



Asbestos Re-Inspection for Wokingham Town Council

at

The Town Hall (V2)
Market Place
Wokingham
RG40 1AS



Amicus Environmental Limited

Names and Addresses

Client Name:

Wokingham Town Council
The Town Hall
Market Place
Wokingham
RG40 1AS

Contact: Mr Mike Aslin

Phone:

Fax:

Instructing Party:

Wokingham Town Council
The Town Hall
Market Place
Wokingham
RG40 1AS

Contact: Mr Mike Aslin

Phone:

Fax:

Site Full Name:

The Town Hall (V2)
Market Place
Wokingham
RG40 1AS

Contact:

Phone:

Fax:

Report Author:

Amicus Environmental Limited
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New Yatt Business Centre
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Amicus Environmental Limited	Project Number:	S14069_2025
	Survey Date:	21 January 2025
	Printed On:	28 January 2025
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SECTION ONE

EXECUTIVE SUMMARY

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Executive Summary

General Information:

Amicus Environmental Limited were instructed by Wokingham Town Council to carry out an Asbestos Management Survey (as defined in HSG264 (Second Edition) - Asbestos: The survey guide) to inspect for the presence of asbestos containing materials (ACMs) to The Town Hall, Market Place, Wokingham, RG40 1AS.

Scope of works:

The two-storey building, with pitched slate tiled roof, has timber soffit and fascia, plastic and metal rainwater products and timber windows and doors.

Our survey was carried out on 7th September 2023 by Dean Jeffs.

A revisit was carried out on 6th November 2023 by Dean Jeffs.

A re-inspection was carried out on 21st January 2025 by Dean Jeffs.

All areas were surveyed as far as reasonably practicable for the presence of asbestos. Please refer to section 5 (survey caveat) which details any survey restrictions.

The following table is a summary of the areas covered within our survey, if any samples were taken from these areas and if asbestos was identified/presumed present. Further details of the areas surveyed can be obtained from the site drawing at the end of the report (section 11). Excluded areas which were not accessible or not within the scope of our survey are detailed in section 4 and shown on the site plan.

This report (V2 - 06/11/2023) supersedes all previous versions issued.

Area	Accessed	Comments	Asbestos
G.01	Yes	NO asbestos present - This area was surveyed and suspect materials were inspected: Material Assessment contains full details.	No
G.02	Yes	NO asbestos present - This area was surveyed and inspections of suspect materials were not necessary.	No
G.03	Yes	ASBESTOS PRESENT - This area was surveyed and suspect materials were inspected: Material Assessment contains full details.	Yes
G.04	Yes	ASBESTOS PRESENT - This area was surveyed and suspect materials were inspected: Material Assessment contains full details.	Yes
G.05	Yes	NO asbestos present - This area was surveyed and suspect materials were inspected: Material Assessment contains full details.	No
G.06	Yes	NO asbestos present - This area was surveyed and suspect materials were inspected: Material Assessment contains full details.	No
G.07	Yes	NO asbestos present - This area was surveyed and suspect materials were inspected: Material Assessment contains full details.	No
G.08	Yes	NO asbestos present - This area was surveyed and inspections of suspect materials were not necessary.	No
G.09	Yes	NO asbestos present - This area was surveyed and suspect materials were inspected: Material Assessment contains full details.	No
G.10	Yes	NO asbestos present - This area was surveyed and inspections of suspect materials were not necessary.	No
G.11	Yes	NO asbestos present - This area was surveyed and inspections of suspect materials were not necessary.	No

