

Wadebridge School



ASBESTOS MANAGEMENT POLICY September 2024

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1.0 Asbestos Management Policy Statement

Wadebridge School has a local Asbestos Management Policy which can be found within the former Cornwall County Council Asbestos Management Plan located on the bottom shelf within the Business Manager's office and also placed on the school website.

This Asbestos Management Plan sets out the actions taken within the school premises to manage Asbestos Containing Materials (ACMs) in accordance with The Control of Asbestos Regulations (CAR), best practice guidance and Cornwall Council policy.

The Cornwall Council policy was awaiting revision following a resurvey of its property. No update has been received by the school if this has been completed.

A copy of this plan and the premises asbestos survey and register, in addition to any other relevant information as detailed in the school's guidance, is held in a central folder which can be found on the **bottom shelf of the Site Team Leaders office.**

A copy of the Asbestos Management Plan – Management Recommendations and Record of Inspections are also included in the School Compliance File 1 located on the **bottom shelf of the Site Team Leaders office.**

This central folder will be made readily available to all those who need access to the asbestos documentation.

This plan has been developed in consultation with previous Cornwall Council guidance, the school's leadership team.

To ensure school employees, students, contractors and visitors to the premises do not disturb ACMs and are safe from potential exposure, the following effective asbestos management procedures are in place:

- A designated person/s responsible for the management of asbestos on the schools premises (referred to as the Responsible Person); including the updating of existing records.
- A system to ensure ACMs are identifiable through appropriate labelling and/ or colour coding.
- Provision of asbestos awareness training to relevant school employees and third parties as deemed necessary (including the keeping of appropriate training records).
- To periodically inspect ACMs on a regular basis as specified within the asbestos register.
- To periodically review this Asbestos Management Plan.
- Provide access to the asbestos management central folder to contractors carrying out maintenance and/ or construction works (this includes IT contractors) prior to the commencement of works.
- Ensure where deemed necessary, a refurbishment or demolition survey is undertaken when the school undertakes any construction works.
- Seek advice and guidance from suitably qualified and experienced UKAS accredited Competent Person/s, consultant or contractor on any asbestos related work activities that are to be undertaken (this may include, but is not limited to: re-inspections, asbestos removal works, environmental cleans, encapsulation works & air-monitoring).

3.0 Asbestos Management Plan

3.1 Duty Holder

The school has appointed the Headteacher as the legally designated Duty Holder (unless an alternative person has been identified and appointed by the Trustee Board).

3.2 Responsible Persons

The following members of staff have been nominated by the Headteacher to be responsible for managing asbestos on the school's premises.

Business Manager - Lead Officer

Site Team Leader - Deputy

The members of staff detailed above have attended a recent asbestos awareness training course. Details of these records can be found in their training records held by the Site Team leader.

3.3 Damaged ACMs / Emergency Procedure

Where asbestos containing materials (ACMs) have been damaged, or damaged materials/suspected deterioration are identified during inspection processes the school will instigate the emergency procedure which is to evacuate the area concerned immediately and secure the area ensuring no access is permitted. Signage should be displayed and barriers erected to prevent unauthorised entry. All belongings and equipment to be left in-situ and not removed.

Contact the business manager or if unavailable the site team leader to implement the above and instigate the emergency procedure.

Review impact on the school's operational procedures i.e. if a classroom is affected, alternative teaching arrangements would need to be implemented as the classroom cannot be used, or if a corridor is affected which is a fire escape, an alternative means of egress requires to be established.

If considered applicable Contact Cornwall Council's Health Safety & Wellbeing Services and notify them of the damage and advise them the action being implemented which is to consist of contacting a UKAS accredited contractor or consultant to provide professional advice and guidance. This may include, but is not limited to inspecting the damage reported, arranging an air monitoring test and arranging and managing any associated remedial works required which could include encapsulation or removal and re-testing.

Maintain controlled access to the area until such time as formal clearance has been confirmed.

Maintain good communication with school staff and relevant other parties, providing updates as necessary to ensure the access arrangements are not breached.

3.4 Asbestos Survey and Register

The Asbestos Survey provides accurate information on the location, amount and condition of ACMs. The information in the survey report will be used to form the asbestos

register which is a key component of the management plan for the school. The school will ensure that an up-to-date copy of the asbestos survey/register will be available on the premises. The main register is kept in the Site Team Leaders Office with a summary copy kept at main reception and readily accessible to any contractors.


3.5 Asbestos Containing Materials



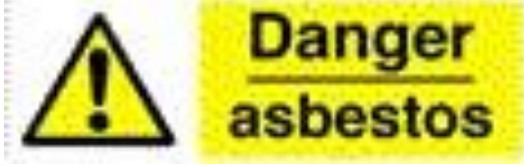

The areas of the school which have asbestos containing materials (ACMs) that require management will be noted from the asbestos register within the asbestos survey report. A copy of the Asbestos Register is attached to this document. Controls for specific high-risk areas identified are included later in this plan at Section 4.0 (*Control measures for specific areas identified*).

Where ACMs have been identified, the person/s named earlier in this plan as being responsible for managing asbestos will ensure that the materials are capable of being identified visually by all staff and contractors using the following:

Asbestos containing materials in classrooms, corridors and other areas accessible to all staff and pupils will be identified by a label/ sticker similar to those contained within the table below.

Asbestos containing materials in other areas will be labelled using labels commensurate with legislative requirements i.e. a ‘tombstone’ label (see table below).

<i>Examples of acceptable asbestos stickers/ labels to be used</i>	
<p>The following examples of labels/ stickers are suitable for use within the school premises as part of the management control procedures outlined within this Asbestos Management Plan.</p> <p>These examples are not extensive and other appropriate stickers/ labels may be used.</p>	<p><i>Asbestos ‘tombstone’ sticker – normal industry standard label used</i></p> 
<p><i>Presumed asbestos sticker – used when similar materials have been proven to contain ACMs</i></p>	<p><i>Encapsulated asbestos sticker – used when ACMs have been encapsulated</i></p>

	
<p>Asbestos sticker – An alternative to the ‘tombstone’ sticker highlighted above</p>	<p>Warning sticker – Can be used in communal areas where ACMs are present; may be used in place of other types specified above which may cause unnecessary concern</p>
	

3.6 Staff Awareness

All staff within the school will be provided with relevant information on:

Types and location of ACMs (via the Asbestos Register and Plan)

The visual means of identifying ACM's (labels/colour coding)

How to avoid risks from asbestos (e.g. not disturbing)

How to report concerns about ACMs (e.g. to the Duty Holder)

New and temporary staff will as part of their staff induction to be introduced to the control of asbestos containing materials in the school and their known locations by the Business Manager outlining the Management Plan procedures and the location of the Asbestos Management Plan including this policy within the digital ‘Staff Handbook’.

All members of staff can raise concerns that they may have with ACM's, it's locations and methods of work in its vicinity initially through the school helpline and/or direct with the Business Manager.

Asbestos related work such as removal is planned over holiday periods.

Notice of all work included within ‘holiday work programmes’ which are compiled for Trustee meetings and Senior Leadership Team and will be communicated to staff via an all staff email.

3.7 Monitoring and Inspection

The school will ensure formal visual inspections of all known ACMs are carried out as stipulated within the Asbestos Register, recording the details of such inspections in the Building Compliance spreadsheet that is reported to FAR Committee at least twice a year.

Formal visual inspections of retained ACMs (where able to be inspected) will be conducted on at least an annual basis, by the Competent / Responsible Persons with the main school buildings inspected by Business Manager and / Site Team Leader. The majority will be conducted and recorded on a six-monthly basis.

Any damaged or deteriorated materials found will be reported according to the procedures detailed earlier in this plan at Section 3.3 (*Damaged ACMs / Emergency Procedure*).

3.8 Works and Visitor Protocols

3.8.1 Contractors

Everyone attending the school to carry out any works will be required to access and review the asbestos survey, register and plan before undertaking any work.

This will be provided by the person/s responsible for managing asbestos as previously described in this plan or other relevant member of staff within the school.

All contractors undertaking any work will be required to sign that they have reviewed the asbestos survey, register and plan. The signing sheet is within the summary Asbestos folder at main reception.

Where there are ACMs that are to be worked on or nearby, no work will take place until an appropriate risk assessments and method statements (RAMS) of work is produced by a specialist UKAS licenced asbestos removal contractor and all HSE notification procedures given within the time scales for the HSE to authorise prior to works commencing.

All clean air tests **must** be taken and certificated that the area/s are safe to enter on completion of the works.

3.8.2 Emergency Services

Emergency Services personnel attending site must be given access to the asbestos survey, register and plan on arrival.

3.9 Minor Maintenance and Refurbishment or Demolition Works

Where minor works of a maintenance nature are necessary the Asbestos Management Process Chart stages are to be followed.

Where the school commissions any construction works involving an upgrade, refurbishment or demolition work a refurbishment or demolition survey will be undertaken as necessary to locate and describe, as far as is reasonably practicable, all ACMs in the area where the work will take place.

This will be undertaken in accordance with the requirements of the Health and Safety Executive guidance HSG264.

Where necessary, the school will seek further advice and guidance from the Council's Health, Safety and Welfare Services on the contact details specified earlier in this plan.

3.10 Asbestos Works and Removals

The school will ensure that any works undertaken involving ACMs will be carried out within the requirements of the Control of Asbestos Regulations 2012. Guidance from the Health and Safety Executive can be found at: <http://www.hse.gov.uk/asbestos/index.htm>.

Control measures will be detailed in the risk assessments and method statements provided by the contractor.

The school asbestos register will be updated accordingly following completion of the asbestos related works by the Business Manager both for the hard and digital copies.

Where the school requires further guidance in relation to the Control of Asbestos Regulations 2012, the support of the Council's Health, Safety and Welfare Unit or an external UKAS accredited consultant or licenced asbestos removal contractor will be sought.

4.0 Control Measures for Specific Areas Identified

This section outlines specific control measures adopted by the school, which are outside of the normal adopted practices, for ACMs which staff, visitors, emergency services attending site and/or contractors must be made aware of.

There are presently no specific control measures in place outside of the normal adopted practices.

CORMAC

Asbestos Re-inspection Survey Report Report No: J011813

Wadebridge School
Gonvena Hill
Wadebridge
Cornwall
PL27 6BU
UPRN: 4153

Engineering Services Laboratory:
Asbestos Consultancy






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Issue and Revision Record

Revision	0	Revision Date	31 Jul 2024
Originator	Rui Batista	Signature	
Checked	Alexander Odoni	Signature	
Lead Surveyor	Rui Batista	Signature	
Purpose of Issue	Initial Revision		

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Block/Floor/Room	Room Description	Sample Ref No.	Material Location	Product Type	Asbestos Type	Approx. Quantity (m2)	Material Assem't Score	Action	Frequency of Inspection
Block 5 /0/004	Bedroom	AS 69765 / 003 {TPS000085}*	VFTs & Adhesive below Carpet	Vinyl Floor Tile & Adhesive	Chrysotile	11m ²	2	Manage and reinspect at regular intervals	1 Year
Block 5 /0/005	Bedroom	AS 69765 / 003 {TPS000085}*	VFTs & Adhesive below Carpet	Vinyl Floor Tile & Adhesive	Chrysotile	12m ²	2	Manage and reinspect at regular intervals	1 Year
Block 5 /0/006	Lounge	AS 69765 / 003 {TPS000085}*	VFTs & Adhesive below Carpet	Vinyl Floor Tile & Adhesive	Chrysotile	20m ²	3	Manage and reinspect at regular intervals	1 Year
Block 5 /0/007	Tank Room	AS 69765 / 003 {TPS000085}*	VFTs & Adhesive below Carpet	Vinyl Floor Tile & Adhesive	Chrysotile	1.5m ²	2	Manage and reinspect at regular intervals	1 Year
Block 5 /E/Ext	External	69765/007 {TPS000088}*	Cement Soffits around Building	Asbestos Cement	Chrysotile	35lm	4	Repair or Remove	1 Year
Block 5 /E/Ext	External	69765/005 {TPS000086}*	Cement Ceiling Panel to Porch	Asbestos Cement	Chrysotile	1m ²	3	Inspect Prior to Disturbance	1 Year
Block 5 /E/Ext	External	69765/006 {TPS000087}*	Cement Soil Vent Pipe	Asbestos Cement	Chrysotile	2.5lm	4	Manage and reinspect at regular intervals	1 Year

See Register of Findings for full sample details.

Suspect Materials Found Not to Contain Asbestos:

Block/Floor/Room	Room Description	Material Location	Product Type	Material Type	Comments
No non asbestos materials sampled during the survey					

Inaccessible Areas:

Block/Floor/Room	Room Description	Inaccessible Area	Comments	Action
Block 1 /-1/010	Oil Store	Suspected asbestos within switchgear to oil tank	Not accessed as door locked and no key available. Visual inspection of electrical switchgear to redundant header tank adjacent oil storage tank. Presumed to contain asbestos until otherwise proven upon removal of tank. Exercise Caution & Inspect prior to any disturbance.	Inspect Prior to Disturbance
Block 1 /0/093	Circ.	Ceiling Void above fixed Ceiling Tiles	Restricted Access above concealed fixed ceiling tiles. Presumed to contain asbestos until proven otherwise.	Inspect Prior to Disturbance
Block 1 /0/093	Circ.	Rear of Skylight Lining Presumed to Contain Asbestos	Face is non asbestos Danotile plasterboard in good condition (completely sealed) with cover strips. Rear back presumed to contain asbestos until proven otherwise due to restricted access to original lining material of roof light as Refurbishment Survey for Fire Alarm Installation- 18th & 19th February 2019 undertaken by Allium. Exercise Caution.	Inspect Prior to Disturbance
Block 2 /0/	Lift	Inaccessible	Gain access & survey prior to any disturbance.	Inspect Prior to Disturbance
Block 2 /1/	Lift	Inaccessible	Gain access & survey prior to any disturbance.	Inspect Prior to Disturbance

It must be assumed all inaccessible areas contain ACM's until proven otherwise.

High Risk Items:

Block/Floor/Room	Room Description	Material Location	Product Type	Asbestos Type	Material Assem't Score	Action
Block 1 /-1/004	Basement Storage	Asbestos Paper Debris to Pipework	Asbestos Textiles/Paper	Chrysotile	8	Removal Required Prior to Work
Block 1 /-1/004	Basement Storage	Loose Vermiculite Insulation on Floor of Pipe Duct	Asbestos Insulation	Crocidolite (or unknown)	12	Removal Required Prior to Work
Block 1 /0/058	A1 Art Classroom	Coated Fibreboard Ceiling remains within Ceiling Void	Asbestos Coated Fibreboard	Chrysotile	8	Urgent removal & restrict access
Block 1 /0/093	Circ.	AIB Boxing in void to Circ. (0/105)	Asbestos Insulating Board	Chrysotile + Amosite	9	Removed

The materials detailed in the table above have been identified as high risk and may pose a risk to health. These items require immediate attention.

1. Introduction & Scope of Work

A re-inspection survey has been completed to inspect Asbestos Containing Materials (ACM's) within Wadebridge School, Gonvena Hill, Wadebridge, Cornwall. This report presents the findings of the original survey, and identifies the risks associated with the materials in the form of a series of material assessment algorithms.

Scope of work: A 6 month and 12-month schedule has been designed for asbestos products depending on accessibility, vulnerability and level of risk associated with the product. This is the Yearly Re-inspection scheduled for 2024 - 2025. A full Re-inspection has been conducted to all identified and presumed Asbestos Containing Materials. Areas inaccessible and presumed to contain asbestos e.g., electrical services will be accessed and re-inspected where possible.

Additonal internal notes: N/A

Additonal external notes: N/A

This survey assesses the risk of the ACM's to release airborne fibres when subjected to standard disturbance. It does NOT constitute a full risk assessment or management plan.

2. General

2.1 Client Details

Client Name:
Phil Luke

Client Address:
Wadebridge School, Wadebridge School, Gonvena Hill, Wadebridge, Cornwall, PL27 6BU

Site Address:
Wadebridge School, Gonvena Hill, Wadebridge, Cornwall, PL27 6BU

UPRN:
4153

2.2 Survey Consultant

Consultants Name:
Cormac Solutions

Consultants Address:
Engineering Services Laboratory, Radnor Road, Scorrier, REDRUTH, TR16 5EH

2.3 Overview

Survey Date(s): 29th July 2024

Surveyors: Rui Batista

Report Date: 31 July 2024

Revision: 0

Age of building: 1970's

Property type: Purpose built school

Construction type: Concrete block built construction with a flat felt roof

3. Survey Details

3.1 Purpose, Aims & Objective

The aim of this survey was to reinspect, as far as reasonably practicable, previously identified Asbestos Containing Material's (ACM's), and to assess their condition. The purpose of the survey was to highlight any change in condition of identified ACM's to enable the Client to comply with their duty to manage Asbestos.

3.2 Method & Type

The survey was conducted in accordance with the Health & Safety Executives publication HSG264 Asbestos: The survey guide (1) and the in-house Asbestos Surveying Technical Procedure A1.

Sampling conducted in accordance with HSG248 'Asbestos: The analysts' guide (2) for sampling, analysis and clearance procedures and in-house Bulk Sampling Technical Procedure A2.

The type of survey performed was a Reinspection Survey (MA and PA).

3.3 Variations or Deviations

No variations or deviations from the In-House Procedure were recorded at the time of the survey.

3.4 Areas included in Reinspection Survey

The areas included in the Reinspection Survey were:

- 1 All previously identified ACM's and areas of no access

3.5 Survey Plans

Plans showing the extent of the survey are enclosed in Appendix B. They should be regarded as 'sketch-plans' and are intended to provide a visual appreciation of the buildings/areas surveyed, together with locations where samples were taken. They should not be considered as being accurate, scaled drawings.

3.6 Photographs

Representative photographs were taken to accompany the survey plans (Appendix A).

5. Material Assessments

5.1 General

The duty to manage under CAR⁽²⁾ requires a written plan to be produced, specifying the measures to be taken to control and manage the risk from identified and presumed ACM's. An important stage of this process is to assess the potential for fibre release of each ACM found. To help make the assessment in a structured and recordable way, a standard material assessment algorithm has been developed (HSG 264)⁽¹⁾.

5.2 Material Assessment Algorithm

Sample Variable	Score	Examples of scores
Product type (or debris from product)	1	Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement, etc.).
	2	Asbestos insulating board, mill board, other low density insulation board, asbestos textiles, gaskets, rope and woven textiles, asbestos paper and felt.
	3	Thermal insulation (e.g. pipe and boiler lagging,) sprayed asbestos, loose asbestos, asbestos mattresses and packing.
Asbestos type	1	Chrysotile
	2	Amosite (or any Amphibole, excluding Crocidolite)
	3	Crocidolite
Extent of damage/ deterioration	0	Good condition; no visible damage
	1	Low damage: a few scratches or surface marks; broken edges on boards, tiles etc
	2	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres
	3	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris
Surface treatment	0	Composite material containing asbestos: reinforced plastics, resins, vinyl tiles
	1	Enclosed sprays and lagging, asbestos insulating board (with exposed face painted or encapsulated), asbestos cement sheets etc
	2	Unsealed asbestos insulating board, or encapsulated lagging and sprays
	3	Unsealed laggings and sprays

The scores allocated are then added together to give a total score of between 2 and 12.

10 or more	=	High potential to release asbestos fibres
7 - 9	=	Medium potential to release asbestos fibres
4 - 6	=	Low potential to release asbestos fibres
3 or less	=	Very low potential to release asbestos fibres

Results of the Material Assessment Algorithms are reported in Table 1 (Appendix A). (Where none of the samples contained asbestos, there will be no Material Assessment Algorithms).

6. Recommendations/Comments

The Asbestos Containing Materials (ACM's) identified during the reinspection survey are tabulated in the Summary of Findings and detailed in Appendix A.

In order to manage the ACM's identified; recommended actions have been given based on the surveyor's assessment on site.

The full descriptions for these actions are detailed below:

Urgent Removal

The material has been found to be in poor condition and is in an area which is prone to further damage, where damage is too significant for repair. Urgent removal is recommended by a suitably trained and competent contractor. The area should be placed out of bounds, until the work has been carried out.

Immediate Encapsulation

The material has been found to be in poor condition and is in an area which is prone to further damage at surface level. Immediate encapsulation is recommended by a suitably trained and competent contractor. The area should be placed out of bounds, until the work has been carried out.

