



North Tyneside Council



Asbestos Survey Report 23/01/2018-25/01/2018 Management Survey

PL1424
White Swan Centre
White Swan Centre
Citadel E
Killingworth
Newcastle upon Tyne
NE12 6SS

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

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

Contact the Asbestos Management Team for more detail.

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Survey Details

Property Information

Property Name - Property Reference Number: PL1424 - White Swan Centre
 Address & Postcode: White Swan Centre, Citadel E, Killingworth , Newcastle upon Tyne, NE12 6SS.
 Property Coordinator:
 Telephone / Mobile:
 Email:

Client Information

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

Contractor Information

Contractor Name - Contractor Reference Number: Franks Portlock Consulting Ltd - CO112
 Address & Postcode: Unit 2b, Hylton Park, Sunderland, United Kingdom, SR5 3HD.
 Telephone / Mobile: 0191 419 3116
 Email: enquiries@franksportlock.co.uk
 UKAS Reference Number: 4155

Management Survey Information

Survey Reference: MS8429.3
 Start Date: 04/01/2018
 Completion Date: 25/01/2018
 Publish Date: 19/03/2018

Document Authorisation



Mandeep Chatha
Lead Surveyor



Stephen Portlock
Technical Manager

Executive Summary

A Management Survey was carried out at White Swan Centre on the 23/01/2018-25/01/2018

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

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

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

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

A management survey was carried out at the White Swan Centre, Killingworth.

Due to the electrics being live at the time of the survey, no access was gained. No access was gained to the pipe flange gaskets in the ceiling void of Room 062, therefore these are PRESUMED to contain ASBESTOS and further investigation will be required.

The textured coating to the ceilings in Rooms 011, 021B, 021F, 041B, 058, 079, 108 and 110 were sampled and found NOT to contain asbestos.

Room 001 (Boiler Room) was previously surveyed therefore has been excluded from this survey.

NO ACCESS was gained to cupboard 012 as this would have caused too much damage to the decoration, Rooms 052 and 053 due to the volume of stored items within, Room 069A as we were denied access and Room 106 due to a meeting in progress at the time of the survey.

Rooms 033, 034, 035 and 036 are used as a nursery and therefore we were unable to access these areas at the time of the survey. We would recommend that a further survey be undertaken of these areas when they are not occupied by the children.

The exterior of the building briefly comprises of stone and metal walls with a modern render coating under a flat roof covered with a modern waterproof membrane. The interior of the building briefly consists of brick, concrete, timber, plaster and plasterboard walls, concrete and timber floors with concrete, plasterboard and machine made mineral fibre ceilings.

This report was published on 19/03/2018. Updated information may be present on the asbestos management system which should be checked on a regular basis

During this Survey 3 sample(s) were taken for analysis. There were 1 asbestos items identified or presumed to contain asbestos within the property.

Room/locations containing High Risk Material:

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

Inaccessible Room/locations:

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

Area/floor	Room/location	Reason
L1	001	Previously surveyed
L1	012	Damage to Decoration
L2	033	Area tenanted by nursery and children, area needs to be accessed on a weekend or holidays
L2	034	Area tenanted by nursery and children, area needs to be accessed on a weekend or holidays
L2	035	Area tenanted by nursery and children, area needs to be accessed on a weekend or holidays
L2	036	Area tenanted by nursery and children, area needs to be accessed on a weekend or holidays
L2	052	Excessive Storage
L2	053	Excessive Storage
L3	069A	Denied Access
L4	106	Meetings in progress

Inaccessible Items:

There were 1 inaccessible items all of which attract a High Material Score.

Item	Area/floor	Room/location	Reason
Gaskets	L3	062	Unable to Sample due to Live Unit

Property Details

Property Construction Details

Primary Use:	Eatery
Secondary Use:	
Date of Construction:	1960s
Construction Type:	Reinforced concrete building, the White Swan Centre had originally been an eight storey office building with an underground car park. In approximately 2000 the top floors were taken down, a series of asbestos removals was completed and the remainder of the building converted into its current form. It now has a metal clad front, metal framed windows and doors.
No. Floors:	6
No. Staircases:	3
No. Lifts:	1
Net Area per Floor:	
Gross Area:	5280 sq metres
Comments:	Series of asbestos removals completed in approximately 2000. An asbestos management survey was carried out to the boiler room only on the 18/07/2017 The modern metal ducting throughout the building has modern mastic seals

Survey Information

Objective & Scope

The Control of Asbestos Regulations (CAR) 2012 requires that all non-domestic properties have in place a management plan with respect to any asbestos containing materials within properties under their ownership or direct control (if leasing). Although these regulations do not normally apply to domestic residences, they do apply to common areas of larger domestic premises. A typical example might be the common areas within a block of flats.

This survey has been conducted in order to help comply with the requirements of these regulations – specifically to record the location and characteristics of asbestos containing items (within the scope of the survey type)

As such, this survey is designed to provide the initial information required to conduct a refined priority risk assessment as described comprehensively in HSE document HSG227. This document alone does not constitute an asbestos management plan as required by CAR 2012 – however basic recommendations have been recorded as initial guidance. The property owner has a duty to ensure that the asbestos management plan is carried out in full where required.

Franks Portlock Consulting Limited would be happy to offer management advice and assist in the production of the full risk assessment and subsequent management plan (including removal requirements).

Please note that although the Duty to Manage does not include domestic premises, The Health and Safety at Work Act 1974, CAR 2012 and Construction Design and Management regulations, requires that companies or self-employed persons working within a building, domestic or non-domestic, has a duty to ensure their work does not harm their staff or anyone else (including residents).

Survey types

The procedure for conducting asbestos surveys is defined within the HSE guidance document HSG264. Franks Portlock Consulting Limited will only survey to this industry standard.

HSG 264 defines two distinct survey types:

- **Management Survey:** These surveys are conducted in order to locate, as far as reasonably practicable, any asbestos containing materials that may be encountered during the 'normal occupation' of a building. This should also consider general maintenance and minor installations work. This survey is generally non-destructive and will only result in minor damage to décor when inspecting the building. It may involve access behind panels, risers, boxing or coverings as necessary where the access would not unduly affect the building décor. Management surveys will require suspect materials to be sampled and analysed to determine asbestos content. All suspect asbestos materials are scored using the standard assessment algorithm set out in HSG264 Appendix IV (see section ii) which is used to provide the basis of a priority risk assessment as per HSG227 "A comprehensive guide to managing asbestos in premises".
- **Refurbishment & Demolition Survey:** Such surveys are required where buildings are to be refurbished or demolished, in part or in their entirety. The inspection conducted within this type of survey will be fully intrusive and will involve destructive inspection, as necessary, to ensure that all ACMs are located as far as reasonably practicable. Where refurbishment works are required in occupied premises, it may be necessary to sheet-out and/or decant furniture to another location whilst the inspection takes place. Where refurbishment works are limited in nature, it is important that the scope of works are fully agreed before commencing and a site walkthrough is highly recommended in order to ensure it is fully understood. There should be no such restrictions in pre-demolition surveys and structures (or part of) should be intrusively inspected as far as practicably, and safely, possible to do so. Where parts of the structure cannot be thoroughly investigated, a surveyor should be in attendance during the demolition process. A typical example may be concrete flooring which may contain asbestos cement shuttering within.

Survey Information

Method

HSG264 outlines the methodology by which asbestos surveys are conducted:

Surveyors will conduct the survey within the scope of the survey type and limitations stated in section appendix III. All suspect materials will be recorded and presumed/strongly presumed to contain asbestos until which time this assumption can be confirmed or rejected. This will normally be at the point of sample analysis. However, where a material is inaccessible and there is insufficient evidence to prove whether it is asbestos or not, it will be **presumed** to contain asbestos. Where there is a strong likelihood that a material contains asbestos but is not feasible or practical to take a sample, then it will be **strongly presumed** to contain asbestos.

In addition, the surveyor will record materials that have been assessed/inspected but which in their experience, do not, or are very unlikely to contain asbestos.

Sampling strategies are prescribed in HS264 and provide guidance as to the sample frequencies for the most commonly encountered asbestos containing materials. However, it must be noted that no fixed strategy can guarantee a true representation of ACMs present, and therefore there may be situations where the surveyor, in the interest of thoroughness or practicality may deviate from the frequencies defined.

In addition, it is worth pointing out that asbestos sampling by definition represents an only *sample* of the material under scrutiny. Where mixtures of asbestos and non-asbestos materials are present in close proximity, a more concentrated sampling strategy may be required.

Each suspect ACM will be scored in accordance with the material assessment algorithm published in HSG264. Where these materials are subsequently proven to contain asbestos, this information will provide the basis of a priority risk assessment required by CAR 2012 as part of the asbestos management plan. There may be occasions where ACMs, in the surveyor's opinion or experience, may be present within an inaccessible item or area. In such instances, no material assessment can be made until full access is gained.

Survey Information

Limitations

Every effort has been made to identify all asbestos materials so far as was reasonably practical to do so within the scope of the survey and the attached report. Methods used to carry out the survey were agreed with the client prior to any works being commenced.

As stated, Franks Portlock Consulting Limited will endeavour to provide as thorough a survey as possible. However, there will inevitably be items or areas within buildings that cannot be accessed for reasons of health and safety, physical obstructions or limitations of the survey scope.

Survey techniques used involves trained and experienced surveyors using the combined with regard to visual examination and necessary bulk sampling. It is always possible after a survey that asbestos based materials of one sort or another may remain undetected in the property or area covered by that survey, this could be due to various reasons:

1. Locked or obstructed access.

We request that prior to attending site that the client has arranged access to all areas under the remit of the survey. Normally, this will involve a contact on site with the keys or codes to locked areas. As such our surveyors will make concerted efforts to gain entry; but where it remains not possible, the area will be recorded as 'Not accessed' and must be presumed to contain asbestos until proven otherwise.

2. The following are items that for obvious safety reasons or unacceptable levels of damage to the building fabric would not normally be accessed, during a Management Survey, unless arrangements were made to access these areas during the contract review for this project. You will already have been informed of these possible limitations at the quotation stage, and any restriction will be recorded in the report itself but have been listed below for reference:

- Unsafe heights (other than ladder access) without prior arrangements for scaffolding or lifting equipment.
- Fragile roofs
- Sewers/drainage/areas of excessive animal infestation.
- Dangerous environments or confined spaces (without prior arrangements)
- Equipment used to contain/process chemical or biological materials
- Live electrical systems and machinery
- Live boiler/heating systems
- Plant and equipment (unless isolated)
- Live lift machinery or escalators
- Enclosed floor/walls/ceiling voids (where access would involve unacceptable damage to materials/décor)
- Within enclosed service ducts and boxing (where access would involve unacceptable damage to materials/décor)
- Below floor coverings where unacceptable damage to the materials/décor would occur.
- Within fire doors.
- Asbestos materials existing within areas not specifically covered by this report are therefore outside the scope of the survey.
- Materials may be hidden or obscured by other items or cover finishes i.e. paint, over boarding, disguising etc. Where this is the case then its detection will be impaired.

Please also note:

- Asbestos may well be hidden as part of the structure to a building and not visible until the structure is dismantled at a later date. A refurbishment and demolition survey will be required to locate such materials.
- Where an area has been previously stripped of asbestos i.e. plant rooms, ducts etc and new coverings added, it must be pointed out that asbestos removal techniques have improved steadily over the years since its introduction. Most notably would be the Control of Asbestos at Work Regulations (2002) or other similar subsequent Regulations laying down certain enforceable guidelines. Asbestos removal prior to this regulation would not be of today's standard and therefore debris may be present below new coverings.
- In the building where asbestos has been located and it is clear that not all areas have been investigated, any material that is found to be suspicious and not detailed as part of the survey should be treated with caution and sampled accordingly.
- Certain materials contain asbestos to varying degrees and some may be less densely contaminated at certain locations (Artex for example). Such materials are sampled as a composite (as per HSG264 guidance), but may nevertheless be unrepresentative of the parent material.
- Where a survey is carried out under the guidance of the owner of the property, or his representative, then the survey will be as per his instructions and guidance at that time.
- It is entirely possible that asbestos materials themselves conceal further ACMs beneath. Surveyors, for obvious safety reasons will not be able to intrusively survey such materials to inspect behind, without removal of the material by a licensed asbestos contractor. Franks Portlock Consulting Limited cannot be liable for such hidden materials therefore.
- Franks Portlock Consulting Limited cannot be held responsible for any damage caused as part of this survey carried out on your behalf. Due to the nature and necessity of sampling for asbestos some damage is unavoidable and will be limited to just that necessary for the taking of the sample.

3. Due to the complexity of some building structures, and inherent restrictions to access, no management survey can guarantee that all ACMs present have been located. Where access points to certain areas are limited a thorough inspection may not be possible – apparent limitations shall be reported.

