

Asbestos Reinspection Survey Report Nutfield Church Primary School 59 Midstreet South Nutfield

Carried out on behalf of Surrey County Council by Tetra Tech Ltd





TETRA TECH

Nutfield Church Primary School 59 Midstreet South Nutfield, Reinspection Survey
Survey Date: 26 Sep 2025
J072034, Report Issue v1

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Asbestos Reinspection Survey Report

Nutfield Church Primary School 59

Midstreet South Nutfield

J072034(1) 784-B067959.1.4
26 Sep 2025

PRESENTED TO

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Nutfield Church Primary School 59 Midstreet South
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Restriction on Disclosure and Use of Data

This report is intended to provide a summary only of the asbestos survey findings. It does not provide a definitive engineering analysis for the purposes of costing or construction and is subject to the limitations of this Reinspection Survey.

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REPORT ISSUE RECORD

Reporting Template: Reinspection Survey (MA and PA) Template v72

Issue	Date	Status
1	14 Oct 2025	

Subsequent issues of the report supercede earlier versions.

0.0 Executive Summary

0.1 SITE

The site address is Nutfield Church Primary School 59 Midstreet South Nutfield, Surrey, RH1 4JJ. The site comprises 1 building(s). The site is used as a primary school.

0.2 SURVEY TYPE & PURPOSE

It is understood from the client that the survey was undertaken to assist with the compliance of the Control of Asbestos Regulations (CAR) 2012. An Asbestos Reinspection Survey was undertaken in accordance with HSG 264 Asbestos; The Survey Guide, 2012.

The Survey was conducted on the 26 Sep 2025 by Malachi Goldson of Tetra Tech Ltd.

Sample analysis techniques were UKAS accredited in accordance with HSG 248 2nd Edition – Asbestos: The Analysts Guide, 2021.

0.3 SCOPE OF WORK

Re-inspection of previously identified asbestos containing materials

0.4 SUMMARY OF PREVIOUS INSPECTIONS

This Reinspection was based upon the asbestos materials identified within the below report(s):

- Reinspection Survey, Tetra Tech Ltd, Sep 2024, Ref: J068412
- Reinspection Survey, Tetra Tech Ltd, Aug 2023, Ref: J065222
- Reinspection Survey, Tetra Tech Ltd, Sep 2022, Ref: J062167
- Reinspection Survey, Tetra Tech Ltd, Sep 2021, Ref: J059078
- Reinspection Survey, WYG Ltd, Sep 2020, Ref: J055176
- Reinspection Survey, WYG Ltd, Oct 2019, Ref: J051798
- Reinspection Survey, WYG Ltd, Sep 2018, Ref: J042083
- Reinspection Survey, WYG Ltd, Oct 2017, Ref: J038990
- Type 2 Survey, Tersus, Jan 2006 Report B/SU14/8

The above projects were conducted by UKAS accredited inspection bodies and sample analysis techniques were UKAS accredited in accordance with HSG 248 2nd Edition – Asbestos: The Analysts Guide, 2021.

Subsequently a reinspection was conducted on the 26 Sep 2025 by Malachi Goldson of Tetra Tech Ltd who inspected previously identified ACMs and noted any change in condition.

0.5 FINDINGS & RECOMMENDATIONS

Summary of Asbestos Containing Materials Identified:

Number of samples analysed	2
Number of positive samples	2
Total number of identified asbestos items	6
Material types of asbestos items (if applicable)	- Bitumen - Cistern
Total number of inaccessible items	0

0.6 LOCATIONS WITH IDENTIFIED OR PRESUMED ACMS

- Main Building/Ground Floor/016 Pupil Toilets
- Main Building/Ground Floor/023 Pupil Toilets
- Main Building/Ground Floor/034 Pupil Toilets
- Main Building/Ground Floor/064 Food Tech
- Main Building/Ground Floor/068 Pupil Toilets
- Main Building/Ground Floor/069 Pupil Toilets

0.7 ACMS WITH HIGH MATERIAL ASSESSMENT SCORES

Area	Inspection Number	Feature	Material Assessment Score	Recommendations
No ACM's with high (>10) material assessment scores were identified at time of survey. However, other ACM's may be present – please refer to Section 5.0 for the full asbestos register.				

0.8 ACTIONS & PRIORITIES

Band	Actions and Priorities	Freq	Item numbers in this Band
Band A (17 points or above) Urgent Risk Material	Materials in this category pose an immediate risk to anybody in their vicinity and as such, immediate plans for removal should be made. Until Removal can be achieved, access to the location of the material should be restricted and temporary measures to seal or repair the material should be put in place. Affixing asbestos warning labels can provide additional protection prior to removal.	0	N/A
Risk Band B (13-16 Points) High Risk Material	Materials in this category require remedial action as soon as reasonably practicable. Action may range from removal to repair, encapsulation and labelling. If left in-situ, the condition of the material should be monitored regularly, ideally as a minimum, at least on a six monthly basis and may require further repair or encapsulation if the condition has deteriorated.	0	N/A
Risk Band C (8 -12 Points) Medium Risk Material	This category indicates the need for regular monitoring although the current risk of fibre release is low, this material may suffer deterioration through age/accident. It is recommended that asbestos materials in this category be visually inspected on a six monthly basis to ascertain any change in condition. Where such a change occurs re-prioritisation to Risk Band B will be necessary. Approved warning labels (A Labels) should be positioned to prevent accidental damage to the material.	5	1, 2, 3, 5, 6
Risk Band D (1-7 Points) Low Risk Material	This category indicates Low priority. Visual inspections should be made on an annual basis to ascertain any change in condition. Where such a change occurs re-prioritisation to Risk Band C or B will be necessary. Approved warning labels (A Labels) should be positioned to prevent accidental damage to the material.	1	4
Risk Band E (0 points) No Asbestos Detected	No action is required.	0	N/A

Every effort was made to access all areas within our scope of work. Inaccessible areas and limitations of a Asbestos Reinspection Survey are detailed in Sections 4.2 and 4.3 of this report.