Repair or Remove

The material has been found to have low levels of damage and is prone to further damage however it is not causing an immediate hazard. Encapsulation or removal is recommended by a suitably trained and competent contractor.

Manage and Inspect Regularly

The material has been found to be in good condition with the surface adequately sealed.

Inspection Required Prior To Disturbance

ACM's have been presumed to an area that was inaccessible at the time of the survey. Appointed contractors carrying out routine maintenance work in the areas should be aware of the survey limitations. If access is required to these areas in order to carry out any works, access arrangements must be made and the area re-inspected prior to any work commencing on site.


References

- (1). HSG264 'Asbestos: The Survey guide (Second edition 2012).
- (2). HSG248 'Asbestos: The Analysts' guide for sampling, (Second edition 2021).


APPENDIX A

REGISTER OF FINDINGS


UPRN:	4153	Block No.	Block 4	Floor No.	0	Room No.	002
Room Description:	Garage						
General Room Notes:							

Item		
	Sample Ref. No:	AS AD001175*
	Material Location:	AC Corrugated Roof Sheet against wall to P.E Base 001
	Approx. Quantity:	10lm
	Accessibility:	Occasionally likely to be disturbed
	Comments:	Manageable condition. Do not disturb and remove if affected by any proposed refurbishment works or if proven to be damaged.
	Sample Notes:	
Re-inspection notes:	Asbestos Yearly Re-inspection 24/25: 29/07/2024	
Recommendation:	No Attention Required (Inspect at intervals) – Good/reasonable condition and adequately surface treated	
Material Assessment Score (MAS)		Score
Product Type:	Asbestos Cement	1
Condition:	Low Damage	1
Treatment:	Unsealed	1
Asbestos Type:	Chrysotile	1
Total:		4
Priority Assessment Score (PAS)		
Normal Occupant Activity Likelihood of Disturbance	Low disturbance	1
Location	Rooms up to 100m ²	2
Accessibility	Occasionally likely to be disturbed	1
Extent/Amount	<10m ² or <10m pipe run	1
Average Score		2
Human Exposure Potential		
Number of Occupants	1 to 3	1
Frequency of use of area	Weekly	2
Average time area is in use	3 to 6 hours	2
Average Score		2
Maintenance Activity		
Type of maintenance activity	Low disturbance	1
Frequency of maintenance activity	<1 per year	1
Average Score		1
Total (Occupant Activity + 3 averages)		6
Total PAS & MAS		10


UPRN:	4153	Block No.	Block 4	Floor No.	0	Room No.	004
Room Description:	Machine Shop						
General Room Notes:	Previous Refurbishment survey prior to window and door renewal. Limited access above fixed wooden ceiling.						

Item		
	Sample Ref. No:	AS AD001175*
	Material Location:	AC Corrugated Roof above fixed fibreboard ceiling
	Approx. Quantity:	40m ²
	Accessibility:	Usually inaccessible or unlikely to be disturbed
	Comments:	Not visible within shop. Unable to inspect
	Sample Notes:	
Re-inspection notes:	Asbestos Yearly Re-inspection 24/25: 29/07/2024	
Recommendation:	No Attention Required (Inspect at intervals) – Good/reasonable condition and adequately surface treated	
Material Assessment Score (MAS)		Score
Product Type:	Asbestos Cement	1
Condition:	Low Damage	1
Treatment:	Unsealed	1
Asbestos Type:	Chrysotile	1
Total:		4
Priority Assessment Score (PAS)		
Normal Occupant Activity Likelihood of Disturbance	Low disturbance	1
Location	Rooms up to 100m ²	2
Accessibility	Usually inaccessible or unlikely to be disturbed	0
Extent/Amount	10m ² - 50m ² or 10m - 50m pipe run	2
Average Score		2
Human Exposure Potential		
Number of Occupants	4 to 10	2
Frequency of use of area	Daily	3
Average time area is in use	3 to 6 hours	2
Average Score		3
Maintenance Activity		
Type of maintenance activity	Minor disturbance	0
Frequency of maintenance activity	Unlikely	0
Average Score		0
Total (Occupant Activity + 3 averages)		6
Total PAS & MAS		10


UPRN:	4153	Block No.	Block 4	Floor No.	E	Room No.	EXT
Room Description:	External						
General Room Notes:							

Item		
	Sample Ref. No:	AD001175*
	Material Location:	AC Corrugated Roof above Machine Shop (004) only
	Approx. Quantity:	40m ²
	Accessibility:	Occasionally likely to be disturbed
	Comments:	Same as 4141/4/0/005/19 - 2003 Survey Report. Do not disturb. Remove if affected by any proposed refurbishment works or if proven to be damaged.
	Sample Notes:	
Re-inspection notes:	Asbestos Yearly Re-inspection 24/25: 29/07/2024	
Recommendation:	No Attention Required (Inspect at intervals) – Good/reasonable condition and adequately surface treated	
Material Assessment Score (MAS)		Score
Product Type:	Asbestos Cement	1
Condition:	Low Damage	1
Treatment:	Unsealed	1
Asbestos Type:	Chrysotile	1
Total:		4
Priority Assessment Score (PAS)		
Normal Occupant Activity Likelihood of Disturbance	Low disturbance	1
Location	External	0
Accessibility	Occasionally likely to be disturbed	1
Extent/Amount	10m ² - 50m ² or 10m - 50m pipe run	2
Average Score		1
Human Exposure Potential		
Number of Occupants	>10	3
Frequency of use of area	Daily	3
Average time area is in use	3 to 6 hours	2
Average Score		3
Maintenance Activity		
Type of maintenance activity	Minor disturbance	0
Frequency of maintenance activity	Unlikely	0
Average Score		0
Total (Occupant Activity + 3 averages)		5
Total PAS & MAS		9


UPRN:	4153	Block No.	Block 4	Floor No.	E	Room No.	EXT
Room Description:	External						
General Room Notes:							

Item		
	Sample Ref. No:	AS AD001175*
	Material Location:	AC Corrugated Roof next to wall of PE Dept
	Approx. Quantity:	4.5m
	Accessibility:	Occasionally likely to be disturbed
	Comments:	Narrow section of asbestos cement. Do not disturb. Remove if affected by any proposed refurbishment works or if proven to be damaged.
	Sample Notes:	
Re-inspection notes:	Asbestos Yearly Re-inspection 24/25: 29/07/2024	
Recommendation:	No Attention Required (Inspect at intervals) – Good/reasonable condition and adequately surface treated	
Material Assessment Score (MAS)		Score
Product Type:	Asbestos Cement	1
Condition:	Low Damage	1
Treatment:	Unsealed	1
Asbestos Type:	Chrysotile	1
Total:		4
Priority Assessment Score (PAS)		
Normal Occupant Activity Likelihood of Disturbance	Low disturbance	1
Location	External	0
Accessibility	Occasionally likely to be disturbed	1
Extent/Amount	<10m ² or <10m pipe run	1
Average Score		1
Human Exposure Potential		
Number of Occupants	>10	3
Frequency of use of area	Daily	3
Average time area is in use	3 to 6 hours	2
Average Score		3
Maintenance Activity		
Type of maintenance activity	Minor disturbance	0
Frequency of maintenance activity	Unlikely	0
Average Score		0
Total (Occupant Activity + 3 averages)		5
Total PAS & MAS		9


UPRN:	4153	Block No.	Block 4	Floor No.	E	Room No.	EXT
Room Description:	External						
General Room Notes:							

Item		
	Sample Ref. No:	Presumed
	Material Location:	Molded Cement Ridge & Fascia Panels
	Approx. Quantity:	18m
	Accessibility:	Usually inaccessible or unlikely to be disturbed
	Comments:	Presumed to contain asbestos until proven otherwise. Sampling exercise recommended prior to any disturbance. Monitor
	Sample Notes:	
Re-inspection notes:	Asbestos Yearly Re-inspection 24/25: 29/07/2024	
Recommendation:	No Attention Required (Inspect at intervals) – Good/reasonable condition and adequately surface treated	
Material Assessment Score (MAS)		Score
Product Type:	Asbestos Cement	1
Condition:	Low Damage	1
Treatment:	Unsealed	1
Asbestos Type:	Crocidolite (or unknown)	3
Total:		6
Priority Assessment Score (PAS)		
Normal Occupant Activity Likelihood of Disturbance	Rare disturbance	0
Location	External	0
Accessibility	Usually inaccessible or unlikely to be disturbed	0
Extent/Amount	10m ² - 50m ² or 10m - 50m pipe run	2
Average Score		1
Human Exposure Potential		
Number of Occupants	>10	3
Frequency of use of area	Daily	3
Average time area is in use	3 to 6 hours	2
Average Score		3
Maintenance Activity		
Type of maintenance activity	Minor disturbance	0
Frequency of maintenance activity	Unlikely	0
Average Score		0
Total (Occupant Activity + 3 averages)		4
Total PAS & MAS		10


UPRN:	4153	Block No.	Block 1	Floor No.	-1	Room No.	003
Room Description:	Boiler Room						
General Room Notes:	Information taken from Wadebridge School Site Plan and Register Sheet Folder.						

Item		
	Sample Ref. No:	Presumed
	Material Location:	Presumed Cement Flue Pipe at the bottom of Chimney Brest
	Approx. Quantity:	Unknown
	Accessibility:	Usually inaccessible or unlikely to be disturbed
	Comments:	Visually seen through 2nd floor riser (Circ 2/001A) Suspected material only. Monitor condition. Remove if affected by proposed refurbishment works.
	Sample Notes:	
Re-inspection notes:	Asbestos Yearly Re-inspection 24/25: 29/07/2024	
Recommendation:	No Attention Required (Inspect at intervals) – Good/reasonable condition and adequately surface treated	
Material Assessment Score (MAS)		Score
Product Type:	Asbestos Cement	1
Condition:	Low Damage	1
Treatment:	Unsealed	1
Asbestos Type:	Crocidolite (or unknown)	3
Total:		6
Priority Assessment Score (PAS)		
Normal Occupant Activity Likelihood of Disturbance	Rare disturbance	0
Location	Confined spaces	3
Accessibility	Usually inaccessible or unlikely to be disturbed	0
Extent/Amount	<10m ² or <10m pipe run	1
Average Score		2
Human Exposure Potential		
Number of Occupants	None	0
Frequency of use of area	Infrequent	0
Average time area is in use	<1 hour - toilets	0
Average Score		0
Maintenance Activity		
Type of maintenance activity	Minor disturbance	0
Frequency of maintenance activity	Unlikely	0
Average Score		0
Total (Occupant Activity + 3 averages)		2
Total PAS & MAS		8


UPRN:	4153	Block No.	Block 1	Floor No.	-1	Room No.	003
Room Description:	Boiler Room						
General Room Notes:	Information taken from Wadebridge School Site Plan and Register Sheet Folder.						

Item		
	Sample Ref. No:	Presumed
	Material Location:	Woven Cable Wrap impregnated with Bitumen
	Approx. Quantity:	10lm
	Accessibility:	Occasionally likely to be disturbed
	Comments:	Encapsulated with white paint. Monitor condition. Remove if affected by proposed refurbishment works.
	Sample Notes:	
Re-inspection notes:	Asbestos Yearly Re-inspection 24/25: 29/07/2024	
Recommendation:	No Attention Required (Inspect at intervals) – Good/reasonable condition and adequately surface treated	
Material Assessment Score (MAS)		Score
Product Type:	Textile	2
Condition:	Low Damage	1
Treatment:	Composite Material	0
Asbestos Type:	Chrysotile	1
Total:		4
Priority Assessment Score (PAS)		
Normal Occupant Activity Likelihood of Disturbance	Rare disturbance	0
Location	Rooms up to 100m ²	2
Accessibility	Occasionally likely to be disturbed	1
Extent/Amount	<10m ² or <10m pipe run	1
Average Score		2
Human Exposure Potential		
Number of Occupants	1 to 3	1
Frequency of use of area	Infrequent	0
Average time area is in use	<1 hour - toilets	0
Average Score		1
Maintenance Activity		
Type of maintenance activity	Minor disturbance	0
Frequency of maintenance activity	Unlikely	0
Average Score		0
Total (Occupant Activity + 3 averages)		3
Total PAS & MAS		7


UPRN:	4153	Block No.	Block 1	Floor No.	-1	Room No.	004
Room Description:	Basement Storage						
General Room Notes:	Information taken from Wadebridge School Site Plan and Register Sheet Folder. Previous refurbishment survey carried on 18th-20th February 2019						

Item		
	Sample Ref. No:	4153/1/-1/004/15 (TPS000085)*
	Material Location:	Asbestos Paper Debris to Pipework
	Approx. Quantity:	<1m ²
	Accessibility:	Usually inaccessible or unlikely to be disturbed
	Comments:	Area now completely shutted. ACM presumed still present. Remove using A Licensed Contractor upon Demolition or Major Refurbishment.
	Sample Notes:	
Re-inspection notes:	Asbestos Yearly Re-inspection 23-24: 25/07/2023	
Recommendation:	Removal Required Prior to Work	
Material Assessment Score (MAS)		Score
Product Type:	Asbestos Textiles/Paper	2
Condition:	High Damage	3
Treatment:	Unsealed	2
Asbestos Type:	Chrysotile	1
Total:		8
Priority Assessment Score (PAS)		
Normal Occupant Activity	Rare disturbance	0
Likelihood of Disturbance		
Location	Confined spaces	3
Accessibility	Usually inaccessible or unlikely to be disturbed	0
Extent/Amount	<10m ² or <10m pipe run	1
Average Score		2
Human Exposure Potential		
Number of Occupants	None	0
Frequency of use of area	Infrequent	0
Average time area is in use	<1 hour - toilets	0
Average Score		0
Maintenance Activity		
Type of maintenance activity	Minor disturbance	0
Frequency of maintenance activity	Unlikely	0
Average Score		0
Total (Occupant Activity + 3 averages)		2
Total PAS & MAS		10


UPRN:	4153	Block No.	Block 1	Floor No.	-1	Room No.	004
Room Description:	Basement Storage						
General Room Notes:	Information taken from Wadebridge School Site Plan and Register Sheet Folder. Previous refurbishment survey carried on 18th-20th February 2019						

Item		
	Sample Ref. No:	AS 4153/1/-1/004/15 {TPS000085}*
	Material Location:	Asbestos Paper Lining to Pipework
	Approx. Quantity:	20lm
	Accessibility:	Usually inaccessible or unlikely to be disturbed
	Comments:	Presumed to contain asbestos until otherwise proven. Area now completely shutted. ACM presumed still present behind new MMMF wall. Remove using A Licensed Contractor upon Demolition or Major Refurbishment.
	Sample Notes:	
Re-inspection notes:	Asbestos Yearly Re-inspection 24/25: 29/07/2024	
Recommendation:	Removal Required Prior to Work	
Material Assessment Score (MAS)		Score
Product Type:	Asbestos Textiles/Paper	2
Condition:	Low Damage	1
Treatment:	Unsealed	2
Asbestos Type:	Chrysotile	1
Total:		6
Priority Assessment Score (PAS)		
Normal Occupant Activity	Rare disturbance	0
Likelihood of Disturbance		
Location	Confined spaces	3
Accessibility	Usually inaccessible or unlikely to be disturbed	0
Extent/Amount	10m ² - 50m ² or 10m - 50m pipe run	2
	Average Score	2
Human Exposure Potential		
Number of Occupants	None	0
Frequency of use of area	Infrequent	0
Average time area is in use	<1 hour - toilets	0
	Average Score	0
Maintenance Activity		
Type of maintenance activity	Minor disturbance	0
Frequency of maintenance activity	Unlikely	0
	Average Score	0
	Total (Occupant Activity + 3 averages)	2
	Total PAS & MAS	8


UPRN:	4153	Block No.	Block 1	Floor No.	-1	Room No.	004
Room Description:	Basement Storage						
General Room Notes:	Information taken from Wadebridge School Site Plan and Register Sheet Folder. Previous refurbishment survey carried on 18th-20th February 2019						

Item		
	Sample Ref. No:	Presumed
	Material Location:	Loose Vermiculite Insulation on Floor of Pipe Duct
	Approx. Quantity:	10m ²
	Accessibility:	Usually inaccessible or unlikely to be disturbed
	Comments:	Presumed to contain asbestos until otherwise proven. Area now completely shutted behind new MMMF wall. ACM presumed still present. Remove using A Licensed Contractor upon Demolition or Major Refurbishment.
	Sample Notes:	
Re-inspection notes:	Asbestos Yearly Re-inspection 23-24: 25/07/2023	
Recommendation:	Removal Required Prior to Work	
Material Assessment Score (MAS)		Score
Product Type:	Asbestos Insulation	3
Condition:	High Damage	3
Treatment:	Unsealed	3
Asbestos Type:	Crocidolite (or unknown)	3
Total:		12
Priority Assessment Score (PAS)		
Normal Occupant Activity	Rare disturbance	0
Likelihood of Disturbance		
Location	Confined spaces	3
Accessibility	Usually inaccessible or unlikely to be disturbed	0
Extent/Amount	<10m ² or <10m pipe run	1
Average Score		2
Human Exposure Potential		
Number of Occupants	None	0
Frequency of use of area	Infrequent	0
Average time area is in use	<1 hour - toilets	0
Average Score		0
Maintenance Activity		
Type of maintenance activity	Minor disturbance	0
Frequency of maintenance activity	Unlikely	0
Average Score		0
Total (Occupant Activity + 3 averages)		2
Total PAS & MAS		14


UPRN:	4153	Block No.	Block 1	Floor No.	-1	Room No.	004
Room Description:	Basement Storage						
General Room Notes:	Information taken from Wadebridge School Site Plan and Register Sheet Folder. Previous refurbishment survey carried on 18th-20th February 2019						

Item		
	Sample Ref. No:	Presumed
	Material Location:	Gaskets to Pipework
	Approx. Quantity:	Small amounts
	Accessibility:	Easily disturbed
	Comments:	Visual inspection to pipework gaskets. Presumed to contain asbestos until otherwise proven. Gaskets edges slightly damaged. Surveyor recommends encapsulation. Remove if affected by any proposed refurbishment work
	Sample Notes:	
Re-inspection notes:	Asbestos Yearly Re-inspection 24/25: 29/07/2024	
Recommendation:	Repair or Remove – Some damage present and/or vulnerable to further damage, but not causing an immediate hazard. Encapsulation or removal is strongly recommended.	
Material Assessment Score (MAS)		Score
Product Type:	Gasket	2
Condition:	Low Damage	1
Treatment:	Unsealed	1
Asbestos Type:	Chrysotile	1
Total:		5
Priority Assessment Score (PAS)		
Normal Occupant Activity	Rare disturbance	0
Likelihood of Disturbance		
Location	Rooms up to 100m ²	2
Accessibility	Easily disturbed	2
Extent/Amount	Small amounts or items	0
	Average Score	2
Human Exposure Potential		
Number of Occupants	1 to 3	1
Frequency of use of area	Infrequent	0
Average time area is in use	<1 hour - toilets	0
	Average Score	1
Maintenance Activity		
Type of maintenance activity	Minor disturbance	0
Frequency of maintenance activity	Unlikely	0
	Average Score	0
	Total (Occupant Activity + 3 averages)	3
	Total PAS & MAS	8


UPRN:	4153	Block No.	Block 1	Floor No.	-1	Room No.	004
Room Description:	Basement Storage						
General Room Notes:	Information taken from Wadebridge School Site Plan and Register Sheet Folder. Previous refurbishment survey carried on 18th-20th February 2019						

Item		
	Sample Ref. No:	Presumed
	Material Location:	Woven Cable Wrap impregnated with Bitumen
	Approx. Quantity:	110lm
	Accessibility:	Occasionally likely to be disturbed
	Comments:	Visual inspection to woven cable wrap along the circulation. Presumed to contain asbestos until otherwise proven. Do not disturb.
	Sample Notes:	
Re-inspection notes:	Asbestos Yearly Re-inspection 24/25: 29/07/2024	
Recommendation:	No Attention Required (Inspect at intervals) – Good/reasonable condition and adequately surface treated	
Material Assessment Score (MAS)		Score
Product Type:	Textile	2
Condition:	Low Damage	1
Treatment:	Composite Material	0
Asbestos Type:	Chrysotile	1
Total:		4
Priority Assessment Score (PAS)		
Normal Occupant Activity Likelihood of Disturbance	Rare disturbance	0
Location	Rooms up to 100m ²	2
Accessibility	Occasionally likely to be disturbed	1
Extent/Amount	>50m ² or >50m pipe run	3
Average Score		2
Human Exposure Potential		
Number of Occupants	1 to 3	1
Frequency of use of area	Infrequent	0
Average time area is in use	<1 hour - toilets	0
Average Score		1
Maintenance Activity		
Type of maintenance activity	Minor disturbance	0
Frequency of maintenance activity	Unlikely	0
Average Score		0
Total (Occupant Activity + 3 averages)		3
Total PAS & MAS		7


UPRN:	4153	Block No.	Block 1	Floor No.	-1	Room No.	004
Room Description:	Basement Storage						
General Room Notes:	Information taken from Wadebridge School Site Plan and Register Sheet Folder. Previous refurbishment survey carried on 18th-20th February 2019						

Item		
	Sample Ref. No:	Presumed
	Material Location:	AC Flue Pipe within Service Void (Riser)
	Approx. Quantity:	7m to 1st Floor
	Accessibility:	Usually inaccessible or unlikely to be disturbed
	Comments:	Presumed to contain asbestos until otherwise proven. Area now completely shutted with new MMMF wall. ACM presumed still present. AC pipe runs up to the 1st and 2nd floor (visible from the service shaft). Do not disturb. Remove if affected by any proposed refurbishment works or if proven to be damaged.
	Sample Notes:	
Re-inspection notes:	Asbestos Yearly Re-inspection 24/25: 29/07/2024	
Recommendation:	No Attention Required (Inspect at intervals) – Good/reasonable condition and adequately surface treated	
Material Assessment Score (MAS)		Score
Product Type:	Asbestos Cement	1
Condition:	Low Damage	1
Treatment:	Unsealed	1
Asbestos Type:	Crocidolite (or unknown)	3
Total:		6
Priority Assessment Score (PAS)		
Normal Occupant Activity Likelihood of Disturbance	Rare disturbance	0
Location	Confined spaces	3
Accessibility	Usually inaccessible or unlikely to be disturbed	0
Extent/Amount	10m ² - 50m ² or 10m - 50m pipe run	2
Average Score		2
Human Exposure Potential		
Number of Occupants	1 to 3	1
Frequency of use of area	Infrequent	0
Average time area is in use	<1 hour - toilets	0
Average Score		1
Maintenance Activity		
Type of maintenance activity	Minor disturbance	0
Frequency of maintenance activity	Unlikely	0
Average Score		0
Total (Occupant Activity + 3 averages)		3
Total PAS & MAS		9


UPRN:	4153	Block No.	Block 1	Floor No.	-1	Room No.	010
Room Description:	Oil Store						
General Room Notes:	Information taken from Wadebridge School Site Plan and Register Sheet Folder.						