4. Franks Portlock conduct surveys to the high standards required of our UKAS accreditation, but should you be in doubt as to whether an area has been accessed, you must presume it to contain asbestos until one our representatives can confirm otherwise. Similarly, if you discover a material, which you feel is suspect and is not mentioned in the report, particularly if asbestos containing materials are present in the building, you should presume it to contain asbestos until proven not to be asbestos.

Please note however that Franks Portlock surveyors will utilise all skill and diligence so as to ensure as thorough an inspection as reasonably practicable.

Survey Information

Specific Exclusions

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

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

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

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

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

Survey Results

Recommendations

Item	Sample	Product/debris Type	Area/floor	Room/location	Action/recommendations
Gaskets		Gaskets To Pipe Flange	L3	062	Further Investigation Required

Sample Summary

Sample	Product/debris Type	Area/floor	Room/location	Asbestos Type
S001 - AJ002453	Plaster/plasterboard Lining	L1	011	No ACM detected
S002 - AJ002454	Plaster/plasterboard Skim	L2	041B	No ACM detected
S003 - AJ002455	Plaster/plasterboard Skim	L4	108	No ACM detected

Room/location Details including Construction Details



Room/location Details

Room/location Reference:	E99
Room/location Description:	External
Area/floor Reference:	E
Area/floor Description:	External
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: No Ceiling Void Present in Room/location

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: Accessible, Metal

Boxing: No Boxing Present in Room/location

Pipework: Accessible, Metal, Plastic

Room/location Construction Details

Ceiling: Other: Modern water proof membrane

Walls: Metal, Stone, Other: Modern render coating

Floor: Concrete, Earth

Doors: Metal, Timber

Windows: Metal

Comments: Plastic skylight, modern air handling units, modern air con fans, metal cladding, limited access to externals of building due to height restrictions and no safety rails to roof



Room/location Details

Room/location Reference:	001
Room/location Description:	
Area/floor Reference:	L1
Area/floor Description:	Level 1
Accessibility:	Inaccessible
Reason for No Access:	Previously surveyed
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void:

Floor Void:

Cavities:

Risers:

Ducting:

Boxing:

Pipework:

Room/location Construction Details

Ceiling:

Walls:

Floor:

Doors:

Windows:

Comments: Boiler room previously surveyed



Room/location Details

Room/location Reference:	001A
Room/location Description:	
Area/floor Reference:	L1
Area/floor Description:	Level 1
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: No Ceiling Void Present in Room/location

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: No Pipework Present in Room/location

Room/location Construction Details

Ceiling: Concrete

Walls: Brick

Floor: Concrete

Doors: Timber

Windows: Other: None

Comments: Modern electrics



Room/location Details

Room/location Reference:	002
Room/location Description:	
Area/floor Reference:	L1
Area/floor Description:	Level 1
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, machine made mineral fibre insulated pipes, metal conduit

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: No Pipework Present in Room/location

Room/location Construction Details

Ceiling: MMMF

Walls: Plaster, Plasterboard

Floor: Concrete

Doors: Timber

Windows: Other: None

Comments: Metal radiator and pipes



Room/location Details

Room/location Reference:	002A
Room/location Description:	
Area/floor Reference:	L1
Area/floor Description:	Level 1
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, machine made mineral fibre insulated pipes, metal conduit

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: No Pipework Present in Room/location

Room/location Construction Details

Ceiling: MMMF

Walls: Plaster, Plasterboard

Floor: Carpet, Concrete

Doors: Timber

Windows: Other: None

Comments: Metal radiator and pipes



Room/location Details

Room/location Reference:	003
Room/location Description:	
Area/floor Reference:	L1
Area/floor Description:	Level 1
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: No Ceiling Void Present in Room/location

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: Accessible, Metal

Boxing: No Boxing Present in Room/location

Pipework: Accessible, Metal

Room/location Construction Details

Ceiling: Concrete

Walls: Brick, Plasterboard

Floor: Concrete

Doors: Timber

Windows: Other: None

Comments: Modern electrics, machine made mineral fibre and foam insulated pipes, modern fire resistant plasterboard panel to wall, limited access stored items



Room/location Details

Room/location Reference:	004
Room/location Description:	
Area/floor Reference:	L1
Area/floor Description:	Level 1
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: No Ceiling Void Present in Room/location

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: Accessible, Metal

Room/location Construction Details

Ceiling: Concrete

Walls: Brick, Plasterboard

Floor: Concrete

Doors: Timber

Windows: Other: None

Comments: Limited access stored items



Room/location Details

Room/location Reference:	005
Room/location Description:	
Area/floor Reference:	L1
Area/floor Description:	Level 1
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: No Ceiling Void Present in Room/location

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: Accessible, Metal

Room/location Construction Details

Ceiling: Concrete

Walls: Brick, Plasterboard

Floor: Concrete

Doors: Timber

Windows: Other: None

Comments: Limited access stored items



Room/location Details

Room/location Reference:	006
Room/location Description:	
Area/floor Reference:	L1
Area/floor Description:	Level 1
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: No Ceiling Void Present in Room/location

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: Accessible, Metal

Room/location Construction Details

Ceiling: Concrete

Walls: Brick, Plasterboard

Floor: Concrete

Doors: Timber

Windows: Other: None

Comments: Limited access stored items



Room/location Details

Room/location Reference:	007
Room/location Description:	
Area/floor Reference:	L1
Area/floor Description:	Level 1
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: No Ceiling Void Present in Room/location

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: Accessible, Metal

Room/location Construction Details

Ceiling: Concrete

Walls: Plasterboard

Floor: Concrete

Doors: Timber

Windows: Other: None

Comments: Limited access stored items



Room/location Details

Room/location Reference:	008
Room/location Description:	
Area/floor Reference:	L1
Area/floor Description:	Level 1
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: No Ceiling Void Present in Room/location

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: Accessible, Metal

Room/location Construction Details

Ceiling: Concrete

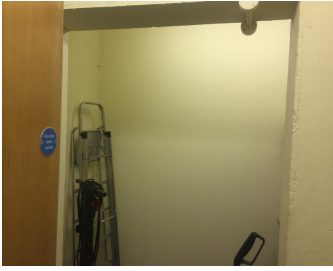
Walls: Concrete, Plasterboard

Floor: Concrete

Doors: Timber

Windows: Other: None

Comments: Machine made mineral fibre insulated pipes, limited access stored items



Room/location Details

Room/location Reference:	009
Room/location Description:	
Area/floor Reference:	L1
Area/floor Description:	Level 1
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: No Ceiling Void Present in Room/location

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: Accessible, Metal

Room/location Construction Details

Ceiling: Concrete

Walls: Concrete, Plasterboard

Floor: Concrete

Doors: Timber

Windows: Other: None

Comments: Foam insulated pipes, limited access stored items



Room/location Details

Room/location Reference:	010
Room/location Description:	
Area/floor Reference:	L1
Area/floor Description:	Level 1
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: No Ceiling Void Present in Room/location

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: Accessible, Metal

Boxing: Accessible, Timber

Pipework: Accessible, Metal, Plastic

Room/location Construction Details

Ceiling: Concrete

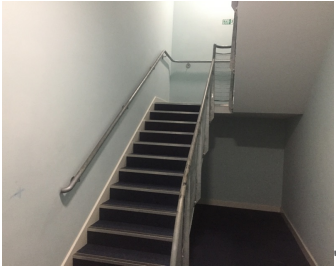
Walls: Concrete, Plasterboard

Floor: Concrete

Doors: Timber

Windows: Other: None

Comments: Machine made mineral fibre insulated pipes, limited access stored items



Room/location Details

Room/location Reference:	011
Room/location Description:	
Area/floor Reference:	L1
Area/floor Description:	Level 1
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	1

Room/location Void Investigations

Ceiling Void: No Ceiling Void Present in Room/location

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: No Pipework Present in Room/location

Room/location Construction Details

Ceiling: Concrete

Walls: Plaster

Floor: Carpet, Concrete, Vinyl-Non-Asbestos

Doors: Timber

Windows: Other: None

Comments: Metal radiator and pipes, modern stair nosings



Item Detail

Item ID	Textured coating to ceilings(OS)
Sample/link ID	S001 - AJ002453
Property Name	White Swan Centre
Area/floor	L1
Room/location	011
Specific location	Ceiling
Product/debris type	Plaster/plasterboard Lining
Extent	40 m ²
	 No Risk

Comments



Room/location Details

Room/location Reference:	012
Room/location Description:	
Area/floor Reference:	L1
Area/floor Description:	Level 1
Accessibility:	Inaccessible
Reason for No Access:	Damage to Decoration
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void:

Floor Void:

Cavities:

Risers:

Ducting:

Boxing:

Pipework:

Room/location Construction Details

Ceiling:

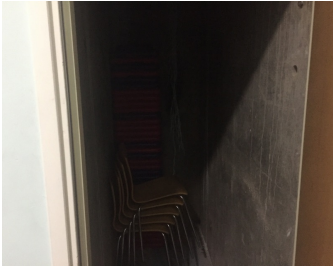
Walls:

Floor:

Doors:

Windows:

Comments:



Room/location Details

Room/location Reference:	013
Room/location Description:	
Area/floor Reference:	L1
Area/floor Description:	Level 1
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: No Ceiling Void Present in Room/location

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: No Pipework Present in Room/location

Room/location Construction Details

Ceiling: Concrete

Walls: Concrete

Floor: Concrete

Doors: Timber

Windows: Other: None

Comments:



Room/location Details

Room/location Reference:	014
Room/location Description:	
Area/floor Reference:	L1
Area/floor Description:	Level 1
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, metal ducting

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: No Pipework Present in Room/location

Room/location Construction Details

Ceiling: MMMF

Walls: Plasterboard

Floor: Carpet, Concrete, Timber

Doors: Timber

Windows: Other: None

Comments: Metal radiator and pipes



Room/location Details

Room/location Reference:	015A
Room/location Description:	
Area/floor Reference:	L1
Area/floor Description:	Level 1
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, metal pipes, metal ducting, flex ducting

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: Accessible, Ceramic, Timber

Pipework: Accessible, Metal, Plastic

Room/location Construction Details

Ceiling: Plasterboard

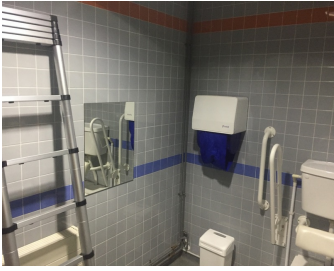
Walls: Ceramic

Floor: Timber, Vinyl-Non-Asbestos

Doors: Timber

Windows: Other: None

Comments: Ceramic cistern, plastic toilet seat, metal radiator and pipes



Room/location Details

Room/location Reference:	015B
Room/location Description:	
Area/floor Reference:	L1
Area/floor Description:	Level 1
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, metal pipes, metal ducting, flex ducting, foam insulated pipes

Floor Void: Inaccessible, Unable to Investigate because of Possible Damage to Decoration

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: Accessible, Ceramic, Timber

Pipework: Accessible, Metal, Plastic

Room/location Construction Details

Ceiling: MMMF

Walls: Ceramic

Floor: Concrete, Vinyl-Non-Asbestos

Doors: Timber

Windows: Other: None

Comments: Ceramic cistern, plastic toilet seat, metal radiator and pipes



Room/location Details

Room/location Reference:	016
Room/location Description:	
Area/floor Reference:	L1
Area/floor Description:	Level 1
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, metal ducting, flexi ducting

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: No Pipework Present in Room/location

Room/location Construction Details

Ceiling: MMMF

Walls: Plaster, Plasterboard

Floor: Carpet, Concrete

Doors: Timber

Windows: Metal

Comments: Metal radiator and pipes



Room/location Details

Room/location Reference:	017
Room/location Description:	
Area/floor Reference:	L1
Area/floor Description:	Level 1
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, metal ducting, machine made mineral fibre insulated pipes, metal pipes

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: No Pipework Present in Room/location

Room/location Construction Details

Ceiling: MMMF

Walls: Plasterboard

Floor: Carpet, Concrete

Doors: Metal, Timber

Windows: Other: None

Comments: Metal radiator and pipes, modern electrics



Room/location Details

Room/location Reference:	018
Room/location Description:	
Area/floor Reference:	L1
Area/floor Description:	Level 1
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, metal ducting, machine made mineral fibre and foam insulated pipes, metal pipes, metal water tank

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: Accessible, Timber

Pipework: Accessible, Metal, Plastic

Room/location Construction Details

Ceiling: MMMF

Walls: Plasterboard

Floor: Concrete, Vinyl-Non-Asbestos

Doors: Metal, Timber

Windows: Metal

Comments: Metal radiator and pipes, modern sink pad



Room/location Details

Room/location Reference:	019A
Room/location Description:	
Area/floor Reference:	L1
Area/floor Description:	Level 1
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, metal ducting, machine made mineral fibre insulated pipes, metal pipes, flexi ducting

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: Accessible, Metal, Plastic

