

ASBESTOS REINSPECTION REPORT



Client	OCS M&E Services Ltd (Post Office)
Site	GLOUCESTER KINGS SQ CO, KINGS SQUARE GLOUCESTER, GL1 1AD
Date report issued	13th June 2025
Recommended Date for Reinspection	12th June 2026
Survey reference	J1187944
Lead surveyor	Ben Gilpin
Assistant surveyor	N/A
UPRN	901598

No. of Asbestos Risks Identified		
	Category A	0
	Category B	0
	Category C	9
	Category D	32
	Areas not accessed (Presumed asbestos)	0

2 Moor Lane, Huddersfield HD8 0QS

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Surveyor Signature:



Ben Gilpin

Approval Signature:



Sinead Lloyd

1.0 INTRODUCTION

Tersus Consultancy Ltd of 2 Moor Lane, Highburton, Huddersfield received instructions from Graeme Petate of:
OCS M&E Services Ltd (Post Office), Servest House, Health Farm Business Centre, Bury St Edmunds, IP28 6LG
to undertake an asbestos reinspection, to HSG 264 standard, of:
GLOUCESTER KINGS SQ CO, KINGS SQUARE GLOUCESTER, GL1 1AD
Works were carried out on-site during the period 12 Jun 2025 to 12 Jun 2025. The Lead Surveyor was Ben Gilpin
Records of previous surveys by Tersus:

Job Number	Survey type	Date of survey
J1164925	Reinspection Survey (MA and PA) + Management Options	11/04/2024

The agreed scope of works included:

Reinspection survey of previously identified asbestos containing materials on site based on the previous asbestos survey report undertaken by Lucion Services Ltd on 05/04/2024.

Building notes:

Post office
The building was occupied during the time of the survey.
Please refer to the original survey undertaken by Lucion Services Ltd on 05/04/2024 for additional information relating to areas surveyed and any areas which were not accessed at the time of the original survey.

2.0 EXECUTIVE SUMMARY

The extent of this inspection was to undertake a reinspection of known/presumed asbestos as defined in HSG264. The purpose of this survey is to assist the client in complying with requirements of the Control of Asbestos Regulations 2012.

The purpose of a reinspection is to review the condition of all known/presumed ACMs in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation. Depending on the original agreed scope, additional samples may have been taken to verify whether or not items identified during this inspection, that were not previously registered, contain asbestos fibres.

Information on the results of this inspection is detailed within report, including appendices and annotated drawings (where instructed to do so). The report and asbestos register must be maintained as one document, as all sections record information on the surveyor's opinions, findings and limitations.

Within the scope of this survey the findings were as follows:

ACMs identified:

Total Number of ACMs identified:	41
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ACMs Recommendation summary:

Remove:	0
Encapsulate & Manage:	1
Manage:	40

Full details of any ACMs requiring action, can also be found summarised within the 'Action Plan'. Details of all identified, presumed and strongly presumed asbestos can be found in the 'Asbestos register'.

Non-accessed areas:

Number of non-accessed areas:	0
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Non-accessed areas are noted within the 'Non-accessible areas register'. Any areas or items not accessed must be presumed to contain asbestos until such a time as full access and inspection can be undertaken.

Tersus can assist in compiling asbestos management plans, on-going re-inspection and assisting with the management of asbestos remediation.

Action Register

The following table summarises the asbestos-containing materials (ACMs) that require action based on our assessment of the ACMs identified, strongly presumed and presumed at GLOUCESTER KINGS SQ CO.

The Control of Asbestos Regulations place a duty on the duty-holder, as the person with the best understanding of the building and its use, to ensure a suitable and sufficient assessment is undertaken and that a management plan is drawn-up.

The recommended actions are provided here to assist in that assessment and management plan. Actions are subdivided into the following categories: Restrict Access, Remove and Encapsulate/Repair. **Items that do not require remediation to reduce the risk are not included in this section. Please refer to Sections 3.0 and 4.0 for details**

Building	Floor Level	Room	Item/Inspection Reference	Item Description	Risk Category	Recommended Action
901598 - Gloucester Kings Sq CO	2nd Floor	002/Landing	#26	Insulating board	C	Encapsulate

Definition of Recommended Actions

Remove	<p>Restrict Access / Remove (due to an immediate risk) - Restricting access and/or removal of asbestos containing materials is recommended on the basis that its condition, location could result in exposure to persons, spread of asbestos, or release to the environment.</p> <p>Remove (Refurbishment) - It may be that the identified materials need to be removed ahead of any refurbishment or maintenance works.</p>
Encapsulate/ Repair, then manage	<p>Apply encapsulant coating to the asbestos material to safely contain the fibres. Encapsulation is an alternative to removal, where reasonably safe and practicable. Manage within the asbestos management plan once repaired.</p>
<p>For the above actions, there may be a requirement to prohibit access to a location that has been identified as containing damaged asbestos materials and poses a hazard. In addition, air testing may also be recommended to help ascertain if additional control measures are required.</p>	
Manage	<p>Where asbestos is left in-situ or an area has not been accessed during the survey, the person responsible for the premises has a duty to develop and implement a management plan to help prevent accidental damage and exposure occurring. This plan should ensure that:</p> <ol style="list-style-type: none">1) a current record of the location, condition, maintenance and removal of asbestos-containing materials (ACMs) and/or areas of no access is kept;2) the ACMs are maintained in a good state of repair through regular monitoring;3) where there are areas of no access, these are presumed to contain asbestos until proven otherwise;4) people are informed of the locations of ACMs to prevent accidental disturbance;5) arrangements are in place to ensure that work which might disturb the ACMs, complies with the Control of Asbestos Regulations (CAR);6) the plan is reviewed at regular intervals so that it remains relevant. <p>Regulation 4 of CAR requires known and presumed ACMs to be monitored for any deterioration in their condition. How often the ACMs need to be checked varies depending on the type of ACM, its location and the activities around it, but the frequency of monitoring should not exceed 12 months. In some situations, the labelling of ACMs can assist with monitoring and management.</p>

Non-Accessed Areas Register

The following table summarises specific areas at the property that were intended to be included in the reinspection but have not been inspected, for the reasons provided below. **These areas should be presumed to contain asbestos until proven otherwise.**

Building	Floor level	Room	Item / Inspection Reference	Item Description	Position	Comments
All areas within the scope and limitations of this survey were accessed.						

3.0 Asbestos Survey Findings

The following table(s) list the areas included in the survey, whether asbestos was found or not and whether the area was accessible or not. For further details on room notes, the risk assessment scores, risk categorisation, recommendations and photographic records, refer to Section 4.0. Asbestos types marked with an (*) are strongly presumed to be visually consistent with other asbestos items identified at the site.

Priority Assessment undertaken?	Yes / No
	Yes

Building		901598 - Gloucester Kings Sq CO								Room Notes
Floor Level	Room	Item/ Inspection Reference	Item Description	Item Location	Asbestos Type	Extent	Risk Category	Recommended Action	Material Status Change	
External	999/External	#36	Damp proof course	External walls	Presumed Chrysotile	100lm	D	Monitor and manage	No Change	
External	999/External	#37	Cement products	Ceiling panels to rear structure	Presumed Chrysotile	5m2	D	Monitor and manage	No Change	
External	999/External	#38	Insulating board	Ceiling panels to rear structure	Presumed Amosite	15m2	D	Monitor and manage	No Change	
External	999/External	#39	Cement flue and cowls	Rear elevation at high level	Presumed Chrysotile	3no.	D	Monitor and manage	No Change	
External	999/External	#41	Cement flue pipe and cowl	Roof over ground floor ladies toilets	Presumed Crocidolite (or unknown)	1lm	D	Monitor and manage	Additional Entry	
Z-Sub Level 1	001/Plant Room	#27	Residue	Wall	Presumed Amosite	20m2	C	Monitor and manage	No Change	
Z-Sub Level 1	001/Plant Room	#28	Residue	Wall 2	Presumed Amosite	20m2	C	Monitor and manage	No Change	
Z-Sub Level 1	001/Plant Room	#29	Residue	Wall 3	Presumed Amosite	20m2	C	Monitor and manage	No Change	
Z-Sub Level 1	001/Plant Room	#30	Residue	Wall 4	Presumed Amosite	20m2	C	Monitor and manage	No Change	
Z-Sub Level 1	001/Plant Room	#31	Cement panel	Panel	Chrysotile	3m2	D	Monitor and manage	No Change	

Building	901598 - Gloucester Kings Sq CO									Room Notes
Floor Level	Room	Item/ Inspection Reference	Item Description	Item Location	Asbestos Type	Extent	Risk Category	Recommended Action	Material Status Change	
Z-Sub Level 1	001/Plant Room	#32	Insulating board	Upstand panels	Presumed Crocidolite (or unknown)	2m2	C	Monitor and manage	No Change	
Z-Sub Level 1	003/Corridor	#33	Residue on pipework	Pipework	Presumed Amosite	Small amounts	C	Monitor and manage	No Change	
Z-Sub Level 1	003/Corridor	#34	Insulating board	Fire door	Presumed Amosite	2m2	D	Monitor and manage	No Change	
Z-Sub Level 1	003/Corridor	#35	Valve flange packing	Valve flange	Presumed Chrysotile	1no.	D	Monitor and manage	No Change	
Ground Floor	001/Office	#1	Bitumen floor adhesive	Floor below carpet	Presumed Chrysotile	8m2	D	Monitor and manage	No Change	
Ground Floor	001/Office	#2	Heating valve	To radiator	Presumed Chrysotile	1no.	D	Monitor and manage	No Change	
Ground Floor	002/Store	#3	Heating valve	To radiator	Presumed Chrysotile	1no.	D	Monitor and manage	No Change	
Ground Floor	003/Office	#7	Residual adhesive	Below Lino	Presumed Chrysotile	12m2	D	Monitor and manage	No Change	
Ground Floor	003/Office	#8	Orange floor tiles and adhesive	Floor beneath counter	Presumed Chrysotile	1m2	D	Monitor and manage	No Change	
Ground Floor	004/Office	#6	Bitumen floor adhesive	Floor beneath modern blue vinyl floor covering	Presumed Chrysotile	12m2	D	Monitor and manage	No Change	