Item		
	Sample Ref. No:	Inaccessible
	Material Location:	Suspected asbestos within switchgear to oil tank
	Approx. Quantity:	2no.
	Accessibility:	N/A
	Comments:	Not accessed as door locked and no key available. Visual inspection of electrical switchgear to redundant header tank adjacent oil storage tank. Presumed to contain asbestos until otherwise proven upon removal of tank. Exercise Caution & Inspect prior to any disturbance.
Sample Notes:		
Re-inspection notes:	Asbestos Yearly Re-inspection 24/25: 29/07/2024	
Recommendation:	Inspection Required Prior to Disturbance – Appointed contractors carrying out routine maintenance work should be made aware that these areas were inaccessible at the time of the survey and that further investigation is required prior to disturbance of the material.	
Material Assessment Score (MAS)		Score
Product Type:	N/A	N/A
Condition:	N/A	N/A
Treatment:	N/A	N/A
Asbestos Type:	N/A	N/A
Total:		N/A
Priority Assessment Score (PAS)		
Normal Occupant Activity	N/A	-
Likelihood of Disturbance		
Location	N/A	N/A
Accessibility	N/A	N/A
Extent/Amount	N/A	N/A
Average Score		-
Human Exposure Potential		
Number of Occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A
Average Score		-
Maintenance Activity		
Type of maintenance activity	N/A	N/A
Frequency of maintenance activity	N/A	N/A
Average Score		-
Total (Occupant Activity + 3 averages)		-
Total PAS & MAS		-


UPRN:	4153	Block No.	Block 1	Floor No.	0	Room No.	000
Room Description:	Service Shaft						
General Room Notes:							

Item		
	Sample Ref. No:	Presumed
	Material Location:	Cement Vent Pipe within Service Void
	Approx. Quantity:	10lm
	Accessibility:	Occasionally likely to be disturbed
	Comments:	to full height of block. Monitor condition. Remove if affected by proposed refurbishment works.
	Sample Notes:	
Re-inspection notes:	Asbestos Yearly Re-inspection 24/25: 29/07/2024	
Recommendation:	No Attention Required (Inspect at intervals) – Good/reasonable condition and adequately surface treated	
Material Assessment Score (MAS)		Score
Product Type:	Asbestos Cement	1
Condition:	Low Damage	1
Treatment:	Unsealed	1
Asbestos Type:	Crocidolite (or unknown)	3
Total:		6
Priority Assessment Score (PAS)		
Normal Occupant Activity Likelihood of Disturbance	Rare disturbance	0
Location	Confined spaces	3
Accessibility	Occasionally likely to be disturbed	1
Extent/Amount	<10m ² or <10m pipe run	1
Average Score		2
Human Exposure Potential		
Number of Occupants	None	0
Frequency of use of area	Infrequent	0
Average time area is in use	<1 hour - toilets	0
Average Score		0
Maintenance Activity		
Type of maintenance activity	Minor disturbance	0
Frequency of maintenance activity	Unlikely	0
Average Score		0
Total (Occupant Activity + 3 averages)		2
Total PAS & MAS		8


UPRN:	4153	Block No.	Block 1	Floor No.	0	Room No.	011
Room Description:	Storage						
General Room Notes:							

Item		
	Sample Ref. No:	Presumed
	Material Location:	Gaskets/Backings/Flashguards within Electrical Switchgear
	Approx. Quantity:	2no.
	Accessibility:	Usually inaccessible or unlikely to be disturbed
	Comments:	Presumed to contain asbestos until proven otherwise. Do not disturb. Remove if affected by any proposed refurbishment work or proven to be damaged.
	Sample Notes:	
Re-inspection notes:	Asbestos Yearly Re-inspection 24/25: 29/07/2024	
Recommendation:	No Attention Required (Inspect at intervals) – Good/reasonable condition and adequately surface treated	
Material Assessment Score (MAS)		Score
Product Type:	Flash Guards	2
Condition:	Low Damage	1
Treatment:	Sealed	2
Asbestos Type:	Chrysotile	1
Total:		6
Priority Assessment Score (PAS)		
Normal Occupant Activity Likelihood of Disturbance	Rare disturbance	0
Location	Rooms up to 100m ²	2
Accessibility	Usually inaccessible or unlikely to be disturbed	0
Extent/Amount	Small amounts or items	0
Average Score		1
Human Exposure Potential		
Number of Occupants	1 to 3	1
Frequency of use of area	Daily	3
Average time area is in use	1 to 3 hours	1
Average Score		2
Maintenance Activity		
Type of maintenance activity	Minor disturbance	0
Frequency of maintenance activity	<1 per year	1
Average Score		1
Total (Occupant Activity + 3 averages)		4
Total PAS & MAS		10


UPRN:	4153	Block No.	Block 1	Floor No.	0	Room No.	012
Room Description:	Store/Cloak Room						
General Room Notes:	Previous sampling survey. Insulating board ceiling panels.						

Item		
	Sample Ref. No:	AC000125*
	Material Location:	Coated Fibreboard Ceiling
	Approx. Quantity:	15m ²
	Accessibility:	Occasionally likely to be disturbed
	Comments:	One small areas with flaking paint. Manageable condition. Do not disturb. Remove if affected by any proposed refurbishment works or if proven to be highly damaged.
	Sample Notes:	
Re-inspection notes:	Asbestos Yearly Re-inspection 24/25: 29/07/2024	
Recommendation:	No Attention Required (Inspect at intervals) – Good/reasonable condition and adequately surface treated	
Material Assessment Score (MAS)		Score
Product Type:	Asbestos Coated Fibreboard	2
Condition:	Low Damage	1
Treatment:	Sealed	1
Asbestos Type:	Chrysotile	1
Total:		5
Priority Assessment Score (PAS)		
Normal Occupant Activity Likelihood of Disturbance	Low disturbance	1
Location	Rooms up to 100m ²	2
Accessibility	Occasionally likely to be disturbed	1
Extent/Amount	10m ² - 50m ² or 10m - 50m pipe run	2
Average Score		2
Human Exposure Potential		
Number of Occupants	4 to 10	2
Frequency of use of area	Daily	3
Average time area is in use	3 to 6 hours	2
Average Score		3
Maintenance Activity		
Type of maintenance activity	Low disturbance	1
Frequency of maintenance activity	<1 per year	1
Average Score		1
Total (Occupant Activity + 3 averages)		7
Total PAS & MAS		12


UPRN:	4153	Block No.	Block 1	Floor No.	0	Room No.	014
Room Description:	WC						
General Room Notes:							

Item		
	Sample Ref. No:	AS AC000125*
	Material Location:	Coated Fibreboard Ceiling
	Approx. Quantity:	2m ²
	Accessibility:	Occasionally likely to be disturbed
	Comments:	Small areas of peeling paint. Monitor condition for now. Remove if affected by proposed refurbishment works.
	Sample Notes:	
Re-inspection notes:	Asbestos Yearly Re-inspection 24/25: 29/07/2024	
Recommendation:	No Attention Required (Inspect at intervals) – Good/reasonable condition and adequately surface treated	
Material Assessment Score (MAS)		Score
Product Type:	Asbestos Coated Fibreboard	2
Condition:	Low Damage	1
Treatment:	Sealed	1
Asbestos Type:	Chrysotile	1
Total:		5
Priority Assessment Score (PAS)		
Normal Occupant Activity Likelihood of Disturbance	Rare disturbance	0
Location	Rooms up to 100m ²	2
Accessibility	Occasionally likely to be disturbed	1
Extent/Amount	<10m ² or <10m pipe run	1
Average Score		2
Human Exposure Potential		
Number of Occupants	4 to 10	2
Frequency of use of area	Daily	3
Average time area is in use	<1 hour - toilets	0
Average Score		2
Maintenance Activity		
Type of maintenance activity	Low disturbance	1
Frequency of maintenance activity	<1 per year	1
Average Score		1
Total (Occupant Activity + 3 averages)		5
Total PAS & MAS		10

UPRN:	4153	Block No.	Block 1	Floor No.	0	Room No.	017
Room Description:	Hall						
General Room Notes:							


Item		
	Sample Ref. No:	4153/1/0/017/10 {TPS000083}*
	Material Location:	Stair Nosing to either side of Hall
	Approx. Quantity:	1 per step
	Accessibility:	Routinely disturbed
	Comments:	Monitor condition. Remove if affected by proposed refurbishment works.
	Sample Notes:	
Re-inspection notes:	Asbestos Yearly Re-inspection 24/25: 29/07/2024	
Recommendation:	No Attention Required (Inspect at intervals) – Good/reasonable condition and adequately surface treated	
Material Assessment Score (MAS)		Score
Product Type:	Reinforced Composite	1
Condition:	Low Damage	1
Treatment:	Composite Material	0
Asbestos Type:	Chrysotile	1
Total:		3
Priority Assessment Score (PAS)		
Normal Occupant Activity	Low disturbance	1
Likelihood of Disturbance		
Location	Rooms up to 100m ²	2
Accessibility	Routinely disturbed	3
Extent/Amount	<10m ² or <10m pipe run	1
Average Score		2
Human Exposure Potential		
Number of Occupants	>10	3
Frequency of use of area	Daily	3
Average time area is in use	>6 hours	3
Average Score		3
Maintenance Activity		
Type of maintenance activity	Minor disturbance	0
Frequency of maintenance activity	Unlikely	0
Average Score		0
Total (Occupant Activity + 3 averages)		6
Total PAS & MAS		9

UPRN:	4153	Block No.	Block 1	Floor No.	0	Room No.	041A
Room Description:	Store						
General Room Notes:							


Item		
	Sample Ref. No:	Presumed
	Material Location:	Asbestos Paper to top/bottom of pipework (also presumed within void duct under and above floor)
	Approx. Quantity:	0.25lm
	Accessibility:	Usually inaccessible or unlikely to be disturbed
	Comments:	Presumed to contain asbestos until otherwise proven. Top end of pipework is encapsulated, unable to verified bottom due to stored items (presumed debris and bottom end of pipe could have unsealed damaged asbestos paper below). Avoid disturbing rear floor area to Cleaners Cupboard - Encapsulation of bottom cavity recommended.
	Sample Notes:	
Re-inspection notes:	Asbestos Yearly Re-inspection 24/25: 29/07/2024 - Limited access due to stored items	
Recommendation:	Repair or Remove - Some damage present and/or vulnerable to further damage, but not causing an immediate hazard. Encapsulation or removal is strongly recommended.	
Material Assessment Score (MAS)		Score
Product Type:	Paper	2
Condition:	Medium Damage	2
Treatment:	Unsealed	2
Asbestos Type:	Chrysotile	1
Total:		7
Priority Assessment Score (PAS)		
Normal Occupant Activity	Rare disturbance	0
Likelihood of Disturbance		
Location	Confined spaces	3
Accessibility	Usually inaccessible or unlikely to be disturbed	0
Extent/Amount	Small amounts or items	0
Average Score		1
Human Exposure Potential		
Number of Occupants	1 to 3	1
Frequency of use of area	Daily	3
Average time area is in use	<1 hour - toilets	0
Average Score		2
Maintenance Activity		
Type of maintenance activity	Minor disturbance	0
Frequency of maintenance activity	Unlikely	0
Average Score		0
Total (Occupant Activity + 3 averages)		3
Total PAS & MAS		10

Areas which are concealed and have not been accessed during the survey (e.g ceiling voids above fixed ceilings, floor and wall voids, fire doors, electric boxes etc) and any other inaccessible area may contain asbestos. A more intrusive inspection should be carried out before working in these areas.


UPRN:	4153	Block No.	Block 1	Floor No.	0	Room No.	041A
Room Description:	Store						
General Room Notes:							

Item		
	Sample Ref. No:	Presumed
	Material Location:	Woven Cable Wrap impregnated with Bitumen
	Approx. Quantity:	10m
	Accessibility:	Occasionally likely to be disturbed
	Comments:	Visual inspection to woven cable wrap. Presumed to contain asbestos until otherwise proven. Do not disturb.
	Sample Notes:	
Re-inspection notes:	Asbestos Yearly Re-inspection 24/25: 29/07/2024	
Recommendation:	No Attention Required (Inspect at intervals) – Good/reasonable condition and adequately surface treated	
Material Assessment Score (MAS)		Score
Product Type:	Textile	2
Condition:	Low Damage	1
Treatment:	Composite Material	0
Asbestos Type:	Chrysotile	1
Total:		4
Priority Assessment Score (PAS)		
Normal Occupant Activity Likelihood of Disturbance	Rare disturbance	0
Location	Confined spaces	3
Accessibility	Occasionally likely to be disturbed	1
Extent/Amount	<10m ² or <10m pipe run	1
Average Score		2
Human Exposure Potential		
Number of Occupants	1 to 3	1
Frequency of use of area	Daily	3
Average time area is in use	<1 hour - toilets	0
Average Score		2
Maintenance Activity		
Type of maintenance activity	Minor disturbance	0
Frequency of maintenance activity	Unlikely	0
Average Score		0
Total (Occupant Activity + 3 averages)		4
Total PAS & MAS		8

UPRN:	4153	Block No.	Block 1	Floor No.	0	Room No.	041A
Room Description:	Store						
General Room Notes:							

Item		
	Sample Ref. No:	Presumed
	Material Location:	Gaskets to Pipework
	Approx. Quantity:	2no.
	Accessibility:	Usually inaccessible or unlikely to be disturbed
	Comments:	Visual inspection to pipework gasket. Presumed to contain asbestos until otherwise proven. Do not disturb. Remove if affected by any proposed refurbishment works or if proven to be damaged.
	Sample Notes:	
Re-inspection notes:	Asbestos Yearly Re-inspection 24/25: 29/07/2024	
Recommendation:	No Attention Required (Inspect at intervals) – Good/reasonable condition and adequately surface treated	
Material Assessment Score (MAS)		Score
Product Type:	Gasket	2
Condition:	Good Condition	0
Treatment:	Unsealed	1
Asbestos Type:	Chrysotile	1
Total:		4
Priority Assessment Score (PAS)		
Normal Occupant Activity Likelihood of Disturbance	Rare disturbance	0
Location	Confined spaces	3
Accessibility	Usually inaccessible or unlikely to be disturbed	0
Extent/Amount	Small amounts or items	0
Average Score		1
Human Exposure Potential		
Number of Occupants	1 to 3	1
Frequency of use of area	Daily	3
Average time area is in use	<1 hour - toilets	0
Average Score		2
Maintenance Activity		
Type of maintenance activity	Minor disturbance	0
Frequency of maintenance activity	Unlikely	0
Average Score		0
Total (Occupant Activity + 3 averages)		3
Total PAS & MAS		7

UPRN:	4153	Block No.	Block 1	Floor No.	0	Room No.	058
Room Description:	A1 Art Classroom						
General Room Notes:							

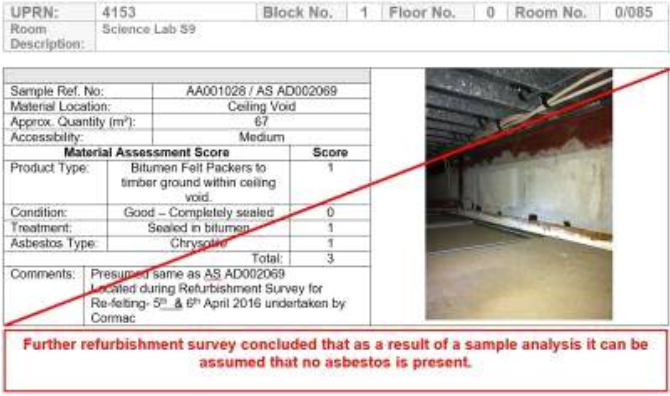
Item		
	Sample Ref. No:	J134248 (TPS000084)*
	Material Location:	Coated Fibreboard Ceiling remains within Ceiling Void
	Approx. Quantity:	0.5m ²
	Accessibility:	Usually inaccessible or unlikely to be disturbed
	Comments:	Previous comments: Same as 4153/1/0/059/SP1- Left over section from previous July 2007 strip in former exam store that now forms part of classroom A1. Location indicated on Asbestos location floor plan. Located during fire alarm replacement/compartimentalisation project August 2018. Analysed & Encapsulated by Shield Environmental Ltd. 25/07/2023 Re-inspection: Nothing changed since 2022 according to Adam Brown (Wadebridge School Caretaker). Not accessed due to previously known damage. Only part encapsulated. Small area of exposed coated fibreboard still visible. Restrict access into the ceiling void and remove.
Sample Notes:		
Re-inspection notes:	Asbestos Yearly Re-inspection 24/25: 29/07/2024 - Carefully Inspected above suspended ceiling tiles and coated fibreboard debris are still found along the wall to Store 055 & Art A2 (061) - Surveyor recommends restricting access to ceiling void until complete removal of remaining asbestos coated fibreboard debris within ceiling void is done	
Recommendation:	Urgent Removal – Poor condition, not adequately surface treated, vulnerable to damage. The area should be placed out of bounds until the work has been carried out.	
Material Assessment Score (MAS)		Score
Product Type:	Asbestos Coated Fibreboard	2
Condition:	High Damage	3
Treatment:	Unsealed	2
Asbestos Type:	Chrysotile	1
Total:		8
Priority Assessment Score (PAS)		
Normal Occupant Activity Likelihood of Disturbance	Low disturbance	1
Location	Rooms up to 100m ²	2
Accessibility	Usually inaccessible or unlikely to be disturbed	0
Extent/Amount	<10m ² or <10m pipe run	1
Average Score		1
Human Exposure Potential		
Number of Occupants	>10	3
Frequency of use of area	Daily	3
Average time area is in use	3 to 6 hours	2
Average Score		3
Maintenance Activity		

Type of maintenance activity	Minor disturbance	0
Frequency of maintenance activity	Unlikely	0
	Average Score	0
	Total (Occupant Activity + 3 averages)	5
	Total PAS & MAS	13


UPRN:	4153	Block No.	Block 1	Floor No.	0	Room No.	083
Room Description:	Water System						
General Room Notes:	Refurbishment survey to ceiling and ceiling voids only. Block walls. No access above fixed plasterboard ceiling. Modern uPVC windows. Wood window returns.						