Inaccessible areas should be presumed to contain asbestos containing materials (ACM's) until such time as an inspection can be made that proves otherwise, as required by the Control of Asbestos Regulations (CAR) 2012.

This sheet is intended to provide a summary only of the asbestos survey findings. It does not provide a definitive engineering analysis for the purposes of costing or construction and is subject to the limitations of this Asbestos Reinspection Survey.

1.0 Introduction

1.1 GENERAL

Tetra Tech Ltd (Tetra Tech) was commissioned by Surrey County Council to undertake an Asbestos Reinspection Survey at Nutfield Church Primary School 59 Midstreet South Nutfield, Surrey, RH1 4JJ.

Malachi Goldson undertook the survey on 26 Sep 2025.

1.2 OBJECTIVES

An Asbestos Reinspection Survey was undertaken at the site in order to meet the following objectives:

- ┆ To identify the presence, location and condition of reasonably accessible asbestos containing materials (ACM's).
- ┆ To produce a report to identify areas of confirmed and suspected asbestos and to provide an indication as to their location, condition and extent.

1.3 REPORT CONDITIONS

This report has been prepared in accordance with the accepted service details, terms and conditions of our accepted proposal. The report is further subject to the conditions detailed in Appendix A.

2.0 Site Details

2.1 LOCATION

The site address is Nutfield Church Primary School 59 Midstreet South Nutfield, Surrey, RH1 4JJ.

2.2 BUILDINGS

The site comprises 1 building(s). The site is used as a primary school.

Specific areas included within the survey scope are as follows:

- | Main Building/Ground Floor/034 Pupil Toilets
- | Main Building/Ground Floor/069 Pupil Toilets
- | Main Building/Ground Floor/068 Pupil Toilets
- | Main Building/Ground Floor/064 Food Tech
- | Main Building/Ground Floor/023 Pupil Toilets
- | Main Building/Ground Floor/016 Pupil Toilets

3.0 Survey Methodology

A reinspection of ACMs was undertaken. Each asbestos material identified during previous site surveys and inspections was reinspected to monitor and record condition. Photographs of each sample location were taken, however where similar materials were identified these are referenced to similar homogeneous materials.

Each item is assessed using a material assessment algorithm, which assigns a score of risk to each individual ACM based the following criteria:

- | Product Type;
- | Extent of Damage or Deterioration;
- | Surface Treatment; and
- | Asbestos Type

Each criterion has various scores and when all the scores for each are added together a value of risk is generated for the material. This is only a requirement of HSG 264 for Asbestos Management Surveys and Reinspections, therefore, some of this data may have been omitted during previous Refurbishment or Demolition surveys.

If the client has determined priority scoring for the identified ACM's, the combined material and priority assessment results can be used to establish the priority for those ACMs needing remedial action and the type of action that will be taken. There are various remedial options available: in many cases the ACMs can be protected or enclosed, sealed or encapsulated, or repaired. These options should be considered first. Where such actions are not practical, ACMs should be removed. Further information on risk assessments and management of asbestos is available in A comprehensive guide to managing asbestos in premises.

Resampling of existing presumed ACM's is completed in accordance with HSG264 and our UKAS ISO 17020 accredited procedures. By its nature, sampling building materials may include a limited damage and Tetra Tech accept no responsibility for making good such areas, unless agreed in writing advance of the survey.

Sampling of additional materials which were not previously identified within the existing asbestos register, e.g. for additional materials which are suspect ACM's, constitutes a Management Survey as per section 2.1c of UKAs document RG8. As such, any additional sampling or survey work required beyond the Reinspection should have been discussed with the client to agree the scope and extent of such survey work.

4.0 Survey Conditions

4.1 ACCESS CONSTRAINTS

All Asbestos Containing Materials which had been previously identified within the scope of works have been located and inspected. Areas which remain inaccessible are stated in Section 4.3.

4.2 SURVEY LIMITATIONS

Whilst the surveyors made every effort, Tetra Tech cannot guarantee that all asbestos containing materials have been identified, or that survey results are definitive. Specific areas of the site where suitable access was not available are recorded in Section 4.3 of this document.

Features that generally fall outside the scope of an Asbestos Reinspection Survey include:

- | Within cavity walls
- | Beneath carpet adhered to floors
- | Within floor voids
- | Areas behind or above suspect asbestos containing materials
- | Within solid concrete floors where asbestos shuttering may have been used
- | Areas where asbestos is sandwiched between non-asbestos materials
- | Areas where specialist access is required i.e. high level areas above 3m.
- | Within underground ducts etc. where reasonable access is unavailable
- | Within live plant or electrical apparatus
- | Beneath the lagging of live pipes
- | Areas where access may involve damaging the fabric of the building(s)

A strategy of using representative samples of suspected asbestos materials has been used to minimise the number of samples taken to a practical level and keep to a minimum the disturbance of potential asbestos containing materials at the site. Because of this strategy the results of the survey should be interpreted such that all visually similar materials in the same area must be assumed to be composed of the same material until proven otherwise.

