordering the wrong survey can result in unexpected damage to your property and provide the wrong type of information for the purpose for which you (the “Client”) intend to use it. Please review the following against the scope of service we are offering in our Proposal and inform us as soon as possible if there is an error. Failure to inform us promptly and in writing could result in the provision of incorrect services and additional costs for provision of required services and making good unexpected damage and invasion.

Photos are shown for illustrative purposes only.

“ACMs” shall mean asbestos containing materials.

**Three categories of survey are available – Management, Refurbishment or Demolition. Each type and its processes and limitations are described below.**

### MANAGEMENT SURVEY

**Purpose:** Providing information for an asbestos register to help manage asbestos during the regular running of the property. Not a suitable basis for any kind of refurbishment or demolition works.

**Invasion:** Limited to accessible voids, boxing etc. which can be opened via access panels or a reasonable number of working screws. Controlled intrusion may be undertaken by prior arrangement.

**Damage:** Widespread but limited surface damage from physical checking of surface materials only.

**Notes:** This is the only survey type generally considered suitable for a live and occupied building. If ACMs have been located by the Management Survey, then the building’s operator / owner is required to manage these ACMs in good condition. This will require the preparation of an asbestos policy and management plan. A typical element of any management plan is the regular re-inspection of the ACMs in the register.



SGS will put sample point labels in public-facing areas unless you specify otherwise.

(SGS offers consultancy services to assist in preparing registers, management plans and policies and also offers third party auditing of existing management systems if agreed in the Service Scope. This is not part of the Management Survey.)

## REFURBISHMENT SURVEY

**Purpose:** Providing information to enable renovation or refurbishment work to proceed without disturbing ACMs.

**Invasion:** Unless defined by the Client, invasion will impact all accessible non-structural areas. e.g. under floors, inside cavity walls, ceiling voids, boxing etc. Where access is not available, it will be achieved by breaking through materials (unless the Client specifies selective cutting or use of endoscopes, which limit the accuracy of the survey).

**Damage:** There will be **widespread significant damage** to non-asbestos materials and associated mess. Unless the Client specifies otherwise, there will be **no making good**, as SGS will assume the area will be refurbished.

**Notes:** The Client can limit these surveys to specific rooms, areas or room elements (e.g. bathroom boxing or just ceiling voids) by specifying its requirements in writing. The Client can also elect to have a joiner make limited inspection points and make good, though this **limits the accuracy of the survey**.



**This type of survey is only suitable for occupied properties if the Client accepts there will be significant limitations to scope and extent of survey.**

It is the Client's responsibility to ensure that occupants are not present within the building at the time of survey.

## DEMOLITION SURVEY

**Purpose:** Providing asbestos information about a building, allowing removal prior to demolition. A Demolition Survey assumes the building will not be re-occupied before demolition.

**Damage:** There will be **widespread significant damage** to non-asbestos materials and associated mess. Unless the Client specifies otherwise, there will be **no making good**, as SGS will assume the area will be refurbished.

**Notes:** The Client must clearly specify any areas where damage or invasion are to be limited. Areas should be empty and services isolated to avoid **limitations**.

**Do not expect areas to be preserved or re-used afterwards when ordering a Demolition Survey.**





## **IMPORTANT INFORMATION**

### **SERVICES – UNDERSTANDING THE PROCESSES AND THEIR LIMITATIONS**

SGS United Kingdom Limited (“the Company”) is an independent UKAS accredited testing laboratory and inspection body, accreditation number 0244, for air sampling, fibre identification, bulk sampling and bulk sample identification in respect of asbestos and, accreditation number 0239 in respect of asbestos Management and Refurbishment/Demolition Surveys.

NB. Priority assessments are outside of SGS's UKAS accreditation scope. Priority Assessments are carried out with the duty holder for asbestos containing materials to support an asbestos management plan.

All work is carried out in accordance with Health & Safety Laboratory guidelines, including The Analysts' Guide (HSG248), Asbestos: The Survey Guide (HSG264) and The Control of Asbestos Regulations 2012.

## **SERVICES**

### **1. SURVEYS**

All surveys are in accordance with HSG264 as modified and / or limited by relevant agreed Contract Review Information and the Client's specific requirements agreed in writing with SGS.