Item																																																																																																						
<table border="1"> <tr> <td>UPRN:</td> <td>4153</td> <td>Block No.</td> <td>1</td> <td>Floor No.</td> <td>0</td> <td>Room No.</td> <td>083</td> </tr> <tr> <td>Room Description:</td> <td colspan="6">Water System</td> </tr> <tr> <td>Sample Ref. No:</td> <td colspan="6">No access for sample to be taken</td> </tr> <tr> <td>Material Location:</td> <td colspan="6">Ceiling Void</td> </tr> <tr> <td>Approx. Quantity (m²):</td> <td colspan="6">4</td> </tr> <tr> <td>Accessibility:</td> <td colspan="6">Medium</td> </tr> <tr> <td colspan="2">Material Assessment Score</td> <td colspan="5">Score</td> </tr> <tr> <td>Product Type:</td> <td colspan="5">Bitumen Felt Packers to timber ground within ceiling void.</td> <td>1</td> </tr> <tr> <td>Condition:</td> <td colspan="5">Good - Completely sealed</td> <td>0</td> </tr> <tr> <td>Treatment:</td> <td colspan="5">Sealed in bitumen</td> <td>1</td> </tr> <tr> <td>Asbestos Type:</td> <td colspan="5">Chrysotile</td> <td>1</td> </tr> <tr> <td colspan="2"></td> <td colspan="5">Total</td> <td>3</td> </tr> <tr> <td colspan="7"> Comments: Presumed same as AS AD002069 located during Refurbishment Survey for Re-felting 5th & 6th April 2016 undertaken by Cormac </td> </tr> <tr> <td colspan="7"> During a Refurbishment Survey for fire alarm installation on 18th & 19th of February 2019, undertaken by Allium, was concluded that as a result of a sample analysis it can be assumed that no asbestos is present. </td> </tr> </table>	UPRN:	4153	Block No.	1	Floor No.	0	Room No.	083	Room Description:	Water System						Sample Ref. No:	No access for sample to be taken						Material Location:	Ceiling Void						Approx. Quantity (m ²):	4						Accessibility:	Medium						Material Assessment Score		Score					Product Type:	Bitumen Felt Packers to timber ground within ceiling void.					1	Condition:	Good - Completely sealed					0	Treatment:	Sealed in bitumen					1	Asbestos Type:	Chrysotile					1			Total					3	Comments: Presumed same as AS AD002069 located during Refurbishment Survey for Re-felting 5 th & 6 th April 2016 undertaken by Cormac							During a Refurbishment Survey for fire alarm installation on 18 th & 19 th of February 2019, undertaken by Allium, was concluded that as a result of a sample analysis it can be assumed that no asbestos is present.							Sample Ref. No:	Presumed
	UPRN:	4153	Block No.	1	Floor No.	0	Room No.	083																																																																																														
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	Material Location:	Bitumen packer in ceiling void between joists																																																																																																				
	Approx. Quantity:	Unknown																																																																																																				
	Accessibility:	Usually inaccessible or unlikely to be disturbed																																																																																																				
	Comments:	Presumed same AS AD002085. Located during Refurbishment Survey for Re-felting 5th & 6th April 2016 undertaken by Cormac. Also located during Refurbishment Survey for Fire Alarm Installation - 18th & 19th February 2019 undertaken by Allium. Further this refurb survey concluded, as a result of similar sample analysis it can be assumed that no asbestos is present. (material still present in ceiling void and not (Removed)																																																																																																				
	Sample Notes:																																																																																																					
Re-inspection notes:		Entry Removed: 25/07/2022																																																																																																				
Recommendation:		Removed																																																																																																				
Material Assessment Score (MAS)		Score																																																																																																				
Product Type:	Removed	-																																																																																																				
Condition:	N/A	-																																																																																																				
Treatment:	N/A	-																																																																																																				
Asbestos Type:	Removed	-																																																																																																				
Total:		-																																																																																																				
Priority Assessment Score (PAS)																																																																																																						
Normal Occupant Activity	N/A	-																																																																																																				
Likelihood of Disturbance																																																																																																						
Location	N/A	-																																																																																																				
Accessibility	Usually inaccessible or unlikely to be disturbed	-																																																																																																				
Extent/Amount	N/A	-																																																																																																				
	Average Score	-																																																																																																				
Human Exposure Potential																																																																																																						
Number of Occupants	N/A	-																																																																																																				
Frequency of use of area	N/A	-																																																																																																				
Average time area is in use	N/A	-																																																																																																				
	Average Score	-																																																																																																				
Maintenance Activity																																																																																																						
Type of maintenance activity	N/A	-																																																																																																				
Frequency of maintenance activity	N/A	-																																																																																																				
	Average Score	-																																																																																																				
	Total (Occupant Activity + 3 averages)	-																																																																																																				
	Total PAS & MAS	-																																																																																																				


UPRN:	4153	Block No.	Block 1	Floor No.	0	Room No.	085
Room Description:	Science						
General Room Notes:	Refurbishment survey to ceiling and ceiling voids only. Modern uPVC windows. Non-asbestos ceiling tiles. Wood door headers. Supalux ceiling panels in fume cabinet. In ceiling void - tarred paper on wood panels above windows. Block walls. MMMF pipe lagging. Metal pipe. Plastic vent pipe over fume cabinet. Metal roof deck.						

Item		
	Sample Ref. No:	AA001028*
	Material Location:	Bitumen packer -
	Approx. Quantity:	Unknown
	Accessibility:	Usually inaccessible or unlikely to be disturbed
	Comments:	Presumed same AS AD002085. Located during Refurbishment Survey for Re-felting 5th & 6th April 2016 undertaken by Cormac. Also located during Refurbishment Survey for Fire Alarm Installation - 18th & 19th February 2019 undertaken by Allium. Further this refurb survey concluded, as a result of similar sample analysis it can be assumed that no asbestos is present. (material still present in ceiling void and not (Removed)
Sample Notes:		
Re-inspection notes:	Entry Removed: 25/07/2022	
Recommendation:	Removed	
Material Assessment Score (MAS)		Score
Product Type:	Removed	-
Condition:	N/A	-
Treatment:	N/A	-
Asbestos Type:	Removed	-
Total:		-
Priority Assessment Score (PAS)		
Normal Occupant Activity	N/A	-
Likelihood of Disturbance		
Location	N/A	-
Accessibility	Usually inaccessible or unlikely to be disturbed	-
Extent/Amount	N/A	-
Average Score		-
Human Exposure Potential		
Number of Occupants	N/A	-
Frequency of use of area	N/A	-
Average time area is in use	N/A	-
Average Score		-
Maintenance Activity		
Type of maintenance activity	N/A	-
Frequency of maintenance activity	N/A	-
Average Score		-
Total (Occupant Activity + 3 averages)		-
Total PAS & MAS		-


UPRN:	4153	Block No.	Block 1	Floor No.	0	Room No.	088
Room Description:	Dark Room						
General Room Notes:	Refurbishment survey to ceiling and ceiling voids only. Non-asbestos containing ceiling tiles. MMMF pipe lagging. Wood door header. Metal roof deck.						

Item		
	Sample Ref. No:	Presumed
	Material Location:	Flashguards within Electric Switchgear
	Approx. Quantity:	1no.
	Accessibility:	Usually inaccessible or unlikely to be disturbed
	Comments:	Presumed to contain asbestos until proven otherwise. Do not disturb. Remove if affected by any proposed refurbishment work.
	Sample Notes:	
Re-inspection notes:	Asbestos Yearly Re-inspection 24/25: 29/07/2024	
Recommendation:	No Attention Required (Inspect at intervals) – Good/reasonable condition and adequately surface treated	
Material Assessment Score (MAS)		Score
Product Type:	Flash Guards	2
Condition:	Good Condition	0
Treatment:	Sealed	2
Asbestos Type:	Chrysotile	1
Total:		5
Priority Assessment Score (PAS)		
Normal Occupant Activity Likelihood of Disturbance	Rare disturbance	0
Location	Rooms up to 100m ²	2
Accessibility	Usually inaccessible or unlikely to be disturbed	0
Extent/Amount	Small amounts or items	0
Average Score		1
Human Exposure Potential		
Number of Occupants	4 to 10	2
Frequency of use of area	Weekly	2
Average time area is in use	<1 hour - toilets	0
Average Score		2
Maintenance Activity		
Type of maintenance activity	Minor disturbance	0
Frequency of maintenance activity	<1 per year	1
Average Score		1
Total (Occupant Activity + 3 averages)		4
Total PAS & MAS		9


UPRN:	4153	Block No.	Block 1	Floor No.	0	Room No.	093
Room Description:	Circ.						
General Room Notes:	Refurbishment survey to ceiling and ceiling voids only. Non-asbestos containing ceiling tiles, limited access above as partially fixed. Masterboard skylight outside Music Practice (0/095). Block and plasterboard walls. Wood window returns. MMMF pipe insulation. Modern uPVC windows. Metal roof deck. Plasterboard firebreak to Music Practice (0/093A). MMMF firebreak to Circ. (0/084).						

Item		
	Sample Ref. No:	AD002071*
	Material Location:	AIB Boxing in void to Circ. (0/105)
	Approx. Quantity:	1.5m ²
	Accessibility:	Usually inaccessible or unlikely to be disturbed
	Comments:	Recorded as Removed on 28/07/2016 (Removed)
	Sample Notes:	
Re-inspection notes:	Asbestos Re-inspection 21-22: 2nd Visit - 25/07/2022	
Recommendation:	Removed	
Material Assessment Score (MAS)		Score
Product Type:	Removed	-
Condition:	N/A	-
Treatment:	N/A	-
Asbestos Type:	Removed	-
Total:		-
Priority Assessment Score (PAS)		
Normal Occupant Activity	N/A	-
Likelihood of Disturbance		
Location	N/A	-
Accessibility	Usually inaccessible or unlikely to be disturbed	-
Extent/Amount	N/A	-
Average Score		-
Human Exposure Potential		
Number of Occupants	N/A	-
Frequency of use of area	N/A	-
Average time area is in use	N/A	-
Average Score		-
Maintenance Activity		
Type of maintenance activity	N/A	-
Frequency of maintenance activity	N/A	-
Average Score		-
Total (Occupant Activity + 3 averages)		-
Total PAS & MAS		-


UPRN:	4153	Block No.	Block 1	Floor No.	0	Room No.	093
Room Description:	Circ.						
General Room Notes:	Refurbishment survey to ceiling and ceiling voids only. Non-asbestos containing ceiling tiles, limited access above as partially fixed. Masterboard skylight outside Music Practice (0/095). Block and plasterboard walls. Wood window returns. MMMF pipe insulation. Modern uPVC windows. Metal roof deck. Plasterboard firebreak to Music Practice (0/093A). MMMF firebreak to Circ. (0/084).						

Item		
	Sample Ref. No:	Inaccessible
	Material Location:	Ceiling Void above fixed Ceiling Tiles
	Approx. Quantity:	21m ²
	Accessibility:	N/A
	Comments:	Restricted Access above concealed fixed ceiling tiles. Presumed to contain asbestos until proven otherwise.
	Sample Notes:	
Re-inspection notes:	Asbestos Yearly Re-inspection 24/25: 29/07/2024	
Recommendation:	Inspection Required Prior to Disturbance – Appointed contractors carrying out routine maintenance work should be made aware that these areas were inaccessible at the time of the survey and that further investigation is required prior to disturbance of the material.	
Material Assessment Score (MAS)		Score
Product Type:	N/A	N/A
Condition:	N/A	N/A
Treatment:	N/A	N/A
Asbestos Type:	N/A	N/A
Total:		N/A
Priority Assessment Score (PAS)		
Normal Occupant Activity	N/A	-
Likelihood of Disturbance		
Location	N/A	N/A
Accessibility	N/A	N/A
Extent/Amount	N/A	N/A
Average Score		-
Human Exposure Potential		
Number of Occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A
Average Score		-
Maintenance Activity		
Type of maintenance activity	N/A	N/A
Frequency of maintenance activity	N/A	N/A
Average Score		-
Total (Occupant Activity + 3 averages)		-
Total PAS & MAS		-


UPRN:	4153	Block No.	Block 1	Floor No.	0	Room No.	093
Room Description:	Circ.						
General Room Notes:	Refurbishment survey to ceiling and ceiling voids only. Non-asbestos containing ceiling tiles, limited access above as partially fixed. Masterboard skylight outside Music Practice (0/095). Block and plasterboard walls. Wood window returns. MMMF pipe insulation. Modern uPVC windows. Metal roof deck. Plasterboard firebreak to Music Practice (0/093A). MMMF firebreak to Circ. (0/084).						

Item		
	Sample Ref. No:	Inaccessible
	Material Location:	Rear of Skylight Lining Presumed to Contain Asbestos
	Approx. Quantity:	3m ²
	Accessibility:	N/A
	Comments:	Face is non asbestos Danotile plasterboard in good condition (completely sealed) with cover strips. Rear back presumed to contain asbestos until proven otherwise due to restricted access to original lining material of roof light as Refurbishment Survey for Fire Alarm Installation- 18th & 19th February 2019 undertaken by Allium. Exercise Caution.
Sample Notes:		
Re-inspection notes:	Asbestos Yearly Re-inspection 24/25: 29/07/2024	
Recommendation:	Inspection Required Prior to Disturbance – Appointed contractors carrying out routine maintenance work should be made aware that these areas were inaccessible at the time of the survey and that further investigation is required prior to disturbance of the material.	
Material Assessment Score (MAS)		Score
Product Type:	N/A	N/A
Condition:	N/A	N/A
Treatment:	N/A	N/A
Asbestos Type:	N/A	N/A
Total:		N/A
Priority Assessment Score (PAS)		
Normal Occupant Activity Likelihood of Disturbance	N/A	-
Location	N/A	N/A
Accessibility	N/A	N/A
Extent/Amount	N/A	N/A
Average Score		-
Human Exposure Potential		
Number of Occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A
Average Score		-
Maintenance Activity		
Type of maintenance activity	N/A	N/A
Frequency of maintenance activity	N/A	N/A
Average Score		-
Total (Occupant Activity + 3 averages)		-
Total PAS & MAS		-


UPRN:	4153	Block No.	Block 1	Floor No.	0	Room No.	093
Room Description:	Circ.						
General Room Notes:	Refurbishment survey to ceiling and ceiling voids only. Non-asbestos containing ceiling tiles, limited access above as partially fixed. Masterboard skylight outside Music Practice (0/095). Block and plasterboard walls. Wood window returns. MMMF pipe insulation. Modern uPVC windows. Metal roof deck. Plasterboard firebreak to Music Practice (0/093A). MMMF firebreak to Circ. (0/084).						

Item		
	Sample Ref. No:	Presumed
	Material Location:	Gaskets to Pipework within Ceiling
	Approx. Quantity:	Throughout
	Accessibility:	Occasionally likely to be disturbed
	Comments:	Presumed to contain asbestos until proven otherwise. Do not disturb. Remove if affected by any proposed refurbishment works or if proven to be damaged.
	Sample Notes:	
Re-inspection notes:	Asbestos Yearly Re-inspection 23-24: 25/07/2023	
Recommendation:	No Attention Required (Inspect at intervals) – Good/reasonable condition and adequately surface treated	
Material Assessment Score (MAS)		Score
Product Type:	Gasket	2
Condition:	Low Damage	1
Treatment:	Unsealed	1
Asbestos Type:	Crocidolite (or unknown)	3
Total:		7
Priority Assessment Score (PAS)		
Normal Occupant Activity	Rare disturbance	0
Likelihood of Disturbance		
Location	Confined spaces	3
Accessibility	Occasionally likely to be disturbed	1
Extent/Amount	Small amounts or items	0
Average Score		2
Human Exposure Potential		
Number of Occupants	None	0
Frequency of use of area	Infrequent	0
Average time area is in use	<1 hour - toilets	0
Average Score		0
Maintenance Activity		
Type of maintenance activity	Minor disturbance	0
Frequency of maintenance activity	Unlikely	0
Average Score		0
Total (Occupant Activity + 3 averages)		2
Total PAS & MAS		9


UPRN:	4153	Block No.	Block 1	Floor No.	0	Room No.	096
Room Description:	Store						
General Room Notes:	Refurbishment survey to ceiling and ceiling voids only. Non-asbestos containing ceiling tiles. Block walls. MMMF pipe insulation. MMMF insulation. Modern uPVC windows. Wood roof deck.						

Item		
	Sample Ref. No:	As 97323/MR/002 (CQ000712)*
	Material Location:	Cement Fascia within Ceiling Void (above door).
	Approx. Quantity:	1m ²
	Accessibility:	Usually inaccessible or unlikely to be disturbed
	Comments:	Nothing changed since last reinspection 2022 according to Adam Brown (Wadebridge School Caretaker). Not accessed as known to be damaged. Located during Re-felting July/August 2016. Limited access due to fibreglass insulation above NACTs. ACM broken in some areas. Exercise caution. Restrict access to the ceiling void until ACM has been repaired/removed.
Sample Notes:		
Re-inspection notes:	Asbestos Yearly Re-inspection 24/25: 29/07/2024	
Recommendation:	Repair or Remove – Some damage present and/or vulnerable to further damage, but not causing an immediate hazard. Encapsulation or removal is strongly recommended.	
Material Assessment Score (MAS)		Score
Product Type:	Asbestos Cement	1
Condition:	Medium Damage	2
Treatment:	Unsealed	1
Asbestos Type:	Crocidolite	3
Total:		7
Priority Assessment Score (PAS)		
Normal Occupant Activity	Low disturbance	1
Likelihood of Disturbance		
Location	Rooms up to 100m ²	2
Accessibility	Usually inaccessible or unlikely to be disturbed	0
Extent/Amount	<10m ² or <10m pipe run	1
Average Score		1
Human Exposure Potential		
Number of Occupants	>10	3
Frequency of use of area	Daily	3
Average time area is in use	3 to 6 hours	2
Average Score		3
Maintenance Activity		
Type of maintenance activity	Minor disturbance	0
Frequency of maintenance activity	Unlikely	0
Average Score		0
Total (Occupant Activity + 3 averages)		5
Total PAS & MAS		12


UPRN:	4153	Block No.	Block 1	Floor No.	0	Room No.	099
Room Description:	Music Room						
General Room Notes:	Refurbishment survey to ceiling and ceiling voids only. Non-asbestos containing ceiling tiles. Block walls. Metal down pipes. Wood window returns. MMMF pipe insulation. Modern uPVC windows. Metal roof deck.						

Item		
	Sample Ref. No:	AD002069*
	Material Location:	Bitumen packers -
	Approx. Quantity:	Unknown
	Accessibility:	Usually inaccessible or unlikely to be disturbed
	Comments:	Located during Refurbishment Survey for Fire Alarm Installation - 18th & 19th February 2019 undertaken by Allium. No Asbestos Detected. Due to this refurb survey, it as been concluded as a result of similar sample analysis it can be assumed that no asbestos is present. (material still present in ceiling void and not (Removed)
	Sample Notes:	
Re-inspection notes:	Entry Removed: 25/07/2022	
Recommendation:	Removed	
Material Assessment Score (MAS)		Score
Product Type:	Removed	-
Condition:	N/A	-
Treatment:	N/A	-
Asbestos Type:	Removed	-
Total:		-
Priority Assessment Score (PAS)		
Normal Occupant Activity	N/A	-
Likelihood of Disturbance		
Location	N/A	-
Accessibility	Usually inaccessible or unlikely to be disturbed	-
Extent/Amount	N/A	-
Average Score		-
Human Exposure Potential		
Number of Occupants	N/A	-
Frequency of use of area	N/A	-
Average time area is in use	N/A	-
Average Score		-
Maintenance Activity		
Type of maintenance activity	N/A	-
Frequency of maintenance activity	N/A	-
Average Score		-
Total (Occupant Activity + 3 averages)		-
Total PAS & MAS		-

UPRN:	4153	Block No.	Block 1	Floor No.	0	Room No.	100
Room Description:	Drama/English						
General Room Notes:	Refurbishment survey to ceiling and ceiling voids only. Block walls. Non-asbestos ceiling tiles. Metal roof deck. Modern uPVC windows. Metal pipe. Wood window returns. Wood door header. MMMF pipe lagging. Plasterboard fire break to Music Practice (0/093A). MMMF fire break to AVA Room (0/101). Wood boxing to extractors x2.						