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G.12	Yes	NO asbestos present - This area was surveyed and inspections of suspect materials were not necessary.	No
G.13	Yes	NO asbestos present - This area was surveyed and suspect materials were inspected: Material Assessment contains full details.	No
G.14	Yes	NO asbestos present - This area was surveyed and inspections of suspect materials were not necessary.	No
G.15	Yes	NO asbestos present - This area was surveyed and inspections of suspect materials were not necessary.	No
G.16	Yes	NO asbestos present - This area was surveyed and suspect materials were inspected: Material Assessment contains full details.	No
G.17	Yes	NO asbestos present - This area was surveyed and inspections of suspect materials were not necessary.	No
G.18	Yes	NO asbestos present - This area was surveyed and inspections of suspect materials were not necessary.	No
G.19	Yes	NO asbestos present - This area was surveyed and inspections of suspect materials were not necessary.	No
G.20	Yes	NO asbestos present - This area was surveyed and inspections of suspect materials were not necessary.	No
G.21	Yes	NO asbestos present - This area was surveyed and suspect materials were inspected: Material Assessment contains full details.	No
G.22	Yes	NO asbestos present - This area was surveyed and suspect materials were inspected: Material Assessment contains full details.	No
G.23	Yes	NO asbestos present - This area was surveyed and suspect materials were inspected: Material Assessment contains full details.	No
G.24	Yes	NO asbestos present - This area was surveyed and suspect materials were inspected: Material Assessment contains full details.	No
G.25	Yes	NO asbestos present - This area was surveyed and inspections of suspect materials were not necessary.	No
G.26	Yes	NO asbestos present - This area was surveyed and suspect materials were inspected: Material Assessment contains full details.	No
G.27	Yes	NO asbestos present - This area was surveyed and inspections of suspect materials were not necessary.	No
G.28	Yes	NO asbestos present - This area was surveyed and inspections of suspect materials were not necessary.	No
G.29	Yes	NO asbestos present - This area was surveyed and inspections of suspect materials were not necessary.	No
1.01	Yes	NO asbestos present - This area was surveyed and inspections of suspect materials were not necessary.	No
1.02	Yes	NO asbestos present - This area was surveyed and suspect materials were inspected: Material Assessment contains full details.	No
1.03	Yes	NO asbestos present - This area was surveyed and inspections of suspect materials were not necessary.	No
1.04	Yes	NO asbestos present - This area was surveyed and inspections of suspect materials were not necessary.	No
1.05	Yes	NO asbestos present - This area was surveyed and inspections of suspect materials were not necessary.	No
1.06	Yes	NO asbestos present - This area was surveyed and inspections of suspect materials were not necessary.	No
1.07	Yes	ASBESTOS PRESENT - This area was surveyed and suspect materials were inspected: Material Assessment contains full details.	Yes
1.08	Yes	NO asbestos present - This area was surveyed and inspections of suspect materials were not necessary.	No
1.09	Yes	NO asbestos present - This area was surveyed and inspections of suspect materials were not necessary.	No
1.10	Yes	NO asbestos present - This area was surveyed and inspections of suspect materials were not necessary.	No
1.11	Yes	NO asbestos present - This area was surveyed and inspections of suspect materials were not necessary.	No

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1.12	Yes	NO asbestos present - This area was surveyed and inspections of suspect materials were not necessary.	No
1.13	Yes	NO asbestos present - This area was surveyed and inspections of suspect materials were not necessary.	No
1.14	Yes	NO asbestos present - This area was surveyed and suspect materials were inspected: Material Assessment contains full details.	No
1.15	Yes	NO asbestos present - This area was surveyed and suspect materials were inspected: Material Assessment contains full details.	No
1.16	Yes	NO asbestos present - This area was surveyed and inspections of suspect materials were not necessary.	No
1.17	Yes	NO asbestos present - This area was surveyed and inspections of suspect materials were not necessary.	No
1.18	Yes	NO asbestos present - This area was surveyed and inspections of suspect materials were not necessary.	No
1.19	Yes	NO asbestos present - This area was surveyed and suspect materials were inspected: Material Assessment contains full details.	No
1.20	Yes	NO asbestos present - This area was surveyed and inspections of suspect materials were not necessary.	No

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SECTION TWO

EXCLUDED AREAS

Amicus Environmental Limited

Excluded Areas

The Following rooms / areas could not be accessed during the survey. Asbestos Containing Materials (ACMs) should be deemed as being present in these areas until proven otherwise.

1 Not Applicable - All areas were accessed as far as reasonably practicable.

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		Excluded Areas:	Page 1 of 1