In accordance with The Control of Asbestos Regulations 2012, it must be assumed that materials visually assessed as asbestos containing materials contain amphibole asbestos fibres (i.e. Amosite and Crocidolite), unless sampled to prove otherwise.

4.3 AREAS OF NO ACCESS

Table 1 Areas of No Access

Floor Name	Room Number	Room Name	Item Number	Extent of Access Limitation, Including Reason
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There were no additional inaccessible items in the survey beyond the general limitations discussed in section 4.2

4.4 SURVEY SPECIFIC NOTES

There is always a possibility that asbestos materials other than those highlighted by this report are present in those areas not accessed fully at the time of this survey, or the preceding surveys on which it is based.

Inaccessible areas should be presumed to contain amphibole asbestos and appropriate management planning should be implemented in order to control access and maintenance activities to these areas until such a time as they can be accessed and the presence or absence of asbestos containing materials can be confirmed.

A strategy of using representative samples of suspected asbestos materials has been used to minimise the number of samples taken to a practical level and keep to a minimum the disturbance of potential asbestos containing materials. Because of this strategy the results of the survey should be interpreted such that all visually similar materials in the same area must be assumed to be composed of the same material until proven otherwise.

In accordance with The Control of Asbestos Regulations 2012, it must be assumed that materials visually assessed as asbestos containing materials contain amphibole asbestos fibres (i.e. Amosite and Crocidolite), unless strongly presumed otherwise or sampled to prove otherwise.

Asbestos products and non-asbestos products in some areas of the building are located in close proximity to each other. Care must be taken when removing the asbestos in order that contamination of the non-asbestos materials is not caused, as this will increase disposal costs.

Material assessments have been undertaken on the various items inspected. These assessments are carried out according to the material assessment algorithm appended to this report, which is based on the assessment criteria in HSG 264.

5.0 ASBESTOS REGISTER

Area	Inspection Number	Feature	Extent	Material Type – (Friability)	Asbestos Fibre	Material Assessment Score	Priority Assessment Score	Risk Assessment Score	Sample Number	Recommendations
Main Building, Ground Floor, Pupil Toilets (034)	1	Toilet cisterns	2 no.	Cistern (Low)	(2) Amosite	4 (Very Low)	5	9 (Band C)	Presumed	Manage & Periodic Re-inspection of ACM
Main Building, Ground Floor, Pupil Toilets (069)	2	Toilet Cistern	1 no.	Reinforced Composite (Low)	(2) Amosite	4 (Very Low)	5	9 (Band C)	B/SU14/8/006 {CP000599}*	Manage & Periodic Re-inspection of ACM
Main Building, Ground Floor, Pupil Toilets (068)	3	Toilet cistern	1 no.	Cistern (Low)	(2) Amosite	4 (Very Low)	5	9 (Band C)	Presumed	Manage & Periodic Re-inspection of ACM
Main Building, Ground Floor, Food Tech (064)	4	Acoustic pad residues to underside of sink	Small Amounts	Well Bound Material (Low)	(1) Chrysotile	2 (Very Low)	5	7 (Band D)	B/SU14/8/008 {CP000601}*	Manage & Periodic Re-inspection of ACM
Main Building, Ground Floor, Pupil Toilets (023)	5	Toilet cisterns	2 no.	Cistern (Low)	(2) Amosite	4 (Very Low)	5	9 (Band C)	Presumed	Manage & Periodic Re-inspection of ACM

Area	Inspection Number	Feature	Extent	Material Type – (Friability)	Asbestos Fibre	Material Assessment Score	Priority Assessment Score	Risk Assessment Score	Sample Number	Recommendations
Main Building, Ground Floor, Pupil Toilets (016)	6	Toilet cistern	1 no.	Cistern (Low)	(2) Amosite	4 (Very Low)	5	9 (Band C)	Presumed	Manage & Periodic Re-inspection of ACM

6.0 RECOMMENDATIONS

6.1 SUMMARY

Survey inspection reports detail the ACM identified, its approximate extent and its priority risk rating, these reports are contained within Appendix B of this report. The asbestos register, Section 5.0 of this report summarises asbestos containing materials and presumed asbestos materials identified during the course of the survey.

6.2 FURTHER INVESTIGATION

There is a possibility that asbestos material may be present in those areas that were concealed or inaccessible at the time of the original surveys. Prior to demolition, refurbishment or any activity that disturbs the fabric of the building it is recommended that a fully intrusive Refurbishment or Demolition asbestos survey be conducted, under controlled conditions where appropriate.

Prior to the application of a Refurbishment or Demolition asbestos survey all areas of the site should be approached with caution during any future works, we suggest that the contractor has an appropriate method statement in place such that if suspected asbestos materials are encountered, a sample can be taken to confirm the nature of the material prior to any work in that area.

6.3 GENERAL

If asbestos removal is required, it is recommended that a site-specific asbestos removal specification and method statements be produced in order to facilitate any asbestos removal works.

The waste generated from asbestos removal should be notified and disposed of in accordance with the Hazardous Waste (England & Wales) Regulations 2005, Amended 2009.