Building	901598 - Gloucester Kings Sq CO									Room Notes
Floor Level	Room	Item/ Inspection Reference	Item Description	Item Location	Asbestos Type	Extent	Risk Category	Recommended Action	Material Status Change	
Ground Floor	005/Office	#5	Bitumen floor adhesive	Floor	Presumed Chrysotile	10m2	D	Monitor and manage	No Change	
Ground Floor	006/Safe Room	#9	Yellow floor tiles and adhesive	Floor	Presumed Chrysotile	15m2	D	Monitor and manage	No Change	
Ground Floor	007/Stock Room	#10	Yellow floor tiles and adhesive	Floor	Presumed Chrysotile	12m2	D	Monitor and manage	No Change	
Ground Floor	007/Stock Room	#11	Heating valve	To radiator	Presumed Chrysotile	1no.	D	Monitor and manage	No Change	
Ground Floor	008/Stock Room	#12	Yellow floor tiles and adhesive	Floor	Presumed Chrysotile	20m2	D	Monitor and manage	No Change	
Ground Floor	008/Stock Room	#13	Heating valve	To radiator	Presumed Chrysotile	1no.	D	Monitor and manage	No Change	
Ground Floor	008/Stock Room	#14	Beige floor tiles and adhesive	Floor	Presumed Chrysotile	3m2	D	Monitor and manage	No Change	
Ground Floor	009/WC	#15	Cement flue	Within ceiling void	Presumed Chrysotile	1no.	D	Monitor and manage	No Change	
Ground Floor	017/Staff Room	#16	Heating valve	To radiator	Presumed Chrysotile	2no.	D	Monitor and manage	No Change	
Ground Floor	017/Staff Room	#17	Bitumen floor adhesive	Floor below carpet	Presumed Chrysotile	25m2	D	Monitor and manage	No Change	


Building	901598 - Gloucester Kings Sq CO									Room Notes
Floor Level	Room	Item/ Inspection Reference	Item Description	Item Location	Asbestos Type	Extent	Risk Category	Recommended Action	Material Status Change	
Ground Floor	018/Kitchen	#18	Bitumen floor adhesive	Floor	Presumed Chrysotile	25m2	D	Monitor and manage	No Change	
Ground Floor	021/Electrical Switch Room	#19	Cable wrap	Mains incoming cable	Presumed Chrysotile	5lm	C	Monitor and manage	No Change	
Ground Floor	021/Electrical Switch Room	#20	Gasket	Pipe flange gasket	Presumed Chrysotile	1no.	D	Monitor and manage	No Change	
Ground Floor	023/Office	#21	Bitumen floor adhesive	Floor	Presumed Chrysotile	15m2	D	Monitor and manage	No Change	
Ground Floor	024/Office	#22	Heating valve	To radiator	Presumed Chrysotile	1no.	D	Monitor and manage	No Change	
Ground Floor	024/Office	#23	Bitumen floor adhesive	Floor below carpet	Presumed Chrysotile	30m2	D	Monitor and manage	No Change	
Ground Floor	025/Callers office	#24	Lino and adhesive	Floor below carpet	Presumed Chrysotile	15m2	D	Monitor and manage	No Change	
Ground Floor	026/Corridor	#25	Cement panel	Within water tap hatch	Presumed Chrysotile	1no.	C	Monitor and manage	No Change	
Ground Floor	030/Cashiers	#4	Heating valves	To radiators	Presumed Chrysotile	7no.	D	Monitor and manage	No Change	
1st Floor	002/Corridor	#40	Insulating board	Wall to doorset 1171	Chrysotile	4m2	D	Monitor and manage	No Change	Area accessed via front left hand side stairwell


Building	901598 - Gloucester Kings Sq CO									Room Notes
Floor Level	Room	Item/ Inspection Reference	Item Description	Item Location	Asbestos Type	Extent	Risk Category	Recommended Action	Material Status Change	
2nd Floor	002/Landing	#26	Insulating board	Wall to doorset 1174	Chrysotile	4m2	C	Encapsulate	Damaged	Area accessed via front left hand side stairwell


4.0 SAMPLE AND RISK ASSESSMENT INFORMATION - Please also refer to Appendix 1 - Survey Methodology and Limitations.


Item / Inspection Ref:	#1	Material Assessment	Product type:	1	
Sample Ref:			Condition / Damage:	1	
Survey date:	12/06/2025		Surface Treatment:	0	
Date last inspected:	29/04/2025 14:28:26		Asbestos Type:	1	
Next inspection due:	12th June 2026		Material Score:	3	
Building:	901598 - Gloucester Kings Sq CO	Priority Assessment	Occupant Activity:	1	
Floor level:	Ground Floor		Location:	2	
Room:	001/Office		Accessibility:	0	
Position:	Floor below carpet		Extent/amount:	1	8m2
Item Description:	Bitumen floor adhesive		Number of Occupants:	1	
Level of Identification:	PRESUMED		Frequency of Use:	3	
Action:	Monitor and manage		Time in Area:	1	
			Maintenance activity:	0	
			Frequency of Maintenance:	0	
RISK CODE:	D		Priority Score:	4	
		Total Score:	7		
Comments:					Material Status Change:
					No Change


Item / Inspection Ref:	#2	Material Assessment	Product type:	1		
Sample Ref:			Condition / Damage:	1		
Survey date:	12/06/2025		Surface Treatment:	0		
Date last inspected:	29/04/2025 14:28:26		Asbestos Type:	1		
Next inspection due:	12th June 2026		Material Score:	3		
Building:	901598 - Gloucester Kings Sq CO	Priority Assessment	Occupant Activity:	1		
Floor level:	Ground Floor		Location:	2		
Room:	001/Office		Accessibility:	0		
Position:	To radiator		Extent/amount:	0	1no.	
Item Description:	Heating valve		Number of Occupants:	1		
Level of Identification:	PRESUMED		Frequency of Use:	3		
Action:	Monitor and manage		Time in Area:	1		
			Maintenance activity:	0		
			Frequency of Maintenance:	0		
RISK CODE:	D			Priority Score:	4	
			Total Score:	7		
Comments:						Material Status Change:
						No Change


Item / Inspection Ref:	#3	Material Assessment	Product type:	1		
Sample Ref:			Condition / Damage:	1		
Survey date:	12/06/2025		Surface Treatment:	0		
Date last inspected:	29/04/2025 14:28:26		Asbestos Type:	1		
Next inspection due:	12th June 2026		Material Score:	3		
Building:	901598 - Gloucester Kings Sq CO	Priority Assessment	Occupant Activity:	1		
Floor level:	Ground Floor		Location:	2		
Room:	002/Store		Accessibility:	0		
Position:	To radiator		Extent/amount:	0		1no.
Item Description:	Heating valve		Number of Occupants:	1		
Level of Identification:	PRESUMED		Frequency of Use:	3		
			Time in Area:	0		
			Maintenance activity:	0		
Action:	Monitor and manage	Frequency of Maintenance:	0			
RISK CODE:	D	Priority Score:	4			
		Total Score:	7			
Comments:					Material Status Change:	
					No Change	


Item / Inspection Ref:	#4	Material Assessment	Product type:	1		
Sample Ref:			Condition / Damage:	1		
Survey date:	12/06/2025		Surface Treatment:	0		
Date last inspected:	29/04/2025 14:28:26		Asbestos Type:	1		
Next inspection due:	12th June 2026		Material Score:	3		
Building:	901598 - Gloucester Kings Sq CO	Priority Assessment	Occupant Activity:	1		
Floor level:	Ground Floor		Location:	1		
Room:	030/Cashiers		Accessibility:	0		
Position:	To radiators		Extent/amount:	0		7no.
Item Description:	Heating valves		Number of Occupants:	2		
Level of Identification:	PRESUMED		Frequency of Use:	3		
			Time in Area:	3		
			Maintenance activity:	0		
Action:	Monitor and manage	Frequency of Maintenance:	0			
RISK CODE:	D	Priority Score:	5			
		Total Score:	8			
Comments:					Material Status Change:	
					No Change	


Item / Inspection Ref:	#5	Material Assessment	Product type:	1		
Sample Ref:			Condition / Damage:	1		
Survey date:	12/06/2025		Surface Treatment:	0		
Date last inspected:	29/04/2025 14:28:26		Asbestos Type:	1		
Next inspection due:	12th June 2026		Material Score:	3		
Building:	901598 - Gloucester Kings Sq CO	Priority Assessment	Occupant Activity:	1		
Floor level:	Ground Floor		Location:	2		
Room:	005/Office		Accessibility:	0		
Position:	Floor		Extent/amount:	2		10m2
Item Description:	Bitumen floor adhesive		Number of Occupants:	1		
Level of Identification:	PRESUMED		Frequency of Use:	3		
			Time in Area:	0		
			Maintenance activity:	0		
Action:	Monitor and manage	Frequency of Maintenance:	0			
RISK CODE:	D	Priority Score:	5			
		Total Score:	8			
Comments:	Presumed to remain beneath modern blue vinyl floor covering				Material Status Change:	
				No Change		


Item / Inspection Ref:	#6	Material Assessment	Product type:	1		
Sample Ref:			Condition / Damage:	1		
Survey date:	12/06/2025		Surface Treatment:	0		
Date last inspected:	29/04/2025 14:28:26		Asbestos Type:	1		
Next inspection due:	12th June 2026		Material Score:	3		
Building:	901598 - Gloucester Kings Sq CO	Priority Assessment	Occupant Activity:	1		
Floor level:	Ground Floor		Location:	2		
Room:	004/Office		Accessibility:	0		
Position:	Floor beneath modern blue vinyl floor covering		Extent/amount:	2		12m2
Item Description:	Bitumen floor adhesive		Number of Occupants:	1		
Level of Identification:	PRESUMED		Frequency of Use:	3		
			Time in Area:	0		
			Maintenance activity:	0		
Action:	Monitor and manage	Frequency of Maintenance:	0			
RISK CODE:	D	Priority Score:	5			
		Total Score:	8			
Comments:					Material Status Change:	
				No Change		


Item / Inspection Ref:	#7	Material Assessment	Product type:	1		
Sample Ref:			Condition / Damage:	1		
Survey date:	12/06/2025		Surface Treatment:	0		
Date last inspected:	29/04/2025 14:28:26		Asbestos Type:	1		
Next inspection due:	12th June 2026		Material Score:	3		
Building:	901598 - Gloucester Kings Sq CO	Priority Assessment	Occupant Activity:	1		
Floor level:	Ground Floor		Location:	2		
Room:	003/Office		Accessibility:	0		
Position:	Below Lino		Extent/amount:	2		12m2
Item Description:	Residual adhesive		Number of Occupants:	1		
Level of Identification:	PRESUMED		Frequency of Use:	3		
			Time in Area:	0		
			Maintenance activity:	0		
Action:	Monitor and manage	Frequency of Maintenance:	0			
RISK CODE:	D	Priority Score:	5			
		Total Score:	8			
Comments:					Material Status Change:	
					No Change	