SECTION THREE

SURVEY CAVEAT

Amicus Environmental Limited

Survey Caveat

- 1 This report is based upon a non-destructive inspection of an unfamiliar site. During the course of the survey all reasonable efforts were made to identify the physical presence of materials containing asbestos within the areas of the building which are subject to future refurbishment works. It is known that asbestos materials are frequently concealed within the fabric of buildings or within sealed building voids so that it is not possible to regard the findings of any survey as being definitive. It must always remain a possibility that further asbestos containing materials may be found during refurbishment or demolition activities. For reasons set out in this report, the results cannot give an assurance that all asbestos materials have been found and must not be thought to do so. The nature of the survey was a non-destructive inspection at key locations of accessible voids and areas. From the evidence of the inspections and of the sampling and analysis undertaken, it is clear that asbestos containing materials are either present or within or associated with various areas as detailed in the report. We recommend that samples be taken of suspect materials which may be uncovered within the listed areas or within the areas of the site which were not included in this survey.
- 2 Quantities / Extents of any asbestos containing materials are visual estimates and should be considered as approximate quantities only.
- 3 No samples have been obtained where damage would degrade the integrity of the item, impair the security of the building or endanger the survey team and/or others. In these situations asbestos will be presumed present until evidence to prove otherwise can be produced.
- 4 Asbestos may be hidden from view or obscured by other materials or covered by one or more finishes (including over boarding). In this instance, then its detection will be difficult and may not become visible until the covering structure is dismantled / demolished. Where suspect materials are identified as part of any works that do not appear to be detailed within our survey report then these materials should be treated with caution and presumed to contain asbestos until evidence to prove otherwise can be produced.
- 5 Unless specifically identified within this report, no responsibility can be accepted by Amicus Environmental Limited, for non-systematic or random use of asbestos within the property.
- 6 The survey may have access restrictions for many reasons beyond the surveyor's control i.e. furnishings, height, accessibility or confined space(s). Where live services are to be examined as part of the survey, no intrusive access will be attempted until evidence of safe isolation is provided.

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SECTION FOUR

MATERIAL ASSESSMENT: SUMMARY BY RISK BAND

Material Assessment: Summary by Risk Band

Site Name: The Town Hall (V2)

Risk Band: Medium Risk

Project Number: S14069_2025

Sample Date	Location Ref	Location ID	Drawing Reference	Area	Floor	Room	Asbestos Type	Product Name	Material Risk Score	Priority Risk Score	Comments	Action	Survey Type
21/01/25	02	41362	As location ref	Piccolo Arco Restaurant	Ground floor	G.03	Anthophyllite/Chrysotile	Residue to Wall	9	4	Lagging residues to walls previously identified by Vintec J040087. No record of removal or remedial works. 3no. Walls sealed & 1no. Wall has been over boarded with ply. Residues assumed to be present behind paint/ply. No change in material condition 2025.	Apply warning labels and manage	RI



Material Assessment: Summary by Risk Band

Site Name: The Town Hall (V2)

Risk Band: Low Risk

Project Number: S14069_2025

Sample Date	Location Ref	Location ID	Drawing Reference	Area	Floor	Room	Asbestos Type	Product Name	Material Risk Score	Priority Risk Score	Comments	Action	Survey Type
21/01/25	21	41381	As location ref	Town Hall	First floor	1.07	Chrysotile	Ceiling panel	5	1	To pitched roof in ceiling void. No change in material condition 2025.	Apply warning labels and manage	RI



Material Assessment: Summary by Risk Band

Site Name: The Town Hall (V2)

Risk Band: Very Low Risk

Project Number: S14069_2025

Sample Date	Location Ref	Location ID	Drawing Reference	Area	Floor	Room	Asbestos Type	Product Name	Material Risk Score	Priority Risk Score	Comments	Action	Survey Type
21/01/25	05	41365	As location ref	Piccolo Arco Restaurant	Ground floor	G.04	Chrysotile	Flashguard	4	2	Presumed to be present within 2 live fuseboxes. No change in material condition 2025.	Apply warning labels and manage	RI
21/01/25	06	41366	As location ref	Piccolo Arco Restaurant	Ground floor	G.04	Chrysotile	Flashguard	4	2	Presumed to be present within live switch gear. No change in material condition 2025.	Apply warning labels and manage	RI



Material Assessment: Summary by Risk Band

Site Name: The Town Hall (V2)

Risk Band: Not Applicable

Project Number: S14069_2025

Sample Date	Location Ref	Location ID	Drawing Reference	Area	Floor	Room	Asbestos Type	Product Name	Material Risk Score	Priority Risk Score	Comments	Action	Survey Type
07/09/23	19	41379	As location ref	Town Hall	Ground floor	G.26	Not Applicable	Ceiling Void Inspection	0	N/A	No asbestos containing materials identified upon visual inspection of ceiling void.	No Action Required	MS



Material Assessment: Summary by Risk Band

Site Name: The Town Hall (V2)