The contractor must ensure that adequate Duty of Care provisions are put in place for the transportation and disposal of wastes from the site in line with the obligations of the Environmental Protection Act 1990.

In accordance with Regulation 4 of The Control of Asbestos Regulations 2012, it is advised that a management plan is produced and a duty holder be appointed to coordinate and oversee the management of the asbestos at the site.

Where asbestos insulation materials are removed, the building manager should ensure that non-asbestos replacement materials are installed, to maintain fire proofing.

If asbestos containing materials (ACM's) are to remain in-situ across the premises, CAR 2012 requires a Duty Holder be appointed/identified, who will be responsible for producing and implementing an Asbestos Management Plan, as defined by HSG 227.

Due to the nature of an Asbestos Reinspection there is always the possibility of asbestos being present within inaccessible areas and those areas outlined within Sections 4.2 and 4.3 of the report as outside the scope of this type of survey. If any work is to be carried out within these areas then materials encountered should be presumed to contain asbestos unless there is strong evidence for a reasoned argument that the material does not contain asbestos. This can be achieved by taking a sample and having subsequent analysis undertaken on the sample in accordance with HSG 248.

Prior to demolition, refurbishment or any other works that might disturb the asbestos materials identified, they should be removed. It is recommended that a site-specific method statement be produced in order to facilitate the removal of the asbestos. It is advised that a competent person be appointed to coordinate and oversee the management of asbestos at the site.

Prior to demolition or major refurbishment it is recommended that a fully intrusive refurbishment or demolition asbestos survey be conducted, under controlled conditions where appropriate.

Prior to the application of a refurbishment or demolition asbestos survey all areas of the site should be approached with caution during any future works. If suspected asbestos materials are encountered, it is recommended that a sample be taken to confirm the nature of the material prior to any work in that area.

The detailed extent of asbestos materials presented in this report are approximate values only and should not be used in isolation to prepare quotations for asbestos repair or removal. It is recommended that any asbestos repair or removal be evaluated by an asbestos removal contractor, who should attend site to confirm the extent of asbestos.

6.4 ASBESTOS MANAGEMENT PLAN

The Control of Asbestos Regulations 2012 stipulates under Regulation 4, that persons responsible by virtue of ownership, contract or tenancy of a non-domestic premise are responsible for undertaking a suitable and sufficient assessment for the presence of asbestos materials within those premises and implement an appropriate Asbestos Management Plan (AMP).

Areas highlighted in Sections 4.2 and 4.3 as areas of 'no access' should be presumed to contain amphibole asbestos and appropriate management planning should be implemented in order to control access and maintenance activities to these areas until such a time as they can be accessed and the presence or absence of asbestos containing materials can be confirmed.

Asbestos materials were encountered in the survey as detailed in Section 5.0. The AMP should stipulate the requirements for working in these areas identified as containing asbestos as well as the areas of 'no access' as stated in Sections 4.2 and 4.3. For example the requirements for working in these areas may be a permit to work system, appropriate risk assessments or by other means to ensure people are not exposed to asbestos.

The Approved Code of Practice L143: Managing & Working With Asbestos (*Control of Asbestos Regulations 2012*) outlines the procedures that should be followed when developing and implementing an AMP.

In accordance with Regulation 4 of The Control of Asbestos Regulations 2012, it is advised that a 'Duty Holder' be appointed to coordinate and oversee the management of asbestos at the site. The most appropriate person to be considered to be a Duty Holder is the person responsible for coordinating maintenance activities for the premises.

The Duty Holder has the responsibility to incorporate the results of this survey into an AMP for the building. The Duty Holder must ensure that an appropriate Priority Assessment is undertaken as detailed in HSG 227: *A Comprehensive Guide to Managing Asbestos in Premises*, taking into account factors such as:

- | Normal Occupant Activity – assessment based upon the interaction of occupants and the area being assessed.
- | Likelihood of disturbance – assessment based upon location of asbestos, its accessibility and quantity of material that has the potential to be disturbed.
- | Human Exposure Potential – assessment based upon number of occupants, frequency of use and duration of use.
- | Maintenance Activity – assessment based upon type of maintenance activity and frequency.

Combining the Material Risk Assessment with the Priority Assessment provides an overall assessment with respect to ACM's present within a building. This overall assessment will then determine the management requirements for the building.

Tetra Tech can assist in the process of risk assessment to further develop the AMP in accordance with L143 and HSG 227.

Priority Assessments provided are outside the scope of our UKAS accreditation.

6.5 MMMF

A number of materials associated with Machine Made Mineral Fibre (MMMF) are present within areas in the building (e.g. within ceiling voids). These materials are covered by the COSHH regulations and persons working on or near these materials should undertake sufficient risk assessments and/or wear appropriate Personal Protective Equipment.

6.6 FIRE PROTECTION

Where asbestos insulation materials are removed, the building manager should ensure that non-asbestos replacement materials are installed, to maintain fire proofing.

If fire-rated materials are removed there may be a requirement to review and revise the site Fire Risk Assessment. Tetra Tech has a dedicated Fire Risk Assessment team, who would be pleased to provide further guidance in this respect required.