Room/location Construction Details

Ceiling: MMMF, Plasterboard

Walls: Ceramic, Plasterboard

Floor: Concrete, Vinyl-Non-Asbestos

Doors: Timber

Windows: Other: None

Comments: Metal radiator and pipes



Room/location Details

Room/location Reference:	019B
Room/location Description:	
Area/floor Reference:	L1
Area/floor Description:	Level 1
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, metal ducting, machine made mineral fibre and foam insulated pipes, metal pipes, flexi ducting, machine made mineral fibre panels to wall penetrations

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: Accessible, Metal, Plastic

Room/location Construction Details

Ceiling: MMMF, Plasterboard

Walls: Ceramic, Plasterboard

Floor: Concrete, Vinyl-Non-Asbestos

Doors: Timber

Windows: Other: None

Comments: Metal radiator and pipes



Room/location Details

Room/location Reference:	020
Room/location Description:	
Area/floor Reference:	L1
Area/floor Description:	Level 1
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, metal ducting, machine made mineral fibre and foam insulated pipes, metal and plastic pipes, limited access above ceiling vaults

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: Accessible, Timber

Pipework: No Pipework Present in Room/location

Room/location Construction Details

Ceiling: MMMF

Walls: Plaster, Plasterboard

Floor: Carpet, Concrete, Vinyl-Non-Asbestos

Doors: Timber

Windows: Metal

Comments: Metal radiator and pipes



Room/location Details

Room/location Reference:	021A
Room/location Description:	
Area/floor Reference:	L1
Area/floor Description:	Level 1
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, metal conduit, metal pipes, foam and machine made mineral fibre insulated pipes, metal air conditioning unit

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: No Pipework Present in Room/location

Room/location Construction Details

Ceiling: MMMF

Walls: Plaster, Plasterboard

Floor: Carpet, Concrete

Doors: Metal, Timber

Windows: Other: None

Comments:



Room/location Details

Room/location Reference:	021B
Room/location Description:	
Area/floor Reference:	L1
Area/floor Description:	Level 1
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	1

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, machine made mineral fibre and foam insulated pipes, metal conduits, machine made mineral fibre insulated partition walls

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: No Pipework Present in Room/location

Room/location Construction Details

Ceiling: MMMF

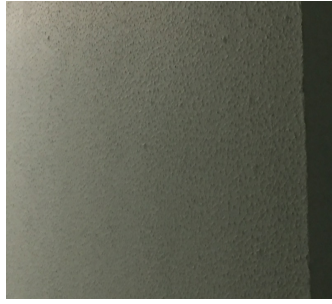
Walls: Plasterboard

Floor: Carpet, Concrete

Doors: Timber

Windows: Other: None

Comments: Metal radiator and pipes, modern stair nosings



Item Detail

Item ID	Textured coating to ceilings(VRS)
Sample/link ID	S001 - AJ002453
Property Name	White Swan Centre
Area/floor	L1
Room/location	021B
Specific location	
Product/debris type	Plaster/plasterboard Lining
Extent	20 m ²
	■ No Risk

Comments



Room/location Details

Room/location Reference:	021C
Room/location Description:	
Area/floor Reference:	L1
Area/floor Description:	Level 1
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, machine made mineral fibre insulated pipes, metal conduits, machine made mineral fibre insulated partition walls

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: No Pipework Present in Room/location

Room/location Construction Details

Ceiling: MMMF

Walls: Plasterboard

Floor: Carpet, Concrete

Doors: Timber

Windows: Other: None

Comments: Metal radiator and pipes



Room/location Details

Room/location Reference:	021D
Room/location Description:	
Area/floor Reference:	L1
Area/floor Description:	Level 1
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, machine made mineral fibre insulated pipes, metal ducting, metal flexi ducting, machine made mineral fibre insulated partition walls

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: No Pipework Present in Room/location

Room/location Construction Details

Ceiling: MMMF

Walls: Plasterboard

Floor: Carpet, Concrete

Doors: Timber

Windows: Other: None

Comments: Metal radiator and pipes



Room/location Details

Room/location Reference:	021E
Room/location Description:	
Area/floor Reference:	L1
Area/floor Description:	Level 1
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, machine made mineral fibre insulated pipes, metal ducting, metal pipes, machine made mineral fibre panels to wall,

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: No Pipework Present in Room/location

Room/location Construction Details

Ceiling: MMMF

Walls: Plaster, Plasterboard

Floor: Carpet, Concrete

Doors: Metal, Timber

Windows: Other: None

Comments: Metal radiator and pipes



Room/location Details

Room/location Reference:	021F
Room/location Description:	
Area/floor Reference:	L1
Area/floor Description:	Level 1
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	1

Room/location Void Investigations

Ceiling Void: No Ceiling Void Present in Room/location

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: No Pipework Present in Room/location

Room/location Construction Details

Ceiling: Concrete

Walls: Plaster, Plasterboard

Floor: Carpet, Concrete

Doors: Timber

Windows: Other: None

Comments: Modern electrics, modern air con unit



Item Detail

Item ID	Textured coating to ceiling (VRS)
Sample/link ID	S001 - AJ002453
Property Name	White Swan Centre
Area/floor	L1
Room/location	021F
Specific location	
Product/debris type	Plaster/plasterboard Lining
Extent	8 m ²
	■ No Risk

Comments



Room/location Details

Room/location Reference:	022A
Room/location Description:	
Area/floor Reference:	L1
Area/floor Description:	Level 1
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: No Ceiling Void Present in Room/location

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: Accessible, Metal

Room/location Construction Details

Ceiling: Concrete

Walls: Concrete, Plasterboard

Floor: Concrete

Doors: Timber

Windows: Other: None

Comments: Limited access due to stored items



Room/location Details

Room/location Reference:	022B
Room/location Description:	
Area/floor Reference:	L1
Area/floor Description:	Level 1
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: No Ceiling Void Present in Room/location

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: Accessible, Metal

Room/location Construction Details

Ceiling: Concrete

Walls: Concrete, Plasterboard

Floor: Concrete

Doors: Timber

Windows: Other: None

Comments: Limited access due to stored items



Room/location Details

Room/location Reference:	022C
Room/location Description:	
Area/floor Reference:	L1
Area/floor Description:	Level 1
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: No Ceiling Void Present in Room/location

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: Accessible, Metal

Room/location Construction Details

Ceiling: Concrete

Walls: Concrete, Plasterboard

Floor: Concrete

Doors: Timber

Windows: Other: None

Comments: Limited access due to stored items



Room/location Details

Room/location Reference:	022D
Room/location Description:	
Area/floor Reference:	L1
Area/floor Description:	Level 1
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: No Ceiling Void Present in Room/location

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: Accessible, Metal

Room/location Construction Details

Ceiling: Concrete

Walls: Concrete, Plasterboard

Floor: Concrete

Doors: Timber

Windows: Other: None

Comments: Limited access due to stored items



Room/location Details

Room/location Reference:	022E
Room/location Description:	
Area/floor Reference:	L1
Area/floor Description:	Level 1
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: No Ceiling Void Present in Room/location

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: Accessible, Metal

Room/location Construction Details

Ceiling: Concrete

Walls: Concrete, Plasterboard

Floor: Concrete

Doors: Timber

Windows: Other: None

Comments: Limited access due to stored items



Room/location Details

Room/location Reference:	022F
Room/location Description:	
Area/floor Reference:	L1
Area/floor Description:	Level 1
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: No Ceiling Void Present in Room/location

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: Accessible, Metal

Room/location Construction Details

Ceiling: Concrete

Walls: Concrete, Plasterboard

Floor: Concrete

Doors: Timber

Windows: Other: None

Comments: Limited access due to stored items



Room/location Details

Room/location Reference:	023
Room/location Description:	
Area/floor Reference:	L1
Area/floor Description:	Level 1
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, machine made mineral fibre insulated pipes and ducting, metal ducting

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: No Pipework Present in Room/location

Room/location Construction Details

Ceiling: MMMF

Walls: Plasterboard

Floor: Concrete, Vinyl-Non-Asbestos

Doors: Timber

Windows: Other: None

Comments: Modern comms unit



Room/location Details

Room/location Reference:	024
Room/location Description:	
Area/floor Reference:	L1
Area/floor Description:	Level 1
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, metal conduit, machine made mineral fibre insulated metal pipes, machine made mineral fibre insulated metal ducting

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: Accessible, Timber

Pipework: No Pipework Present in Room/location

Room/location Construction Details

Ceiling: MMMF

Walls: Plaster, Plasterboard

Floor: Carpet, Concrete

Doors: Metal, Timber

Windows: Metal

Comments: Metal radiator and pipes



Room/location Details

Room/location Reference:	024A
Room/location Description:	
Area/floor Reference:	L1
Area/floor Description:	Level 1
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: No Ceiling Void Present in Room/location

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: Accessible, Metal, MMMF

Boxing: No Boxing Present in Room/location

Pipework: Accessible, Metal, Plastic

Room/location Construction Details

Ceiling: Metal

Walls: Concrete

Floor: Concrete

Doors: Timber

Windows: Other: None

Comments: Modern electrics, machine made mineral fibre and foam insulated pipes



Room/location Details

Room/location Reference:	025A
Room/location Description:	
Area/floor Reference:	L1
Area/floor Description:	Level 1
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, machine made mineral fibre insulated metal ducting, flexi ducting,

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: Accessible, Plasterboard

Pipework: Accessible, Metal, Plastic

Room/location Construction Details

Ceiling: MMMF

Walls: Plaster, Plasterboard

Floor: Concrete, Vinyl-Non-Asbestos

Doors: Timber

Windows: Metal

Comments: Metal radiator and pipes, modern hot water heater



Room/location Details

Room/location Reference:	025B
Room/location Description:	
Area/floor Reference:	L1
Area/floor Description:	Level 1
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, machine made mineral fibre insulated metal ducting, flexi ducting, machine made mineral fibre insulated metal pipes

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: Accessible, Metal, Plastic

Room/location Construction Details

Ceiling: MMMF

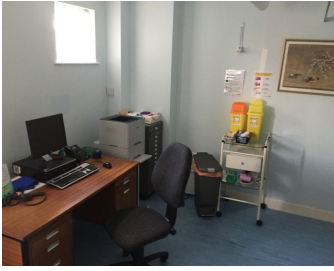
Walls: Plaster, Plasterboard

Floor: Concrete, Vinyl-Non-Asbestos

Doors: Timber

Windows: Metal

Comments: Metal radiator and pipes, modern hot water heater



Room/location Details

Room/location Reference:	025C
Room/location Description:	
Area/floor Reference:	L1
Area/floor Description:	Level 1
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, machine made mineral fibre insulated metal ducting, flexi ducting, machine made mineral fibre and foam insulated metal pipes, plastic pipes

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: Accessible, Plasterboard

Pipework: Accessible, Metal, Plastic

Room/location Construction Details

Ceiling: MMMF

Walls: Plaster, Plasterboard

Floor: Concrete, Vinyl-Non-Asbestos

Doors: Timber

Windows: Metal

Comments: Metal radiator and pipes, modern hot water heater



Room/location Details

Room/location Reference:	025D
Room/location Description:	
Area/floor Reference:	L1
Area/floor Description:	Level 1
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, machine made mineral fibre insulated metal ducting, flexi ducting, machine made mineral fibre and foam insulated metal pipes, plastic pipes

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: Accessible, Metal, Plastic

Room/location Construction Details

Ceiling: MMMF

Walls: Plaster, Plasterboard

Floor: Concrete, Vinyl-Non-Asbestos

Doors: Timber

Windows: Metal

Comments: Metal radiator and pipes, modern sink pad, modern water heater



Room/location Details

Room/location Reference:	025E
Room/location Description:	
Area/floor Reference:	L1
Area/floor Description:	Level 1
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, metal ducting, flexi ducting, metal pipes

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: Accessible, Timber

Pipework: Accessible, Metal, Plastic

Room/location Construction Details

Ceiling: MMMF

Walls: Ceramic

Floor: Concrete, Vinyl-Non-Asbestos

Doors: Timber

Windows: Other: None

Comments: Metal radiator and pipes, ceramic cistern, plastic toilet seat, modern water heater



Room/location Details

Room/location Reference:	026
Room/location Description:	
Area/floor Reference:	L1
Area/floor Description:	Level 1
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, metal ducting, flexi ducting, metal pipes

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: Accessible, Ceramic

Pipework: Accessible, Metal, Plastic

Room/location Construction Details

Ceiling: MMMF

Walls: Ceramic

Floor: Concrete, Vinyl-Non-Asbestos

Doors: Timber

Windows: Other: None

Comments: Metal radiator and pipes, ceramic cistern, plastic toilet seat, modern water heater



Room/location Details

Room/location Reference:	026A
Room/location Description:	
Area/floor Reference:	L1
Area/floor Description:	Level 1
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, metal conduit, foam insulated metal pipes, metal ducting, plastic pipes

Floor Void: Inaccessible, Unable to Investigate because of Possible Damage to Decoration

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: No Pipework Present in Room/location