Item / Inspection Ref:	#8	Material Assessment	Product type:	1		
Sample Ref:			Condition / Damage:	1		
Survey date:	12/06/2025		Surface Treatment:	0		
Date last inspected:	29/04/2025 14:28:26		Asbestos Type:	1		
Next inspection due:	12th June 2026		Material Score:	3		
Building:	901598 - Gloucester Kings Sq CO	Priority Assessment	Occupant Activity:	1		
Floor level:	Ground Floor		Location:	2		
Room:	003/Office		Accessibility:	1		
Position:	Floor beneath counter		Extent/amount:	1		1m2
Item Description:	Orange floor tiles and adhesive		Number of Occupants:	1		
Level of Identification:	PRESUMED		Frequency of Use:	3		
			Time in Area:	0		
			Maintenance activity:	0		
Action:	Monitor and manage	Frequency of Maintenance:	0			
RISK CODE:	D	Priority Score:	5			
		Total Score:	8			
Comments:					Material Status Change:	
					No Change	


Item / Inspection Ref:	#9	Material Assessment	Product type:	1		
Sample Ref:			Condition / Damage:	1		
Survey date:	12/06/2025		Surface Treatment:	0		
Date last inspected:	29/04/2025 14:28:26		Asbestos Type:	1		
Next inspection due:	12th June 2026		Material Score:	3		
Building:	901598 - Gloucester Kings Sq CO	Priority Assessment	Occupant Activity:	1		
Floor level:	Ground Floor		Location:	2		
Room:	006/Safe Room		Accessibility:	1		
Position:	Floor		Extent/amount:	2		15m2
Item Description:	Yellow floor tiles and adhesive		Number of Occupants:	1		
Level of Identification:	PRESUMED		Frequency of Use:	3		
Action:	Monitor and manage		Time in Area:	0		
			Maintenance activity:	0		
		Frequency of Maintenance:	0			
RISK CODE:	D	Priority Score:	5			
		Total Score:	8			
Comments:					Material Status Change:	
					No Change	

Item / Inspection Ref:	#10	Material Assessment	Product type:	1		
Sample Ref:			Condition / Damage:	1		
Survey date:	12/06/2025		Surface Treatment:	0		
Date last inspected:	29/04/2025 14:28:26		Asbestos Type:	1		
Next inspection due:	12th June 2026		Material Score:	3		
Building:	901598 - Gloucester Kings Sq CO	Priority Assessment	Occupant Activity:	1		
Floor level:	Ground Floor		Location:	2		
Room:	007/Stock Room		Accessibility:	1		
Position:	Floor		Extent/amount:	2		12m2
Item Description:	Yellow floor tiles and adhesive		Number of Occupants:	1		
Level of Identification:	PRESUMED		Frequency of Use:	3		
Action:	Monitor and manage		Time in Area:	0		
			Maintenance activity:	0		
		Frequency of Maintenance:	0			
RISK CODE:	D	Priority Score:	5			
		Total Score:	8			
Comments:					Material Status Change:	
					No Change	

Item / Inspection Ref:	#11	Material Assessment	Product type:	1		
Sample Ref:			Condition / Damage:	1		
Survey date:	12/06/2025		Surface Treatment:	0		
Date last inspected:	29/04/2025 14:28:26		Asbestos Type:	1		
Next inspection due:	12th June 2026		Material Score:	3		
Building:	901598 - Gloucester Kings Sq CO	Priority Assessment	Occupant Activity:	1		
Floor level:	Ground Floor		Location:	2		
Room:	007/Stock Room		Accessibility:	0		
Position:	To radiator		Extent/amount:	0		1no.
Item Description:	Heating valve		Number of Occupants:	1		
Level of Identification:	PRESUMED		Frequency of Use:	3		
			Time in Area:	0		
			Maintenance activity:	0		
Action:	Monitor and manage	Frequency of Maintenance:	0			
RISK CODE:	D	Priority Score:	4			
		Total Score:	7			
Comments:					Material Status Change:	
					No Change	

Item / Inspection Ref:	#12	Material Assessment	Product type:	1		
Sample Ref:			Condition / Damage:	1		
Survey date:	12/06/2025		Surface Treatment:	0		
Date last inspected:	29/04/2025 14:28:26		Asbestos Type:	1		
Next inspection due:	12th June 2026		Material Score:	3		
Building:	901598 - Gloucester Kings Sq CO	Priority Assessment	Occupant Activity:	1		
Floor level:	Ground Floor		Location:	2		
Room:	008/Stock Room		Accessibility:	1		
Position:	Floor		Extent/amount:	2		20m2
Item Description:	Yellow floor tiles and adhesive		Number of Occupants:	1		
Level of Identification:	PRESUMED		Frequency of Use:	3		
			Time in Area:	0		
			Maintenance activity:	0		
Action:	Monitor and manage	Frequency of Maintenance:	0			
RISK CODE:	D	Priority Score:	5			
		Total Score:	8			
Comments:					Material Status Change:	
					No Change	

Item / Inspection Ref:	#13	Material Assessment	Product type:	1		
Sample Ref:			Condition / Damage:	1		
Survey date:	12/06/2025		Surface Treatment:	0		
Date last inspected:	29/04/2025 14:28:26		Asbestos Type:	1		
Next inspection due:	12th June 2026		Material Score:	3		
Building:	901598 - Gloucester Kings Sq CO	Priority Assessment	Occupant Activity:	1		
Floor level:	Ground Floor		Location:	2		
Room:	008/Stock Room		Accessibility:	0		
Position:	To radiator		Extent/amount:	0		1no.
Item Description:	Heating valve		Number of Occupants:	1		
Level of Identification:	PRESUMED		Frequency of Use:	3		
Action:	Monitor and manage		Time in Area:	0		
			Maintenance activity:	0		
		Frequency of Maintenance:	0			
RISK CODE:	D	Priority Score:	4			
		Total Score:	7			
Comments:					Material Status Change:	
					No Change	


Item / Inspection Ref:	#14	Material Assessment	Product type:	1		
Sample Ref:			Condition / Damage:	1		
Survey date:	12/06/2025		Surface Treatment:	0		
Date last inspected:	29/04/2025 14:28:26		Asbestos Type:	1		
Next inspection due:	12th June 2026		Material Score:	3		
Building:	901598 - Gloucester Kings Sq CO	Priority Assessment	Occupant Activity:	1		
Floor level:	Ground Floor		Location:	2		
Room:	008/Stock Room		Accessibility:	1		
Position:	Floor		Extent/amount:	1		3m2
Item Description:	Beige floor tiles and adhesive		Number of Occupants:	1		
Level of Identification:	PRESUMED		Frequency of Use:	3		
Action:	Monitor and manage		Time in Area:	0		
			Maintenance activity:	0		
		Frequency of Maintenance:	0			
RISK CODE:	D	Priority Score:	5			
		Total Score:	8			
Comments:					Material Status Change:	
					No Change	


Item / Inspection Ref:	#15	Material Assessment	Product type:	1	
Sample Ref:			Condition / Damage:	0	
Survey date:	12/06/2025		Surface Treatment:	1	
Date last inspected:	29/04/2025 14:28:26		Asbestos Type:	1	
Next inspection due:	12th June 2026		Material Score:	3	
Building:	901598 - Gloucester Kings Sq CO	Priority Assessment	Occupant Activity:	1	
Floor level:	Ground Floor		Location:	2	
Room:	009/WC		Accessibility:	0	
Position:	Within ceiling void		Extent/amount:	1	1no.
Item Description:	Cement flue		Number of Occupants:	1	
Level of Identification:	PRESUMED		Frequency of Use:	3	
			Time in Area:	0	
			Maintenance activity:	0	
			Frequency of Maintenance:	0	
Action:	Monitor and manage		Priority Score:	4	
RISK CODE:	D		Total Score:	7	
Comments:	Presumed to remain				


Material Status Change:


No Change


Item / Inspection Ref:	#16	Material Assessment	Product type:	1		
Sample Ref:			Condition / Damage:	1		
Survey date:	12/06/2025		Surface Treatment:	0		
Date last inspected:	29/04/2025 14:28:26		Asbestos Type:	1		
Next inspection due:	12th June 2026		Material Score:	3		
Building:	901598 - Gloucester Kings Sq CO	Priority Assessment	Occupant Activity:	1		
Floor level:	Ground Floor		Location:	2		
Room:	017/Staff Room		Accessibility:	0		
Position:	To radiator		Extent/amount:	0	2no.	
Item Description:	Heating valve		Number of Occupants:	2		
Level of Identification:	PRESUMED		Frequency of Use:	3		
			Time in Area:	0		
			Maintenance activity:	0		
			Frequency of Maintenance:	0		
Action:	Monitor and manage		Priority Score:	4		
RISK CODE:	D		Total Score:	7		
Comments:						Material Status Change:
						No Change


Item / Inspection Ref:	#17	Material Assessment	Product type:	1						
Sample Ref:			Condition / Damage:	1						
Survey date:	12/06/2025		Surface Treatment:	0						
Date last inspected:	29/04/2025 14:28:26		Asbestos Type:	1						
Next inspection due:	12th June 2026		Material Score:	3						
Building:	901598 - Gloucester Kings Sq CO	Priority Assessment	Occupant Activity:	1		<table border="1"> <tr><td colspan="2">Material Status Change:</td></tr> <tr><td colspan="2">No Change</td></tr> </table>	Material Status Change:		No Change	
Material Status Change:										
No Change										
Floor level:	Ground Floor		Location:	2						
Room:	017/Staff Room		Accessibility:	0						
Position:	Floor below carpet		Extent/amount:	2	25m2					
Item Description:	Bitumen floor adhesive		Number of Occupants:	2						
Level of Identification:	PRESUMED		Frequency of Use:	3						
		Time in Area:	0							
Action:	Monitor and manage	Maintenance activity:	0							
		Frequency of Maintenance:	0							
RISK CODE:	D		Priority Score:	5						
			Total Score:	8						
Comments:										


Item / Inspection Ref:	#18	Material Assessment	Product type:	1						
Sample Ref:			Condition / Damage:	1						
Survey date:	12/06/2025		Surface Treatment:	0						
Date last inspected:	29/04/2025 14:28:26		Asbestos Type:	1						
Next inspection due:	12th June 2026		Material Score:	3						
Building:	901598 - Gloucester Kings Sq CO	Priority Assessment	Occupant Activity:	1		<table border="1"> <tr><td colspan="2">Material Status Change:</td></tr> <tr><td colspan="2">No Change</td></tr> </table>	Material Status Change:		No Change	
Material Status Change:										
No Change										
Floor level:	Ground Floor		Location:	2						
Room:	018/Kitchen		Accessibility:	1						
Position:	Floor		Extent/amount:	2	25m2					
Item Description:	Bitumen floor adhesive		Number of Occupants:	2						
Level of Identification:	PRESUMED		Frequency of Use:	3						
		Time in Area:	0							
Action:	Monitor and manage	Maintenance activity:	0							
		Frequency of Maintenance:	0							
RISK CODE:	D		Priority Score:	5						
			Total Score:	8						
Comments:	Presumed to remain beneath modern blue vinyl floor covering to entire room									