6.7 OTHER ASBESTOS SERVICES

6.7.1 Asbestos Testing

We provide a range of UKAS-accredited asbestos testing services, including:

- | Analysis of asbestos in bulk materials
- | Sampling of air for fibre counting
- | Fibre counting
- | 4-Stage Clearances
- | Sampling of bulk materials

6.7.2 Asbestos Consultancy

- | UKAS-accredited asbestos surveys (reinspections, management, refurbishment & demolition surveys)
- | Removal specifications
- | On-site inspection and monitoring of works
- | Asbestos management plans
- | Completion and validation reporting
- | Asbestos awareness seminars and training
- | Expert witness

6.8 OTHER SAFETY MANAGEMENT AND COMPLIANCE SERVICES

We provide a range of safety management and compliance services to a variety of clients across the public and private sector. These services do not fall under our UKAS Asbestos accreditations. Services include:

6.8.1 Health & Safety Management

- | Development and implementation of safety management systems such as OHSAS 18001, BS8800, HSG65
- | Advice on preparing effective health and safety policies, procedures and systems of work
- | Risk assessments (including workplace and work activity, manual handling, display screen equipment (DSE), CoSHH etc)
- | Advice on setting key performance indicators for driving improvements in safety performance
- | Accident and incident investigation
- | Independent compliance audits
- | Occupational exposure monitoring – dusts, fumes, vapours, etc
- | Noise monitoring and noise control
- | Indoor air quality and working environment investigation.

6.8.2 Legionella Assessment

- | L8 compliant Legionella risk assessments
- | Legionella awareness seminars and training
- | Independent compliance audits

6.8.3 CDM Services

- | Principal Designer - Plan, manage and co-ordinate the pre-construction phase
- | CDM Advisor - Independent construction, safety and management advice
- | Gap analysis and audit
- | Training Providers - Including workshops and advice on CDM

6.8.4 Fire & Explosion

- | Regulatory reform (fire safety) order compliant fire risk assessments
- | Expert advice on means of escape, structural protection, automatic detection and fire fighting systems
- | Liaison with enforcing authorities
- | Dangerous substances and explosive atmospheres regulations (DSEAR) risk assessment

6.8.5 H&S Training

- | Institution of occupational safety and health accredited courses:
- | Directing safely
- | Managing safely
- | Working safely
- | Executive update – key health and safety legislative requirements
- | Health & safety responsibilities of line managers
- | H&S risk assessments – a practical approach
- | DSE safety and user awareness
- | Handling loads, preventing injury – good manual handling practice
- | COSHH assessment, assessor training
- | CDM
- | Asbestos awareness & training for non-licensable activities.

6.8.6 Asbestos Training

A range of UKATA-approved asbestos training courses, including:

- | Asbestos Awareness
- | Asbestos Awareness for Groundworkers
- | Asbestos in Soils Awareness
- | Duty to Manage
- | Non-Licensed Work (including>NNLW)
- | Non-Licensed Work (including>NNLW) for Groundworkers
- | Refresher training for the above subjects

7.0 BIBLIOGRAPHY & ABBREVIATIONS

7.1 BIBLIOGRAPHY

Document Code	Title
CAR 2012	Control of Asbestos Regulations 2012, April 2012
HSG 227	A Comprehensive Guide to Managing Asbestos in Premises, 2002
HSG 248	Asbestos: The Analysts Guide, 2nd Edition, 2021
HSG 264	Asbestos: The Survey Guide, 2nd Edition, 2012

7.2 ACRONYMS/ABBREVIATIONS

Acronyms/Abbreviations	Definition
ACM	Asbestos Containing Material
AIB	Asbestos Insulating Board
AMP	Asbestos Management Plan
CAR	Control of Asbestos Regulations
CDM	Construction Design & Management Regulations
EA	Environment Agency
HSE	Health and Safety Executive
HSG	Health and Safety Guidance
MMMF	Machine Made Mineral Fibre
NADIS	No Asbestos Detected in Sample
TT or TT Ltd	Tetra Tech Ltd
UKAS	United Kingdom Accreditation Service
UKATA	UK Asbestos Training Association

APPENDIX A – REPORT CONDITIONS FOR ASBESTOS SURVEYS

This report is produced solely for the benefit of Surrey County Council, no account is taken for any reliance placed on it by any other party unless specifically agreed in writing otherwise.

This report refers, within the limitations stated, to the condition of the site at the time of the inspections. No warranty is given as to the possibility of future changes in the condition of the site.

This report is based on a site inspection in the accessed areas as noted, the physical investigation as detailed, information supplied by those parties referenced in the text. Some of the opinions are based on unconfirmed data and information and are presented as the best that can be obtained without further extensive dismantling and disturbance. The test results that are available can only be regarded as a limited but likely representative sample assessed against current guidelines. The impact of our assessment on other aspects of the development requires evaluation by other involved parties. The possibility of the presence of asbestos, perhaps in higher concentrations, elsewhere on the site, cannot be discounted.

Whilst the findings detailed within this report reflect our best assessment, because there are no exact UK definitions of these matters, being subject to risk analysis, we are unable to give categoric assurances that they will be accepted by authorities or funds without question as such bodies have unpublished, more stringent objectives. This report is prepared and written for the purposed uses stated in the report and should not be used in a different context without reference to Tetra Tech. In time improved practices or amended legislation may necessitate a re-assessment.