Room/location Construction Details

Ceiling: MMMF

Walls: Plasterboard

Floor: Carpet, Concrete

Doors: Metal, Timber

Windows: Other: None

Comments:



Room/location Details

Room/location Reference:	027
Room/location Description:	
Area/floor Reference:	L1
Area/floor Description:	Level 1
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, metal conduit, machine made mineral fibre insulated metal pipes, machine made mineral fibre insulated metal ducting, flexi ducting,

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: No Pipework Present in Room/location

Room/location Construction Details

Ceiling: MMMF

Walls: Plaster, Plasterboard

Floor: Carpet, Concrete

Doors: Timber

Windows: Other: None

Comments: Metal radiator and pipes



Room/location Details

Room/location Reference:	028
Room/location Description:	
Area/floor Reference:	L1
Area/floor Description:	Level 1
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, machine made mineral fibre insulated metal ducting, flexi ducting,

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: Accessible, Metal, Plastic

Room/location Construction Details

Ceiling: MMMF

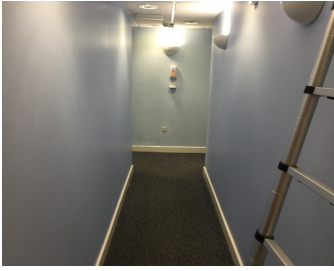
Walls: Plaster, Plasterboard

Floor: Carpet, Concrete

Doors: Timber

Windows: Metal

Comments: Metal radiator and pipes, modern sink pad, modern water heater



Room/location Details

Room/location Reference:	029
Room/location Description:	
Area/floor Reference:	L1
Area/floor Description:	Level 1
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, metal conduit, machine made mineral fibre insulated metal pipes, machine made mineral fibre insulated metal ducting, plastic pipes

Floor Void: Inaccessible, Unable to Investigate because of Possible Damage to Decoration

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: No Pipework Present in Room/location

Room/location Construction Details

Ceiling: MMMF

Walls: Plasterboard

Floor: Carpet, Concrete

Doors: Metal, Timber

Windows: Other: None

Comments: Metal radiator and pipes



Room/location Details

Room/location Reference:	030A
Room/location Description:	
Area/floor Reference:	L1
Area/floor Description:	Level 1
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, metal conduit, machine made mineral fibre insulated metal pipes, machine made mineral fibre insulated metal ducting, flexi ducting, metal shutter housing

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: No Pipework Present in Room/location

Room/location Construction Details

Ceiling: MMMF

Walls: Plaster, Plasterboard

Floor: Carpet, Concrete

Doors: Timber

Windows: Metal

Comments: Metal radiator and pipes



Room/location Details

Room/location Reference:	030B
Room/location Description:	
Area/floor Reference:	L1
Area/floor Description:	Level 1
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, metal conduit, machine made mineral fibre insulated metal pipes, machine made mineral fibre insulated metal ducting, flexi ducting, metal shutter housing

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: Accessible, Metal

Room/location Construction Details

Ceiling: MMMF

Walls: Plaster, Plasterboard

Floor: Carpet, Concrete

Doors: Metal, Timber

Windows: Metal

Comments: Metal radiator and pipes



Room/location Details

Room/location Reference:	031
Room/location Description:	
Area/floor Reference:	L1
Area/floor Description:	Level 1
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, machine made mineral fibre insulated metal ducting, flexi ducting, machine made mineral fibre and foam insulated metal pipes, plastic pipes

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: Accessible, Metal, Plastic

Room/location Construction Details

Ceiling: MMMF

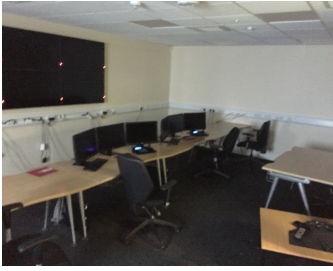
Walls: Plaster, Plasterboard

Floor: Concrete, Vinyl-Non-Asbestos

Doors: Timber

Windows: Metal

Comments: Metal radiator and pipes, modern sink pad, modern water heater



Room/location Details

Room/location Reference:	032
Room/location Description:	
Area/floor Reference:	L1
Area/floor Description:	Level 1
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, machine made mineral fibre insulated metal ducting, flexi ducting, metal pipes, plastic pipes

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: Accessible, Timber

Pipework: Accessible, Metal, Plastic

Room/location Construction Details

Ceiling: MMMF

Walls: Plaster, Plasterboard, Timber

Floor: Concrete, Vinyl-Non-Asbestos

Doors: Timber

Windows: Metal

Comments: Metal radiator and pipes, modern sink pad, modern water heater



Room/location Details

Room/location Reference:	033
Room/location Description:	
Area/floor Reference:	L2
Area/floor Description:	Level 2
Accessibility:	Inaccessible
Reason for No Access:	Area tenanted by nursery and children, area needs to be accessed on a weekend or holidays
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void:

Floor Void:

Cavities:

Risers:

Ducting:

Boxing:

Pipework:

Room/location Construction Details

Ceiling:

Walls:

Floor:

Doors:

Windows:

Comments:



Room/location Details

Room/location Reference:	034
Room/location Description:	
Area/floor Reference:	L2
Area/floor Description:	Level 2
Accessibility:	Inaccessible
Reason for No Access:	Area tenanted by nursery and children, area needs to be accessed on a weekend or holidays
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void:

Floor Void:

Cavities:

Risers:

Ducting:

Boxing:

Pipework:

Room/location Construction Details

Ceiling:

Walls:

Floor:

Doors:

Windows:

Comments:



Room/location Details

Room/location Reference:	035
Room/location Description:	
Area/floor Reference:	L2
Area/floor Description:	Level 2
Accessibility:	Inaccessible
Reason for No Access:	Area tenanted by nursery and children, area needs to be accessed on a weekend or holidays
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void:

Floor Void:

Cavities:

Risers:

Ducting:

Boxing:

Pipework:

Room/location Construction Details

Ceiling:

Walls:

Floor:

Doors:

Windows:

Comments:



Room/location Details

Room/location Reference:	036
Room/location Description:	
Area/floor Reference:	L2
Area/floor Description:	Level 2
Accessibility:	Inaccessible
Reason for No Access:	Area tenanted by nursery and children, area needs to be accessed on a weekend or holidays
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void:

Floor Void:

Cavities:

Risers:

Ducting:

Boxing:

Pipework:

Room/location Construction Details

Ceiling:

Walls:

Floor:

Doors:

Windows:

Comments:



Room/location Details

Room/location Reference:	037A
Room/location Description:	
Area/floor Reference:	L2
Area/floor Description:	Level 2
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Inaccessible, Unable to Investigate because of Height Restriction

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: No Pipework Present in Room/location

Room/location Construction Details

Ceiling: MMMF

Walls: Plasterboard

Floor: Ceramic

Doors: Metal

Windows: Other: None

Comments:



Room/location Details

Room/location Reference:	037B
Room/location Description:	
Area/floor Reference:	L2
Area/floor Description:	Level 2
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: No Ceiling Void Present in Room/location

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: Accessible, Plasterboard

Pipework: No Pipework Present in Room/location

Room/location Construction Details

Ceiling: Glass

Walls: Metal, Plasterboard

Floor: Ceramic

Doors: Metal

Windows: Metal

Comments: Modern air con unit



Room/location Details

Room/location Reference:	037C
Room/location Description:	
Area/floor Reference:	L2
Area/floor Description:	Level 2
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, machine made mineral fibre insulated beams, machine made mineral fibre insulated ducting, machine made mineral fibre and foam insulated pipes, metal ducting, metal pipes, flexing ducting

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: No Pipework Present in Room/location

Room/location Construction Details

Ceiling: MMMF

Walls: Plaster, Plasterboard

Floor: Ceramic

Doors: Metal, Timber

Windows: Other: None

Comments: Metal radiator and pipes



Room/location Details

Room/location Reference:	037D
Room/location Description:	
Area/floor Reference:	L2
Area/floor Description:	Level 2
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Inaccessible, Unable to Investigate because of Height Restriction

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: No Pipework Present in Room/location

Room/location Construction Details

Ceiling: MMMF

Walls: Plasterboard

Floor: Ceramic

Doors: Metal

Windows: Metal

Comments: Metal radiators and pipes, secured timber access hatches



Room/location Details

Room/location Reference:	038
Room/location Description:	
Area/floor Reference:	L2
Area/floor Description:	Level 2
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete and metal ceiling, metal beams, metal cladding to external wall, machine made mineral fibre insulated beams

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: Accessible, Metal, Plastic

Room/location Construction Details

Ceiling: MMMF

Walls: Plaster, Plasterboard

Floor: Carpet, Concrete

Doors: Timber

Windows: Metal

Comments: Modern comms unit, modern sink pad, metal radiator and pipes



Room/location Details

Room/location Reference:	039A
Room/location Description:	
Area/floor Reference:	L2
Area/floor Description:	Level 2
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, metal and plastic pipes, metal ducting, flex ducting, foam insulated pipes, machine made mineral fibre insulated beams, modern hot water heater, metal conduits

Floor Void: Inaccessible, Unable to Investigate because of Possible Damage to Decoration

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: Accessible, Ceramic, Timber

Pipework: Accessible, Metal, Plastic

Room/location Construction Details

Ceiling: MMMF

Walls: Ceramic

Floor: Ceramic

Doors: Timber

Windows: Metal

Comments: Plastic cisterns, plastic toilet seats, metal radiator and pipes



Room/location Details

Room/location Reference:	039B
Room/location Description:	
Area/floor Reference:	L2
Area/floor Description:	Level 2
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, metal and plastic pipes, metal ducting, flex ducting, foam insulated pipes, machine made mineral fibre insulated beams, modern hot water heater, metal conduits

Floor Void: Inaccessible, Unable to Investigate because of Possible Damage to Decoration

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: Accessible, Ceramic, Timber

Pipework: Accessible, Metal, Plastic

Room/location Construction Details

Ceiling: MMMF

Walls: Ceramic

Floor: Ceramic

Doors: Timber

Windows: Metal

Comments: Plastic cisterns, plastic toilet seats, metal radiator and pipes



Room/location Details

Room/location Reference:	040
Room/location Description:	
Area/floor Reference:	L2
Area/floor Description:	Level 2
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, metal ducting, machine made mineral fibre and foam insulated pipes, metal and plastic pipes, machine made mineral fibre insulated ducting, machine made mineral fibre insulated beams, metal conduits, limited access due to being live library

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: No Pipework Present in Room/location

Room/location Construction Details

Ceiling: MMMF

Walls: Plaster, Plasterboard

Floor: Carpet, Concrete, Vinyl-Non-Asbestos

Doors: Timber

Windows: Plastic

Comments: Metal radiator and pipes, concrete columns,



Room/location Details

Room/location Reference:	041
Room/location Description:	
Area/floor Reference:	L2
Area/floor Description:	Level 2
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, plastic pipes

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: Accessible, Metal

Room/location Construction Details

Ceiling: MMMF

Walls: Plaster, Plasterboard

Floor: Carpet, Concrete

Doors: Timber

Windows: Other: None

Comments:



Room/location Details

Room/location Reference:	041A
Room/location Description:	
Area/floor Reference:	L2
Area/floor Description:	Level 2
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: No Pipework Present in Room/location

Room/location Construction Details

Ceiling: MMMF

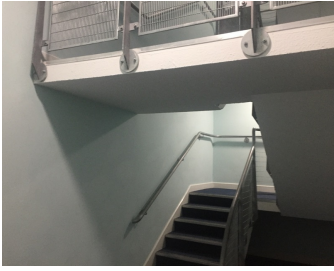
Walls: Plaster, Plasterboard

Floor: Carpet, Concrete

Doors: Timber

Windows: Other: None

Comments: Metal radiator and pipes



Room/location Details

Room/location Reference:	041B
Room/location Description:	
Area/floor Reference:	L2
Area/floor Description:	Level 2
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	1

Room/location Void Investigations

Ceiling Void: No Ceiling Void Present in Room/location

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: No Pipework Present in Room/location

Room/location Construction Details

Ceiling: Concrete

Walls: Plaster, Plasterboard

Floor: Carpet, Concrete, Vinyl-Non-Asbestos

Doors: Timber

Windows: Other: None

Comments: Metal radiator and pipes, modern stair nosings



Item Detail

Item ID	Textured coating to ceilings (OS)
Sample/link ID	S002 - AJ002454
Property Name	White Swan Centre
Area/floor	L2
Room/location	041B
Specific location	Ceiling
Product/debris type	Plaster/plasterboard Skim
Extent	40 m
	■ No Risk

Comments



Room/location Details

Room/location Reference:	042
Room/location Description:	
Area/floor Reference:	L2
Area/floor Description:	Level 2
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, metal ducting, flexi ducting, machine made mineral fibre insulated ducting

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: No Pipework Present in Room/location