Risk Band: NADIS

Project Number: S14069_2025

Sample Date	Location Ref	Location ID	Drawing Reference	Area	Floor	Room	Asbestos Type	Product Name	Material Risk Score	Priority Risk Score	Comments	Action	Survey Type
07/09/23	01	41361	As location ref	Piccolo Arco Restaurant	Ground floor	G.01	NADIS	Sink Pad	0	N/A	No Asbestos Detected In Sample (NADIS) obtained for analysis.	No Action Required	MS
07/09/23	07	41367	As location ref	Piccolo Arco Restaurant	Ground floor	G.01	NADIS	Ceiling panel	0	N/A	No Asbestos Detected In Sample (NADIS) obtained for analysis.	No Action Required	MS
07/09/23	03	41363	As location ref	Piccolo Arco Restaurant	Ground floor	G.03	NADIS	Gasket	0	N/A	No Asbestos Detected In Sample (NADIS) obtained for analysis.	No Action Required	MS
07/09/23	04	41364	As location ref	Piccolo Arco Restaurant	Ground floor	G.04	NADIS	Wall panel	0	N/A	No Asbestos Detected In Sample (NADIS) obtained for analysis.	No Action Required	MS
02/11/23	23	41745	As Location Ref.	Piccolo Arco Restaurant	Ground floor	G.04 & G.05	NADIS	Pipe insulation	0	N/A	No Asbestos Detected In Sample (NADIS) obtained for analysis.	No Action Required	MS
07/09/23	12	41372	As location ref	RYND Restaurant	Ground floor	G.13	NADIS	Sink Pad	0	N/A	No Asbestos Detected In Sample (NADIS) obtained for analysis.	No Action Required	MS
07/09/23	13	41373	As location ref	RYND Restaurant	Ground floor	G.14	NADIS	Ceiling panel	0	N/A	No Asbestos Detected In Sample (NADIS) obtained for analysis.	No Action Required	MS
07/09/23	14	41374	As location ref	RYND Restaurant	Ground floor	G.16	NADIS	Ceiling panel	0	N/A	No Asbestos Detected In Sample (NADIS) obtained for analysis. Refer to sample 13 for further analysis.	No Action Required	MS
07/09/23	15	41375	As location ref	Timpsons	Ground floor	G.21	NADIS	Vinyl floor tile & adhesive	0	N/A	No Asbestos Detected In Sample (NADIS) obtained for analysis.	No Action Required	MS



Material Assessment: Summary by Risk Band

Site Name: The Town Hall (V2)

Risk Band: NADIS

Project Number: S14069_2025

Sample Date	Location Ref	Location ID	Drawing Reference	Area	Floor	Room	Asbestos Type	Product Name	Material Risk Score	Priority Risk Score	Comments	Action	Survey Type
07/09/23	16	41376	As location ref	Timpsons	Ground floor	G.22	NADIS	Ceiling panel	0	N/A	No Asbestos Detected In Sample (NADIS) obtained for analysis. Refer to sample 07 for further analysis.	No Action Required	MS
07/09/23	20	41380	As location ref	Town Hall	First floor	1.02	NADIS	Stair nosing	0	N/A	No Asbestos Detected In Sample (NADIS) obtained for analysis.	No Action Required	MS
07/09/23	22	41382	As location ref	Town Hall	First floor	1.14	NADIS	Stair nosing	0	N/A	No Asbestos Detected In Sample (NADIS) obtained for analysis.	No Action Required	MS
07/09/23	08	41368	As location ref	Town Hall	Ground floor	G.06	NADIS	Infill panel	0	N/A	No Asbestos Detected In Sample (NADIS) obtained for analysis.	No Action Required	MS
07/09/23	09	41369	As location ref	Town Hall	Ground floor	G.07	NADIS	Infill panel	0	N/A	No Asbestos Detected In Sample (NADIS) obtained for analysis. Refer to sample 08 for further analysis.	No Action Required	MS
07/09/23	10	41370	As location ref	Town Hall	Ground floor	G.07	NADIS	Stair nosing	0	N/A	No Asbestos Detected In Sample (NADIS) obtained for analysis.	No Action Required	MS
07/09/23	11	41371	As location ref	Town Hall	Ground floor	G.09	NADIS	Stair nosing	0	N/A	No Asbestos Detected In Sample (NADIS) obtained for analysis.	No Action Required	MS
07/09/23	17	41377	As location ref	Town Hall	Ground floor	G.23	NADIS	Infill panel	0	N/A	No Asbestos Detected In Sample (NADIS) obtained for analysis. Refer to sample 08 for further analysis.	No Action Required	MS
07/09/23	18	41378	As location ref	Town Hall	Ground floor	G.24	NADIS	Stair nosing	0	N/A	No Asbestos Detected In Sample (NADIS) obtained for analysis. Refer to sample 10 for further analysis.	No Action Required	MS



SECTION FIVE

MATERIAL ASSESSMENT (PHOTO)