The Company is accredited by UKAS for surveying and the identification and the sampling of ACMs. The Company surveyors carrying out asbestos surveys and risk assessments are qualified to a minimum of P402 standard in Asbestos Surveying by the British Institute of Occupational Hygienists and have appropriate experience in their roles for the work carried out.

### **2. BULK SAMPLE IDENTIFICATION**

All sampling and analysis is in accordance with The Analysts' Guide (HSG248) utilising Polarised Light Microscopy to the HSG268 Method. Analysts carrying out the analysis are qualified to a minimum of P401 standard in bulk analysis by the British Institute of Occupational Hygiene.

Bulk sample certificates certify that samples have been examined in accordance with the SGS terms and Conditions and unless otherwise stated conform fully to the standards/specifications quoted. This does not however, guarantee the balance of production from which the tested samples/parts/materials have been taken to be of equal quality.

### **3. AIR SAMPLING**

Air sampling is in accordance with The Analysts' Guide (HSG248), utilising Phase Contrast Microscopy to undertake fibre counting to the WHO Method, and agreed Contract Review Information specifying the Client's requirements. Analysts carrying out this work are qualified to P403 and P404 standards for carrying out visual inspections and fibre counting by the British Institute of Occupational Hygiene and appropriately experienced in their role for the work carried out.

Air sample certificates provide traceability of measurement to recognised standards and to the units of measurement realised at the National Physical Laboratory, Health and Safety Laboratory (HSL) or other recognised standards laboratories.

Air sample certificates certify that the sample/parts/materials have been tested/examined in accordance with SGS Terms and Conditions and unless otherwise stated conform fully to the standards/specifications quoted.

## **PURPOSE OF THE SURVEY**

The purpose of the survey is critical to determining the extent and type of intrusive investigation required and this is discussed and agreed with the Client either ahead of work commencing when the Client returns the Contract Review Information, or where this is not possible, on site and documented in triplicate, signed by the Client's representative and SGS. This is particularly important for Management and Refurbishment Surveys, where both parties seek to avoid creating unnecessary damage investigating areas outside the intended Service Scope.

It is understood and agreed that no survey can guarantee that all the asbestos present in a building has been identified. SGS shall only be liable for claims arising from negligence in respect of those specific areas identified as having been tested and or investigated. SGS is neither an insurer nor a guarantor and disclaims all liability in such capacity. Client seeking a guarantee against loss or damage should obtain appropriate insurance.

## **STANDARDS AND PROCEDURES**

The survey is conducted to current asbestos legislation and surveying guidance (see bibliography) and the SGS United Kingdom Limited Internal Quality Management System Procedures.

The survey information is recorded in a controlled manner. Each survey location is identified by a unique Space Code reference number assigned by the surveyor (where possible this is done sympathetically with any existing site room numbering system in mind) along with the room name, number or a description of the purpose of the area as observed on-site.

In each area the surveyor records information about the building's structural components and common room elements investigated. Particular attention is paid to elements with a known history of potential asbestos content or which may be confused with ACMs by a layperson.

The information collected during the survey is used to compile the report.

## **REQUIRED ACCESS FOR SURVEYS**

In order to locate asbestos materials and determine the recommended action, the surveyor enters each area of the building or specified survey area, where practical and safe to do so. Frequency of access is reduced where such access would cause disturbance of ACMs or health and safety issues are identified or the building is under occupation during the survey or must be returned to occupation following the survey.

## **OCCUPATION OF BUILDINGS**

Where buildings remain under occupation, such as in partial surveys or Refurbishment Surveys in occupied properties, it may be necessary to reduce sampling frequency (and / or levels of invasion) or to adopt discreet sampling regimes more sensitive to the occupant's needs, health and demeanour. It is SGS's policy not to sample in occupied rooms, therefore when areas cannot be vacated by their occupants or where the occupants are unwilling or unable to leave the surveyors alone to carry out sampling, samples will not be taken. This is particularly relevant in domestic properties under occupation, such conditions will generally be agreed with the client at Contract Review Information consideration stage. It is the Client's responsibility to ensure that occupants are not present within the building at the time of survey.

## DAMAGE

The surveyor inspects the construction materials at locations where access is obtained to achieve confidence in the presence and type of ACMs.

Areas containing specialised or expensive equipment will cause a problem to the surveyor and may be damaged unless protected. Any such items or equipment should be removed or covered by the Client ahead of the survey.