Room/location Construction Details

Ceiling: MMMF

Walls: Plaster, Plasterboard

Floor: Carpet, Concrete

Doors: Timber

Windows: Metal

Comments: Concrete column



Room/location Details

Room/location Reference:	043
Room/location Description:	
Area/floor Reference:	L2
Area/floor Description:	Level 2
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, metal ducting, flexi ducting, machine made mineral fibre insulated ducting, metal conduit

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: Accessible, Metal, Plastic

Room/location Construction Details

Ceiling: MMMF

Walls: Plaster, Plasterboard

Floor: Carpet, Concrete

Doors: Timber

Windows: Metal

Comments: Modern sink pad, concrete column



Room/location Details

Room/location Reference:	044
Room/location Description:	
Area/floor Reference:	L2
Area/floor Description:	Level 2
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, machine made mineral fibre insulated ducting, limited access due to ducting

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: No Pipework Present in Room/location

Room/location Construction Details

Ceiling: MMMF

Walls: Plaster, Plasterboard

Floor: Carpet, Concrete

Doors: Timber

Windows: Metal

Comments: Modern electrics



Room/location Details

Room/location Reference:	045
Room/location Description:	
Area/floor Reference:	L2
Area/floor Description:	Level 2
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Inaccessible, Unable to Investigate because of Height Restriction

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: No Pipework Present in Room/location

Room/location Construction Details

Ceiling: MMMF

Walls: Plasterboard

Floor: Carpet, Concrete

Doors: Metal, Timber

Windows: Metal

Comments: Metal radiator and pipes, metal shutter housing, plasterboard clad columns



Room/location Details

Room/location Reference:	046
Room/location Description:	
Area/floor Reference:	L2
Area/floor Description:	Level 2
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, concrete beams, metal ducting, modern hot water heaters, metal and plastic pipes, foam and machine made mineral insulated pipes, machine made mineral fibre insulated ducting, metal external wall cladding, flexing ducting

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: Accessible, Metal, Plastic

Room/location Construction Details

Ceiling: MMMF

Walls: Ceramic, Plasterboard

Floor: Concrete, Vinyl-Non-Asbestos

Doors: Timber

Windows: Metal

Comments: Modern metal extractor unit, modern electrics, modern sink pad, modern server units



Room/location Details

Room/location Reference:	046A
Room/location Description:	
Area/floor Reference:	L2
Area/floor Description:	Level 2
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: No Ceiling Void Present in Room/location

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: No Pipework Present in Room/location

Room/location Construction Details

Ceiling: Metal

Walls: Glass

Floor: Carpet, Concrete

Doors: Metal

Windows: Metal

Comments:



Room/location Details

Room/location Reference:	047
Room/location Description:	
Area/floor Reference:	L2
Area/floor Description:	Level 2
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed metal ceiling, machine made mineral fibre insulated beams, metal conduits, machine made mineral fibre insulated ducting, metal ducting, plastic and metal pipes

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: Accessible, Metal, Plastic

Room/location Construction Details

Ceiling: MMMF

Walls: Plasterboard

Floor: Concrete

Doors: Timber

Windows: Other: None

Comments: Foam pipe insulation, modern electrics



Room/location Details

Room/location Reference:	048
Room/location Description:	
Area/floor Reference:	L2
Area/floor Description:	Level 2
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed metal ceiling, machine made mineral fibre insulated beams, metal conduits, machine made mineral fibre insulated ducting, metal ducting

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: Accessible, Metal

Room/location Construction Details

Ceiling: MMMF

Walls: Plasterboard

Floor: Concrete

Doors: Timber

Windows: Other: None

Comments:



Room/location Details

Room/location Reference:	049
Room/location Description:	
Area/floor Reference:	L2
Area/floor Description:	Level 2
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed metal ceiling, machine made mineral fibre insulated beams, metal conduits, machine made mineral fibre insulated ducting, metal ducting, modern hot water heater

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: Accessible, Metal, Plastic

Room/location Construction Details

Ceiling: MMMF

Walls: Plasterboard

Floor: Concrete

Doors: Metal, Timber

Windows: Other: None

Comments: Modern sink pad



Room/location Details

Room/location Reference:	050
Room/location Description:	
Area/floor Reference:	L2
Area/floor Description:	Level 2
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, machine made mineral fibre insulated beams, machine made mineral fibre insulated metal ducting, flexi ducting

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: Accessible, Ceramic

Pipework: Accessible, Metal, Plastic

Room/location Construction Details

Ceiling: MMMF

Walls: Ceramic

Floor: Concrete, Vinyl-Non-Asbestos

Doors: Timber

Windows: Other: None

Comments: Ceramic cistern, plastic toilet seat, modern water heater



Room/location Details

Room/location Reference:	051
Room/location Description:	
Area/floor Reference:	L2
Area/floor Description:	Level 2
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Inaccessible, Unable to Investigate because of Height Restriction

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: No Pipework Present in Room/location

Room/location Construction Details

Ceiling: MMMF

Walls: Plasterboard

Floor: Timber

Doors: Metal, Timber

Windows: Metal

Comments: Metal roller shutter housings



Room/location Details

Room/location Reference:	052
Room/location Description:	
Area/floor Reference:	L2
Area/floor Description:	Level 2
Accessibility:	Inaccessible
Reason for No Access:	Excessive Storage
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void:

Floor Void:

Cavities:

Risers:

Ducting:

Boxing:

Pipework:

Room/location Construction Details

Ceiling:

Walls:

Floor:

Doors:

Windows:

Comments:



Room/location Details

Room/location Reference:	053
Room/location Description:	
Area/floor Reference:	L2
Area/floor Description:	Level 2
Accessibility:	Inaccessible
Reason for No Access:	Excessive Storage
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void:

Floor Void:

Cavities:

Risers:

Ducting:

Boxing:

Pipework:

Room/location Construction Details

Ceiling:

Walls:

Floor:

Doors:

Windows:

Comments:



Room/location Details

Room/location Reference:	054
Room/location Description:	
Area/floor Reference:	L2
Area/floor Description:	Level 2
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, metal beams, metal panels to external walls, machine made mineral fibre insulated pipes, metal pipes

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: Accessible, Plasterboard

Pipework: No Pipework Present in Room/location

Room/location Construction Details

Ceiling: MMMF

Walls: Plasterboard

Floor: Carpet, Concrete

Doors: Timber

Windows: Metal

Comments: Metal radiator and pipes, modern sink pad



Room/location Details

Room/location Reference:	055
Room/location Description:	
Area/floor Reference:	L2
Area/floor Description:	Level 2
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, metal beams, metal panels to external walls, machine made mineral fibre insulated pipes, metal pipes

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: Accessible, Plasterboard

Pipework: No Pipework Present in Room/location

Room/location Construction Details

Ceiling: MMMF

Walls: Plasterboard

Floor: Carpet, Concrete

Doors: Timber

Windows: Metal

Comments: Metal radiator and pipes



Room/location Details

Room/location Reference:	056
Room/location Description:	
Area/floor Reference:	L2
Area/floor Description:	Level 2
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, metal beams, metal panels to external walls, machine made mineral fibre insulated pipes, metal pipes

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: No Pipework Present in Room/location

Room/location Construction Details

Ceiling: MMMF

Walls: Plasterboard

Floor: Carpet, Concrete

Doors: Timber

Windows: Other: None

Comments:



Room/location Details

Room/location Reference:	056A
Room/location Description:	
Area/floor Reference:	L2
Area/floor Description:	Level 2
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, metal beams, metal panels to external walls, machine made mineral fibre insulated pipes, metal pipes

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: No Pipework Present in Room/location

Room/location Construction Details

Ceiling: MMMF

Walls: Plasterboard

Floor: Carpet, Concrete

Doors: Timber

Windows: Other: None

Comments:



Room/location Details

Room/location Reference:	057
Room/location Description:	
Area/floor Reference:	L2
Area/floor Description:	Level 2
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, metal beams, metal panels to external walls, machine made mineral fibre insulated pipes, metal pipes

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: No Pipework Present in Room/location

Room/location Construction Details

Ceiling: MMMF

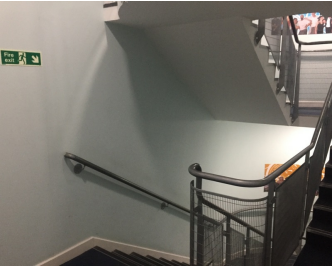
Walls: Concrete

Floor: Concrete

Doors: Timber

Windows: Other: None

Comments:



Room/location Details

Room/location Reference:	058
Room/location Description:	
Area/floor Reference:	L2
Area/floor Description:	Level 2
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	1

Room/location Void Investigations

Ceiling Void: No Ceiling Void Present in Room/location

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: No Pipework Present in Room/location

Room/location Construction Details

Ceiling: Concrete

Walls: Plaster, Plasterboard

Floor: Carpet, Concrete

Doors: Timber

Windows: Other: None

Comments: Metal radiator and pipes, modern stair nosings



Item Detail

Item ID	Textured coating to ceilings (VRS)
Sample/link ID	S002 - AJ002454
Property Name	White Swan Centre
Area/floor	L2
Room/location	058
Specific location	
Product/debris type	Plaster/plasterboard Skim
Extent	40 m ²
	■ No Risk

Comments



Room/location Details

Room/location Reference:	059
Room/location Description:	
Area/floor Reference:	L2
Area/floor Description:	Level 2
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed metal ceiling, machine made mineral fibre insulated beams, metal conduits

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: No Pipework Present in Room/location

Room/location Construction Details

Ceiling: MMMF

Walls: Plasterboard

Floor: Carpet, Concrete

Doors: Timber

Windows: Other: None

Comments:



Room/location Details

Room/location Reference:	060
Room/location Description:	
Area/floor Reference:	L3
Area/floor Description:	Level 3
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Inaccessible, Unable to Investigate because of Unsafe Access

Floor Void: Inaccessible, Unable to Investigate because of Unsafe Access

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: Accessible, Metal

Boxing: No Boxing Present in Room/location

Pipework: Accessible, Metal, Plastic

Room/location Construction Details

Ceiling: Metal

Walls: Concrete

Floor: Metal

Doors: Timber

Windows: Other: None

Comments: Machine made mineral fibre and foam insulated pipes, machine made mineral fibre wall panels, metal conduits, modern electrics, machine made mineral fibre insulated ducting



Room/location Details

Room/location Reference:	061
Room/location Description:	
Area/floor Reference:	L3
Area/floor Description:	Level 3
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, machine made mineral fibre insulated beams, machine made mineral fibre and foam insulated pipes, metal ducting, flexi ducting, metal conduits

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: No Pipework Present in Room/location

Room/location Construction Details

Ceiling: MMMF

Walls: Plaster, Plasterboard

Floor: Carpet, Concrete

Doors: Metal, Timber

Windows: Other: None

Comments:



Room/location Details

Room/location Reference:	062
Room/location Description:	
Area/floor Reference:	L3
Area/floor Description:	Level 3
Accessibility:	Accessible
Total ACMs:	1
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, machine made mineral fibre and insulated pipes, metal beams

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: No Pipework Present in Room/location

Room/location Construction Details

Ceiling: MMMF

Walls: Plaster, Plasterboard

Floor: Carpet, Concrete

Doors: Timber

Windows: Other: None

Comments:



Item Detail

Item ID	Gaskets
Property Name	White Swan Centre
Area/floor	L3
Room/location	062
Specific location	Ceiling void
Product/debris type	Gaskets To Pipe Flange
Extent	2 Number
Accessibility/vulnerability	Medium
Additional information	N/A

Material Assessment

Product Type (a)	N/A
Extent of Damage (b)	N/A
Surface Treatment (c)	N/A
Asbestos Fibre (d)	N/A
Total (a+b+c+d)	12
Material Risk Assessment	■ High

Priority Assessment

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

Overall Assessment

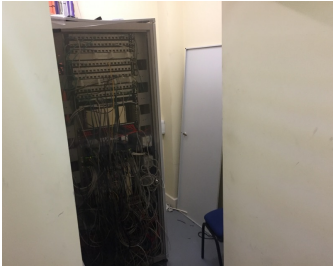
Total (a+b+c+d+e+f+g+h)	13
Overall Risk Assessment	■ Low

Comments

Further Investigation Required

Actions/recommendations

Action/recommendations



Room/location Details

Room/location Reference:	063
Room/location Description:	
Area/floor Reference:	L3
Area/floor Description:	Level 3
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, machine made mineral fibre insulated beams, metal ducting, metal pipes

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: Accessible, Timber

Pipework: Accessible, Metal

Room/location Construction Details

Ceiling: MMMF

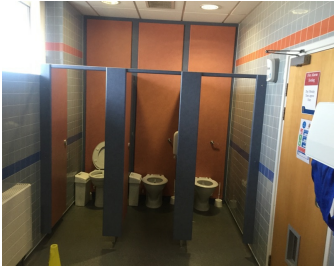
Walls: Plasterboard

Floor: Concrete

Doors: Timber

Windows: Other: None

Comments: Modern comms unit



Room/location Details

Room/location Reference:	064
Room/location Description:	
Area/floor Reference:	L3
Area/floor Description:	Level 3
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, machine made mineral fibre insulated beams, metal ducting, flexi ducting, plastic and metal pipes, machine made mineral fibre and foam insulated pipes, machine made mineral fibre firebreak, modern hot water heater