Amicus Environmental Limited

Material Assessment (Photo)

Sorted by: Location ID

Site Address: The Town Hall (V2), Market Place, Wokingham, RG40 1AS

Client Name: Wokingham Town Council

Project Number: S14069_2025

Location ID:	41361	Survey Type:	MS
Location Ref:	01	Product Type:	NADIS
Product:	Sink Pad	Damage:	NADIS
Area:	Piccolo Arco Restaurant	Treatment:	NADIS
Floor:	Ground floor	Asbestos Type:	NADIS
Room:	G.01	Identification:	Identified
Surveyor Name:	D.Jeffs	Quantity:	N/A
Drawing Ref:	As location ref		
Asbestos ?	No		
Date:	07 September 2023		
Next Inspection:	Not Applicable		

Material Risk Score: 0

Material Risk Band: NADIS

Priority Risk Score: N/A

Action: No Action Required



Material Comments: No Asbestos Detected In Sample (NADIS) obtained for analysis.

Amicus Environmental Limited

Material Assessment (Photo)

Sorted by: Location ID

Site Address: The Town Hall (V2), Market Place, Wokingham, RG40 1AS

Client Name: Wokingham Town Council

Project Number: S14069_2025

Location ID:	41362	Survey Type:	RI
Location Ref:	02	Product Type:	Pipe and boiler lagging
Product:	Residue to Wall	Damage:	Low damage
Area:	Piccolo Arco Restaurant	Treatment:	Encapsulated lagging and spray
Floor:	Ground floor	Asbestos Type:	Anthophyllite/Chrysotile
Room:	G.03	Identification:	Strongly Presumed as previous sample
Surveyor Name:	D.Jeffs	Quantity:	approx 20m ² area
Drawing Ref:	As location ref		
Asbestos ?	Yes		
Date:	21 January 2025		
Next Inspection:	21 April 2025		

Material Risk Score: 9

Material Risk Band: Medium Risk

Priority Risk Score: 4

Action: Apply warning labels and manage



Material
Comments:

Lagging residues to walls previously identified by Vintec J040087. No record of removal or remedial works. 3no. Walls sealed & 1no. Wall has been over boarded with ply. Residues assumed to be present behind paint/ply. No change in material condition 2025.

Amicus Environmental Limited

Material Assessment (Photo)

Sorted by: Location ID

Site Address: The Town Hall (V2), Market Place, Wokingham, RG40 1AS

Client Name: Wokingham Town Council

Project Number: S14069_2025

Location ID:	41363	Survey Type:	MS
Location Ref:	03	Product Type:	NADIS
Product:	Gasket	Damage:	NADIS
Area:	Piccolo Arco Restaurant	Treatment:	NADIS
Floor:	Ground floor	Asbestos Type:	NADIS
Room:	G.03	Identification:	Identified
Surveyor Name:	D.Jeffs	Quantity:	N/A
Drawing Ref:	As location ref		
Asbestos ?	No		
Date:	07 September 2023		
Next Inspection:	Not Applicable		

Material Risk Score: 0

Material Risk Band: NADIS

Priority Risk Score: N/A

Action: No Action Required



Material Comments: No Asbestos Detected In Sample (NADIS) obtained for analysis.

Amicus Environmental Limited

Material Assessment (Photo)

Sorted by: Location ID

Site Address: The Town Hall (V2), Market Place, Wokingham, RG40 1AS

Client Name: Wokingham Town Council

Project Number: S14069_2025

Location ID:	41364	Survey Type:	MS
Location Ref:	04	Product Type:	NADIS
Product:	Wall panel	Damage:	NADIS
Area:	Piccolo Arco Restaurant	Treatment:	NADIS
Floor:	Ground floor	Asbestos Type:	NADIS
Room:	G.04	Identification:	Identified
Surveyor Name:	D.Jeffs	Quantity:	N/A
Drawing Ref:	As location ref		
Asbestos ?	No		
Date:	07 September 2023		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	NADIS
Priority Risk Score:	N/A

Action: No Action Required



Material Comments: No Asbestos Detected In Sample (NADIS) obtained for analysis.