Item		
	Sample Ref. No:	AD002085*
	Material Location:	Bitumen packers -
	Approx. Quantity:	Unknown
	Accessibility:	Usually inaccessible or unlikely to be disturbed
	Comments:	Located during Refurbishment Survey for Re-felting 5th & 6th April 2016 undertaken by Cormac. Also located during Refurbishment Survey for Fire Alarm Installation - 18th & 19th February 2019 undertaken by Allium. Due to this refurb survey, it as been concluded as a result of similar sample analysis it can be assumed that no asbestos is present. (material still present in ceiling void and not (Removed)
	Sample Notes:	
Re-inspection notes:	Entry Removed: 25/07/2022	
Recommendation:	Removed	
Material Assessment Score (MAS)		Score
Product Type:	Removed	-
Condition:	N/A	-
Treatment:	N/A	-
Asbestos Type:	Removed	-
Total:		-
Priority Assessment Score (PAS)		
Normal Occupant Activity	N/A	-
Likelihood of Disturbance		
Location	N/A	-
Accessibility	Usually inaccessible or unlikely to be disturbed	-
Extent/Amount	N/A	-
Average Score		-
Human Exposure Potential		
Number of Occupants	N/A	-
Frequency of use of area	N/A	-
Average time area is in use	N/A	-
Average Score		-
Maintenance Activity		
Type of maintenance activity	N/A	-
Frequency of maintenance activity	N/A	-
Average Score		-
Total (Occupant Activity + 3 averages)		-
Total PAS & MAS		-


UPRN:	4153	Block No.	Block 1	Floor No.	0	Room No.	122
Room Description:	Cloaks						
General Room Notes:	Refurbishment survey to ceiling and ceiling voids only. Block walls. Non-asbestos ceiling tiles. Metal roof deck. Plastic pipes. Modern uPVC windows. MMMF pipe insulation. Wood window returns. Wood door headers.						

Item		
	Sample Ref. No:	AG000013*
	Material Location:	Screed with Bitumen Residue under new Lino Flooring
	Approx. Quantity:	12m ²
	Accessibility:	Usually inaccessible or unlikely to be disturbed
	Comments:	Monitor condition. Remove if affected by proposed refurbishment works.
	Sample Notes:	
Re-inspection notes:	Asbestos Yearly Re-inspection 24/25: 29/07/2024	
Recommendation:	No Attention Required (Inspect at intervals) – Good/reasonable condition and adequately surface treated	
Material Assessment Score (MAS)		Score
Product Type:	Well Bound Material	1
Condition:	Good Condition	0
Treatment:	Composite Material	0
Asbestos Type:	Chrysotile	1
Total:		2
Priority Assessment Score (PAS)		
Normal Occupant Activity	Low disturbance	1
Likelihood of Disturbance		
Location	Rooms up to 100m ²	2
Accessibility	Usually inaccessible or unlikely to be disturbed	0
Extent/Amount	10m ² - 50m ² or 10m - 50m pipe run	2
Average Score		2
Human Exposure Potential		
Number of Occupants	1 to 3	1
Frequency of use of area	Daily	3
Average time area is in use	3 to 6 hours	2
Average Score		2
Maintenance Activity		
Type of maintenance activity	Minor disturbance	0
Frequency of maintenance activity	Unlikely	0
Average Score		0
Total (Occupant Activity + 3 averages)		5
Total PAS & MAS		7


UPRN:	4153	Block No.	Block 1	Floor No.	0	Room No.	122
Room Description:	Cloaks						
General Room Notes:	Refurbishment survey to ceiling and ceiling voids only. Block walls. Non-asbestos ceiling tiles. Metal roof deck. Plastic pipes. Modern uPVC windows. MMMF pipe insulation. Wood window returns. Wood door headers.						

Item		
	Sample Ref. No:	Presumed
	Material Location:	Safe Lining Freestanding (floor)
	Approx. Quantity:	1no.
	Accessibility:	Usually inaccessible or unlikely to be disturbed
	Comments:	Externally sound. Locked. Lining presumed between outer-inner metal casing.
	Sample Notes:	
Re-inspection notes:	Asbestos Yearly Re-inspection 24/25: 29/07/2024	
Recommendation:	No Attention Required (Inspect at intervals) – Good/reasonable condition and adequately surface treated	
Material Assessment Score (MAS)		Score
Product Type:	Asbestos Insulating Board	2
Condition:	Good Condition	0
Treatment:	Sealed	1
Asbestos Type:	Crocidolite (or unknown)	3
Total:		6
Priority Assessment Score (PAS)		
Normal Occupant Activity Likelihood of Disturbance	Low disturbance	1
Location	Rooms up to 100m ²	2
Accessibility	Usually inaccessible or unlikely to be disturbed	0
Extent/Amount	Small amounts or items	0
Average Score		1
Human Exposure Potential		
Number of Occupants	1 to 3	1
Frequency of use of area	Daily	3
Average time area is in use	3 to 6 hours	2
Average Score		2
Maintenance Activity		
Type of maintenance activity	Minor disturbance	0
Frequency of maintenance activity	Unlikely	0
Average Score		0
Total (Occupant Activity + 3 averages)		4
Total PAS & MAS		10


UPRN:	4153	Block No.	Block 1	Floor No.	0	Room No.	123
Room Description:	W.C.						
General Room Notes:	Refurbishment survey to ceiling and ceiling voids only. Block walls. Non-asbestos ceiling tiles. Metal roof deck. MMMF pipe insulation. Wood door headers.						

Item		
	Sample Ref. No:	AS AG000013*
	Material Location:	Screed with Bitumen Residue under Lino Flooring
	Approx. Quantity:	3m ²
	Accessibility:	Usually inaccessible or unlikely to be disturbed
	Comments:	Monitor condition. Remove if affected by proposed refurbishment works.
	Sample Notes:	
Re-inspection notes:	Asbestos Yearly Re-inspection 24/25: 29/07/2024	
Recommendation:	No Attention Required (Inspect at intervals) – Good/reasonable condition and adequately surface treated	
Material Assessment Score (MAS)		Score
Product Type:	Well Bound Material	1
Condition:	Good Condition	0
Treatment:	Sealed	1
Asbestos Type:	Chrysotile	1
Total:		3
Priority Assessment Score (PAS)		
Normal Occupant Activity	Low disturbance	1
Likelihood of Disturbance		
Location	Rooms up to 100m ²	2
Accessibility	Usually inaccessible or unlikely to be disturbed	0
Extent/Amount	<10m ² or <10m pipe run	1
Average Score		1
Human Exposure Potential		
Number of Occupants	1 to 3	1
Frequency of use of area	Daily	3
Average time area is in use	<1 hour - toilets	0
Average Score		2
Maintenance Activity		
Type of maintenance activity	Minor disturbance	0
Frequency of maintenance activity	Unlikely	0
Average Score		0
Total (Occupant Activity + 3 averages)		4
Total PAS & MAS		7


UPRN:	4153	Block No.	Block 1	Floor No.	0	Room No.	125
Room Description:	Office						
General Room Notes:	Refurbishment survey to ceiling and ceiling voids and under the modern vinyl flooring as requested by the site manager only. Block walls. Non-asbestos ceiling tiles. Metal roof deck. Plastic pipes. Modern uPVC windows. MMMF insulation firebreaks, MMMF pipe insulation. Wood window returns. Wood door headers.						

Item		
	Sample Ref. No:	AD002089*
	Material Location:	Screed with Bitumen Residue under new Lino Flooring
	Approx. Quantity:	4m ²
	Accessibility:	Usually inaccessible or unlikely to be disturbed
	Comments:	Located during Refurbishment Survey for Re-felting - 5th & 6th April 2016 undertaken by Cormac. Further Refurb Survey taken on 21st December 2016. Monitor condition. Remove if affected by proposed refurbishment works.
	Sample Notes:	
Re-inspection notes:	Asbestos Yearly Re-inspection 24/25: 29/07/2024	
Recommendation:	No Attention Required (Inspect at intervals) – Good/reasonable condition and adequately surface treated	
Material Assessment Score (MAS)		Score
Product Type:	Well Bound Material	1
Condition:	Good Condition	0
Treatment:	Composite Material	0
Asbestos Type:	Chrysotile	1
Total:		2
Priority Assessment Score (PAS)		
Normal Occupant Activity	Low disturbance	1
Likelihood of Disturbance		
Location	Rooms up to 100m ²	2
Accessibility	Usually inaccessible or unlikely to be disturbed	0
Extent/Amount	<10m ² or <10m pipe run	1
Average Score		1
Human Exposure Potential		
Number of Occupants	1 to 3	1
Frequency of use of area	Daily	3
Average time area is in use	3 to 6 hours	2
Average Score		2
Maintenance Activity		
Type of maintenance activity	Minor disturbance	0
Frequency of maintenance activity	Unlikely	0
Average Score		0
Total (Occupant Activity + 3 averages)		4
Total PAS & MAS		6


UPRN:	4153	Block No.	Block 1	Floor No.	0	Room No.	126A
Room Description:	Freezer						
General Room Notes:	Refurbishment survey to ceiling and ceiling voids only. Block walls. Non-asbestos ceiling tiles. Metal roof deck. MMMF pipe insulation. Ceramic floor tiles over screed.						

Item		
	Sample Ref. No:	Presumed
	Material Location:	AC Lining to freezer
	Approx. Quantity:	14m ²
	Accessibility:	Easily disturbed
	Comments:	Not sampled to maintain integrity. Removed by Shield in 2019. Enabling work forming part of Kitchen and Dining Room Refurbishment (Removed)
	Sample Notes:	
Re-inspection notes:	Asbestos Re-inspection 21-22: 2nd Visit - 25/07/2022	
Recommendation:	Removed	
Material Assessment Score (MAS)		Score
Product Type:	Removed	-
Condition:	N/A	-
Treatment:	N/A	-
Asbestos Type:	Removed	-
Total:		-
Priority Assessment Score (PAS)		
Normal Occupant Activity	N/A	-
Likelihood of Disturbance		
Location	N/A	-
Accessibility	Easily disturbed	-
Extent/Amount	N/A	-
Average Score		-
Human Exposure Potential		
Number of Occupants	N/A	-
Frequency of use of area	N/A	-
Average time area is in use	N/A	-
Average Score		-
Maintenance Activity		
Type of maintenance activity	N/A	-
Frequency of maintenance activity	N/A	-
Average Score		-
Total (Occupant Activity + 3 averages)		-
Total PAS & MAS		-

UPRN:	4153	Block No.	Block 1	Floor No.	0	Room No.	128
Room Description:	Junior Dining Room (Food Zone)						
General Room Notes:	Refurbishment survey. [In ceiling void - Metal roof deck. MMMF and foam pipe insulation. Foam insulation. Bitumen packers to shadow battening. Plastic and metal pipes.] NACTs. Wood ceiling returns. Wood door headers. Hot water radiators. Metal down pipes. Metal mullions. uPVC windows and doors. Wood serving hatches, no access inside. AIB beading to firescreen and wood doors to corridor. Fixed modern vinyl flooring, over concrete floor, seen in small area only.						

Item		
	Sample Ref. No:	Presumed
	Material Location:	AIB Door Beading to fire screen on wood doors (to both sides) to Circulation
	Approx. Quantity:	14lm
	Accessibility:	Routinely disturbed
	Comments:	Previously sampled on sampling survey. Recorded as removed on 12/07/2018. (Removed)
	Sample Notes:	
Re-inspection notes:	Asbestos Re-inspection 21-22: 2nd Visit - 25/07/2022	
Recommendation:	Removed	
Material Assessment Score (MAS)		Score
Product Type:	Removed	-
Condition:	N/A	-
Treatment:	N/A	-
Asbestos Type:	Removed	-
Total:		-
Priority Assessment Score (PAS)		
Normal Occupant Activity	N/A	-
Likelihood of Disturbance		
Location	N/A	-
Accessibility	Routinely disturbed	-
Extent/Amount	N/A	-
Average Score		-
Human Exposure Potential		
Number of Occupants	N/A	-
Frequency of use of area	N/A	-
Average time area is in use	N/A	-
Average Score		-
Maintenance Activity		
Type of maintenance activity	N/A	-
Frequency of maintenance activity	N/A	-
Average Score		-
Total (Occupant Activity + 3 averages)		-
Total PAS & MAS		-


UPRN:	4153	Block No.	Block 1	Floor No.	0	Room No.	136
Room Description:	Circ.						
General Room Notes:	Refurbishment survey to ceiling and ceiling voids only. Non-asbestos ceiling tiles. Modern uPVC windows. In ceiling void - tarred paper on wood panels over windows. Block walls. Wood and plasterboard skylights. MMMF fire breaks to Circ. (084), Switch Room (135a), Chemical Store 1 (135), Chemical Store 2 (138), K3 Pastoral Support (137), Cleaner (133), Store (134), Drama (141), Science - S5 (147) and Science - S6 (148). MMMF pipe lagging. MMMF to girders. Metal pipes. Metal roof deck.						

Item		
	Sample Ref. No:	AA001026*
	Material Location:	AIB Beading to door glazing leading to Circ. (084)
	Approx. Quantity:	3lm
	Accessibility:	Easily disturbed
	Comments:	14/02/23 - Removed. (Removed)
	Sample Notes:	
Re-inspection notes:	Asbestos Re-inspection: 6 monthly inspection 14/02/23. Removed.	
Recommendation:	Removed	
Material Assessment Score (MAS)		Score
Product Type:	Removed	-
Condition:	N/A	-
Treatment:	N/A	-
Asbestos Type:	Removed	-
Total:		-
Priority Assessment Score (PAS)		
Normal Occupant Activity	N/A	-
Likelihood of Disturbance		
Location	N/A	-
Accessibility	Easily disturbed	-
Extent/Amount	N/A	-
Average Score		-
Human Exposure Potential		
Number of Occupants	N/A	-
Frequency of use of area	N/A	-
Average time area is in use	N/A	-
Average Score		-
Maintenance Activity		
Type of maintenance activity	N/A	-
Frequency of maintenance activity	N/A	-
Average Score		-
Total (Occupant Activity + 3 averages)		-
Total PAS & MAS		-


UPRN:	4153	Block No.	Block 1	Floor No.	1	Room No.	002
Room Description:	Service Shaft						
General Room Notes:							

Item		
	Sample Ref. No:	Presumed
	Material Location:	Cement Vent Pipe within Service Void
	Approx. Quantity:	10lm
	Accessibility:	Usually inaccessible or unlikely to be disturbed
	Comments:	Monitor condition. Remove if affected by proposed refurbishment works.
	Sample Notes:	
Re-inspection notes:	Asbestos Yearly Re-inspection 24/25: 29/07/2024	
Recommendation:	No Attention Required (Inspect at intervals) – Good/reasonable condition and adequately surface treated	
Material Assessment Score (MAS)		Score
Product Type:	Asbestos Cement	1
Condition:	Low Damage	1
Treatment:	Unsealed	1
Asbestos Type:	Crocidolite (or unknown)	3
Total:		6
Priority Assessment Score (PAS)		
Normal Occupant Activity Likelihood of Disturbance	Rare disturbance	0
Location	Confined spaces	3
Accessibility	Usually inaccessible or unlikely to be disturbed	0
Extent/Amount	<10m ² or <10m pipe run	1
Average Score		2
Human Exposure Potential		
Number of Occupants	1 to 3	1
Frequency of use of area	Infrequent	0
Average time area is in use	<1 hour - toilets	0
Average Score		1
Maintenance Activity		
Type of maintenance activity	Minor disturbance	0
Frequency of maintenance activity	Unlikely	0
Average Score		0
Total (Occupant Activity + 3 averages)		3
Total PAS & MAS		9

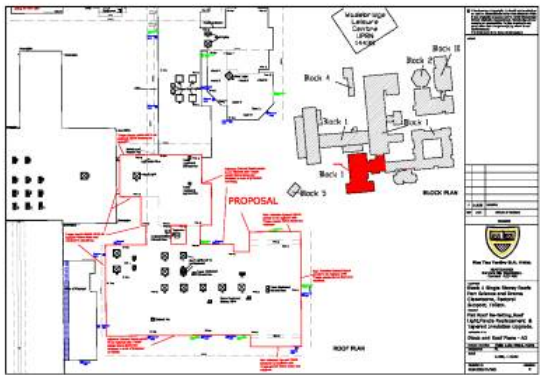
UPRN:	4153	Block No.	Block 1	Floor No.	2	Room No.	001A
Room Description:	Riser (Chimney Brest)						
General Room Notes:							

Item		
	Sample Ref. No:	Presumed
	Material Location:	Insulation Board Backing Panel to Fire Door
	Approx. Quantity:	2m ²
	Accessibility:	Occasionally likely to be disturbed
	Comments:	Appears to be supalux board. Sampling exercise is recommended for reassurance. Backing panel in bare condition with some chipped/broken edges. Encapsulation/removal required. Keep door locked & do not disturb.
	Sample Notes:	
Re-inspection notes:	Asbestos Yearly Re-inspection 24/25: 29/07/2024	
Recommendation:	Repair or Remove – Some damage present and/or vulnerable to further damage, but not causing an immediate hazard. Encapsulation or removal is strongly recommended.	
Material Assessment Score (MAS)		Score
Product Type:	Asbestos Insulating Board	2
Condition:	Low Damage	1
Treatment:	Unsealed	2
Asbestos Type:	Amosite	2
Total:		7
Priority Assessment Score (PAS)		
Normal Occupant Activity	Rare disturbance	0
Likelihood of Disturbance		
Location	Confined spaces	3
Accessibility	Occasionally likely to be disturbed	1
Extent/Amount	<10m ² or <10m pipe run	1
Average Score		2
Human Exposure Potential		
Number of Occupants	1 to 3	1
Frequency of use of area	Infrequent	0
Average time area is in use	<1 hour - toilets	0
Average Score		1
Maintenance Activity		
Type of maintenance activity	Minor disturbance	0
Frequency of maintenance activity	Unlikely	0
Average Score		0
Total (Occupant Activity + 3 averages)		3
Total PAS & MAS		10


UPRN:	4153	Block No.	Block 1	Floor No.	2	Room No.	018
Room Description:	Service Shaft						
General Room Notes:							

Item		
	Sample Ref. No:	Presumed
	Material Location:	Cement Vent Pipe within Service Void
	Approx. Quantity:	10lm
	Accessibility:	Usually inaccessible or unlikely to be disturbed
	Comments:	Monitor condition. Remove if affected by proposed refurbishment works.
	Sample Notes:	
Re-inspection notes:	Asbestos Yearly Re-inspection 24/25: 29/07/2024	
Recommendation:	No Attention Required (Inspect at intervals) – Good/reasonable condition and adequately surface treated	
Material Assessment Score (MAS)		Score
Product Type:	Asbestos Cement	1
Condition:	Low Damage	1
Treatment:	Unsealed	1
Asbestos Type:	Crocidolite (or unknown)	3
Total:		6
Priority Assessment Score (PAS)		
Normal Occupant Activity Likelihood of Disturbance	Rare disturbance	0
Location	Confined spaces	3
Accessibility	Usually inaccessible or unlikely to be disturbed	0
Extent/Amount	<10m ² or <10m pipe run	1
Average Score		2
Human Exposure Potential		
Number of Occupants	1 to 3	1
Frequency of use of area	Infrequent	0
Average time area is in use	<1 hour - toilets	0
Average Score		1
Maintenance Activity		
Type of maintenance activity	Minor disturbance	0
Frequency of maintenance activity	Unlikely	0
Average Score		0
Total (Occupant Activity + 3 averages)		3
Total PAS & MAS		9

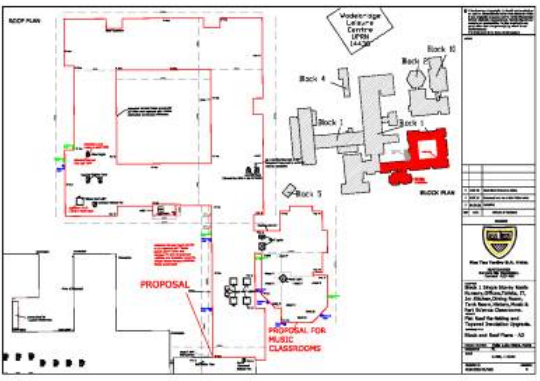
UPRN:	4153	Block No.	Block 1	Floor No.	E	Room No.	EXT
Room Description:	External						
General Room Notes:	Previous Refurbishment survey to roof, ceiling and ceiling voids as per plans only. Plastic rainware.						