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: Accessible, Ceramic, Timber

Pipework: Accessible, Metal, Plastic

Room/location Construction Details

Ceiling: MMMF

Walls: Ceramic

Floor: Concrete, Vinyl-Non-Asbestos

Doors: Timber

Windows: Metal

Comments: Plastic cisterns, plastic toilet toilets, metal radiator and pipes



Room/location Details

Room/location Reference:	064A
Room/location Description:	
Area/floor Reference:	L3
Area/floor Description:	Level 3
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, modern hot water heater, metal pipes, foam insulated pipes

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: Accessible, Metal, Plastic

Room/location Construction Details

Ceiling: MMMF

Walls: Concrete, Plasterboard

Floor: Concrete, Vinyl-Non-Asbestos

Doors: Timber

Windows: Other: None

Comments:



Room/location Details

Room/location Reference:	065
Room/location Description:	
Area/floor Reference:	L3
Area/floor Description:	Level 3
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, machine made mineral fibre insulated beams, metal ducting, flexi ducting

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: Accessible, Ceramic, Timber

Pipework: Accessible, Metal, Plastic

Room/location Construction Details

Ceiling: MMMF

Walls: Ceramic

Floor: Concrete, Vinyl-Non-Asbestos

Doors: Timber

Windows: Other: None

Comments: Ceramic cistern, plastic toilet toilet, modern water heater



Room/location Details

Room/location Reference:	066
Room/location Description:	
Area/floor Reference:	L3
Area/floor Description:	Level 3
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, machine made mineral fibre insulated beams, metal ducting, flexi ducting, plastic and metal pipes, machine made mineral fibre and foam insulated pipes, machine made mineral fibre firebreak, modern hot water heater

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: Accessible, Ceramic, Timber

Pipework: Accessible, Metal, Plastic

Room/location Construction Details

Ceiling: MMMF

Walls: Ceramic

Floor: Concrete, Vinyl-Non-Asbestos

Doors: Timber

Windows: Metal

Comments: Plastic cisterns, plastic toilet toilets, metal radiator and pipes



Room/location Details

Room/location Reference:	067
Room/location Description:	
Area/floor Reference:	L3
Area/floor Description:	Level 3
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, machine made mineral fibre insulated beams, machine made mineral fibre and foam insulated pipes, metal ducting, flexi ducting, metal conduits

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: No Pipework Present in Room/location

Room/location Construction Details

Ceiling: MMMF

Walls: Plaster, Plasterboard

Floor: Carpet, Concrete

Doors: Timber

Windows: Other: None

Comments: Metal radiator and pipes



Room/location Details

Room/location Reference:	068
Room/location Description:	
Area/floor Reference:	L3
Area/floor Description:	Level 3
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, metal ducting, flexi ducting, machine made mineral fibre insulated beam, machine made mineral fibre firebreak

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: Accessible, Metal, Plastic

Room/location Construction Details

Ceiling: MMMF

Walls: Plasterboard

Floor: Concrete, Vinyl-Non-Asbestos

Doors: Timber

Windows: Other: None

Comments: Modern sink pad



Room/location Details

Room/location Reference:	069
Room/location Description:	
Area/floor Reference:	L3
Area/floor Description:	Level 3
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, machine made mineral fibre insulated beam, machine made mineral fibre firebreak

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: Accessible, Metal

Room/location Construction Details

Ceiling: MMMF

Walls: Plasterboard

Floor: Carpet, Concrete

Doors: Timber

Windows: Metal

Comments: Concrete columns, metal radiator and pipes



Room/location Details

Room/location Reference:	069A
Room/location Description:	
Area/floor Reference:	L3
Area/floor Description:	Level 3
Accessibility:	Inaccessible
Reason for No Access:	Denied Access
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void:

Floor Void:

Cavities:

Risers:

Ducting:

Boxing:

Pipework:

Room/location Construction Details

Ceiling:

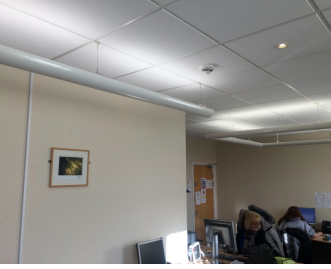
Walls:

Floor:

Doors:

Windows:

Comments:



Room/location Details

Room/location Reference:	070
Room/location Description:	
Area/floor Reference:	L3
Area/floor Description:	Level 3
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, machine made mineral fibre insulated beam, machine made mineral fibre firebreak, metal beam

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: No Pipework Present in Room/location

Room/location Construction Details

Ceiling: MMMF

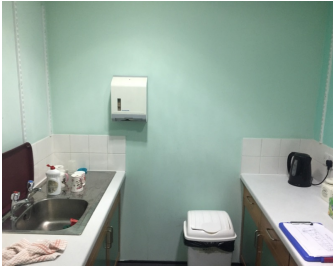
Walls: Plasterboard

Floor: Carpet, Concrete

Doors: Timber

Windows: Metal

Comments: Concrete columns, metal radiator and pipes



Room/location Details

Room/location Reference:	071
Room/location Description:	
Area/floor Reference:	L3
Area/floor Description:	Level 3
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, metal ducting, flexi ducting, machine made mineral fibre insulated beam, machine made mineral fibre firebreak

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: Accessible, Timber

Pipework: Accessible, Metal, Plastic

Room/location Construction Details

Ceiling: MMMF

Walls: Plasterboard

Floor: Concrete, Vinyl-Non-Asbestos

Doors: Timber

Windows: Other: None

Comments: Modern sink pad



Room/location Details

Room/location Reference:	072
Room/location Description:	
Area/floor Reference:	L3
Area/floor Description:	Level 3
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, machine made mineral fibre insulated beam, machine made mineral fibre firebreak, metal beam, machine made mineral fibre insulated pipes

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: No Pipework Present in Room/location

Room/location Construction Details

Ceiling: MMMF

Walls: Plasterboard

Floor: Carpet, Concrete

Doors: Timber

Windows: Metal

Comments: Concrete columns, metal radiator and pipes



Room/location Details

Room/location Reference:	073
Room/location Description:	
Area/floor Reference:	L3
Area/floor Description:	Level 3
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, machine made mineral fibre insulated beam, machine made mineral fibre firebreak, metal beam, machine made mineral fibre insulated pipes

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: No Pipework Present in Room/location

Room/location Construction Details

Ceiling: MMMF

Walls: Plasterboard

Floor: Carpet, Concrete

Doors: Timber

Windows: Metal

Comments: Concrete columns, metal radiator and pipes



Room/location Details

Room/location Reference:	073A
Room/location Description:	
Area/floor Reference:	L3
Area/floor Description:	Level 3
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, machine made mineral fibre insulated beam, machine made mineral fibre firebreak, metal beam

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: No Pipework Present in Room/location

Room/location Construction Details

Ceiling: MMMF

Walls: Plasterboard

Floor: Carpet, Concrete

Doors: Timber

Windows: Metal

Comments: Concrete columns, metal radiator and pipes



Room/location Details

Room/location Reference:	074A
Room/location Description:	
Area/floor Reference:	L3
Area/floor Description:	Level 3
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, machine made mineral fibre insulated beam, machine made mineral fibre firebreak, metal beam

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: No Pipework Present in Room/location

Room/location Construction Details

Ceiling: MMMF

Walls: Plasterboard

Floor: Carpet, Concrete

Doors: Timber

Windows: Metal

Comments: Concrete columns, metal radiator and pipes



Room/location Details

Room/location Reference:	074B
Room/location Description:	
Area/floor Reference:	L3
Area/floor Description:	Level 3
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, machine made mineral fibre insulated beam, machine made mineral fibre firebreak, metal beam

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: No Pipework Present in Room/location

Room/location Construction Details

Ceiling: MMMF

Walls: Plasterboard

Floor: Carpet, Concrete

Doors: Timber

Windows: Metal

Comments: Concrete columns, metal radiator and pipes



Room/location Details

Room/location Reference:	075
Room/location Description:	
Area/floor Reference:	L3
Area/floor Description:	Level 3
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, machine made mineral fibre insulated beam, machine made mineral fibre firebreak, metal beam

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: No Pipework Present in Room/location

Room/location Construction Details

Ceiling: MMMF

Walls: Plasterboard

Floor: Carpet, Concrete

Doors: Timber

Windows: Metal

Comments: Concrete columns, metal radiator and pipes



Room/location Details

Room/location Reference:	076A
Room/location Description:	
Area/floor Reference:	L3
Area/floor Description:	Level 3
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, machine made mineral fibre and insulated pipes, metal beams, flexi ducting, machine made mineral fibre insulated beams

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: No Pipework Present in Room/location

Room/location Construction Details

Ceiling: MMMF

Walls: Plaster, Plasterboard

Floor: Carpet, Concrete

Doors: Timber

Windows: Metal

Comments: Metal radiator and pipes, concrete columns



Room/location Details

Room/location Reference:	076B
Room/location Description:	
Area/floor Reference:	L3
Area/floor Description:	Level 3
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, machine made mineral fibre and insulated pipes, metal beams, flexi ducting , metal conduit, machine made mineral fibre insulated beams

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: No Pipework Present in Room/location

Room/location Construction Details

Ceiling: MMMF

Walls: Plaster, Plasterboard

Floor: Carpet, Concrete

Doors: Timber

Windows: Metal

Comments: Metal radiator and pipes, concrete columns



Room/location Details

Room/location Reference:	076C
Room/location Description:	
Area/floor Reference:	L3
Area/floor Description:	Level 3
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, machine made mineral fibre and insulated pipes, metal beams, machine made mineral fibre insulated beams

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: Accessible, Plasterboard

Pipework: No Pipework Present in Room/location

Room/location Construction Details

Ceiling: MMMF

Walls: Plaster, Plasterboard

Floor: Carpet, Concrete

Doors: Timber

Windows: Timber

Comments: Metal radiator and pipes



Room/location Details

Room/location Reference:	077A
Room/location Description:	
Area/floor Reference:	L3
Area/floor Description:	Level 3
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, machine made mineral fibre insulated beam, machine made mineral fibre firebreak, metal beam

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: No Pipework Present in Room/location

Room/location Construction Details

Ceiling: MMMF

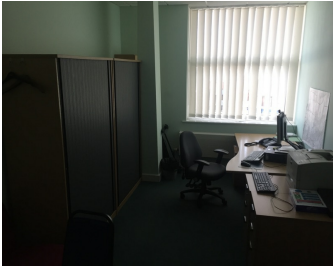
Walls: Plasterboard

Floor: Carpet, Concrete

Doors: Timber

Windows: Metal

Comments: Concrete columns, metal radiator and pipes



Room/location Details

Room/location Reference:	077B
Room/location Description:	
Area/floor Reference:	L3
Area/floor Description:	Level 3
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, machine made mineral fibre insulated beam, machine made mineral fibre firebreak, metal beam

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: No Pipework Present in Room/location

Room/location Construction Details

Ceiling: MMMF

Walls: Plasterboard

Floor: Carpet, Concrete

Doors: Timber

Windows: Metal

Comments: Concrete columns, metal radiator and pipes



Room/location Details

Room/location Reference:	078
Room/location Description:	
Area/floor Reference:	L3
Area/floor Description:	Level 3
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, machine made mineral fibre insulated pipes, machine made mineral fibre insulated beam, machine made mineral fibre firebreak

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: No Pipework Present in Room/location

Room/location Construction Details

Ceiling: Concrete, MMMF

Walls: Plaster, Plasterboard

Floor: Carpet, Concrete, Vinyl-Non-Asbestos

Doors: Timber

Windows: Other: None

Comments: Metal radiator and pipes, modern stair nosings



Room/location Details

Room/location Reference:	078A
Room/location Description:	
Area/floor Reference:	L3
Area/floor Description:	Level 3
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, machine made mineral fibre and insulated pipes, plastic pipes

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: No Pipework Present in Room/location

Room/location Construction Details

Ceiling: MMMF

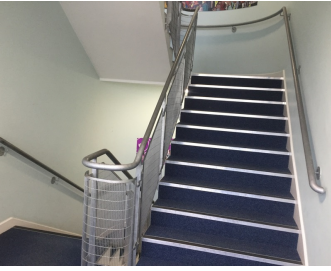
Walls: Plaster, Plasterboard

Floor: Carpet, Concrete

Doors: Timber

Windows: Other: None

Comments:



Room/location Details

Room/location Reference:	079
Room/location Description:	
Area/floor Reference:	L3
Area/floor Description:	Level 3
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	1

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, machine made mineral fibre insulated pipes

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: No Pipework Present in Room/location