Item / Inspection Ref:	#19	Material Assessment	Product type:	2		
Sample Ref:			Condition / Damage:	1		
Survey date:	12/06/2025		Surface Treatment:	2		
Date last inspected:	29/04/2025 14:28:26		Asbestos Type:	1		
Next inspection due:	12th June 2026		Material Score:	6		
Building:	901598 - Gloucester Kings Sq CO	Priority Assessment	Occupant Activity:	1		
Floor level:	Ground Floor		Location:	2		
Room:	021/Electrical Switch Room		Accessibility:	1		
Position:	Mains incoming cable		Extent/amount:	1		5lm
Item Description:	Cable wrap		Number of Occupants:	1		
Level of Identification:	PRESUMED		Frequency of Use:	0		
			Time in Area:	0		
			Maintenance activity:	0		
			Frequency of Maintenance:	0		
Action:	Monitor and manage		Priority Score:	4		
RISK CODE:	C	Total Score:	10			
Comments:					Material Status Change:	
					No Change	


Item / Inspection Ref:	#20	Material Assessment	Product type:	2		
Sample Ref:			Condition / Damage:	1		
Survey date:	12/06/2025		Surface Treatment:	1		
Date last inspected:	29/04/2025 14:28:26		Asbestos Type:	1		
Next inspection due:	12th June 2026		Material Score:	5		
Building:	901598 - Gloucester Kings Sq CO	Priority Assessment	Occupant Activity:	1		
Floor level:	Ground Floor		Location:	2		
Room:	021/Electrical Switch Room		Accessibility:	0		
Position:	Pipe flange gasket		Extent/amount:	0		1no.
Item Description:	Gasket		Number of Occupants:	1		
Level of Identification:	PRESUMED		Frequency of Use:	0		
			Time in Area:	0		
			Maintenance activity:	0		
			Frequency of Maintenance:	0		
Action:	Monitor and manage		Priority Score:	3		
RISK CODE:	D	Total Score:	8			
Comments:					Material Status Change:	
					No Change	


Item / Inspection Ref:	#21	Material Assessment	Product type:	1		
Sample Ref:			Condition / Damage:	1		
Survey date:	12/06/2025		Surface Treatment:	0		
Date last inspected:	29/04/2025 14:28:26		Asbestos Type:	1		
Next inspection due:	12th June 2026		Material Score:	3		
Building:	901598 - Gloucester Kings Sq CO	Priority Assessment	Occupant Activity:	1		
Floor level:	Ground Floor		Location:	2		
Room:	023/Office		Accessibility:	0		
Position:	Floor		Extent/amount:	2		15m2
Item Description:	Bitumen floor adhesive		Number of Occupants:	1		
Level of Identification:	PRESUMED		Frequency of Use:	3		
			Time in Area:	0		
			Maintenance activity:	0		
Action:	Monitor and manage	Frequency of Maintenance:	0			
RISK CODE:	D	Priority Score:	5			
		Total Score:	8			
Comments:					Material Status Change:	
					No Change	


Item / Inspection Ref:	#22	Material Assessment	Product type:	1		
Sample Ref:			Condition / Damage:	1		
Survey date:	12/06/2025		Surface Treatment:	0		
Date last inspected:	29/04/2025 14:28:26		Asbestos Type:	1		
Next inspection due:	12th June 2026		Material Score:	3		
Building:	901598 - Gloucester Kings Sq CO	Priority Assessment	Occupant Activity:	1		
Floor level:	Ground Floor		Location:	2		
Room:	024/Office		Accessibility:	0		
Position:	To radiator		Extent/amount:	0		1no.
Item Description:	Heating valve		Number of Occupants:	1		
Level of Identification:	PRESUMED		Frequency of Use:	3		
			Time in Area:	0		
			Maintenance activity:	0		
Action:	Monitor and manage	Frequency of Maintenance:	0			
RISK CODE:	D	Priority Score:	4			
		Total Score:	7			
Comments:					Material Status Change:	
					No Change	


Item / Inspection Ref:	#23	Material Assessment	Product type:	1			
Sample Ref:			Condition / Damage:	1			
Survey date:	12/06/2025		Surface Treatment:	0			
Date last inspected:	29/04/2025 14:28:26		Asbestos Type:	1			
Next inspection due:	12th June 2026		Material Score:	3			
Building:	901598 - Gloucester Kings Sq CO	Priority Assessment	Occupant Activity:	1			
Floor level:	Ground Floor		Location:	2			
Room:	024/Office		Accessibility:	0			
Position:	Floor below carpet		Extent/amount:	2	30m2		
Item Description:	Bitumen floor adhesive		Number of Occupants:	1			
Level of Identification:	PRESUMED		Frequency of Use:	3			
			Time in Area:	0			
			Maintenance activity:	0			
			Frequency of Maintenance:	0			
Action:	Monitor and manage		Priority Score:	5			
RISK CODE:	D		Total Score:	8			
Comments:							Material Status Change:
							No Change


Item / Inspection Ref:	#24	Material Assessment	Product type:	1		
Sample Ref:			Condition / Damage:	1		
Survey date:	12/06/2025		Surface Treatment:	0		
Date last inspected:	29/04/2025 14:28:26		Asbestos Type:	1		
Next inspection due:	12th June 2026		Material Score:	3		
Building:	901598 - Gloucester Kings Sq CO	Priority Assessment	Occupant Activity:	1		
Floor level:	Ground Floor		Location:	2		
Room:	025/Callers office		Accessibility:	0		
Position:	Floor below carpet		Extent/amount:	2	15m2	
Item Description:	Lino and adhesive		Number of Occupants:	1		
Level of Identification:	PRESUMED		Frequency of Use:	2		
			Time in Area:	0		
			Maintenance activity:	0		
			Frequency of Maintenance:	0		
Action:	Monitor and manage			Priority Score:	4	
RISK CODE:	D		Total Score:	7		
Comments:						Material Status Change:
						No Change


Item / Inspection Ref:	#25	Material Assessment	Product type:	1		
Sample Ref:			Condition / Damage:	1		
Survey date:	12/06/2025		Surface Treatment:	1		
Date last inspected:	29/04/2025 14:28:26		Asbestos Type:	1		
Next inspection due:	12th June 2026		Material Score:	4		
Building:	901598 - Gloucester Kings Sq CO	Priority Assessment	Occupant Activity:	1		
Floor level:	Ground Floor		Location:	2		
Room:	026/Corridor		Accessibility:	1		
Position:	Within water tap hatch		Extent/amount:	1		1no.
Item Description:	Cement panel		Number of Occupants:	1		
Level of Identification:	PRESUMED		Frequency of Use:	3		
Action:	Monitor and manage		Time in Area:	0		
			Maintenance activity:	0		
		Frequency of Maintenance:	0			
RISK CODE:	C	Priority Score:	5			
		Total Score:	9			
Comments:					Material Status Change:	
					No Change	


Item / Inspection Ref:	#26	Material Assessment	Product type:	2		
Sample Ref:	612549-2 (IMP181482)		Condition / Damage:	1		
Survey date:	12/06/2025		Surface Treatment:	2		
Date last inspected:	29/04/2025 14:28:26		Asbestos Type:	1		
Next inspection due:	12th June 2026		Material Score:	6		
Building:	901598 - Gloucester Kings Sq CO	Priority Assessment	Occupant Activity:	0		
Floor level:	2nd Floor		Location:	2		
Room:	002/Landing		Accessibility:	1		
Position:	Wall to doorset 1174		Extent/amount:	1		4m2
Item Description:	Insulating board		Number of Occupants:	1		
Level of Identification:	SAMPLED		Frequency of Use:	0		
Action:	Encapsulate		Time in Area:	0		
			Maintenance activity:	0		
		Frequency of Maintenance:	0			
RISK CODE:	C	Priority Score:	3			
		Total Score:	9			
Comments:	Encapsulate small holes to corridor side				Material Status Change:	
					Damaged	


Item / Inspection Ref:	#27	Material Assessment	Product type:	3		
Sample Ref:			Condition / Damage:	0		
Survey date:	12/06/2025		Surface Treatment:	2		
Date last inspected:	29/04/2025 14:28:26		Asbestos Type:	2		
Next inspection due:	12th June 2026		Material Score:	7		
Building:	901598 - Gloucester Kings Sq CO	Priority Assessment	Occupant Activity:	0		
Floor level:	Z-Sub Level 1		Location:	2		
Room:	001/Plant Room		Accessibility:	2		
Position:	Wall		Extent/amount:	2		20m2
Item Description:	Residue		Number of Occupants:	1		
Level of Identification:	PRESUMED		Frequency of Use:	0		
Action:	Monitor and manage		Time in Area:	0		
			Maintenance activity:	0		
		Frequency of Maintenance:	0			
RISK CODE:	C	Priority Score:	3			
		Total Score:	10			
Comments:					Material Status Change:	
					No Change	


Item / Inspection Ref:	#28	Material Assessment	Product type:	3		
Sample Ref:			Condition / Damage:	0		
Survey date:	12/06/2025		Surface Treatment:	2		
Date last inspected:	29/04/2025 14:28:26		Asbestos Type:	2		
Next inspection due:	12th June 2026		Material Score:	7		
Building:	901598 - Gloucester Kings Sq CO	Priority Assessment	Occupant Activity:	0		
Floor level:	Z-Sub Level 1		Location:	2		
Room:	001/Plant Room		Accessibility:	2		
Position:	Wall 2		Extent/amount:	2		20m2
Item Description:	Residue		Number of Occupants:	1		
Level of Identification:	PRESUMED		Frequency of Use:	0		
Action:	Monitor and manage		Time in Area:	0		
			Maintenance activity:	0		
		Frequency of Maintenance:	0			
RISK CODE:	C	Priority Score:	3			
		Total Score:	10			
Comments:					Material Status Change:	
					No Change	


Item / Inspection Ref:	#29	Material Assessment	Product type:	3		
Sample Ref:			Condition / Damage:	0		
Survey date:	12/06/2025		Surface Treatment:	2		
Date last inspected:	29/04/2025 14:28:26		Asbestos Type:	2		
Next inspection due:	12th June 2026		Material Score:	7		
Building:	901598 - Gloucester Kings Sq CO	Priority Assessment	Occupant Activity:	0		
Floor level:	Z-Sub Level 1		Location:	2		
Room:	001/Plant Room		Accessibility:	2		
Position:	Wall 3		Extent/amount:	2		20m2
Item Description:	Residue		Number of Occupants:	1		
Level of Identification:	PRESUMED		Frequency of Use:	0		
			Time in Area:	0		
Action:	Monitor and manage		Maintenance activity:	0		
		Frequency of Maintenance:	0			
RISK CODE:	C	Priority Score:	3			
		Total Score:	10			
Comments:					Material Status Change:	
					No Change	