Item		
	Sample Ref. No:	AD002077*
	Material Location:	Roof Felt to Bottom Layer
	Approx. Quantity:	903m ²
	Accessibility:	Usually inaccessible or unlikely to be disturbed
	Comments:	Same as AD002079, AD002081 & BS00563. Bottom layer of roof felt to 1972 & 1977 Extensions under 1987, 1990's, 2016 & 2017 overlays. Good sealed condition.
	Sample Notes:	
Re-inspection notes:	Asbestos Yearly Re-inspection 24/25: 29/07/2024	
Recommendation:	No Attention Required (Inspect at intervals) – Good/reasonable condition and adequately surface treated	
Material Assessment Score (MAS)		Score
Product Type:	Well Bound Material	1
Condition:	Low Damage	1
Treatment:	Composite Material	0
Asbestos Type:	Chrysotile	1
Total:		3
Priority Assessment Score (PAS)		
Normal Occupant Activity Likelihood of Disturbance	Rare disturbance	0
Location	External	0
Accessibility	Usually inaccessible or unlikely to be disturbed	0
Extent/Amount	>50m ² or >50m pipe run	3
Average Score		1
Human Exposure Potential		
Number of Occupants	None	0
Frequency of use of area	Infrequent	0
Average time area is in use	<1 hour - toilets	0
Average Score		0
Maintenance Activity		
Type of maintenance activity	Minor disturbance	0
Frequency of maintenance activity	Unlikely	0
Average Score		0
Total (Occupant Activity + 3 averages)		1
Total PAS & MAS		4


UPRN:	4153	Block No.	Block 1	Floor No.	E	Room No.	EXT
Room Description:	External						
General Room Notes:	Previous Refurbishment survey to roof, ceiling and ceiling voids as per plans only. Plastic rainware.						

Item		
	Sample Ref. No:	AD002079*
	Material Location:	Roof Felt to Bottom Layer
	Approx. Quantity:	-m ²
	Accessibility:	Usually inaccessible or unlikely to be disturbed
	Comments:	Same as AD002077, AD002081 & BS00563. Bottom layer of roof felt to 1972 & 1977 Extensions under 1987, 1990's, 2016 & 2017 overlays.
	Sample Notes:	
Re-inspection notes:	Asbestos Yearly Re-inspection 24/25: 29/07/2024	
Recommendation:	No Attention Required (Inspect at intervals) – Good/reasonable condition and adequately surface treated	
Material Assessment Score (MAS)		Score
Product Type:	Well Bound Material	1
Condition:	Low Damage	1
Treatment:	Composite Material	0
Asbestos Type:	Chrysotile	1
Total:		3
Priority Assessment Score (PAS)		
Normal Occupant Activity Likelihood of Disturbance	Rare disturbance	0
Location	External	0
Accessibility	Usually inaccessible or unlikely to be disturbed	0
Extent/Amount	>50m ² or >50m pipe run	3
Average Score		1
Human Exposure Potential		
Number of Occupants	None	0
Frequency of use of area	Infrequent	0
Average time area is in use	<1 hour - toilets	0
Average Score		0
Maintenance Activity		
Type of maintenance activity	Minor disturbance	0
Frequency of maintenance activity	Unlikely	0
Average Score		0
Total (Occupant Activity + 3 averages)		1
Total PAS & MAS		4


UPRN:	4153	Block No.	Block 1	Floor No.	E	Room No.	EXT
Room Description:	External						
General Room Notes:	Previous Refurbishment survey to roof, ceiling and ceiling voids as per plans only. Plastic rainware.						

Item		
	Sample Ref. No:	AD002081*
	Material Location:	Roof Felt To Bottom Layer
	Approx. Quantity:	1474m ²
	Accessibility:	Usually inaccessible or unlikely to be disturbed
	Comments:	Same as AD002077 , AD002079 & BS00563. Bottom layer of roof felt to 1972 & 1977 Extensions under 1987, 1990's , 2016 & 2017 overlays. Good sealed condition.
	Sample Notes:	
Re-inspection notes:	Asbestos Yearly Re-inspection 24/25: 29/07/2024	
Recommendation:	No Attention Required (Inspect at intervals) – Good/reasonable condition and adequately surface treated	
Material Assessment Score (MAS)		Score
Product Type:	Well Bound Material	1
Condition:	Low Damage	1
Treatment:	Composite Material	0
Asbestos Type:	Chrysotile	1
Total:		3
Priority Assessment Score (PAS)		
Normal Occupant Activity Likelihood of Disturbance	Rare disturbance	0
Location	External	0
Accessibility	Usually inaccessible or unlikely to be disturbed	0
Extent/Amount	>50m ² or >50m pipe run	3
Average Score		1
Human Exposure Potential		
Number of Occupants	None	0
Frequency of use of area	Infrequent	0
Average time area is in use	<1 hour - toilets	0
Average Score		0
Maintenance Activity		
Type of maintenance activity	Minor disturbance	0
Frequency of maintenance activity	Unlikely	0
Average Score		0
Total (Occupant Activity + 3 averages)		1
Total PAS & MAS		4


UPRN:	4153	Block No.	Block 2	Floor No.	0	Room No.	
Room Description:	Lift						
General Room Notes:	Refurbishment survey to ceilings and ceiling voids. Management survey to rest of room. No access to lift shaft as no lift engineer present.						

Item		
	Sample Ref. No:	Inaccessible
	Material Location:	Inaccessible
	Approx. Quantity:	N/A
	Accessibility:	N/A
	Comments:	Gain access & survey prior to any disturbance.
	Sample Notes:	
Re-inspection notes:	Asbestos Yearly Re-inspection 23-24: 25/07/2023	
Recommendation:	Inspection Required Prior to Disturbance – Appointed contractors carrying out routine maintenance work should be made aware that these areas were inaccessible at the time of the survey and that further investigation is required prior to disturbance of the material.	
Material Assessment Score (MAS)		Score
Product Type:	N/A	N/A
Condition:	N/A	N/A
Treatment:	N/A	N/A
Asbestos Type:	N/A	N/A
Total:		N/A
Priority Assessment Score (PAS)		
Normal Occupant Activity	N/A	-
Likelihood of Disturbance		
Location	N/A	N/A
Accessibility	N/A	N/A
Extent/Amount	N/A	N/A
Average Score		-
Human Exposure Potential		
Number of Occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A
Average Score		-
Maintenance Activity		
Type of maintenance activity	N/A	N/A
Frequency of maintenance activity	N/A	N/A
Average Score		-
Total (Occupant Activity + 3 averages)		-
Total PAS & MAS		-


UPRN:	4153	Block No.	Block 2	Floor No.	1	Room No.	
Room Description:	Lift						
General Room Notes:	Refurbishment survey to ceilings and ceiling voids. Management survey to rest of room. No access to lift shaft as no lift engineer present.						

Item		
	Sample Ref. No:	Inaccessible
	Material Location:	Inaccessible
	Approx. Quantity:	N/A
	Accessibility:	N/A
	Comments:	Gain access & survey prior to any disturbance.
	Sample Notes:	
Re-inspection notes:	Asbestos Yearly Re-inspection 23-24: 25/07/2023	
Recommendation:	Inspection Required Prior to Disturbance – Appointed contractors carrying out routine maintenance work should be made aware that these areas were inaccessible at the time of the survey and that further investigation is required prior to disturbance of the material.	
Material Assessment Score (MAS)		Score
Product Type:	N/A	N/A
Condition:	N/A	N/A
Treatment:	N/A	N/A
Asbestos Type:	N/A	N/A
Total:		N/A
Priority Assessment Score (PAS)		
Normal Occupant Activity	N/A	-
Likelihood of Disturbance		
Location	N/A	N/A
Accessibility	N/A	N/A
Extent/Amount	N/A	N/A
Average Score		-
Human Exposure Potential		
Number of Occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A
Average Score		-
Maintenance Activity		
Type of maintenance activity	N/A	N/A
Frequency of maintenance activity	N/A	N/A
Average Score		-
Total (Occupant Activity + 3 averages)		-
Total PAS & MAS		-


UPRN:	4153	Block No.	Block 5	Floor No.	0	Room No.	001
Room Description:	Circulation						
General Room Notes:							

Item		
	Sample Ref. No:	69765 / 003 (TPS000085)*
	Material Location:	VFTs & Adhesive below modern Vinyl/Carpet floor
	Approx. Quantity:	6m ²
	Accessibility:	Usually inaccessible or unlikely to be disturbed
	Comments:	Monitor condition. Remove if affected by proposed refurbishment works.
	Sample Notes:	
Re-inspection notes:	Asbestos Yearly Re-inspection 24/25: 29/07/2024 (Tenant feeling unwell - internal rooms not accessed)	
Recommendation:	No Attention Required (Inspect at intervals) – Good/reasonable condition and adequately surface treated	
Material Assessment Score (MAS)		Score
Product Type:	Vinyl Floor Tile & Adhesive	1
Condition:	Good Condition	0
Treatment:	Composite Material	0
Asbestos Type:	Chrysotile	1
Total:		2
Priority Assessment Score (PAS)		
Normal Occupant Activity	Low disturbance	1
Likelihood of Disturbance		
Location	Rooms up to 100m ²	2
Accessibility	Usually inaccessible or unlikely to be disturbed	0
Extent/Amount	<10m ² or <10m pipe run	1
Average Score		1
Human Exposure Potential		
Number of Occupants	1 to 3	1
Frequency of use of area	Daily	3
Average time area is in use	1 to 3 hours	1
Average Score		2
Maintenance Activity		
Type of maintenance activity	Minor disturbance	0
Frequency of maintenance activity	Unlikely	0
Average Score		0
Total (Occupant Activity + 3 averages)		4
Total PAS & MAS		6


UPRN:	4153	Block No.	Block 5	Floor No.	0	Room No.	003
Room Description:	Bedroom						
General Room Notes:							

Item		
	Sample Ref. No:	AS 69765 / 003 {TPS000085}*
	Material Location:	VFTs & Adhesive below Carpet
	Approx. Quantity:	7m ²
	Accessibility:	Usually inaccessible or unlikely to be disturbed
	Comments:	Monitor condition. Remove if affected by proposed refurbishment works.
	Sample Notes:	
Re-inspection notes:	Asbestos Yearly Re-inspection 24/25: 29/07/2024 (Tenant feeling unwell - internal rooms not accessed)	
Recommendation:	No Attention Required (Inspect at intervals) – Good/reasonable condition and adequately surface treated	
Material Assessment Score (MAS)		Score
Product Type:	Vinyl Floor Tile & Adhesive	1
Condition:	Good Condition	0
Treatment:	Composite Material	0
Asbestos Type:	Chrysotile	1
Total:		2
Priority Assessment Score (PAS)		
Normal Occupant Activity	Low disturbance	1
Likelihood of Disturbance		
Location	Rooms up to 100m ²	2
Accessibility	Usually inaccessible or unlikely to be disturbed	0
Extent/Amount	<10m ² or <10m pipe run	1
Average Score		1
Human Exposure Potential		
Number of Occupants	1 to 3	1
Frequency of use of area	Daily	3
Average time area is in use	>6 hours	3
Average Score		3
Maintenance Activity		
Type of maintenance activity	Minor disturbance	0
Frequency of maintenance activity	Unlikely	0
Average Score		0
Total (Occupant Activity + 3 averages)		5
Total PAS & MAS		7


UPRN:	4153	Block No.	Block 5	Floor No.	0	Room No.	004
Room Description:	Bedroom						
General Room Notes:							

Item		
	Sample Ref. No:	AS 69765 / 003 {TPS000085}*
	Material Location:	VFTs & Adhesive below Carpet
	Approx. Quantity:	11m ²
	Accessibility:	Usually inaccessible or unlikely to be disturbed
	Comments:	Monitor condition. Remove if affected by proposed refurbishment works.
	Sample Notes:	
Re-inspection notes:	Asbestos Yearly Re-inspection 24/25: 29/07/2024 (Tenant feeling unwell - internal rooms not accessed)	
Recommendation:	No Attention Required (Inspect at intervals) – Good/reasonable condition and adequately surface treated	
Material Assessment Score (MAS)		Score
Product Type:	Vinyl Floor Tile & Adhesive	1
Condition:	Good Condition	0
Treatment:	Composite Material	0
Asbestos Type:	Chrysotile	1
Total:		2
Priority Assessment Score (PAS)		
Normal Occupant Activity	Low disturbance	1
Likelihood of Disturbance		
Location	Rooms up to 100m ²	2
Accessibility	Usually inaccessible or unlikely to be disturbed	0
Extent/Amount	10m ² - 50m ² or 10m - 50m pipe run	2
Average Score		2
Human Exposure Potential		
Number of Occupants	1 to 3	1
Frequency of use of area	Daily	3
Average time area is in use	>6 hours	3
Average Score		3
Maintenance Activity		
Type of maintenance activity	Minor disturbance	0
Frequency of maintenance activity	Unlikely	0
Average Score		0
Total (Occupant Activity + 3 averages)		6
Total PAS & MAS		8


UPRN:	4153	Block No.	Block 5	Floor No.	0	Room No.	005
Room Description:	Bedroom						
General Room Notes:							

Item		
	Sample Ref. No:	AS 69765 / 003 {TPS000085}*
	Material Location:	VFTs & Adhesive below Carpet
	Approx. Quantity:	12m ²
	Accessibility:	Usually inaccessible or unlikely to be disturbed
	Comments:	Monitor condition. Remove if affected by proposed refurbishment works.
	Sample Notes:	
Re-inspection notes:	Asbestos Yearly Re-inspection 24/25: 29/07/2024 (Tenant feeling unwell - internal rooms not accessed)	
Recommendation:	No Attention Required (Inspect at intervals) – Good/reasonable condition and adequately surface treated	
Material Assessment Score (MAS)		Score
Product Type:	Vinyl Floor Tile & Adhesive	1
Condition:	Good Condition	0
Treatment:	Composite Material	0
Asbestos Type:	Chrysotile	1
Total:		2
Priority Assessment Score (PAS)		
Normal Occupant Activity	Low disturbance	1
Likelihood of Disturbance		
Location	Rooms up to 100m ²	2
Accessibility	Usually inaccessible or unlikely to be disturbed	0
Extent/Amount	10m ² - 50m ² or 10m - 50m pipe run	2
Average Score		2
Human Exposure Potential		
Number of Occupants	1 to 3	1
Frequency of use of area	Daily	3
Average time area is in use	>6 hours	3
Average Score		3
Maintenance Activity		
Type of maintenance activity	Minor disturbance	0
Frequency of maintenance activity	Unlikely	0
Average Score		0
Total (Occupant Activity + 3 averages)		6
Total PAS & MAS		8


UPRN:	4153	Block No.	Block 5	Floor No.	0	Room No.	006
Room Description:	Lounge						
General Room Notes:							

Item		
	Sample Ref. No:	AS 69765 / 003 {TPS000085}*
	Material Location:	VFTs & Adhesive below Carpet
	Approx. Quantity:	20m ²
	Accessibility:	Usually inaccessible or unlikely to be disturbed
	Comments:	Monitor condition. Remove if affected by proposed refurbishment works.
	Sample Notes:	
Re-inspection notes:	Asbestos Yearly Re-inspection 24/25: 29/07/2024 (Tenant feeling unwell - internal rooms not accessed)	
Recommendation:	No Attention Required (Inspect at intervals) – Good/reasonable condition and adequately surface treated	
Material Assessment Score (MAS)		Score
Product Type:	Vinyl Floor Tile & Adhesive	1
Condition:	Low Damage	1
Treatment:	Composite Material	0
Asbestos Type:	Chrysotile	1
Total:		3
Priority Assessment Score (PAS)		
Normal Occupant Activity	Low disturbance	1
Likelihood of Disturbance		
Location	Rooms up to 100m ²	2
Accessibility	Usually inaccessible or unlikely to be disturbed	0
Extent/Amount	10m ² - 50m ² or 10m - 50m pipe run	2
Average Score		2
Human Exposure Potential		
Number of Occupants	1 to 3	1
Frequency of use of area	Daily	3
Average time area is in use	>6 hours	3
Average Score		3
Maintenance Activity		
Type of maintenance activity	Minor disturbance	0
Frequency of maintenance activity	Unlikely	0
Average Score		0
Total (Occupant Activity + 3 averages)		6
Total PAS & MAS		9


UPRN:	4153	Block No.	Block 5	Floor No.	0	Room No.	007
Room Description:	Tank Room						
General Room Notes:							

Item		
	Sample Ref. No:	AS 69765 / 003 {TPS000085}*
	Material Location:	VFTs & Adhesive below Carpet
	Approx. Quantity:	1.5m ²
	Accessibility:	Usually inaccessible or unlikely to be disturbed
	Comments:	Monitor condition. Remove if affected by proposed refurbishment works.
	Sample Notes:	
Re-inspection notes:	Asbestos Yearly Re-inspection 24/25: 29/07/2024 (Tenant feeling unwell - internal rooms not accessed)	
Recommendation:	No Attention Required (Inspect at intervals) – Good/reasonable condition and adequately surface treated	
Material Assessment Score (MAS)		Score
Product Type:	Vinyl Floor Tile & Adhesive	1
Condition:	Good Condition	0
Treatment:	Composite Material	0
Asbestos Type:	Chrysotile	1
Total:		2
Priority Assessment Score (PAS)		
Normal Occupant Activity	Rare disturbance	0
Likelihood of Disturbance		
Location	Rooms up to 100m ²	2
Accessibility	Usually inaccessible or unlikely to be disturbed	0
Extent/Amount	<10m ² or <10m pipe run	1
Average Score		1
Human Exposure Potential		
Number of Occupants	None	0
Frequency of use of area	Weekly	2
Average time area is in use	<1 hour - toilets	0
Average Score		1
Maintenance Activity		
Type of maintenance activity	Minor disturbance	0
Frequency of maintenance activity	Unlikely	0
Average Score		0
Total (Occupant Activity + 3 averages)		2
Total PAS & MAS		4


UPRN:	4153	Block No.	Block 5	Floor No.	E	Room No.	Ext
Room Description:	External						
General Room Notes:							

Item		
	Sample Ref. No:	69765/005 {TPS000086}*
	Material Location:	Cement Ceiling Panel to Porch
	Approx. Quantity:	1m ²
	Accessibility:	Occasionally likely to be disturbed
	Comments:	Unable to access. Monitor condition if in good condition. Repair/removal recommended if damaged or prior to any disturbance.
	Sample Notes:	
Re-inspection notes:	Asbestos Yearly Re-inspection 24/25: 29/07/2024 (Tenant feeling unwell - internal rooms not accessed)	
Recommendation:	Inspection Required Prior to Disturbance – Appointed contractors carrying out routine maintenance work should be made aware that these areas were inaccessible at the time of the survey and that further investigation is required prior to disturbance of the material.	
Material Assessment Score (MAS)		Score
Product Type:	Asbestos Cement	1
Condition:	Good Condition	0
Treatment:	Sealed	1
Asbestos Type:	Chrysotile	1
Total:		3
Priority Assessment Score (PAS)		
Normal Occupant Activity	Low disturbance	1
Likelihood of Disturbance		
Location	External	0
Accessibility	Occasionally likely to be disturbed	1
Extent/Amount	<10m ² or <10m pipe run	1
Average Score		1
Human Exposure Potential		
Number of Occupants	1 to 3	1
Frequency of use of area	Daily	3
Average time area is in use	<1 hour - toilets	0
Average Score		2
Maintenance Activity		
Type of maintenance activity	Low disturbance	1
Frequency of maintenance activity	<1 per year	1
Average Score		1
Total (Occupant Activity + 3 averages)		5
Total PAS & MAS		8

UPRN:	4153	Block No.	Block 5	Floor No.	E	Room No.	Ext
Room Description:	External						
General Room Notes:							