Limited destruction / additional intrusion (where appropriate to the survey type) is normally carried out by way of hand tools and with the Client's authorisation may extend to use of floor breakers and powered tools where deemed safe and suitable to do so.

The Client is requested to remove items such as tenant's possessions that may impede the progress of the survey (particularly expensive or easily damaged equipment e.g. computers). Where the survey is required in occupied areas, SGS takes no responsibility for any accidental or incidental damage caused as a result of the survey.

The parties agree that damage to property and debris will occur during the sampling and surveying process of Demolition Surveys and is necessary to gain reasonable access and perform the services. In such circumstances, no liability arising out of the demolition, dismantling and / or removal, of asbestos material or any necessary property damage is accepted by SGS.

## ACCESS RESTRICTIONS & RESPONSIBILITIES

The surveyor will not put himself at risk during the survey. The Client has a responsibility to make arrangements to enable the surveyor to access all areas to carry out the survey. **Failure to reach agreement, make arrangements or provide direction on such matters could potentially limit the effectiveness and accuracy of the survey or increase the costs.** As such, the survey could be restricted by the absence of any of the following (non-exhaustive) examples:

- A pre-start site inspection with someone familiar with the premises.
- A contact person familiar with the building(s) to be surveyed.
- Assistance with access to locked rooms, ducts, plant rooms etc.
- Agreement on approach/costs associated with access to areas over 3m in height.
- Agreement on approach/costs/assistance with confined spaces or other building hazards
- Agreement on requirement and costs associated with provision of lighting where natural or electrical lighting is absent or insufficient for the needs of the surveyor.

Further, without the Client providing dedicated technical assistance from approved contractors of the relevant discipline, the surveyor will not gain access to the following:-

- Live electrical appliances.
- Live gas appliances.
- Areas with biological hazards including rooms infested by vermin, bats or insects, rooms with flooded toilets, discarded syringes etc. where these have not been raised by the Client or addressed in the method statement / risk assessment.
- Areas with chemical hazards not specifically raised by the Client addressed in the method statement / risk assessment.
- Areas considered unstable or unsafe due to fire or other damage or deterioration unless considered and declared safe in writing by a structural engineer or other qualified competent person contracted by the Client.

A number of areas which are not readily or safely accessible may not be included in a survey unless the Client specifies their inclusion in the Services Scope and provides the necessary equipment and suitably trained personnel (e.g. electrician, engineer etc.). Such areas include, but are not limited to, the following:

- Machinery and ducting.
- Sealed or inaccessible loft spaces.
- Lift shafts, elevator brakes, escalators and power transmission.
- Components or wiring within meters, lights, transformers components etc..
- High voltage wiring.
- Mechanical packing and gaskets.
- Interior insulation on boilers.
- Sealed voids or ducts.
- Areas requiring specialist access equipment.
- Within boxing/fascias in live/occupied buildings or tenanted domestic properties except with express written prior agreement with the Client). SGS shall only be responsible for reporting upon

SGS shall only be responsible for reporting upon areas which it has surveyed. As a Management Survey is intended only to address materials easily interacted with during normal occupation and basic maintenance, SGS can accept no responsibility for the failure to detect or presence of asbestos in voids not easily accessed on the day of the survey without destructive or intrusive investigation.

## **RESTRICTIONS TO ACCESS BY CLIENT, TENANT, OCCUPANTS OR HEALTH & SAFETY CONCERNS**

It is the Client's responsibility to provide access to areas restricted by the Client itself, its tenants, occupants or health and safety concerns at the time of the survey. Access to such areas must be made available for inspection at the next earliest opportunity and must be surveyed prior to any works in the relevant locations. Until the inspection has been conducted, it is our strong recommendation that no demolition, refurbishment or repair works be undertaken. Until the inspection has been conducted such areas must be assumed to contain asbestos in accordance with current legislation. Ultimately, it is the Client's responsibility to arrange access to such areas, and **SGS accepts no liability for ACMs subsequently uncovered in areas that are not inspected.**

The Client shall be responsible for the Company's reasonable fees where surveys cannot be completed as a result of intimidation of staff by the Client's staff, contractors, users or tenants or because only minors are present at a property.