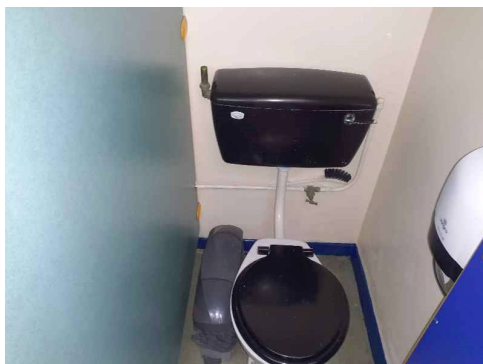
The report is limited to those aspects specifically reported on and is necessarily restricted and no liability is accepted for any other aspect. The opinions expressed cannot be absolute due to the limitations of time and resources accepted by the agreed brief and the possibility of unrecorded previous use and abuse of the site and adjacent sites. The report concentrates on the site as defined in the report.

Appendix B – INSPECTION REPORTS

Priority Assessments provided are outside the scope of our UKAS accreditation.

Inspection Number	1	Reference Number:	N/A
Inspection / Sample	Visual Inspection	Inspection Cross Reference / Visual I.D.	Asbestos Presumed

Item Photo



Item Notes	No sample ref 6 - Strongly Presumed. No Change
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Building	Main Building
Floor Level	Ground Floor

Item Details

Area / Room	034 Pupil Toilets
Feature	Toilet cisterns
Product Type	Cistern
Extent Amount	2 no.
Accessibility	Easy

Material Assessment Score

Product Type	1
Extent of Damage	1
Surface Treatment	0
Asbestos Type	2 - Amosite

Material Assessment Total	4 - Very Low
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Priority Assessment Score

Category		Score	Average
1	Normal occupant activity	1	1
	Likelihood of disturbance	2	
2	Accessibility	3	2
	Extent/Amount	1	
	Number of occupants	1	
3	Frequency of use of area	3	2
	Average time area is in use	0	
4	Type of maintenance activity	0	0
	Frequency of maintenance activity	0	

Priority Assessment Score	5
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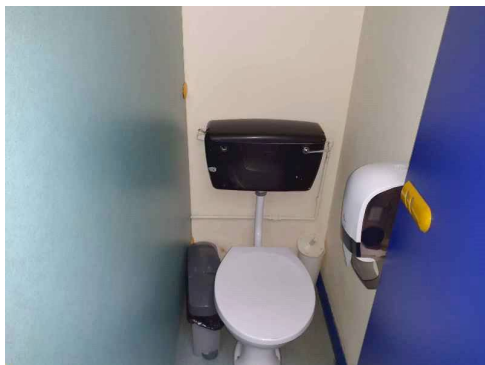
Risk Assessment Score	9 - (Band C)
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Management Strategy

Recommendation	No Attention Required (Label and inspect at intervals) - Good/reasonable condition and adequately surface treated
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Inspection Number	2	Reference Number:	B/SU14/8/006 {CP000599}*
Inspection / Sample	Sample taken	Inspection Cross Reference / Visual I.D.	Asbestos Identified

Item Photo



Item Notes No Change

Building	Main Building
Floor Level	Ground Floor

Item Details

Area / Room	069 Pupil Toilets
Feature	Toilet Cistern
Product Type	Cistern
Extent Amount	1 no.
Accessibility	Medium

Material Assessment Score

Product Type	1
Extent of Damage	1
Surface Treatment	0
Asbestos Type	2 - Amosite

Material Assessment Total

4 - Very Low

Priority Assessment Score

Category		Score	Average
1	Normal occupant activity	1	1
	Likelihood of disturbance	2	
2	Accessibility	1	2
	Extent/Amount	1	
	Number of occupants	1	
3	Frequency of use of area	3	2
	Average time area is in use	0	
4	Type of maintenance activity	0	0
	Frequency of maintenance activity	0	

Priority Assessment Score

5

Risk Assessment Score

9 - (Band C)

Management Strategy

Recommendation No Attention Required (Label and inspect at intervals) - Good/reasonable condition and adequately surface treated

Inspection Number	3	Reference Number:	N/A
Inspection / Sample	Visual Inspection	Inspection Cross Reference / Visual I.D.	Asbestos Presumed

Item Photo



Item Notes No sample ref 2 - Strongly Presumed.
No Change

Building	Main Building
Floor Level	Ground Floor

Item Details

Area / Room	068 Pupil Toilets
Feature	Toilet cistern
Product Type	Cistern
Extent Amount	1 no.
Accessibility	Medium

Material Assessment Score

Product Type	1
Extent of Damage	1
Surface Treatment	0
Asbestos Type	2 - Amosite

Material Assessment Total

4 - Very Low

Priority Assessment Score

Category		Score	Average
1	Normal occupant activity	1	1
	Likelihood of disturbance	2	
2	Accessibility	1	2
	Extent/Amount	1	
	Number of occupants	1	
3	Frequency of use of area	3	2
	Average time area is in use	0	
4	Type of maintenance activity	0	0
	Frequency of maintenance activity	0	

Priority Assessment Score

5

Risk Assessment Score

9 - (Band C)

Management Strategy

Recommendation No Attention Required (Label and inspect at intervals) - Good/reasonable condition and adequately surface treated

Inspection Number	4	Reference Number:	B/SU14/8/008 {CP000601}*
Inspection / Sample	Sample taken	Inspection Cross Reference / Visual I.D.	Asbestos Identified

Item Photo



Item Notes Acoustic pads have been removed and encapsulated to underside of sink
No Change
Majority of sink pads removed 27.10.23 (Job No. J065726) with the remaining remnants encapsulated.