Item		
	Sample Ref. No:	69765/006 {TPS000087}*
	Material Location:	Cement Soil Vent Pipe
	Approx. Quantity:	2.5lm
	Accessibility:	Easily disturbed
	Comments:	Top bit appears to be made of iron cast made. Flaking paint to the full pipe length. Monitor condition. Remove if affected by proposed refurbishment works.
	Sample Notes:	
Re-inspection notes:	Asbestos Yearly Re-inspection 24/25: 29/07/2024 (Tenant feeling unwell - rear garden not accessed - fenced off)	
Recommendation:	No Attention Required (Inspect at intervals) – Good/reasonable condition and adequately surface treated	
Material Assessment Score (MAS)		Score
Product Type:	Asbestos Cement	1
Condition:	Low Damage	1
Treatment:	Unsealed	1
Asbestos Type:	Chrysotile	1
Total:		4
Priority Assessment Score (PAS)		
Normal Occupant Activity	Low disturbance	1
Likelihood of Disturbance		
Location	External	0
Accessibility	Easily disturbed	2
Extent/Amount	<10m ² or <10m pipe run	1
Average Score		1
Human Exposure Potential		
Number of Occupants	None	0
Frequency of use of area	Infrequent	0
Average time area is in use	<1 hour - toilets	0
Average Score		0
Maintenance Activity		
Type of maintenance activity	Minor disturbance	0
Frequency of maintenance activity	Unlikely	0
Average Score		0
Total (Occupant Activity + 3 averages)		2
Total PAS & MAS		6

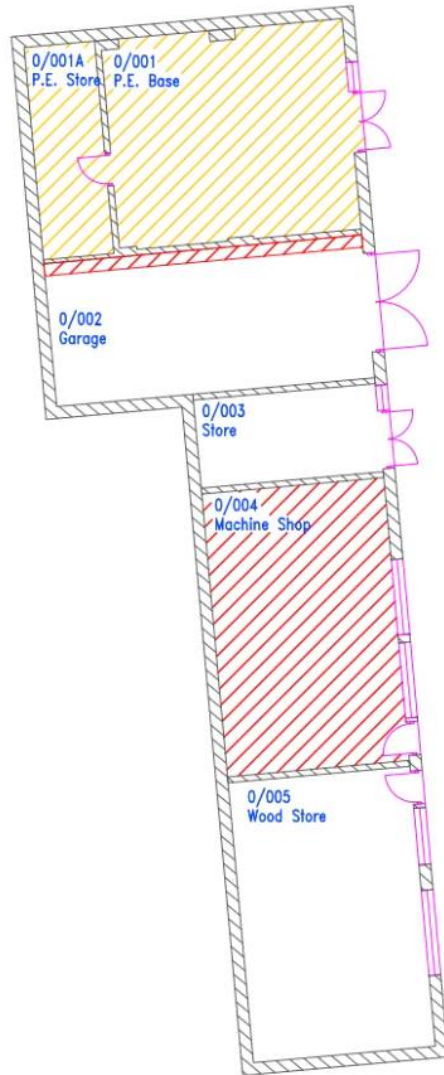
UPRN:	4153	Block No.	Block 5	Floor No.	E	Room No.	Ext
Room Description:	External						
General Room Notes:							

Item		
	Sample Ref. No:	69765/007 {TPS000088}*
	Material Location:	Cement soffits around Building
	Approx. Quantity:	35lm
	Accessibility:	Occasionally likely to be disturbed
	Comments:	Flaking paint to the cement soffits. Monitor condition. Remove if affected by proposed refurbishment works.
	Sample Notes:	
Re-inspection notes:	Asbestos Yearly Re-inspection 24/25: 29/07/2024	
Recommendation:	Repair or Remove – Some damage present and/or vulnerable to further damage, but not causing an immediate hazard. Encapsulation or removal is strongly recommended.	
Material Assessment Score (MAS)		Score
Product Type:	Asbestos Cement	1
Condition:	Low Damage	1
Treatment:	Unsealed	1
Asbestos Type:	Chrysotile	1
Total:		4
Priority Assessment Score (PAS)		
Normal Occupant Activity	Low disturbance	1
Likelihood of Disturbance		
Location	External	0
Accessibility	Occasionally likely to be disturbed	1
Extent/Amount	10m ² - 50m ² or 10m - 50m pipe run	2
	Average Score	1
Human Exposure Potential		
Number of Occupants	1 to 3	1
Frequency of use of area	Daily	3
Average time area is in use	<1 hour - toilets	0
	Average Score	2
Maintenance Activity		
Type of maintenance activity	Low disturbance	1
Frequency of maintenance activity	<1 per year	1
	Average Score	1
	Total (Occupant Activity + 3 averages)	5
	Total PAS & MAS	9

APPENDIX B

SURVEY PLANS

Block 4
Ground Floor



Room with Asbestos Containing Materials



Areas not accessed

See Executive Summary
& register of findings
for further details of all
inaccessible areas

Client: Wadebridge School

Site: Wadebridge School, Gonvena Hill, Wadebridge, Cornwall

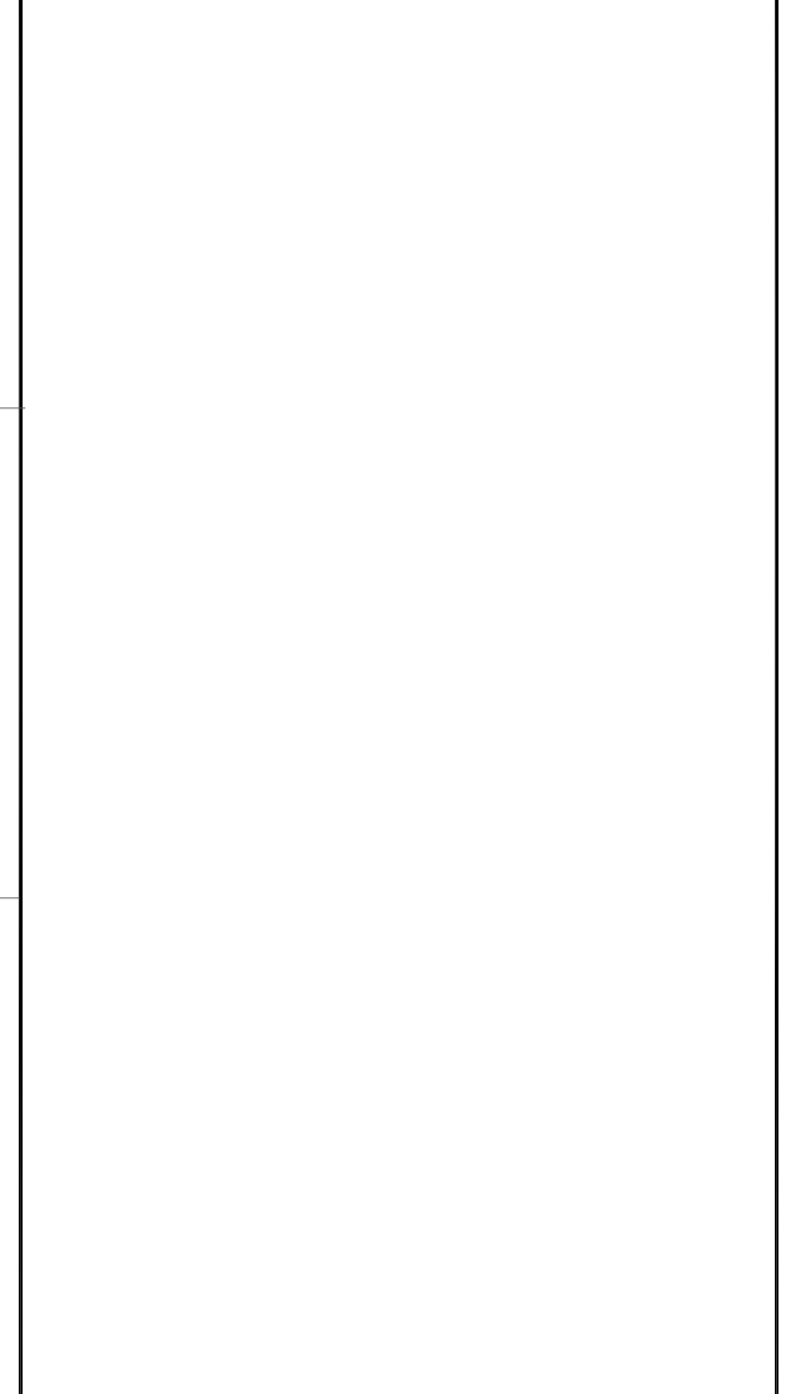
Block: Block 4

Floor: External



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NOTES



G	24.03.20	Plan further updated following refurbishment survey Phases 2 and 3 of Fire Alarm Installation.
F	19.07.19	Asbestos removed from Junior Kitchen and Food Store in Association with Refurbishment.
E	11.03.19	Plan updated following refurbishment survey for Phases 2 and 3 of Fire Alarm Installation.
D	10.09.18	Asbestos glazing channels & beading removed with Doors & frames to Jnr. Dining Room. Section of fibreboard ceiling with asbestos paper to A1.
C	15.01.18	Asbestos felt packers behind back of hardwood skirting to 1972 extension suspected asbestos. History classroom changes, HS2, BS1, SE1 & E11.
B	11.08.17	Asbestos felt packers behind back of hardwood skirting to 1972 extension added. External asbestos fascias removed.
A	09.01.17	Asbestos refurb. survey to Jnr. Kitchen results added.
O	16.12.16	ORIGINAL
REV	Date	NATURE OF REVISION

REVISIONS



Miss Tina Yardley B.A. Hons.
HEADTEACHER
Gonvena Hill, Wadebridge,
Cornwall PL27 6BG

LOCATION
Wadebridge School

PROJECT
**Block 1
Main School**

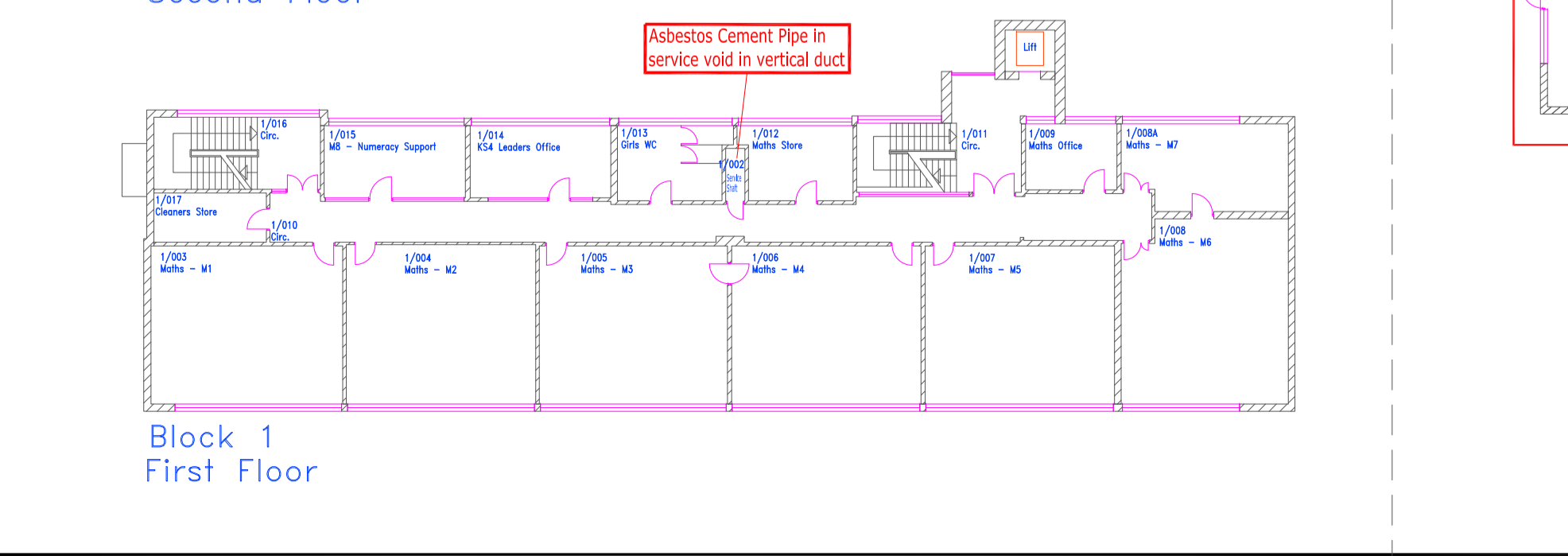
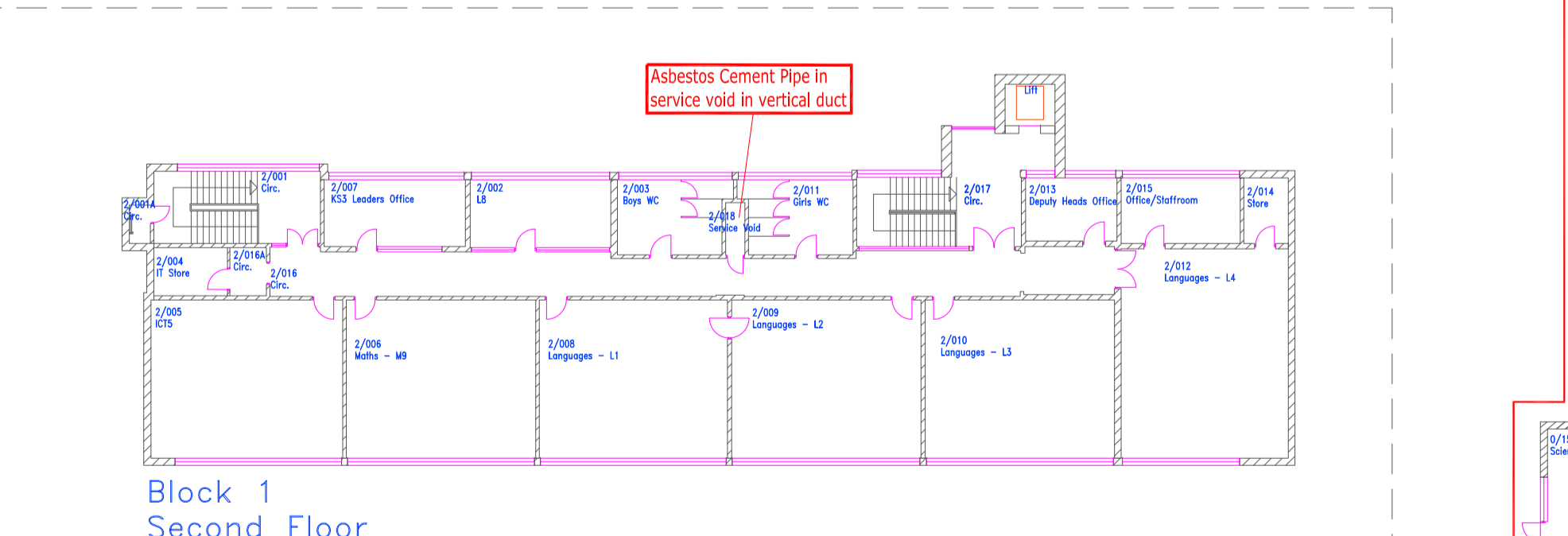
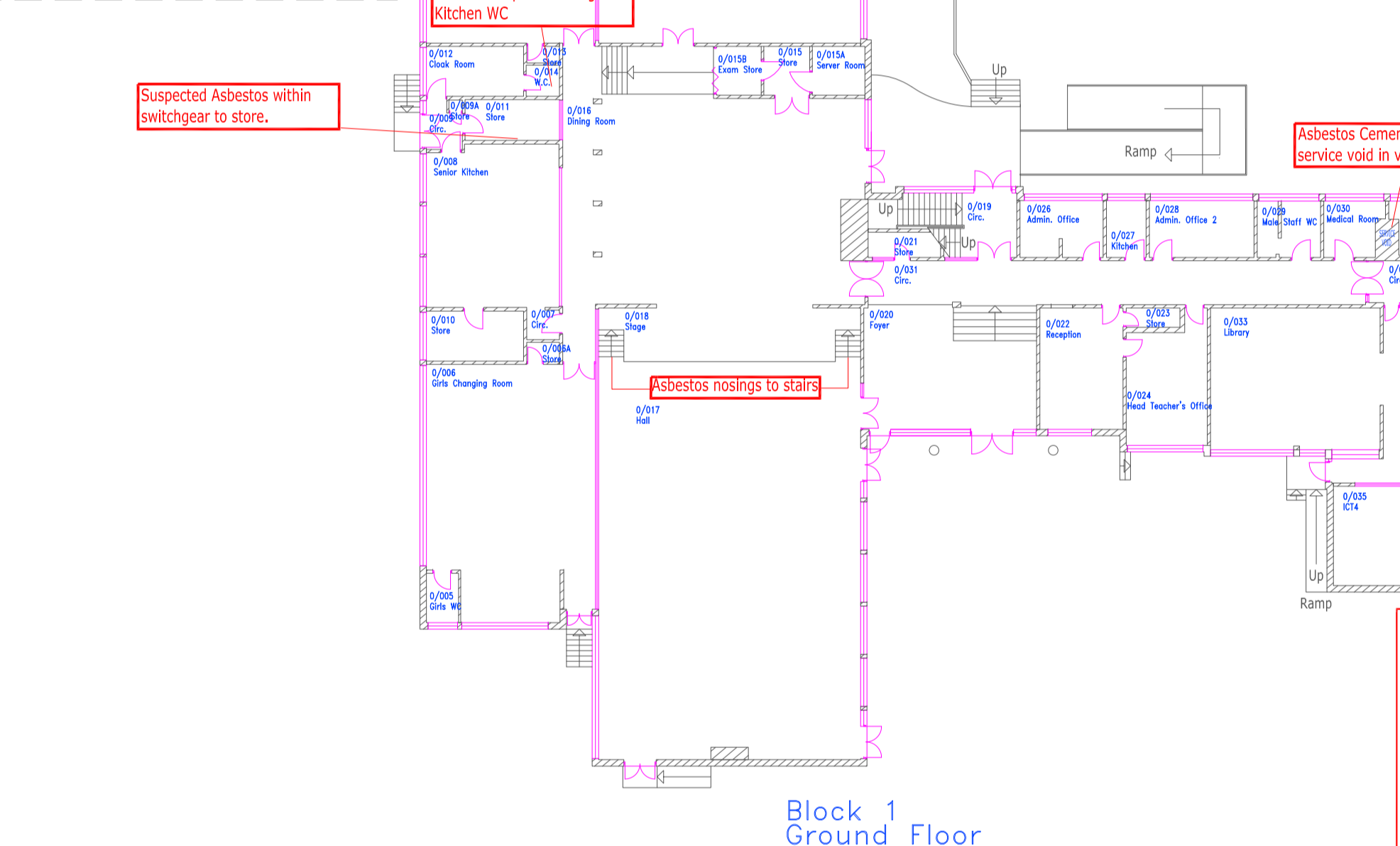
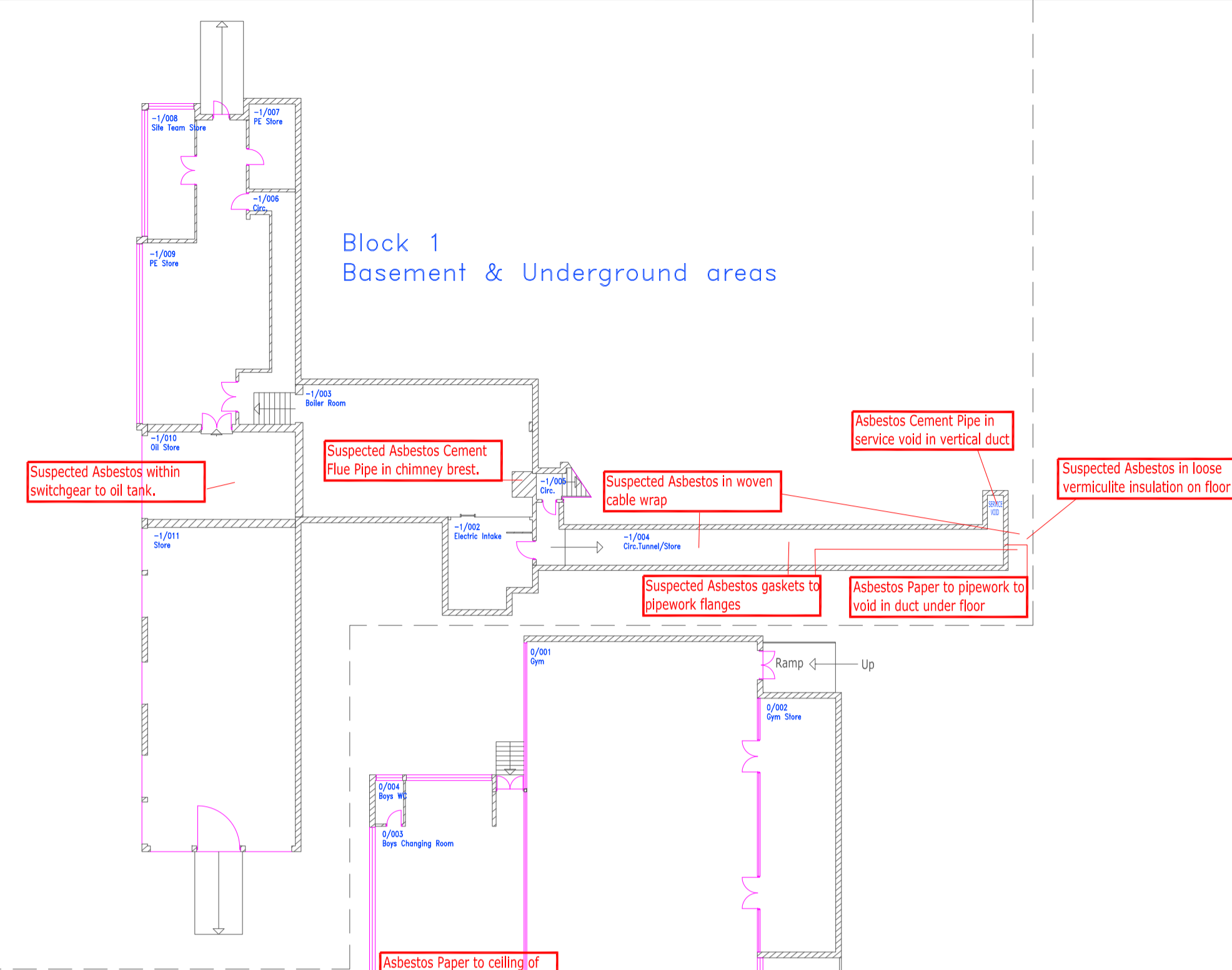
DRAWING TITLE
**Floor Plans
Asbestos Locations**