Item / Inspection Ref:	#30	Material Assessment	Product type:	3		
Sample Ref:			Condition / Damage:	0		
Survey date:	12/06/2025		Surface Treatment:	2		
Date last inspected:	29/04/2025 14:28:26		Asbestos Type:	2		
Next inspection due:	12th June 2026		Material Score:	7		
Building:	901598 - Gloucester Kings Sq CO	Priority Assessment	Occupant Activity:	0		
Floor level:	Z-Sub Level 1		Location:	2		
Room:	001/Plant Room		Accessibility:	2		
Position:	Wall 4		Extent/amount:	2		20m2
Item Description:	Residue		Number of Occupants:	1		
Level of Identification:	PRESUMED		Frequency of Use:	0		
			Time in Area:	0		
Action:	Monitor and manage		Maintenance activity:	0		
		Frequency of Maintenance:	0			
RISK CODE:	C	Priority Score:	3			
		Total Score:	10			
Comments:					Material Status Change:	
					No Change	


Item / Inspection Ref:	#31	Material Assessment	Product type:	1		
Sample Ref:	527949-1 (IMP181430)		Condition / Damage:	1		
Survey date:	12/06/2025		Surface Treatment:	1		
Date last inspected:	29/04/2025 14:28:26		Asbestos Type:	1		
Next inspection due:	12th June 2026		Material Score:	4		
Building:	901598 - Gloucester Kings Sq CO	Priority Assessment	Occupant Activity:	0		
Floor level:	Z-Sub Level 1		Location:	2		
Room:	001/Plant Room		Accessibility:	1		
Position:	Panel		Extent/amount:	1		3m2
Item Description:	Cement panel		Number of Occupants:	1		
Level of Identification:	SAMPLED		Frequency of Use:	0		
Action:	Monitor and manage		Time in Area:	0		
			Maintenance activity:	0		
		Frequency of Maintenance:	0			
RISK CODE:	D	Priority Score:	3			
		Total Score:	7			
Comments:					Material Status Change:	
					No Change	

Item / Inspection Ref:	#32	Material Assessment	Product type:	2		
Sample Ref:			Condition / Damage:	1		
Survey date:	12/06/2025		Surface Treatment:	1		
Date last inspected:	29/04/2025 14:28:26		Asbestos Type:	3		
Next inspection due:	12th June 2026		Material Score:	7		
Building:	901598 - Gloucester Kings Sq CO	Priority Assessment	Occupant Activity:	0		
Floor level:	Z-Sub Level 1		Location:	2		
Room:	001/Plant Room		Accessibility:	1		
Position:	Upstand panels		Extent/amount:	1		2m2
Item Description:	Insulating board		Number of Occupants:	1		
Level of Identification:	PRESUMED		Frequency of Use:	0		
Action:	Monitor and manage		Time in Area:	0		
			Maintenance activity:	0		
		Frequency of Maintenance:	0			
RISK CODE:	C	Priority Score:	3			
		Total Score:	10			
Comments:					Material Status Change:	
					No Change	


Item / Inspection Ref:	#33	Material Assessment	Product type:	3		
Sample Ref:			Condition / Damage:	1		
Survey date:	12/06/2025		Surface Treatment:	2		
Date last inspected:	29/04/2025 14:28:26		Asbestos Type:	2		
Next inspection due:	12th June 2026		Material Score:	8		
Building:	901598 - Gloucester Kings Sq CO	Priority Assessment	Occupant Activity:	0		
Floor level:	Z-Sub Level 1		Location:	2		
Room:	003/Corridor		Accessibility:	2		
Position:	Pipework		Extent/amount:	1		Small amounts
Item Description:	Residue on pipework		Number of Occupants:	1		
Level of Identification:	PRESUMED		Frequency of Use:	0		
Action:	Monitor and manage		Time in Area:	0		
			Maintenance activity:	0		
		Frequency of Maintenance:	0			
RISK CODE:	C	Priority Score:	3			
		Total Score:	11			
Comments:					Material Status Change:	
					No Change	

Item / Inspection Ref:	#34	Material Assessment	Product type:	2		
Sample Ref:			Condition / Damage:	0		
Survey date:	12/06/2025		Surface Treatment:	1		
Date last inspected:	29/04/2025 14:28:26		Asbestos Type:	2		
Next inspection due:	12th June 2026		Material Score:	5		
Building:	901598 - Gloucester Kings Sq CO	Priority Assessment	Occupant Activity:	0		
Floor level:	Z-Sub Level 1		Location:	2		
Room:	003/Corridor		Accessibility:	1		
Position:	Fire door		Extent/amount:	1		2m2
Item Description:	Insulating board		Number of Occupants:	1		
Level of Identification:	PRESUMED		Frequency of Use:	0		
Action:	Monitor and manage		Time in Area:	0		
			Maintenance activity:	0		
		Frequency of Maintenance:	0			
RISK CODE:	D	Priority Score:	3			
		Total Score:	8			
Comments:					Material Status Change:	
					No Change	


Item / Inspection Ref:	#35	Material Assessment	Product type:	2		
Sample Ref:			Condition / Damage:	1		
Survey date:	12/06/2025		Surface Treatment:	2		
Date last inspected:	29/04/2025 14:28:26		Asbestos Type:	1		
Next inspection due:	12th June 2026		Material Score:	6		
Building:	901598 - Gloucester Kings Sq CO	Priority Assessment	Occupant Activity:	0		
Floor level:	Z-Sub Level 1		Location:	2		
Room:	003/Corridor		Accessibility:	0		
Position:	Valve flange		Extent/amount:	0		1no.
Item Description:	Valve flange packing		Number of Occupants:	1		
Level of Identification:	PRESUMED		Frequency of Use:	0		
Action:	Monitor and manage		Time in Area:	0		
			Maintenance activity:	0		
		Frequency of Maintenance:	0			
RISK CODE:	D	Priority Score:	2			
		Total Score:	8			
Comments:					Material Status Change:	
					No Change	

Item / Inspection Ref:	#36	Material Assessment	Product type:	1		
Sample Ref:			Condition / Damage:	1		
Survey date:	12/06/2025		Surface Treatment:	0		
Date last inspected:	29/04/2025 14:28:26		Asbestos Type:	1		
Next inspection due:	12th June 2026		Material Score:	3		
Building:	901598 - Gloucester Kings Sq CO	Priority Assessment	Occupant Activity:	1		
Floor level:	External		Location:	0		
Room:	999/External		Accessibility:	0		
Position:	External walls		Extent/amount:	3		100lm
Item Description:	Damp proof course		Number of Occupants:	0		
Level of Identification:	PRESUMED		Frequency of Use:	0		
Action:	Monitor and manage		Time in Area:	0		
			Maintenance activity:	0		
		Frequency of Maintenance:	0			
RISK CODE:	D	Priority Score:	2			
		Total Score:	5			
Comments:					Material Status Change:	
					No Change	

Item / Inspection Ref:	#37	Material Assessment	Product type:	1		
Sample Ref:			Condition / Damage:	1		
Survey date:	12/06/2025		Surface Treatment:	1		
Date last inspected:	29/04/2025 14:28:26		Asbestos Type:	1		
Next inspection due:	12th June 2026		Material Score:	4		
Building:	901598 - Gloucester Kings Sq CO	Priority Assessment	Occupant Activity:	0		
Floor level:	External		Location:	0		
Room:	999/External		Accessibility:	1		
Position:	Ceiling panels to rear structure		Extent/amount:	1	5m2	
Item Description:	Cement products		Number of Occupants:	0		
Level of Identification:	PRESUMED		Frequency of Use:	0		
			Time in Area:	0		
			Maintenance activity:	0		
			Frequency of Maintenance:	0		
Action:	Monitor and manage			Priority Score:	1	
RISK CODE:	D		Total Score:	5		
Comments:						Material Status Change:
						No Change


Item / Inspection Ref:	#38	Material Assessment	Product type:	2				
Sample Ref:			Condition / Damage:	1				
Survey date:	12/06/2025		Surface Treatment:	1				
Date last inspected:	29/04/2025 14:28:26		Asbestos Type:	2				
Next inspection due:	12th June 2026		Material Score:	6				
Building:	901598 - Gloucester Kings Sq CO	Priority Assessment	Occupant Activity:	0				
Floor level:	External		Location:	0				
Room:	999/External		Accessibility:	0				
Position:	Ceiling panels to rear structure		Extent/amount:	2	15m2			
Item Description:	Insulating board		Number of Occupants:	0				
Level of Identification:	PRESUMED		Frequency of Use:	0				
			Time in Area:	0				
			Maintenance activity:	0				
			Frequency of Maintenance:	0				
Action:	Monitor and manage			Priority Score:	1			
RISK CODE:	D			Total Score:	7			
Comments:							Material Status Change:	
							No Change	

Item / Inspection Ref:	#39	Material Assessment	Product type:	1	
Sample Ref:			Condition / Damage:	1	
Survey date:	12/06/2025		Surface Treatment:	1	
Date last inspected:	29/04/2025 14:28:26		Asbestos Type:	1	
Next inspection due:	12th June 2026		Material Score:	4	
Building:	901598 - Gloucester Kings Sq CO	Priority Assessment	Occupant Activity:	0	
Floor level:	External		Location:	0	
Room:	999/External		Accessibility:	0	
Position:	Rear elevation at high level		Extent/amount:	2	3no.
Item Description:	Cement flue and cowls		Number of Occupants:	0	
Level of Identification:	PRESUMED		Frequency of Use:	0	
			Time in Area:	0	
			Maintenance activity:	0	
			Frequency of Maintenance:	0	
Action:	Monitor and manage		Priority Score:	1	
RISK CODE:	D		Total Score:	5	
Comments:	Approximately 16m linear in total				



Material Status Change:
No Change

Item / Inspection Ref:	#40	Material Assessment	Product type:	2		
Sample Ref:	612549-4 (IMP181492)		Condition / Damage:	0		
Survey date:	12/06/2025		Surface Treatment:	1		
Date last inspected:	29/04/2025 14:28:26		Asbestos Type:	1		
Next inspection due:	12th June 2026		Material Score:	4		
Building:	901598 - Gloucester Kings Sq CO	Priority Assessment	Occupant Activity:	0		
Floor level:	1st Floor		Location:	2		
Room:	002/Corridor		Accessibility:	1		
Position:	Wall to doorset 1171		Extent/amount:	1	4m2	
Item Description:	Insulating board		Number of Occupants:	1		
Level of Identification:	SAMPLED		Frequency of Use:	0		
			Time in Area:	0		
			Maintenance activity:	0		
			Frequency of Maintenance:	0		
Action:	Monitor and manage			Priority Score:	3	
RISK CODE:	D		Total Score:	7		
Comments:						Material Status Change:
						No Change

Item / Inspection Ref:	#41	Material Assessment	Product type:	1		
Sample Ref:			Condition / Damage:	1		
Survey date:	12/06/2025		Surface Treatment:	1		
Date last inspected:			Asbestos Type:	3		
Next inspection due:	12th June 2026		Material Score:	6		
Building:	901598 - Gloucester Kings Sq CO	Priority Assessment	Occupant Activity:	0		
Floor level:	External		Location:	0		
Room:	999/External		Accessibility:	0		
Position:	Roof over ground floor ladies toilets		Extent/amount:	1	1m	
Item Description:	Cement flue pipe and cowl		Number of Occupants:	0		
Level of Identification:	PRESUMED		Frequency of Use:	0		
			Time in Area:	0		
			Maintenance activity:	0		
			Frequency of Maintenance:	0		
Action:	Monitor and manage					
RISK CODE:	D		Priority Score:	1		
			Total Score:	7		
Comments:	Visible from second floor front left hand side stairwell					Material Status Change:
						Additional Entry

APPENDIX 1 - SURVEY METHODOLOGY AND LIMITATIONS

Methodology

Asbestos Reinspection

A re-inspection survey is a periodic attendance to assess the condition and surface treatment of known and suspected asbestos containing materials and to advise of any actions required in order to assist with compliance with CAR2012.