Amicus Environmental Limited

Material Assessment (Photo)

Sorted by: Location ID

Site Address: The Town Hall (V2), Market Place, Wokingham, RG40 1AS

Client Name: Wokingham Town Council

Project Number: S14069_2025

Location ID:	41365	Survey Type:	RI
Location Ref:	05	Product Type:	Ropes and woven textiles
Product:	Flashguard	Damage:	Low damage
Area:	Piccolo Arco Restaurant	Treatment:	Composite asbestos materials
Floor:	Ground floor	Asbestos Type:	Chrysotile
Room:	G.04	Identification:	Presumed
Surveyor Name:	D.Jeffs	Quantity:	2No. Boxes
Drawing Ref:	As location ref		
Asbestos ?	Yes		
Date:	21 January 2025		
Next Inspection:	21 January 2026		

Material Risk Score: 4

Material Risk Band: Very Low Risk

Priority Risk Score: 2

Action: Apply warning labels and manage



Material Comments: Presumed to be present within 2 live fuseboxes. No change in material condition 2025.

Amicus Environmental Limited

Material Assessment (Photo)

Sorted by: Location ID

Site Address: The Town Hall (V2), Market Place, Wokingham, RG40 1AS

Client Name: Wokingham Town Council

Project Number: S14069_2025

Location ID:	41366	Survey Type:	RI
Location Ref:	06	Product Type:	Ropes and woven textiles
Product:	Flashguard	Damage:	Low damage
Area:	Piccolo Arco Restaurant	Treatment:	Composite asbestos materials
Floor:	Ground floor	Asbestos Type:	Chrysotile
Room:	G.04	Identification:	Presumed
Surveyor Name:	D.Jeffs	Quantity:	1No. Unit
Drawing Ref:	As location ref		
Asbestos ?	Yes		
Date:	21 January 2025		
Next Inspection:	21 January 2026		

Material Risk Score:	4
Material Risk Band:	Very Low Risk
Priority Risk Score:	2

Action: Apply warning labels and manage



Material Comments: Presumed to be present within live switch gear. No change in material condition 2025.

Amicus Environmental Limited

Material Assessment (Photo)

Sorted by: Location ID

Site Address: The Town Hall (V2), Market Place, Wokingham, RG40 1AS

Client Name: Wokingham Town Council

Project Number: S14069_2025

Location ID:	41367	Survey Type:	MS
Location Ref:	07	Product Type:	NADIS
Product:	Ceiling panel	Damage:	NADIS
Area:	Piccolo Arco Restaurant	Treatment:	NADIS
Floor:	Ground floor	Asbestos Type:	NADIS
Room:	G.01	Identification:	Identified
Surveyor Name:	D.Jeffs	Quantity:	N/A
Drawing Ref:	As location ref		
Asbestos ?	No		
Date:	07 September 2023		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	NADIS
Priority Risk Score:	N/A

Action: No Action Required



Material Comments: No Asbestos Detected In Sample (NADIS) obtained for analysis.

Amicus Environmental Limited

Material Assessment (Photo)

Sorted by: Location ID

Site Address: The Town Hall (V2), Market Place, Wokingham, RG40 1AS

Client Name: Wokingham Town Council

Project Number: S14069_2025

Location ID:	41368	Survey Type:	MS
Location Ref:	08	Product Type:	NADIS
Product:	Infill panel	Damage:	NADIS
Area:	Town Hall	Treatment:	NADIS
Floor:	Ground floor	Asbestos Type:	NADIS
Room:	G.06	Identification:	Identified
Surveyor Name:	D.Jeffs	Quantity:	N/A
Drawing Ref:	As location ref		
Asbestos ?	No		
Date:	07 September 2023		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	NADIS
Priority Risk Score:	N/A

Action: No Action Required



Material Comments: No Asbestos Detected In Sample (NADIS) obtained for analysis.

Amicus Environmental Limited

Material Assessment (Photo)