PROJECT MANAGER Philip Luke MRICS,MCIOB
ORIGINATOR PL

SCALE
1:250

DRAWING NO PGC0 04153/AB/01
REVISION
6

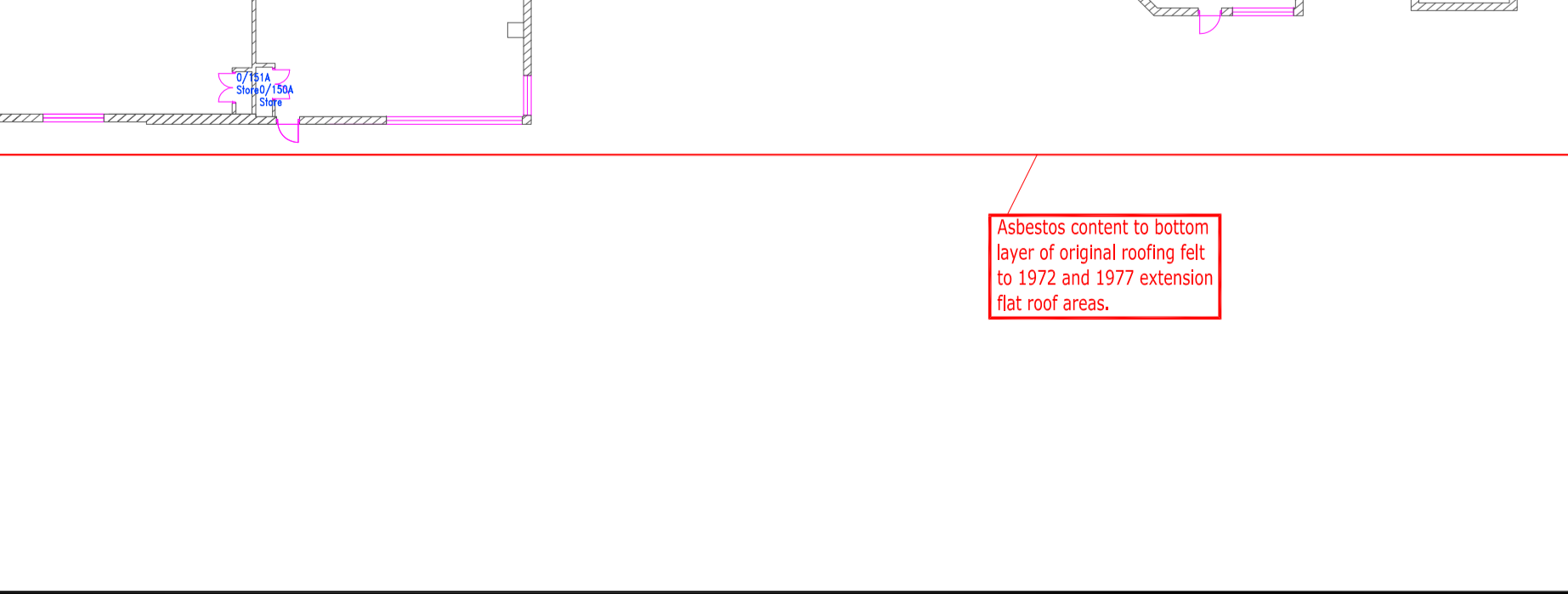
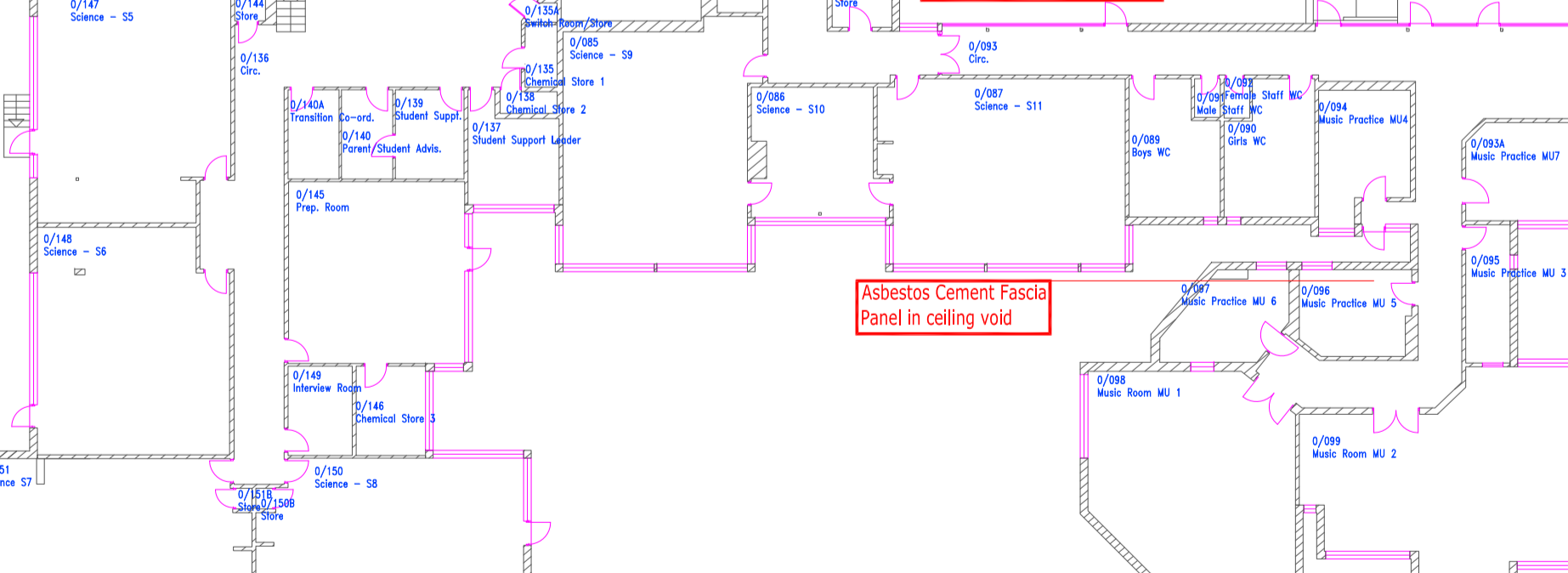
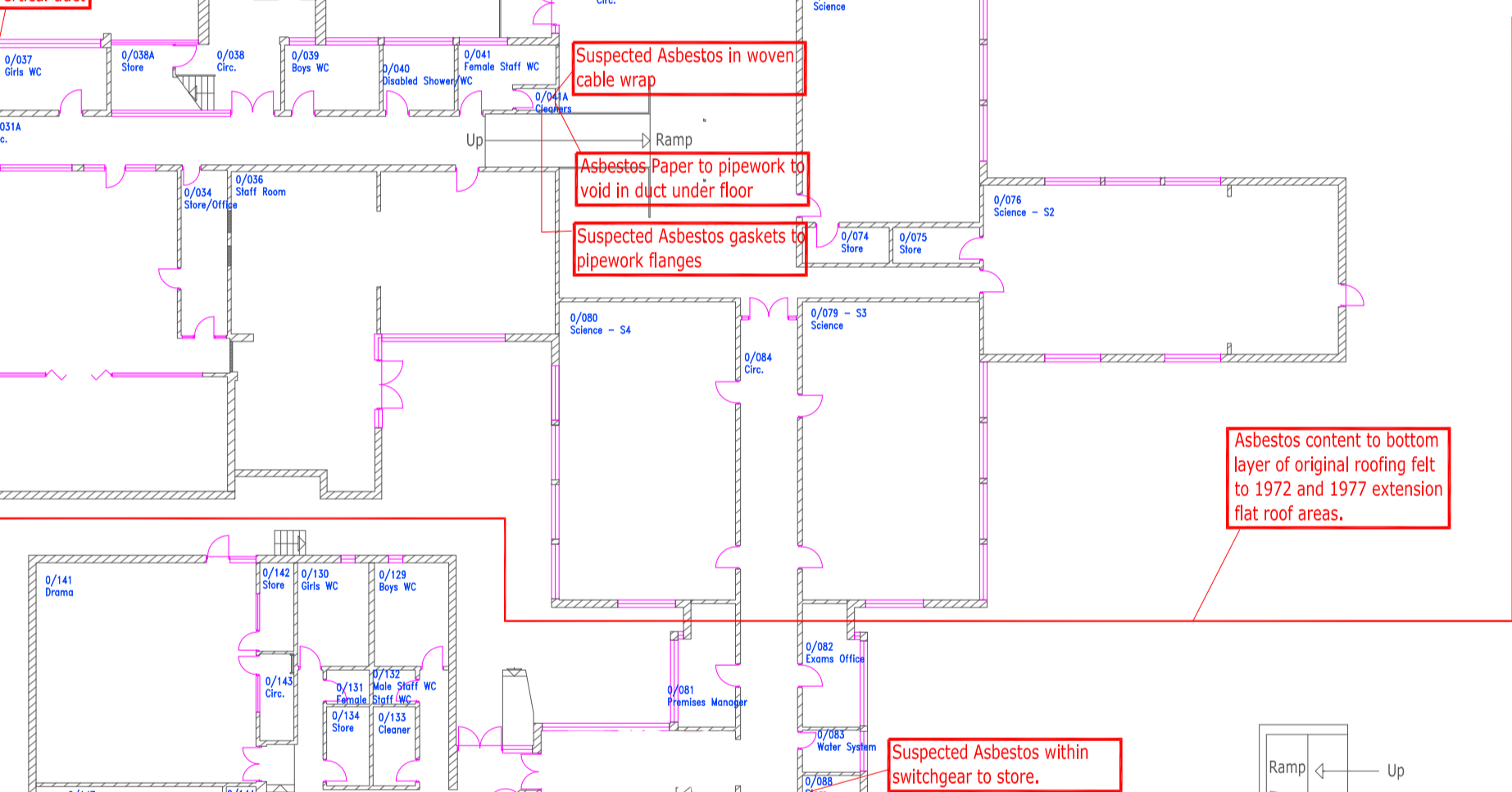
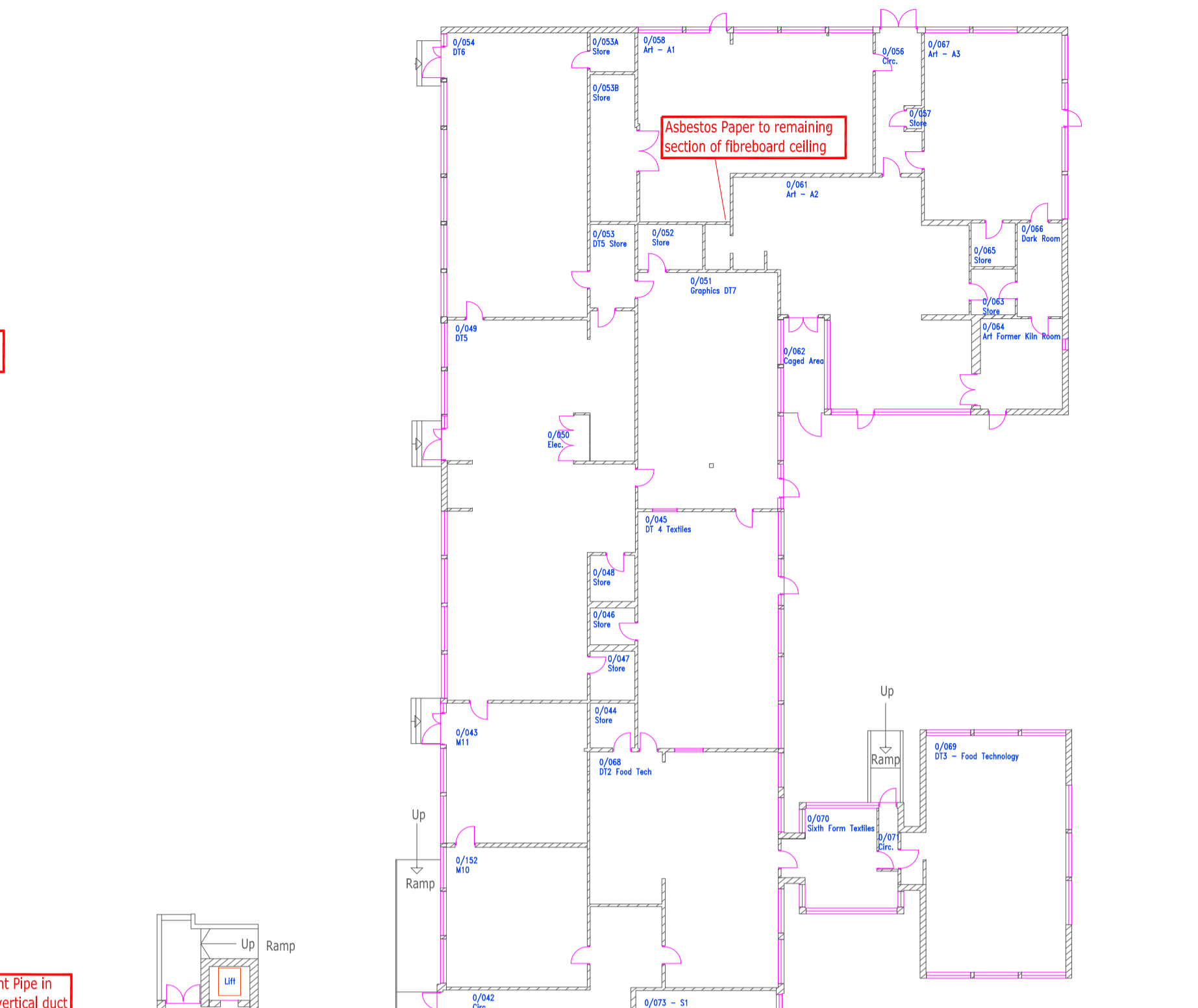
Block 1
Basement & Underground areas



Block 1
Third Floor

Block 1
Caretakers

Block 1
Drama Mezzanine



Suspected Asbestos within switchgear to oil tank.

Suspected Asbestos Cement Flue Pipe in chimney breast.

Suspected Asbestos in woven cable wrap.

Suspected Asbestos in loose vermiculite insulation on floor.

Suspected Asbestos gaskets to pipework flanges.

Asbestos Cement Pipe in service void in vertical duct.

Asbestos Paper to remaining section of fibreboard ceiling.

Asbestos Paper to ceiling of Kitchen WC.

Suspected Asbestos within switchgear to store.

Asbestos Cement Pipe in service void in vertical duct.

Suspected Asbestos in woven cable wrap.

Asbestos Paper to pipework to void in duct under floor.

Suspected Asbestos gaskets to pipework flanges.

Asbestos nosings to stairs.

Asbestos content to bottom layer of original roofing felt to 1972 and 1977 extension flat roof areas.

Asbestos content in screed to vinyl floor.

Suspected Asbestos within switchgear to store.

Asbestos Cement Fascia Panel in ceiling void.

Asbestos content to bottom layer of original roofing felt to 1972 and 1977 extension flat roof areas.



Room with Asbestos Containing Materials



Areas not accessed

See Executive Summary & register of findings for further details of all inaccessible areas

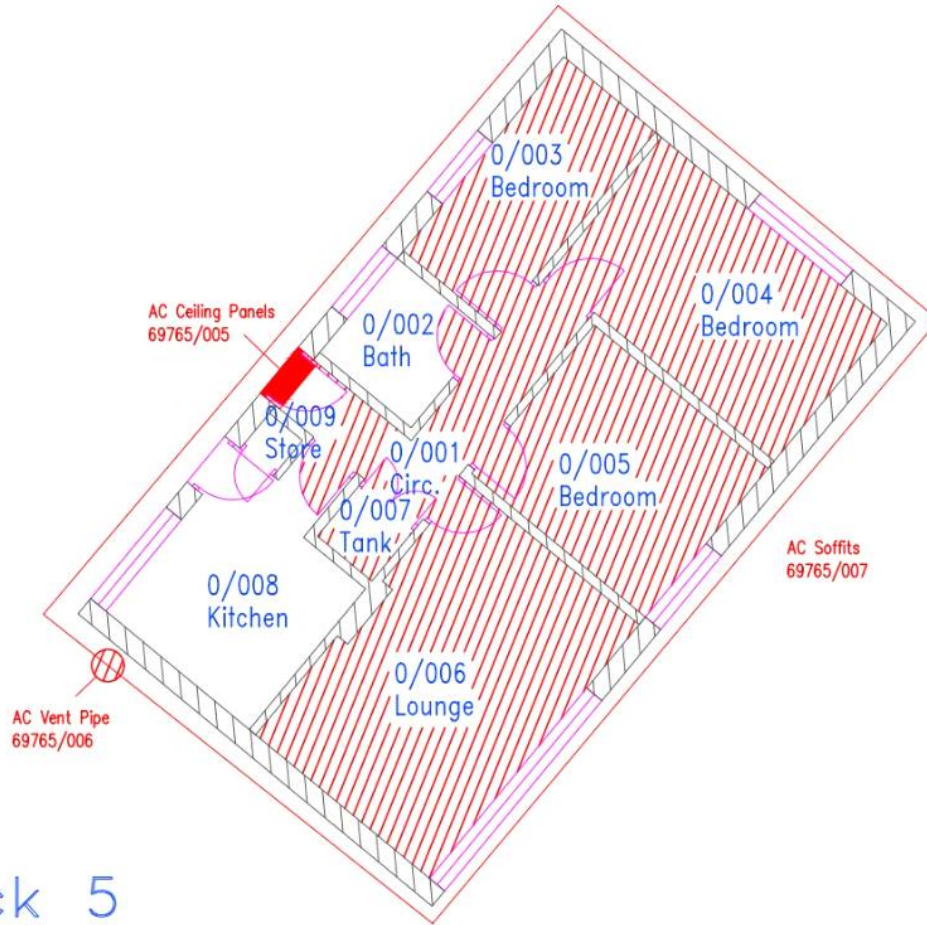
Client: Wadebridge School

Site: Wadebridge School, Gonvena Hill, Wadebridge, Cornwall

Block: Block 2

Floor: Ground Floor





Block 5 Ground Floor



Room with Asbestos Containing Materials



Areas not accessed

See Executive Summary & register of findings for further details of all inaccessible areas

Client: Wadebridge School

Site: Wadebridge School, Gonvena Hill, Wadebridge, Cornwall

Block: Block 5

Floor: Ground Floor