Room/location Construction Details

Ceiling: Concrete, MMMF

Walls: Plaster, Plasterboard

Floor: Carpet, Concrete

Doors: Timber

Windows: Metal

Comments: Metal radiator and pipes, modern stair nosings



Item Detail

Item ID	Textured coating to ceilings (VRS)
Sample/link ID	S002 - AJ002454
Property Name	White Swan Centre
Area/floor	L3
Room/location	079
Specific location	
Product/debris type	Plaster/plasterboard Skim
Extent	10 m ²
	■ No Risk

Comments



Room/location Details

Room/location Reference:	079A
Room/location Description:	
Area/floor Reference:	L3
Area/floor Description:	Level 3
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, machine made mineral fibre and insulated pipes, metal beams

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: No Pipework Present in Room/location

Room/location Construction Details

Ceiling: MMMF

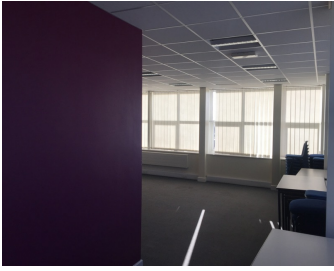
Walls: Plasterboard

Floor: Carpet, Concrete

Doors: Timber

Windows: Metal

Comments: Metal radiator and pipes



Room/location Details

Room/location Reference:	080
Room/location Description:	
Area/floor Reference:	L4
Area/floor Description:	Level 4
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, machine made mineral fibre insulated and plasterboard clad beams, metal ducting, flexi ducting, metal conduits, plastic and metal pipes

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: No Pipework Present in Room/location

Room/location Construction Details

Ceiling: MMMF

Walls: Plaster, Plasterboard

Floor: Carpet, Concrete

Doors: Metal, Timber

Windows: Metal

Comments: Metal radiator and pipes



Room/location Details

Room/location Reference:	080A
Room/location Description:	
Area/floor Reference:	L4
Area/floor Description:	Level 4
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Woodchip Paper, Other: Revealed concrete ceiling, machine made mineral fibre insulated beams, machine made mineral fibre and foam insulated pipes, machine made mineral fibre insulated metal ducting, flexi ducting, metal conduits

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: No Pipework Present in Room/location

Room/location Construction Details

Ceiling: MMMF

Walls: Plaster, Plasterboard

Floor: Carpet, Concrete

Doors: Metal, Timber

Windows: Metal

Comments: Metal radiator and pipes



Room/location Details

Room/location Reference:	080B
Room/location Description:	
Area/floor Reference:	L4
Area/floor Description:	Level 4
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: No Ceiling Void Present in Room/location

Floor Void: Inaccessible, Unable to Investigate because of Unsafe Access

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: Accessible, Metal

Boxing: No Boxing Present in Room/location

Pipework: Accessible, Metal, Plastic

Room/location Construction Details

Ceiling: Timber

Walls: Concrete

Floor: Metal

Doors: Timber

Windows: Other: None

Comments: Machine made mineral fibre and foam insulated pipes, machine made mineral fibre wall panels, metal conduits, modern electrics, machine made mineral fibre insulated ducting



Room/location Details

Room/location Reference:	080C
Room/location Description:	
Area/floor Reference:	L4
Area/floor Description:	Level 4
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, machine made mineral fibre insulated and plasterboard clad beams, machine made mineral fibre insulated metal ducting, flexi ducting, metal conduits, plastic and metal pipes

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: No Pipework Present in Room/location

Room/location Construction Details

Ceiling: MMMF

Walls: Plaster, Plasterboard

Floor: Carpet, Concrete

Doors: Metal, Timber

Windows: Metal

Comments: Metal radiator and pipes



Room/location Details

Room/location Reference:	081
Room/location Description:	
Area/floor Reference:	L4
Area/floor Description:	Level 4
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, machine made mineral fibre insulated and plasterboard clad beams, metal ducting, flexi ducting, metal conduits, plastic and metal pipes

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: Accessible, Timber

Pipework: No Pipework Present in Room/location

Room/location Construction Details

Ceiling: MMMF

Walls: Plaster, Plasterboard

Floor: Carpet, Concrete

Doors: Timber

Windows: Metal, Other: None

Comments:



Room/location Details

Room/location Reference:	082
Room/location Description:	
Area/floor Reference:	L4
Area/floor Description:	Level 4
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, machine made mineral fibre insulated beams, metal ducting, flexi ducting, machine made mineral fibre firebreak

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: Accessible, Ceramic

Pipework: Accessible, Metal, Plastic

Room/location Construction Details

Ceiling: MMMF

Walls: Ceramic

Floor: Concrete, Vinyl-Non-Asbestos

Doors: Timber

Windows: Metal

Comments: Plastic cisterns, plastic toilet toilets, metal radiator and pipes, secured ceramic tiled access hatch



Room/location Details

Room/location Reference:	083
Room/location Description:	
Area/floor Reference:	L4
Area/floor Description:	Level 4
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, machine made mineral fibre insulated beams, metal ducting, machine made mineral fibre firebreak

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: Accessible, Ceramic, Timber

Pipework: Accessible, Metal, Plastic

Room/location Construction Details

Ceiling: MMMF

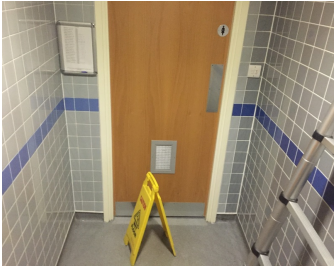
Walls: Ceramic

Floor: Concrete, Vinyl-Non-Asbestos

Doors: Timber

Windows: Other: None

Comments: Ceramic cistern, plastic toilet toilet, modern water heater



Room/location Details

Room/location Reference:	084
Room/location Description:	
Area/floor Reference:	L4
Area/floor Description:	Level 4
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, machine made mineral fibre insulated beams, machine made mineral fibre insulated pipes, machine made mineral fibre firebreak

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: No Pipework Present in Room/location

Room/location Construction Details

Ceiling: MMMF

Walls: Ceramic

Floor: Concrete, Vinyl-Non-Asbestos

Doors: Timber

Windows: Other: None

Comments:



Room/location Details

Room/location Reference:	085
Room/location Description:	
Area/floor Reference:	L4
Area/floor Description:	Level 4
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, machine made mineral fibre insulated beams, machine made mineral fibre insulated pipes, machine made mineral fibre firebreak

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: No Pipework Present in Room/location

Room/location Construction Details

Ceiling: MMMF

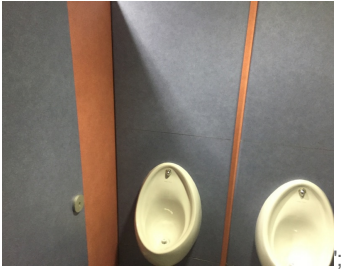
Walls: Ceramic

Floor: Concrete, Vinyl-Non-Asbestos

Doors: Timber

Windows: Other: None

Comments:



Room/location Details

Room/location Reference:	086
Room/location Description:	
Area/floor Reference:	L4
Area/floor Description:	Level 4
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, machine made mineral fibre insulated beams, metal ducting, flexi ducting, machine made mineral fibre firebreak

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: Accessible, Metal, Plastic

Room/location Construction Details

Ceiling: MMMF

Walls: Ceramic

Floor: Concrete, Vinyl-Non-Asbestos

Doors: Timber

Windows: Metal

Comments: Plastic cisterns, plastic toilet toilets, metal radiator and pipes, ceramic urinals



Room/location Details

Room/location Reference:	086A
Room/location Description:	
Area/floor Reference:	L4
Area/floor Description:	Level 4
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, machine made mineral fibre insulated beams, metal ducting, flexi ducting, machine made mineral fibre firebreak

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: Accessible, Ceramic

Pipework: Accessible, Metal, Plastic

Room/location Construction Details

Ceiling: MMMF

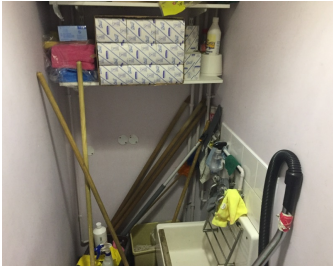
Walls: Ceramic

Floor: Concrete, Vinyl-Non-Asbestos

Doors: Timber

Windows: Metal

Comments: Plastic cisterns, plastic toilet toilets, metal radiator and pipes



Room/location Details

Room/location Reference:	087
Room/location Description:	
Area/floor Reference:	L4
Area/floor Description:	Level 4
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Inaccessible, Other: Due to ceiling fixings above tiles

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: Accessible, Metal, Plastic

Room/location Construction Details

Ceiling: MMMF

Walls: Plasterboard

Floor: Concrete, Vinyl-Non-Asbestos

Doors: Timber

Windows: Other: None

Comments:



Room/location Details

Room/location Reference:	088
Room/location Description:	
Area/floor Reference:	L4
Area/floor Description:	Level 4
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, machine made mineral fibre insulated beams, flexi ducting, machine made mineral fibre insulated metal pipes, machine made mineral fibre firebreak, modern hot water heater

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: Accessible, Ceramic, Timber

Pipework: Accessible, Metal, Plastic

Room/location Construction Details

Ceiling: MMMF

Walls: Ceramic

Floor: Concrete, Vinyl-Non-Asbestos

Doors: Timber

Windows: Other: None

Comments: Modern sink pad



Room/location Details

Room/location Reference:	089
Room/location Description:	
Area/floor Reference:	L4
Area/floor Description:	Level 4
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, machine made mineral fibre insulated beams, machine made mineral fibre firebreak, machine made mineral fibre and foam insulated metal pipes, plastic pipes

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: Accessible, Plasterboard

Pipework: No Pipework Present in Room/location

Room/location Construction Details

Ceiling: MMMF

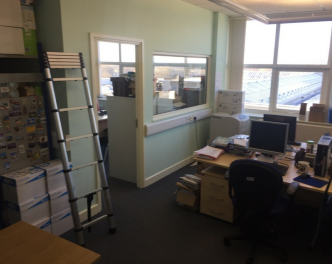
Walls: Plasterboard

Floor: Carpet, Concrete

Doors: Timber

Windows: Metal

Comments: Metal radiator and pipes



Room/location Details

Room/location Reference:	090
Room/location Description:	
Area/floor Reference:	L4
Area/floor Description:	Level 4
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, machine made mineral fibre insulated beams, machine made mineral fibre firebreak, plastic pipes, metal cladding to external wall

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: Accessible, Plasterboard

Pipework: No Pipework Present in Room/location

Room/location Construction Details

Ceiling: MMMF

Walls: Plasterboard

Floor: Carpet, Concrete

Doors: Timber

Windows: Metal

Comments: Metal radiator and pipes



Room/location Details

Room/location Reference:	091
Room/location Description:	
Area/floor Reference:	L4
Area/floor Description:	Level 4
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Inaccessible, Other: Due to machine made mineral fibre blanket above tiles throughout

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: No Pipework Present in Room/location

Room/location Construction Details

Ceiling: MMMF

Walls: Plasterboard

Floor: Carpet, Concrete

Doors: Timber

Windows: Metal

Comments: Metal radiator and pipes, concrete columns



Room/location Details

Room/location Reference:	092
Room/location Description:	
Area/floor Reference:	L4
Area/floor Description:	Level 4
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, metal beams, metal external wall cladding, machine made mineral fibre firebreak, machine made mineral fibre insulated beams

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: No Pipework Present in Room/location

Room/location Construction Details

Ceiling: MMMF

Walls: Plasterboard

Floor: Carpet, Concrete

Doors: Timber

Windows: Metal

Comments: Metal radiator and pipes, plasterboard clad columns, metal shutter housing



Room/location Details

Room/location Reference:	093
Room/location Description:	
Area/floor Reference:	L4
Area/floor Description:	Level 4
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, machine made mineral fibre firebreak, machine made mineral fibre insulated beams, metal ducting, flexi ducting

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: No Pipework Present in Room/location

Room/location Construction Details

Ceiling: MMMF

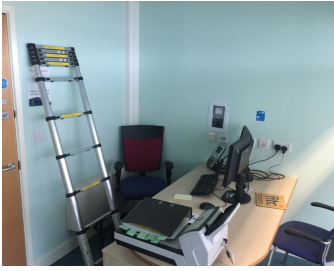
Walls: Plasterboard

Floor: Carpet, Concrete

Doors: Metal, Timber

Windows: Metal

Comments: Metal radiator and pipes



Room/location Details

Room/location Reference:	094
Room/location Description:	
Area/floor Reference:	L4
Area/floor Description:	Level 4
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, machine made mineral fibre firebreak, machine made mineral fibre insulated beams, metal ducting, flexi ducting

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: No Pipework Present in Room/location

Room/location Construction Details

Ceiling: MMMF

Walls: Plasterboard

Floor: Carpet, Concrete

Doors: Metal, Timber

Windows: Metal

Comments: Metal radiator and pipes



Room/location Details

Room/location Reference:	095
Room/location Description:	
Area/floor Reference:	L4
Area/floor Description:	Level 4
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, metal beams, metal external wall cladding, machine made mineral fibre firebreak, limited access due to machine made mineral fibre volume