Each proven/presumed asbestos containing material was inspected individually. All material assessments have been completed during the inspection, including priority assessments if required as part of the contract.

Only proven and presumed Asbestos Containing Materials have been assessed during this reinspection process. No additional survey inspections were undertaken.

If original primary inspection data was undertaken by a third party, Tersus cannot be held responsible for the validity of any testing or inspection data. All third-party data supplied to Tersus for re-inspection has been taken at face value and cannot be validated without a full sampling survey being conducted at the premises.

Details of any third-party information supplied is detailed within this report. Reinspection assessments are undertaken using in house procedures based on HSG 264 & HSG 227.

Priority assessment scores, where included, are not part of Tersus' UKAS accreditation as an inspection body and are only undertaken to provide a representation of the circumstances at the time of inspection. Any additional information supplied by the client after the survey will not have been taken into consideration. The client is advised to refer to HSG 227 for guidance on how to conduct a priority assessment, should this be required following the reinspection.

The reinspection does not represent a full survey therefore it may be possible that asbestos containing materials may remain unidentified at the site. Furthermore, the surveyor may have re-sampled materials to aid in the reinspection process.

All inspections and any sampling were carried out in accordance with our UKAS accredited Quality system and guidance publication HSG 264 Asbestos: The Survey Guide.

Methods used to carry out the survey were agreed with the client prior to any works being carried out. All reasonable attempts were made to access all areas within the scope of the survey. Areas not accessed that were intended to be included in the survey, are reported in the executive summary; further details are provided in sections 3.0 and 4.0. Our surveying work is carried out in line with published guidance and our in-house procedures.

Sampling

Sampling is carried in line with published guidance and in-house procedures. The number of samples collected is dependent on the extent and range of materials present and the extent of variation in those materials. In addition, the occupancy and operation of a site may also have an impact on the ability for sampling to take place safely. This being so, the surveyor will determine an appropriate and representative sampling strategy at site during the survey. Materials that are not obviously asbestos (e.g. brick, glass, wood) will not be sampled, but may be detailed in the room notes.

Findings with the survey report, including samples are referred to as follows:

Sampled items - these are identified by the following reference number format e.g. J999999#01. The item has been sampled and will have been analysed for asbestos using polarised light microscopy to determine whether asbestos is present and the type of asbestos fibre.

Strongly Presumed - these items are identified by the following reference number format e.g. As Sample J99999#01*. Such items are observed to be visually consistent with a similar material sampled within this survey.

Presumed - these items are identified by the following reference number format e.g. J999999#Presumed. Such items have not been sampled but may contain asbestos and/or it is unsafe to obtain a sample. Asbestos may also be presumed to be present in inaccessible areas.

Samples of textured coating

The sampling of textured coating is undertaken carefully, in-line with published guidance and our in-house procedures. However, the asbestos fibres in textured coating are not uniformly present and this can make the positive identification of asbestos fibres in samples difficult. Therefore, it is recommended that where a building/area is proven to contain asbestos textured coating through sample analysis, that all textured coating in that building/area is assumed to contain asbestos, irrespective of any analysis that indicates otherwise.

Samples of dust

Unless specifically requested by the client the sampling of dust has not been undertaken. Guidance in HSG248 states that sampling and analysis of asbestos in settled dust is not recommended except in specific circumstances where the spread of asbestos from a substantial recent release incident is being investigated - it should not be routine or part of a bulk sampling programme.

Sampling is not advised due to the technical difficulties (e.g. efficacy of collection methods) and surface deposit/settled dust variability (i.e. representativeness) as well as uncertainties in the statistical relevance and in the assessment and evaluation of risk that arises from the detection of low numbers of fibres.

Soil and made ground

This report does not include any sampling for asbestos in soil and/or made ground.

Inaccessible areas within scope

Although every effort was made to access all areas of the building it is possible that concealed cavities, floor voids etc will only be accessible during actual demolition. The client's management plan should include arrangements to mitigate any latent risks relating resulting from areas not accessed.

Potential asbestos containing materials or areas of the buildings that were inaccessible must be presumed to contain asbestos until proven otherwise.

Miscellaneous

All quantities given are approximated without the use of measuring aids. The quantities are for guidance purposes only and Tersus do not take any responsibility for the accuracy of the quantities.

Materials have been referred to as Asbestos Insulating Board or Asbestos Cement based on content and visual appearance alone. Water absorption tests on materials have not been carried out unless otherwise stated.

The survey report remains the intellectual property of Tersus until full and final payment has been received. On settlement, the information in this report remains the property of the client only and does not allow for or imply any collateral warranty to third parties.

LIMITATIONS & RESTRICTIONS

An asbestos reinspection will only include previously identified items of asbestos or specific previously inaccessible rooms/items. Therefore, access restrictions reported in here will be limited.

However, restrictions can place constraints on the inspection process, due to the need to protect health and safety, structural stability, security and/or weather tightness of the property, on completion of the survey.

Access limitations may trigger the need for a re-visit when the restrictions can be safely lifted and/or may require specialist contractors, or demolition works. Materials, products, items and areas not identified in this report should be presumed as asbestos containing in the absence of information to the contrary. Please contact the Tersus contract team in the event additional work is required or for more advice.

Additional asbestos containing materials (ACM) may be present behind or above suspected/known ACM and so additional surveying may be required in these areas, which is beyond the scope of this reinspection.

We are unable to quantify/qualify nor report on asbestos in these areas, as follows:

- Unknown/unseen materials, where the extent and presence of these is not evident due to inaccessibility or insufficient knowledge of

the structure at the time of the survey, have not been reported herein.

- Known areas within the scope which have not been accessed, for the reasons given herein, including some products and 'live' plant.

Plans

If plans of the premises to be inspected are not made available for the reinspection, this can lead to areas not being clearly identifiable which may result in some items not being reinspected.

Reasonable access

Furniture, fixtures or fittings shall be moved where possible during the survey. Access to areas obstructed by these items where known will be restricted and have been recorded within the survey report.

Access to voids, risers, ducts etc. was made through existing removable access hatches, panels, ceiling tiles etc. which can be replaced in the same condition. Where excessive damage is required especially in occupied areas this will be recorded as a no access.

Site conditions at the time of the survey may mean that floors under large carpeted areas have not been surveyed in their entirety; the carpeted area may be very large, have furniture placed upon it, or it may be stuck down etc.

Where materials exist at a height and these were beyond which it was reasonably practical to access the materials have been visually determined and presumptions may have been made.

Potential Access restrictions

Any known and identifiable potential access restrictions will not have been recorded in this reinspection as these should be documented within the original survey report upon which this reinspection will be based.

Examples of typical access restrictions are as follows:

Service ducts, risers, voids and cavities (concealed under floors, in voids etc.) We have not inspected flues, ducts, voids and any similar enclosed areas where access would have necessitated the use of specialist equipment or tools, or which would have caused damage to decoration, fixtures, fittings or the structure of the building.

Live mechanical and electrical services i.e. in the absence of an isolation certificate or similar.

Lift shafts, where installed.

Un-boarded or unsafe roof / loft spaces and any area at excessive height.

Into concrete slabs.

RISK ASSESSMENT PROCESS

Material Assessment

Number scores are allocated to ACM depending on product type, extent of damage/ deterioration, surface treatment and asbestos type (which shall be scored as Crocidolite (blue) asbestos unless similar samples show otherwise or it is likely that another type of asbestos is almost always used).

ACMs with scores of 10 or more are regarded as having a high potential to release fibres if disturbed, 7- 9 medium potential, 5-6 low potential and 4 or less very low potential.

These scores and other recorded observations, which are perceived as being likely to affect the release of asbestos fibres, are then used to allocate a risk code, which provides some basic advice on how the ACM should be treated in our opinion.

Material Assessment Algorithm

Sample Characteristic	Score	Example description
Product Type	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 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.
Extent of Damage (Condition)	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 revealing loose fibres
	3	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris
Surface Treatment	0	Composite materials containing asbestos: reinforced plastics, resins vinyl tiles
	1	Enclosed sprays and laggings, 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
Asbestos Fibre Type	1	Chrysotile
	2	Amphibole asbestos excluding crocidolite
	3	Crocidolite

Priority Assessment

If specifically requested by the client, number scores are allocated to each ACM location to assess the risk of someone disturbing the ACM. Factors assessed are, Occupant Activity, Likelihood of Disturbance, Human Exposure Potential and Maintenance Activity.

The Priority Assessment scores are added to the Material Assessment scores to provide an overall risk assessment for each ACM. ACMs with scores of 19 or more are regarded as being at a high risk, 13-18 medium risk, 9-12 low risk and 8 or less very low risk.

These scores and other recorded observations, which are perceived as being likely to affect the release of asbestos fibres, are then used to allocate a risk code to assist in the prioritisation of mitigation actions to reduce the risk.

IMPORTANT: The priority assessment is based on that detailed within HSG227 - A comprehensive guide to managing asbestos in premises - 2002 and where provided, is given as an indication only. The duty-holder retains the responsibility to check that the priority assessment reflects the activities at the site and he/she should update the assessment as necessary. Should you require any further assistance with that, please contact us.