Building	Main Building
Floor Level	Ground Floor

Item Details

Area / Room	064 Food Tech
Feature	Acoustic pad residues to underside of sink
Product Type	Bitumen
Extent Amount	Small Amounts
Accessibility	Medium

Material Assessment Score

Product Type	1
Extent of Damage	0
Surface Treatment	0
Asbestos Type	1 - Chrysotile

Material Assessment Total

2 - Very Low

Priority Assessment Score

Category		Score	Average
1	Normal occupant activity	1	1
	Likelihood of disturbance	2	
2	Accessibility	1	1
	Extent/Amount	0	
	Number of occupants	2	
3	Frequency of use of area	3	2
	Average time area is in use	1	
4	Type of maintenance activity	1	1
	Frequency of maintenance activity	0	

Priority Assessment Score

5

Risk Assessment Score

7 - (Band D)

Management Strategy

Recommendation No Attention Required (Label and inspect at intervals) - Good/reasonable condition and adequately surface treated

Inspection Number	5	Reference Number:	N/A
Inspection / Sample	Visual Inspection	Inspection Cross Reference / Visual I.D.	Asbestos Presumed

Item Photo



Item Notes	No sample ref 13 - Strongly Presumed. No Change Small damage observed to cistern. Recommended to repair. 26/09/25
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Building	Main Building
Floor Level	Ground Floor

Item Details

Area / Room	023 Pupil Toilets
Feature	Toilet cisterns
Product Type	Cistern
Extent Amount	2 no.
Accessibility	Medium

Material Assessment Score

Product Type	1
Extent of Damage	1
Surface Treatment	0
Asbestos Type	2 - Amosite

Material Assessment Total	4 - Very Low
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Priority Assessment Score

Category		Score	Average
1	Normal occupant activity	1	1
	Likelihood of disturbance	2	
2	Accessibility	1	2
	Extent/Amount	1	
	Number of occupants	1	
3	Frequency of use of area	3	2
	Average time area is in use	0	
4	Type of maintenance activity	0	0
	Frequency of maintenance activity	0	

Priority Assessment Score	5
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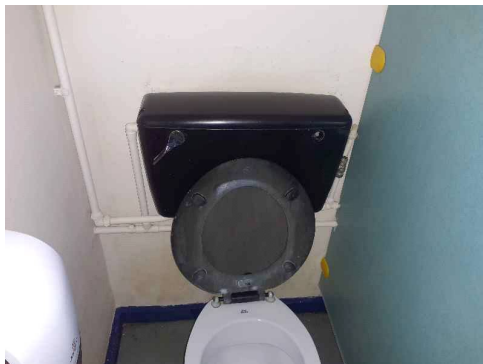
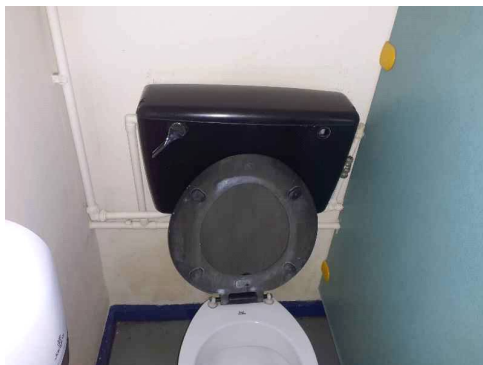
Risk Assessment Score	9 - (Band C)
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Management Strategy

Recommendation	No Attention Required (Label and inspect at intervals) - Good/reasonable condition and adequately surface treated
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Inspection Number	6	Reference Number:	N/A
Inspection / Sample	Visual Inspection	Inspection Cross Reference / Visual I.D.	Asbestos Presumed

Item Photo



Item Notes No sample ref 17 - Strongly Presumed.
No Change

Building	Main Building
Floor Level	Ground Floor

Item Details

Area / Room	016 Pupil Toilets
Feature	Toilet cistern
Product Type	Cistern
Extent Amount	1 no.
Accessibility	Medium

Material Assessment Score

Product Type	1
Extent of Damage	1
Surface Treatment	0
Asbestos Type	2 - Amosite

Material Assessment Total **4 - Very Low**

Priority Assessment Score

Category		Score	Average
1	Normal occupant activity	1	1
	Likelihood of disturbance	2	
2	Accessibility	1	2
	Extent/Amount	1	
	Number of occupants	1	
3	Frequency of use of area	3	2
	Average time area is in use	0	
4	Type of maintenance activity	0	0
	Frequency of maintenance activity	0	

Priority Assessment Score **5**

Risk Assessment Score **9 - (Band C)**

Management Strategy

Recommendation No Attention Required (Label and inspect at intervals) - Good/reasonable condition and adequately surface treated

Appendix C – MATERIAL & PRIORITY ASSESSMENT CRITERIA

Material Assessment

Please note; non-asbestos containing materials are not scored.

SAMPLE VARIABLE	SCORE	EXAMPLES OF SCORE VARIABLES
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 (AIB), mill boards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt
	3	Thermal insulation (e.g. pipe and boiler lagging) sprayed asbestos, loose asbestos, asbestos mattresses and packing.