## **VOIDS UNDER FLOOR/INACCESSIBLE SERVICE RISERS**

At the time of the survey, the surveyor will make every attempt to access voids or beneath floors where agreed with the Client prior to the start of the survey. For a Refurbishment or Management survey, particularly in occupied properties or those to be re-occupied soon after the survey, this will normally only be via access panels / hatches or cellars / ducts

## **UNUSUAL BUILDING FEATURES**

SGS surveyors will endeavour not to damage the structural integrity of a building during the survey, but cannot be held responsible for damage to unusual building features the purpose of which are not readily apparent without specialist knowledge of building construction. It is the responsibility of the Client to clearly and unambiguously identify such features and specify in their Service Scope that these should not be invasively investigated.

## **FIRE DOORS**

The quantity and location and asbestos content of fire doors in buildings cannot always be determined during a Management or Refurbishment Survey. Core sampling of fire doors may be required to determine if asbestos is present, compromising their effectiveness. Fire doors are therefore normally investigated only as part of a Demolition Survey. Fire doors will be individually listed in the inspection records as "Fire Door – No Access Within / Beyond, Presume ACMs".

## **STRING SEALS TO METAL FRAMED WINDOWS**

This material is normally only accessible by removing the window panel and is often found in the skylights of industrial premises. Where not specified otherwise in a Management Survey, potentially affected windows will be listed in the inspection record for each room as "Window Seals / String – No Access Within / Beyond, Presume ACMs".

## **DAMP PROOF MEMBRANES**

Where damp proof courses are visible in brickwork or around windows will usually be presumed to contain asbestos in a Management Survey. Often, the Damp Proof Membrane is entirely contained within the brickwork or surface finish, not accessible at the time of the survey and discovered only when the wall is demolished. A price for removal of damp proof course or membrane per linear metre should be obtained as part of any demolition contract, to account for any discovered during demolition, to protect the Client from excessive extras being claimed by the demolition contractor.

## **ARCHETYPE REGISTERS / WORST CASE SCENARIO REPORTS (REPEATING UNITS)**

Where a Client has large numbers of buildings or areas of similar / identical build (e.g. identical houses, barracks, mobile classrooms) current Surveying Guidance highlights the need to develop a register of ACMs per building type, rather than on an individual basis, allowing the Client to examine the summation of information about asbestos content within each property type to inform his works and management of all buildings within the type. This reduces the likelihood of errors and inaccuracies arising from occupants distracting the surveyor, tenants' possessions impeding a Management Survey, or the presence of over-boarding or replacement of ACMs disguising their presence leading to disturbance during maintenance or other minor works. SGS willingly offer an archotyping service at cost to the Client, but cannot be expected to provide it either free of charge, without request, or without detailed archetype information being provided by the Client alongside address lists allowing SGS surveyors to easily identify which properties fall within each archetype. It is the Client's responsibility to make such request and to provide such information and without it, no archetype register can be prepared.

## **COMMUNAL AREAS**

For the purposes of inclusion in a survey requested to areas of this type, a Communal Area is defined as any space or area that is accessible to the general public, authorised personnel or shared by various occupants of a property and not specifically owned or rented by a named occupant for the express purpose of exclusive domestic use. Such areas include but are not limited to:-

- Walkways
- Passages / Corridors
- Stairs / Lobby / Foyer
- Laundry / Washroom
- Shared Day Room / Game Room / Sitting Room
- Bin Cupboards / Stores / Bike Sheds
- Shared Kitchens / Offices / Workshops
- Shared Bathrooms / Toilets / Showers
- External Areas
- Plant / Service rooms

## **SAMPLING**

During the survey suspected ACMs are identified based on the surveyor's training and knowledge of the historic use of asbestos-containing products. Visual identifications of suspect materials will be supported by evidence obtained through the collection and analysis of bulk samples using microscopy. It is known that inconsistencies within construction or later repair or renovation may result in deviation from the general pattern represented by the sampling. Without sampling every square metre of wall, every linear metre of pipe section, every ceiling tile etc. it is not possible to definitively characterise every material present with 100% accuracy, indeed, even bulk sampling with such regularity would not guarantee 100% success due to variations in the make-up of the material itself. Any samples taken are considered to be representative of any mechanical insulation, sprayed insulation, ceiling tiles, etc. Visual identification of materials that appear similar are strongly presumed and traceable to the materials where samples were collected.