Priority Assessment Algorithm

Sample Characteristic	Score	Example description
Normal Occupant Activity (Repeat for secondary activities as necessary)	0 1 2 3	Rare disturbance activity (e.g. little used store room) Low disturbance activity (e.g. offices) Periodic disturbance (e.g. industrial or vehicular) High levels of disturbance (e.g. fire door with asbestos insulating board sheet in constant use)
Likelihood of disturbance <i>Location</i> <i>Accessibility</i> <i>Extent/amount</i>	0 1 2 3 0 1 2 3 0 1 2 3	Outdoors Large rooms or well-ventilated areas Rooms up to 100m ² Confined spaces Usually inaccessible or unlikely to be disturbed Occasionally likely to be disturbed Easily disturbed Routinely disturbed Small amounts or items (e.g. gaskets, fuse linings) <10m ² or <10m pipe run >10m ² to ≥50m ² or >10m to ≥50m pipe run >50m ² or >50m pipe run
Human exposure potential <i>Number of occupants</i> <i>Frequency of use</i> <i>Average time in use</i>	0 1 2 3 0 1 2 3 0 1 2 3	None 1 to 3 4 to 10 >10 Infrequent Monthly Weekly Daily <1 Hour >1 to <3 Hours >3 to <6 Hours >6 Hours
Maintenance activity <i>Type of maintenance</i>	0 1 2 3	Minor disturbance (e.g. possibility of contact when gaining access) Low disturbance (e.g. changing a light bulb in asbestos insulating board ceilings) Medium disturbance (e.g. lifting one or two asbestos ceiling tiles to gain access) High levels of disturbance (e.g. removal of numerous asbestos insulating board ceiling tiles)
<i>Frequency of maintenance</i>	0 1 2 3	ACM unlikely to be disturbed for maintenance ≤1 per year >1 per year >1 per month

Risk Category Selection

HIGH RISK (A) - 19 points or more with the Priority Assessment and Material Assessment combined, 10 points or more with only the Material Assessment.

This is the highest risk category level and ACMs in this category require urgent action to reduce the risks. Items in this category are either damaged and/or friable and may be in a position likely to cause an exposure to occupants. In most cases it would be necessary to prevent access to the area and plan for remediation. Typically, this will mean removal of the material, however in certain circumstances encapsulation or repair may be possible.

MEDIUM RISK (B) - 13-18 points with the Priority Assessment and Material Assessment combined, 7-9 points with only the Material Assessment.

This category indicates that there is a potential for asbestos fibre release to occupiers. Remediation of the ACM will normally be necessary, such as encapsulation or repair. In some cases it may be necessary to prevent access or occupation. Following remediation measures, normal management procedures should be followed (e.g. annual inspection for damage).

LOW RISK (C) - 9-12 points with the Priority Assessment and Material Assessment combined, 5-6 points with only the Material Assessment.

This category indicates that there is a low risk overall from the material due to its characteristics and/or there is a low possibility of accessing the material. Normal management procedures should be followed (e.g. annual inspection for damage).

VERY LOW RISK (D) - 1-8 points with the Priority Assessment and Material Assessment combined, 1-4 points with only the Material Assessment.

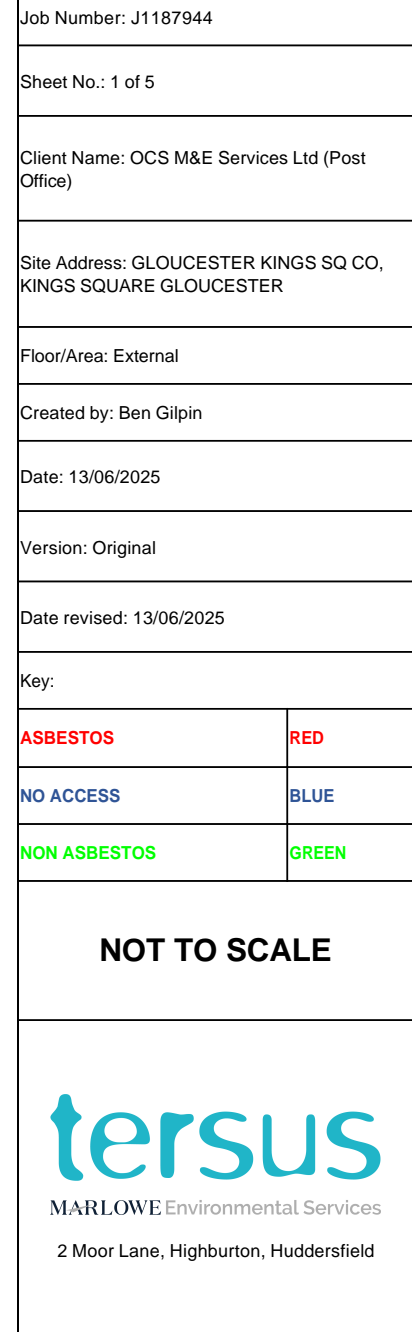
This category indicates that there is very low risk of the ACM releasing fibre into the air, or that it is so remote from the occupants that any airborne asbestos would not be present in the breathing zone. Normal management procedures should be followed (e.g. annual inspection for damage).

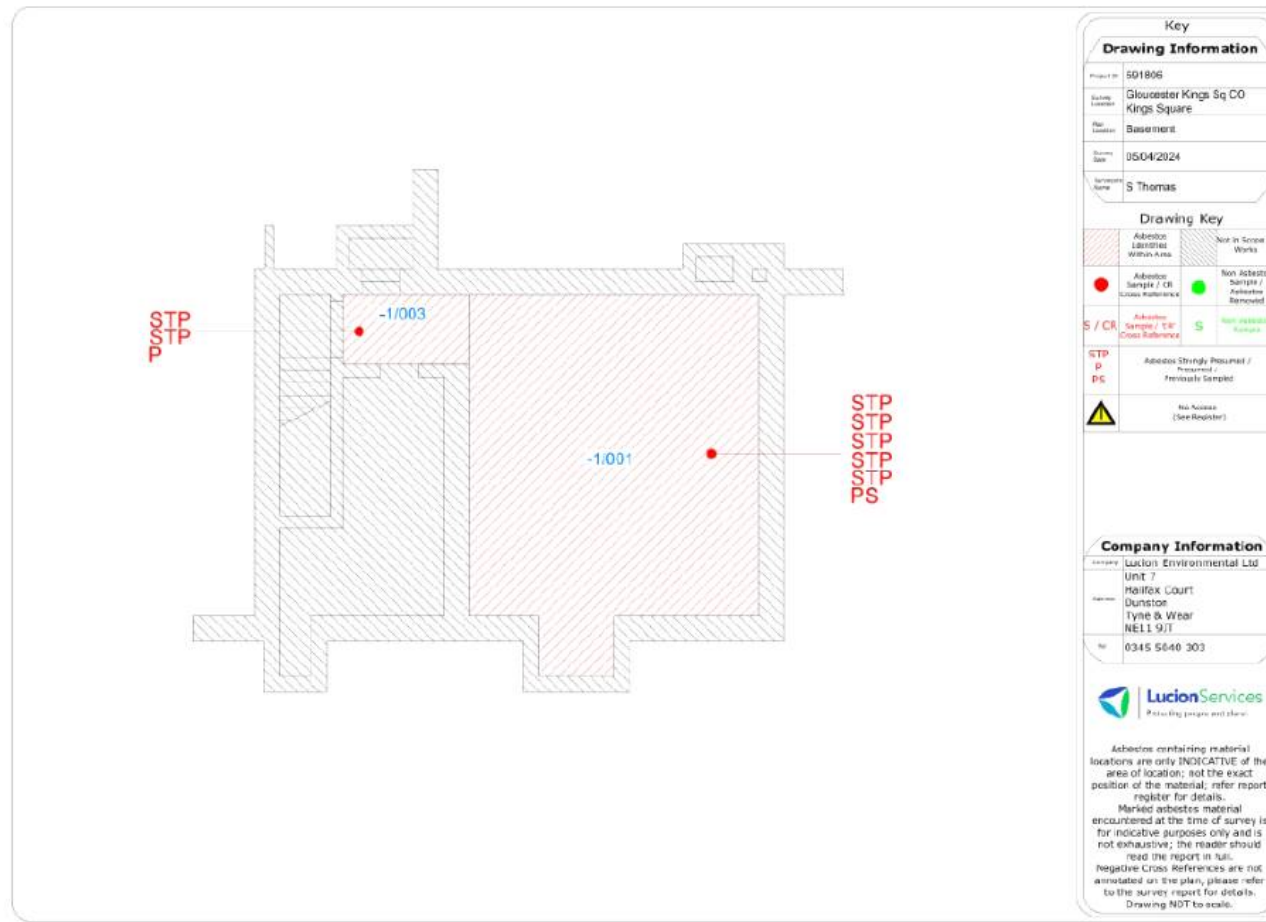
APPENDIX 2 - BULK ANALYSIS CERTIFICATE (IF APPLICABLE)

Post office - re-inspections 2025

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

APPENDIX 3 - ANNOTATED PLANS (IF APPLICABLE)





Job Number: J1187944

Sheet No.: 2 of 5

Client Name: OCS M&E Services Ltd (Post Office)

Site Address: GLOUCESTER KINGS SQ CO,
KINGS SQUARE GLOUCESTER

Floor/Area: Z-Sub Level 1

Created by: Ben Gilpin

Date: 13/06/2025

Version: Original

Date revised: 13/06/2025

Key:

ASBESTOS

RED

NO ACCESS

BLUE

NON ASBESTOS

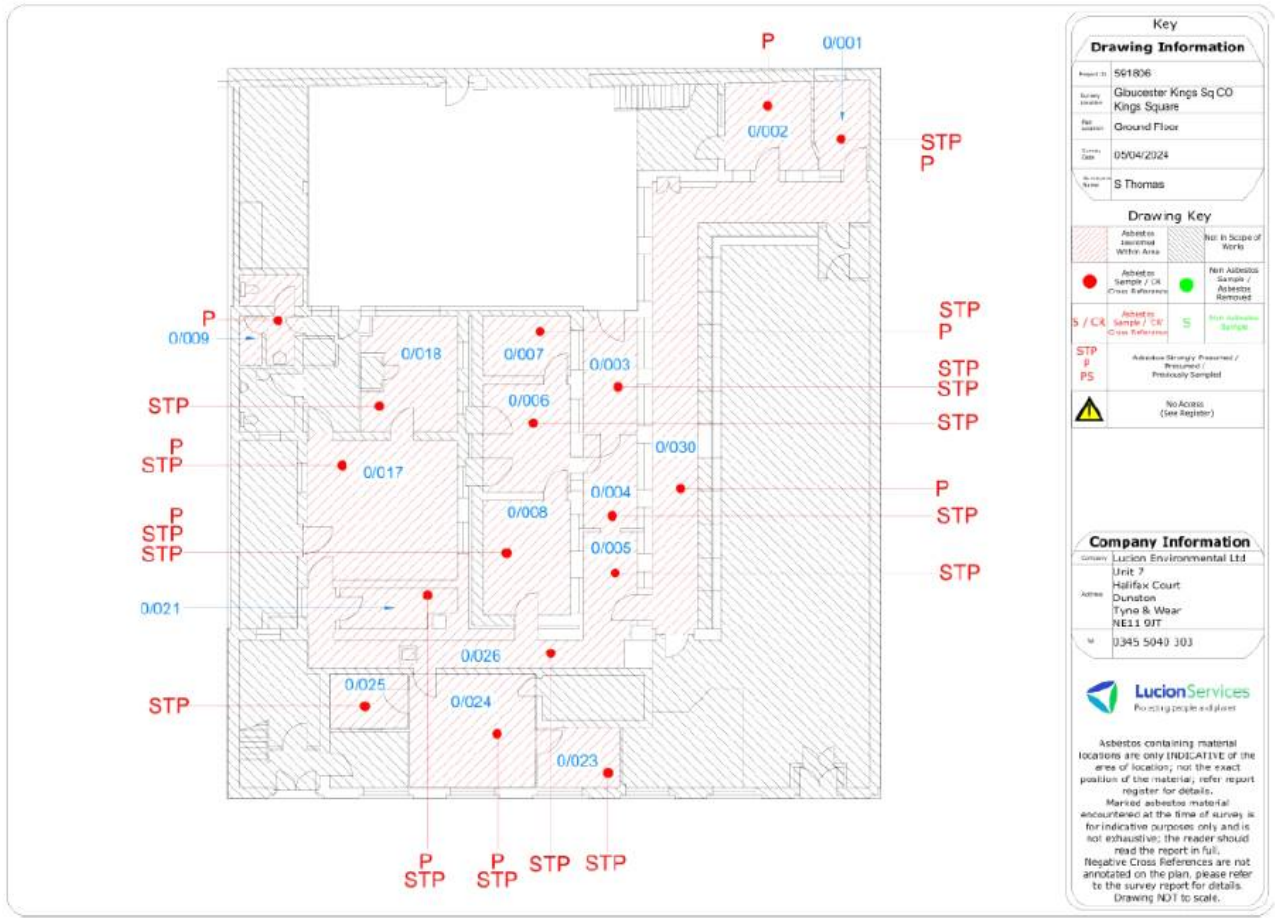
GREEN

NOT TO SCALE

tersus

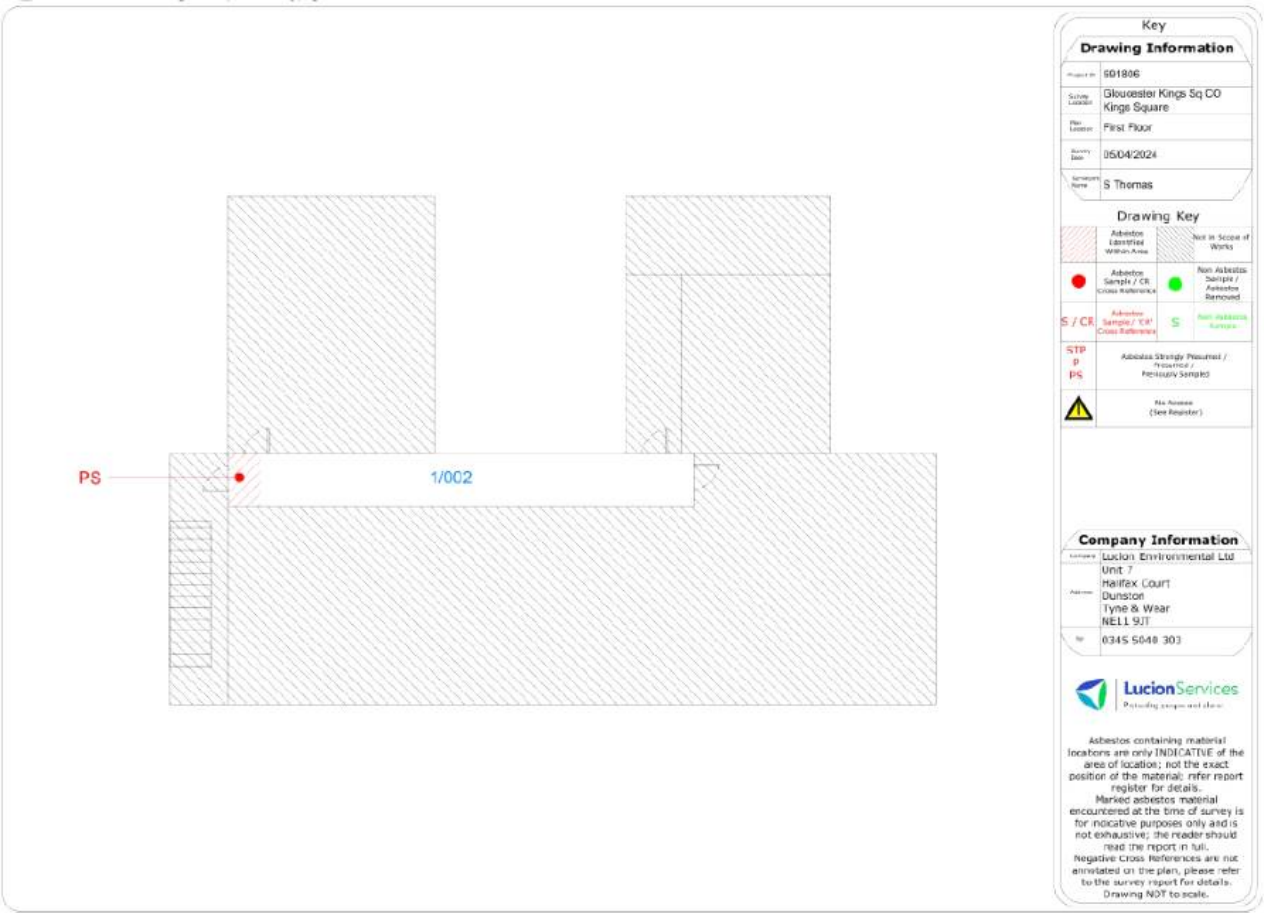
MARLOWE Environmental Services

2 Moor Lane, Highburton, Huddersfield



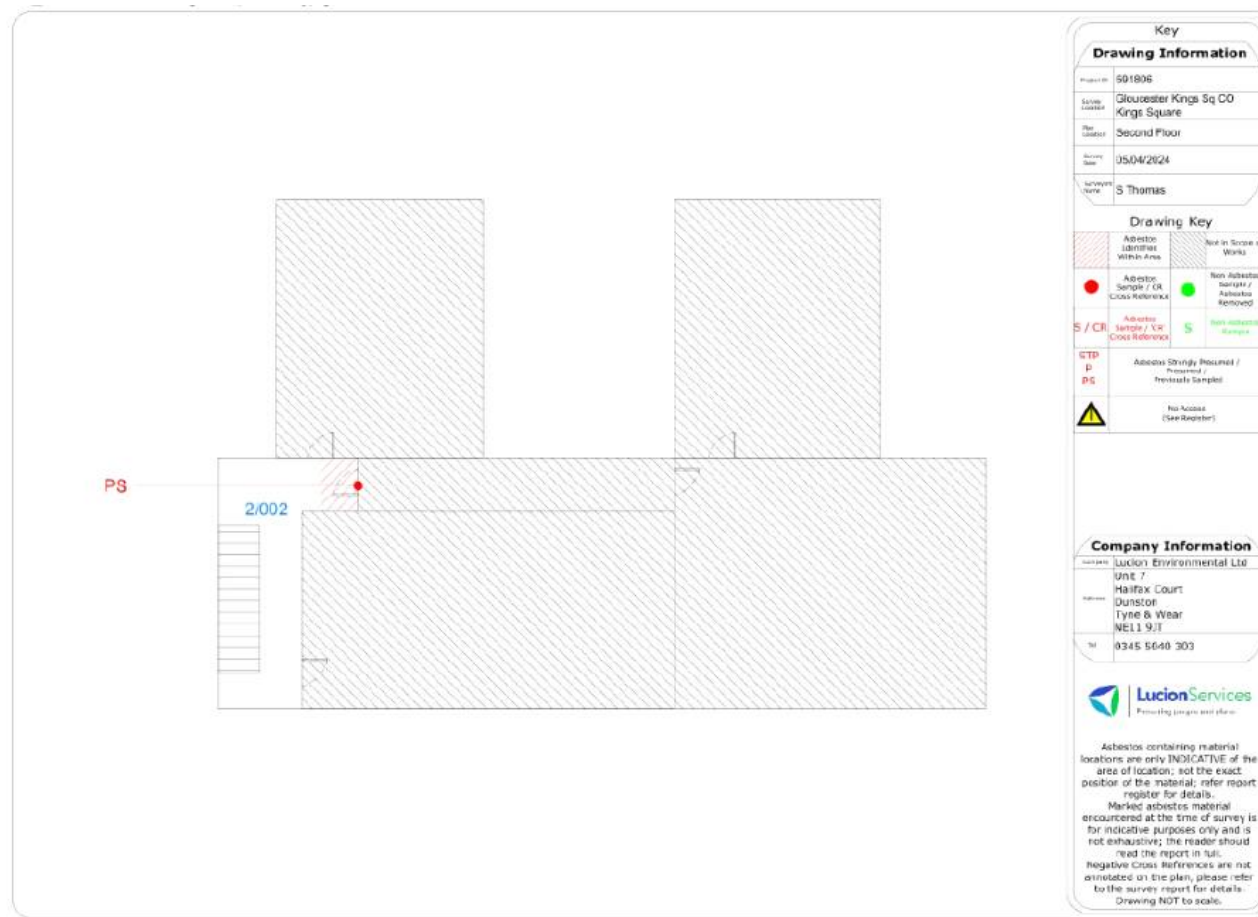
Job Number: J1187944	
Sheet No.: 3 of 5	
Client Name: OCS M&E Services Ltd (Post Office)	
Site Address: GLOUCESTER KINGS SQ CO, KINGS SQUARE GLOUCESTER	
Floor/Area: Ground Floor	
Created by: Ben Gilpin	
Date: 13/06/2025	
Version: Original	
Date revised: 13/06/2025	
Key:	
ASBESTOS	RED
NO ACCESS	BLUE
NON ASBESTOS	GREEN
NOT TO SCALE	
<div><div>tersus</div><div>MARLOWE Environmental Services</div><div>2 Moor Lane, Highburton, Huddersfield</div></div>	

The drawing only includes items of asbestos, areas of no access and non-asbestos items. Non-asbestos rooms are excluded. Consequently, item reference numbers may not appear consecutive.



Job Number: J1187944	
Sheet No.: 4 of 5	
Client Name: OCS M&E Services Ltd (Post Office)	
Site Address: GLOUCESTER KINGS SQ CO, KINGS SQUARE GLOUCESTER	
Floor/Area: 1st Floor	
Created by: Ben Gilpin	
Date: 13/06/2025	
Version: Original	
Date revised: 13/06/2025	
Key:	
ASBESTOS	RED
NO ACCESS	BLUE
NON ASBESTOS	GREEN
NOT TO SCALE	
<div>tersus</div> <div>MARLOWE Environmental Services</div> <div>2 Moor Lane, Highburton, Huddersfield</div>	

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