Sorted by: Location ID

Site Address: The Town Hall (V2), Market Place, Wokingham, RG40 1AS

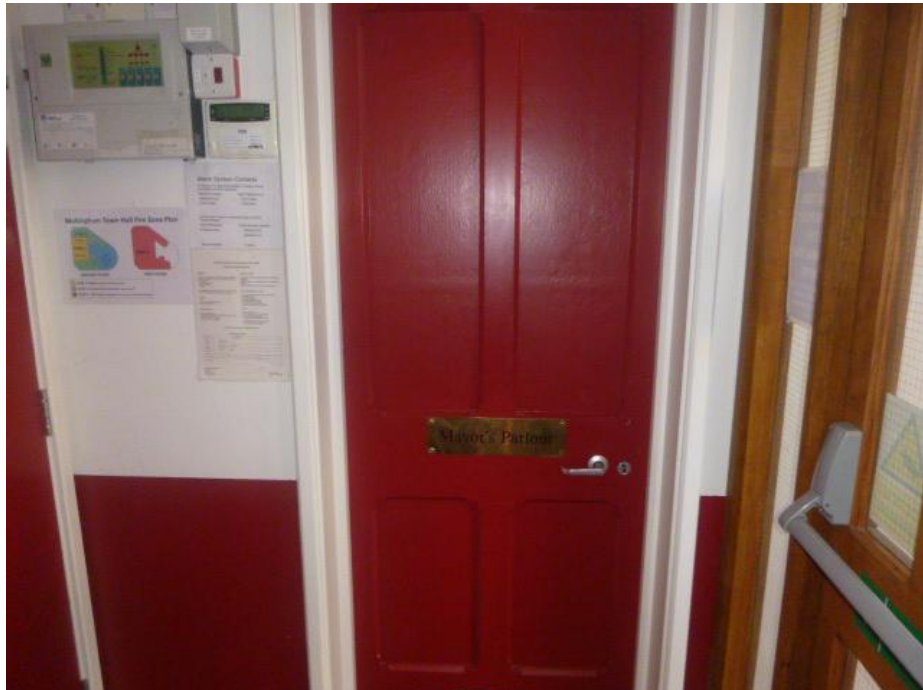
Client Name: Wokingham Town Council

Project Number: S14069_2025

Location ID:	41369	Survey Type:	MS
Location Ref:	09	Product Type:	NADIS
Product:	Infill panel	Damage:	NADIS
Area:	Town Hall	Treatment:	NADIS
Floor:	Ground floor	Asbestos Type:	NADIS
Room:	G.07	Identification:	Strongly Presumed as previous sample
Surveyor Name:	D.Jeffs	Quantity:	N/A
Drawing Ref:	As location ref		
Asbestos ?	No		
Date:	07 September 2023		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	NADIS
Priority Risk Score:	N/A

Action: No Action Required



Material Comments: No Asbestos Detected In Sample (NADIS) obtained for analysis. Refer to sample 08 for further analysis.

Amicus Environmental Limited

Material Assessment (Photo)

Sorted by: Location ID

Site Address: The Town Hall (V2), Market Place, Wokingham, RG40 1AS

Client Name: Wokingham Town Council

Project Number: S14069_2025

Location ID:	41370	Survey Type:	MS
Location Ref:	10	Product Type:	NADIS
Product:	Stair nosing	Damage:	NADIS
Area:	Town Hall	Treatment:	NADIS
Floor:	Ground floor	Asbestos Type:	NADIS
Room:	G.07	Identification:	Identified
Surveyor Name:	D.Jeffs	Quantity:	N/A
Drawing Ref:	As location ref		
Asbestos ?	No		
Date:	07 September 2023		
Next Inspection:	Not Applicable		

Material Risk Score: 0

Material Risk Band: NADIS

Priority Risk Score: N/A

Action: No Action Required



Material Comments: No Asbestos Detected In Sample (NADIS) obtained for analysis.

Amicus Environmental Limited

Material Assessment (Photo)

Sorted by: Location ID

Site Address: The Town Hall (V2), Market Place, Wokingham, RG40 1AS

Client Name: Wokingham Town Council

Project Number: S14069_2025

Location ID:	41371	Survey Type:	MS
Location Ref:	11	Product Type:	NADIS
Product:	Stair nosing	Damage:	NADIS
Area:	Town Hall	Treatment:	NADIS
Floor:	Ground floor	Asbestos Type:	NADIS
Room:	G.09	Identification:	Identified
Surveyor Name:	D.Jeffs	Quantity:	N/A
Drawing Ref:	As location ref		
Asbestos ?	No		
Date:	07 September 2023		
Next Inspection:	Not Applicable		

Material Risk Score: 0

Material Risk Band: NADIS

Priority Risk Score: N/A

Action: No Action Required



Material Comments: No Asbestos Detected In Sample (NADIS) obtained for analysis.

Amicus Environmental Limited

Material Assessment (Photo)

Sorted by: Location ID

Site Address: The Town Hall (V2), Market Place, Wokingham, RG40 1AS

Client Name: Wokingham Town Council

Project Number: S14069_2025

Location ID:	41372	Survey Type:	MS
Location Ref:	12	Product Type:	NADIS
Product:	Sink Pad	Damage:	NADIS
Area:	RYND Restaurant	Treatment:	NADIS
Floor:	Ground floor	Asbestos Type:	NADIS
Room:	G.13	Identification:	Identified
Surveyor Name:	D.Jeffs	Quantity:	N/A
Drawing Ref:	As location ref		
Asbestos ?	No		
Date:	07 September 2023		
Next Inspection:	Not Applicable		

Material Risk Score: 0

Material Risk Band: NADIS

Priority Risk Score: N/A

Action: No Action Required



Material Comments: No Asbestos Detected In Sample (NADIS) obtained for analysis.