In some instances where the surveyor has other information / evidence relating to the property and its materials (such as previous survey reports, Bills of Quantity from construction, or views from already damaged areas) he may feel he has sufficient information to make a strong presumption from this evidence. These situations can reduce the number of collected samples recommended in current guidance.

Asbestos samples (or for soil, subsamples) will be kept free of charge by SGS for a period of 6 months, after which time SGS will dispose of such samples without further reference to the Client.

## **SAMPLES AND SAMPLE ANALYSIS**

Bulk sample analysis is conducted by using Polarised Light and Dispersion Staining techniques as set out in current guidance HSG 248. Dispersion staining is used to ascertain the colour effects produced when a transparent colourless particle or fibre is immersed in a liquid having a refractive index near to that of the particle or fibre, and is viewed under a microscope using transmitted white light. A UKAS accredited laboratory undertakes all analysis in accordance with current legislation.

## **DECORATIVE COATING SAMPLES**

Some types of decorative finish such as Artex and textured coatings etc. can contain small amounts of asbestos fibre. The content and consistency can vary a great deal over a coated surface, both in area and depth of sample.

This type of material is generally regarded as being low hazard risk due to its negligible friability. In tenanted properties, often only small samples can be collected in occupied buildings due to the damage to decor etc. 2 or 3 scrapings of coated surfaces in different areas of the material are taken to achieve a sample size of 20mm<sup>2</sup> minimum. Analysis is carried out

Analysis is carried out using Polarised Light Microscopy (PLM) – Scanning Electron Microscopy analysis and multi-sample collection is only carried out if specifically requested by the client.



## COMPOSITE SAMPLING OF DECORATIVE COATINGS (IDC)

Composite sampling of decorative coatings is regularly undertaken. This allows material from up to 3 rooms or 25m<sup>2</sup> area originating from an ostensibly similar source to be compiled into a single sample, facilitating analysis of all surfaces without generating large numbers of samples, thereby minimising cost without reducing the likelihood of identifying asbestos within the surfaces / rooms included within the composite sample. Due to the low concentration and sporadic distribution of asbestos in decorative coatings, it is good practice where a textured coating in one area is found to contain asbestos, to strongly presume adjacent areas to contain the same asbestos material, hence net accuracy of survey reporting is not significantly reduced by inclusion of all such adjacent surfaces in a single sample.

## PIPE DEBRIS

Only limited inspections can be carried out on pipe-work concealed by overlying non-asbestos insulation. Inspection of pipe-work is restricted primarily to the insulation visible and selective removal of sections of insulation to inspect below. The presence of residue to pipe-work, which is not readily visible or would require the removal and replacement of large quantities of overlying non-asbestos insulation may occasionally escape detection and will therefore have been presumed to be present where it cannot be accessed.

## INCIDENTAL ASBESTOS PRODUCTS

Some non-friable products may have been present and not identified due to concealment, location or sporadic replacement of sections of materials or the risk of damage to fittings and fixings that would have arisen from attempted investigation. Such materials are not subject to disturbance during normal occupation, but may be anticipated during demolition, noted by Asbestos Awareness trained contractors and easily disposed of in a controlled fashion without undue concern or delay.

Examples of these products include:

- Tape or mastic on joints of ductwork
- Expansion joints
- Packing / rawl plugs behind or between surfaces
- Gaskets
- String seals around windows
- Mastic or putty around windows and doors
- Damp proof membrane

## EXCLUDED AREAS

SGS can accept no responsibility for the failure to detect or the presence of asbestos in voids other than those able to be opened up during the survey with agreed means of access on the day, or any area which was not evident due to insufficient information being provided by the Client regarding the structure at the time of the survey.

## SOIL AND AIR TESTS

SGS shall not carry out soil or air test unless expressly agreed in writing.