SAMPLE VARIABLE	SCORE	EXAMPLES OF SCORE VARIABLES
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 material or several small areas where material has been damaged revealing loose asbestos fibres
	3	High damage or de-lamination: of materials, sprays and thermal insulation. Visible asbestos debris

SAMPLE VARIABLE	SCORE	EXAMPLES OF SCORE VARIABLES
Surface treatment	0	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles, asbestos cement (with exposed face painted or encapsulated)
	1	Enclosed sprays and lagging, AIB with (exposed face painted or encapsulated), unsealed asbestos cement sheets etc.
	2	Unsealed AIB or encapsulated lagging and sprays
	3	Unsealed lagging and sprays

SAMPLE VARIABLE	SCORE	EXAMPLES OF SCORE VARIABLES
Asbestos type	1	Chrysotile
	2	Amphibole asbestos excluding crocidolite (ie. Amosite)
	3	Crocidolite

Total Material Assessment Scores (as per HSG227)

SCORE	RISK CATEGORY
>10	High Risk, significant potential to release fibres
7 - 9	Medium Risk
5 - 6	Low Risk
<4	Very Low Risk

Priority Assessment

Please note; non-asbestos containing materials are not scored. Priority Assessments are outside the scope of our UKAS accreditation.

SAMPLE VARIABLE	SCORE	EXAMPLES OF SCORE VARIABLES
Main type of activity in area	0	Rare disturbance activity (eg little used store room)
	1	Low disturbance activities (eg office type activity)
	2	Periodic disturbance (eg industrial or vehicular activity which may contact ACMs)
	3	High levels of disturbance, (eg fire door with AIB sheet in constant use)
Secondary Activities	As Above	As Above

SAMPLE VARIABLE	SCORE	EXAMPLES OF SCORE VARIABLES
Location	0	Outdoors
	1	Large rooms or well-ventilated areas
	2	Rooms up to 100 m ²
	3	Confined spaces
Accessibility	0	Usually inaccessible or unlikely to be disturbed
	1	Occasionally likely to be disturbed
	2	Easily disturbed
	3	Routinely disturbed
Extent/amount	0	Small amounts or items (eg strings, gaskets)
	1	≤ 10 m ² or ≤10 m pipe run
	2	>10 m ² to ≤50 m ² or >10 m to ≤50 m pipe run
	3	>50 m ² or >50 m pipe run

SAMPLE VARIABLE	SCORE	EXAMPLES OF SCORE VARIABLES
Number of occupants	0	None
	1	1 to 3
	2	4 to 10
	3	>10
Frequency of use of area	0	Infrequent
	1	Monthly
	2	Weekly
	3	Daily
Average time area is in use	0	<1 hour
	1	>1 to <3 hours
	2	>3 to <6 hours
	3	>6 hours

SAMPLE VARIABLE	SCORE	EXAMPLES OF SCORE VARIABLES
Type of maintenance activity	0	Minor disturbance (eg possibility of contact when gaining access)
	1	Low disturbance (eg changing light bulbs in asbestos insulating board ceiling)
	2	Medium disturbance (eg lifting one or two asbestos insulating board ceiling tiles to access a valve)
	3	High levels of disturbance (eg removing a number of asbestos insulating board ceiling tiles to replace a valve or for recabling)
Frequency of maintenance activity	0	ACM unlikely to be disturbed for maintenance
	1	≤ 1 per year
	2	>1 per year
	3	>1 per month

Combined Risk Assessment Score

The combined scores for Material and Priority assessments are summed to provide the overall risk score for each material. This can then be used to assist in prioritising potential remediation or removal requirements which may have been recommended as a result of surveys, reinspections or programmed works.

Risk Bands

The combined Material assessment and Priority assessment algorithm values for each item can be compared to the following Risk Bands:

Band A – (17 points or above) – Urgent Risk Material - Materials in this category pose an immediate risk to anybody in their vicinity and as such, immediate plans for removal should be made. Until Removal can be achieved, access to the location of the material should be restricted and temporary measures to seal or repair the material should be put in place. Affixing asbestos warning labels can provide additional protection prior to removal.

Risk Band B – (13-16 Points) – High Risk Material – Materials in this category require remedial action as soon as reasonably practicable. Action may range from removal to repair, encapsulation and labelling. If left in-situ, the condition of the material should be monitored regularly, ideally as a minimum, at least on a six monthly basis and may require further repair or encapsulation if the condition has deteriorated.

Risk Band C – (8 -12 Points) – Medium Risk Material – This category indicates the need for regular monitoring although the current risk of fibre release is low, this material may suffer deterioration through age/accident. It is recommended that asbestos materials in this category be visually inspected on a six monthly basis to ascertain any change in condition. Where such a change occurs re-prioritisation to Risk Band B will be necessary. Approved warning labels (A Labels) should be positioned to prevent accidental damage to the material.

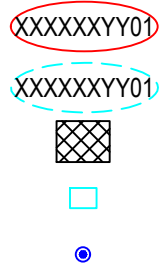
Risk Band D – (1-7 Points) – Low Risk Material – This category indicates Low priority. Visual inspections should be made on an annual basis to ascertain any change in condition. Where such a change occurs re-prioritisation to Risk Band C or B will be necessary. Approved warning labels (A Labels) should be positioned to prevent accidental damage to the material.

Risk Band E (0 points) – No Asbestos Detected – No action is required.

Appendix D – ANALYSIS CERTIFICATES

No additional samples were taken during the course of this survey.

Appendix E – SITE SKETCHES



TOILET CISTERN

Scale @ A3 NTS	Drawn GC	Date 13/10/25	Checked MG	Date 13/10/25	Approved JA	Date 13/10/25
Project No. B067959 1.4		Disc. 784	Drawing No. 001		Revision 0	