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: No Pipework Present in Room/location

Room/location Construction Details

Ceiling: MMMF

Walls: Plasterboard

Floor: Carpet, Concrete

Doors: Timber

Windows: Metal

Comments: Metal radiator and pipes



Room/location Details

Room/location Reference:	096
Room/location Description:	
Area/floor Reference:	L4
Area/floor Description:	Level 4
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, metal beams, metal external wall cladding, machine made mineral fibre firebreak, limited access due to machine made mineral fibre volume

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: No Pipework Present in Room/location

Room/location Construction Details

Ceiling: MMMF

Walls: Plasterboard

Floor: Carpet, Concrete

Doors: Timber

Windows: Metal

Comments: Metal radiator and pipes



Room/location Details

Room/location Reference:	097
Room/location Description:	
Area/floor Reference:	L4
Area/floor Description:	Level 4
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, machine made mineral fibre insulated beams, machine made mineral fibre firebreak, machine made mineral fibre and foam insulated metal pipes, metal conduits

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: No Pipework Present in Room/location

Room/location Construction Details

Ceiling: MMMF

Walls: Plasterboard

Floor: Carpet, Concrete

Doors: Timber

Windows: Other: None

Comments: Metal radiator and pipes



Room/location Details

Room/location Reference:	098
Room/location Description:	
Area/floor Reference:	L4
Area/floor Description:	Level 4
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Inaccessible, Other: Due to machine made mineral fibre blanket above tiles throughout

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: Accessible, Plasterboard

Pipework: No Pipework Present in Room/location

Room/location Construction Details

Ceiling: MMMF

Walls: Plasterboard

Floor: Carpet, Concrete

Doors: Timber

Windows: Metal

Comments: Metal radiator and pipes



Room/location Details

Room/location Reference:	099
Room/location Description:	
Area/floor Reference:	L4
Area/floor Description:	Level 4
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Inaccessible, Other: Due to machine made mineral fibre blanket above tiles throughout

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: No Pipework Present in Room/location

Room/location Construction Details

Ceiling: MMMF

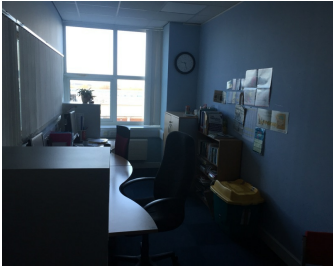
Walls: Plasterboard

Floor: Carpet, Concrete

Doors: Timber

Windows: Metal

Comments: Metal radiator and pipes, concrete columns



Room/location Details

Room/location Reference:	100
Room/location Description:	
Area/floor Reference:	L4
Area/floor Description:	Level 4
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Inaccessible, Other: Due to machine made mineral fibre blanket above tiles throughout

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: No Pipework Present in Room/location

Room/location Construction Details

Ceiling: MMMF

Walls: Plasterboard

Floor: Carpet, Concrete

Doors: Timber

Windows: Metal

Comments: Metal radiator and pipes



Room/location Details

Room/location Reference:	101
Room/location Description:	
Area/floor Reference:	L4
Area/floor Description:	Level 4
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, metal beams, plastic pipes, machine made mineral fibre insulation, limited access due to machine made mineral fibre blanket above tiles

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: No Pipework Present in Room/location

Room/location Construction Details

Ceiling: MMMF

Walls: Plaster, Plasterboard

Floor: Carpet, Concrete

Doors: Timber

Windows: Metal

Comments: Metal radiator and pipes



Room/location Details

Room/location Reference:	103
Room/location Description:	
Area/floor Reference:	L4
Area/floor Description:	Level 4
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, metal beam, plastic pipes, metal conduits, metal cladding to external walls, machine made mineral fibre insulation

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: No Pipework Present in Room/location

Room/location Construction Details

Ceiling: MMMF

Walls: Plasterboard

Floor: Carpet, Concrete

Doors: Timber

Windows: Metal

Comments: Modern air con unit, modern comms units



Room/location Details

Room/location Reference:	104
Room/location Description:	
Area/floor Reference:	L4
Area/floor Description:	Level 4
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Woodchip Paper, Other: Revealed concrete ceiling, metal beams, plastic pipes, machine made mineral fibre firebreak

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: No Pipework Present in Room/location

Room/location Construction Details

Ceiling: MMMF

Walls: Plasterboard

Floor: Carpet, Concrete

Doors: Timber

Windows: Other: None

Comments:



Room/location Details

Room/location Reference:	105
Room/location Description:	
Area/floor Reference:	L4
Area/floor Description:	Level 4
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, metal beams, plastic pipes, machine made mineral fibre insulated beams machine made mineral fibre insulation, limited access due to machine made mineral fibre blanket above tiles

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: No Pipework Present in Room/location

Room/location Construction Details

Ceiling: MMMF

Walls: Plaster, Plasterboard

Floor: Carpet, Concrete

Doors: Timber

Windows: Metal

Comments: Metal radiator and pipes



Room/location Details

Room/location Reference:	106
Room/location Description:	
Area/floor Reference:	L4
Area/floor Description:	Level 4
Accessibility:	Inaccessible
Reason for No Access:	Meetings in progress
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void:

Floor Void:

Cavities:

Risers:

Ducting:

Boxing:

Pipework:

Room/location Construction Details

Ceiling:

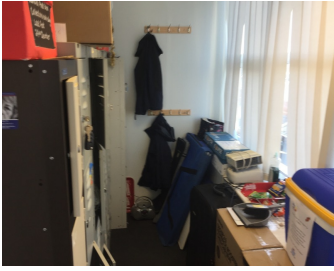
Walls:

Floor:

Doors:

Windows:

Comments:



Room/location Details

Room/location Reference:	107
Room/location Description:	
Area/floor Reference:	L4
Area/floor Description:	Level 4
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, metal beams, plastic pipes, machine made mineral fibre insulated beams machine made mineral fibre insulation, limited access due to machine made mineral fibre blanket above tiles

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: No Pipework Present in Room/location

Room/location Construction Details

Ceiling: MMMF

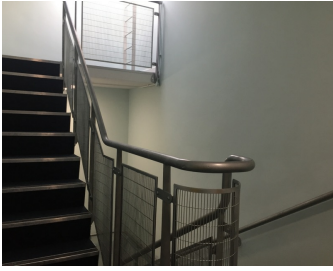
Walls: Plaster, Plasterboard

Floor: Carpet, Concrete

Doors: Timber

Windows: Metal

Comments:



Room/location Details

Room/location Reference:	108
Room/location Description:	
Area/floor Reference:	L4
Area/floor Description:	Level 4
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	1

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, machine made mineral fibre insulated pipes, machine made mineral fibre insulated beam, machine made mineral fibre firebreak

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: No Pipework Present in Room/location

Room/location Construction Details

Ceiling: Concrete, MMMF

Walls: Plaster, Plasterboard

Floor: Carpet, Concrete, Vinyl-Non-Asbestos

Doors: Timber

Windows: Other: None

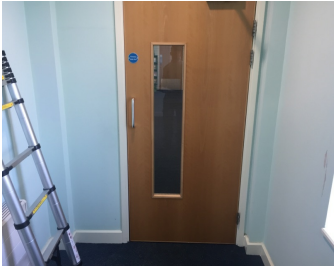
Comments: Metal radiator and pipes, modern stair nosings, metal skylight accessing room



Item Detail

Item ID	Textured coating to ceilings (OS)
Sample/link ID	S003 - AJ002455
Property Name	White Swan Centre
Area/floor	L4
Room/location	108
Specific location	Ceiling
Product/debris type	Plaster/plasterboard Skim
Extent	40 m ²
	■ No Risk

Comments



Room/location Details

Room/location Reference:	109
Room/location Description:	
Area/floor Reference:	L4
Area/floor Description:	Level 4
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, metal beams, metal beam, metal cladding to external wall, rendered wall

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: No Pipework Present in Room/location

Room/location Construction Details

Ceiling: MMMF

Walls: Plasterboard

Floor: Carpet, Concrete

Doors: Timber

Windows: Metal

Comments:



Room/location Details

Room/location Reference:	110
Room/location Description:	
Area/floor Reference:	L4
Area/floor Description:	Level 4
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	1

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed concrete ceiling, machine made mineral fibre insulated pipes, machine made mineral fibre insulated beam, machine made mineral fibre firebreak

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: No Pipework Present in Room/location

Room/location Construction Details

Ceiling: Concrete, MMMF

Walls: Plaster, Plasterboard

Floor: Carpet, Concrete

Doors: Timber

Windows: Metal

Comments: Metal radiator and pipes, modern stair nosings, metal skylight accessing room



Item Detail

Item ID	Textured coating to ceilings (VRS)
Sample/link ID	S003 - AJ002455
Property Name	White Swan Centre
Area/floor	L4
Room/location	110
Specific location	
Product/debris type	Plaster/plasterboard Skim
Extent	20 m ²
	■ No Risk

Comments



Room/location Details

Room/location Reference:	111
Room/location Description:	
Area/floor Reference:	L5
Area/floor Description:	Level 5
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: Accessible, Other: Revealed machine made mineral fibre firebreak, timber ceiling, timber framework, metal beams, limited access due to host restrictions

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: No Pipework Present in Room/location

Room/location Construction Details

Ceiling: MMMF

Walls: Plaster, Plasterboard

Floor: Carpet, Concrete

Doors: Timber

Windows: Metal

Comments: Metal radiator and pipes, modern stair nosings, metal skylight accessing room



Room/location Details

Room/location Reference:	112
Room/location Description:	
Area/floor Reference:	ST1
Area/floor Description:	Stairwell
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Void Investigations

Ceiling Void: No Ceiling Void Present in Room/location

Floor Void: No Floor Void Present in Room/location

Cavities: No Cavities Present in Room/location

Risers: No Risers Present in Room/location

Ducting: No Ducting Present in Room/location

Boxing: No Boxing Present in Room/location

Pipework: No Pipework Present in Room/location

Room/location Construction Details

Ceiling: Plastic

Walls: Metal

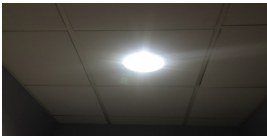
Floor: Concrete

Doors: Metal

Windows: Metal

Comments:

Asbestos Register



Location	Item
Item ID	Gaskets
Property Name	White Swan Centre
Area/floor	L3
Room/location	062
Specific location	Ceiling void
Product/debris type	Gaskets To Pipe Flange
Extent	2 Number
Accessibility/vulnerability	Medium
Additional information	N/A
Actions/recommendations	
Action/recommendations	Further Investigation Required

Material Assessment

Product Type (a)	N/A
Extent of Damage (b)	N/A
Surface Treatment (c)	N/A
Asbestos Fibre (d)	N/A
Total (a+b+c+d)	12
Material Risk Assessment	High

Priority Assessment

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

Overall Assessment

Total (a+b+c+d+e+f+g+h)	13
Overall Risk Assessment	Low


Comments


No Comments


Survey Results


Overall Risk Assessment Table


Item	Material Risk Assessment					Priority Risk Assessment					Overall Risk Assessment
	a	b	c	d	Total	e	f	g	h	Total	Total
Gaskets	N/A	N/A	N/A	N/A	12	0	1	0	0	01	13

 (20 \geq) High

 (14-19) Medium

 (10-13) Low

 (≤ 9) Very Low

 (0) No Risk

Survey Results

Summary of Remedial or Removal Works

Item	Sample	Product/debris Type	Area/floor	Room/location	Action/recommendations
No Remediation & Removal Works Required					

Survey Appendices

Material Risk Assessment Algorithm

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

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

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

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

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

Assessment Information

Material Classifications

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

(10 ≥) High

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

(7-9) Medium

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

(5-6) Low

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

(≤4) Very Low

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

(0) No Risk

No ACM present.

Assessment Information

Priority Classifications

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

Assessment Information

Priority Risk Assessment Algorithm

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

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

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

■ (10 ≥) High

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

■ (7-9) Medium

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

■ (5-6) Low

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

■ (≤ 4) Very Low

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

■ (0) No Risk

No ACM present.

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

Assessment Information

Overall Risk Assessment Algorithm

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

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

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

Overall Classifications

(20 ≥) High

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

(14-19) Medium

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

(10-13) Low

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

(≤9) Very Low

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

(0) No Risk

No ACM present.

Survey Appendices

Remedial Options

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

Removal

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

Management

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

Monitor

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

Label

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

Protection/enclosure

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

Sealed/encapsulate

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

Repair

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

Remove

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

Periodic Air Test

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

Survey Appendices

Regulations and Guidance

Legislation

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

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

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

Approved Codes of Practice and Guidance Documents

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

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

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

Bulk Analysis Results

Documents Enclosed.

Site Plans

Documents Enclosed.