## **ESTIMATIONS AND MEASUREMENTS BY SGS – NO RELIANCE TO BE MADE BY CLIENT OR THIRD PARTIES**

SGS does not employ professional or approved quantity surveyors to provide these services. Reports contain approximate estimations of quantities only and not specific or accurate measurements. Drawings are not to scale. Consequently, while these estimations may be used as a rough guide, they should not be used as the sole basis for pricing asbestos remediation works. Any third party contractor must always visit site and carry out its own assessment of quantities present prior to submitting its costs to the Client. **SGS accepts no liability for costs incurred by the Client to any party as a result of relying on SGS surveyor's estimates in lieu of their own or contractor's measurements.**

## **ENTIRE REPORTS AND USE**

The survey report must be read as a whole and any extracts must not be relied upon in isolation. If SGS agrees to input specified excerpts of reports into a Client's property management database SGS shall not be responsible for any interpretation of such excerpts. It is the Client's responsibility to read the report in its entirety. Any such requirement must be specifically agreed in writing in advance as part of the Service Scope.

The Client may not use SGS reports, correspondence or information, in part or in entirety, in any promotional activities or marketing material without the prior written consent of SGS.

No intellectual property rights owned by SGS shall pass to the Client, for example only, rights in SGS trademarks or proprietary report templates.

The report shall be confidential to, and for the use only, of the Client and no liability is accepted to any third party for the whole or any part of the contents. The benefit of the report may not be assigned.

## **REMOVAL OF ASBESTOS**

Any advice and guidance relating to the removal of asbestos is limited to identification and safe elimination of asbestos. All contracts to remove asbestos are directly between the third party removal company and the Client and SGS shall have no responsibility for removal of asbestos material unless expressly agreed in writing.

## **PLEASE NOTE**

Due to the nature of the building construction, some limitations may exist as to the possible completeness of the survey. Examples of these limitations (such as fire-doors in the case of refurbishment surveys in occupied properties) will be identified within the report.

It is understood and agreed that no survey can guarantee that all the asbestos present in a building has been identified. SGS shall only be liable for claims arising from negligence in respect of those specific areas identified as having been tested and or investigated. SGS is neither an insurer nor a guarantor and disclaims all liability in such capacity. Client seeking a guarantee against loss or damage should obtain appropriate insurance.

However, the field observations, measurements, and analysis provided by SGS are considered sufficient in detail and scope to form a reasonable basis for a general asbestos hazard assessment of the building unless expressly stated otherwise.



## **SGS GENERAL CONDITIONS OF SERVICE**

Services are provided by the Company under its General Conditions of Service (which if not annexed hereto) can be found at <https://www.sgs.com/en/Terms-and-Condition.aspx>.

Attention is drawn to the limitation of liability and indemnification clauses. However, for asbestos related services the SGS General Conditions of Service shall be deemed amended to such extent as to give effect to the following clauses:-

The Agreement between SGS and the Client shall be governed by, and interpreted in accordance with, the laws of England and Wales and the Parties hereby irrevocably submit to the exclusive jurisdiction of the English Courts.

Neither party's liability for death or personal injury caused by its negligence or the negligence of its employees or agents, for fraud (including fraudulent misrepresentation), to pay sums properly due and owing to the other in the course of normal performance of this Agreement or in respect of any liability which by applicable law may not be excluded or limited by contract is excluded or limited by this Agreement, even if any other term of this Agreement would otherwise suggest that this might be the case.

Neither Party shall be liable under or in relation to this Agreement or its subject matter (whether such liability arises due to negligence, breach of contract, misrepresentation, under any indemnity or for any other reason) for any loss of profits, loss of sales, loss of turnover, loss of or damage to business, loss of or damage to reputation, loss of contracts, wasted management or other staff time, losses or liabilities under or in relation to any other contract, indirect, special or consequential loss or damage.

This wording is included to cover the event when services are provided by SGS without a formal written proposal but when this document will be sent to the Client along with the Contract Review Information form.

## 12. BIBLIOGRAPHY

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1. Control Of Asbestos Regulations – 2012
2. HSG 264 – Asbestos: The Survey Guide – 2012
3. HSG 248 – Asbestos: The Analysts' Guide for Sampling, Analysis and Clearance Procedures – 2nd Ed. 2021
4. L143 Managing and Working with Asbestos – 2013
5. DETR – Department Environmental Transport Regions – Asbestos and Man-Made Mineral Fibres In Buildings Practical Guidance – 1999 [12] CLASP Buildings – Scape Asbestos Awareness Handbook – 2003
6. UKAS Lab 30 – Application of ISO/IEC 17025 For Asbestos Sampling & Testing
7. UKAS RG8 – Accreditation of Bodies Surveying for Asbestos in Premises

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