Amicus Environmental Limited

Material Assessment (Photo)

Sorted by: Location ID

Site Address: The Town Hall (V2), Market Place, Wokingham, RG40 1AS

Client Name: Wokingham Town Council

Project Number: S14069_2025

Location ID:	41373	Survey Type:	MS
Location Ref:	13	Product Type:	NADIS
Product:	Ceiling panel	Damage:	NADIS
Area:	RYND Restaurant	Treatment:	NADIS
Floor:	Ground floor	Asbestos Type:	NADIS
Room:	G.14	Identification:	Identified
Surveyor Name:	D.Jeffs	Quantity:	N/A
Drawing Ref:	As location ref		
Asbestos ?	No		
Date:	07 September 2023		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	NADIS
Priority Risk Score:	N/A

Action: No Action Required



Material Comments: No Asbestos Detected In Sample (NADIS) obtained for analysis.

Amicus Environmental Limited

Material Assessment (Photo)

Sorted by: Location ID

Site Address: The Town Hall (V2), Market Place, Wokingham, RG40 1AS

Client Name: Wokingham Town Council

Project Number: S14069_2025

Location ID:	41374	Survey Type:	MS
Location Ref:	14	Product Type:	NADIS
Product:	Ceiling panel	Damage:	NADIS
Area:	RYND Restaurant	Treatment:	NADIS
Floor:	Ground floor	Asbestos Type:	NADIS
Room:	G.16	Identification:	Strongly Presumed as previous sample
Surveyor Name:	D.Jeffs	Quantity:	N/A
Drawing Ref:	As location ref		
Asbestos ?	No		
Date:	07 September 2023		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	NADIS
Priority Risk Score:	N/A

Action: No Action Required



Material Comments: No Asbestos Detected In Sample (NADIS) obtained for analysis. Refer to sample 13 for further analysis.

Amicus Environmental Limited

Material Assessment (Photo)

Sorted by: Location ID

Site Address: The Town Hall (V2), Market Place, Wokingham, RG40 1AS

Client Name: Wokingham Town Council

Project Number: S14069_2025

Location ID:	41375	Survey Type:	MS
Location Ref:	15	Product Type:	NADIS
Product:	Vinyl floor tile & adhesive	Damage:	NADIS
Area:	Timpsons	Treatment:	NADIS
Floor:	Ground floor	Asbestos Type:	NADIS
Room:	G.21	Identification:	Identified
Surveyor Name:	D.Jeffs	Quantity:	N/A
Drawing Ref:	As location ref		
Asbestos ?	No		
Date:	07 September 2023		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	NADIS
Priority Risk Score:	N/A

Action: No Action Required



Material Comments: No Asbestos Detected In Sample (NADIS) obtained for analysis.

Amicus Environmental Limited

Material Assessment (Photo)

Sorted by: Location ID

Site Address: The Town Hall (V2), Market Place, Wokingham, RG40 1AS

Client Name: Wokingham Town Council

Project Number: S14069_2025

Location ID:	41376	Survey Type:	MS
Location Ref:	16	Product Type:	NADIS
Product:	Ceiling panel	Damage:	NADIS
Area:	Timpsons	Treatment:	NADIS
Floor:	Ground floor	Asbestos Type:	NADIS
Room:	G.22	Identification:	Strongly Presumed as previous sample
Surveyor Name:	D.Jeffs	Quantity:	N/A
Drawing Ref:	As location ref		
Asbestos ?	No		
Date:	07 September 2023		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	NADIS
Priority Risk Score:	N/A

Action: No Action Required



Material Comments: No Asbestos Detected In Sample (NADIS) obtained for analysis. Refer to sample 07 for further analysis.

Amicus Environmental Limited

Material Assessment (Photo)

Sorted by: Location ID

Site Address: The Town Hall (V2), Market Place, Wokingham, RG40 1AS

Client Name: Wokingham Town Council

Project Number: S14069_2025

Location ID:	41377	Survey Type:	MS
Location Ref:	17	Product Type:	NADIS
Product:	Infill panel	Damage:	NADIS
Area:	Town Hall	Treatment:	NADIS
Floor:	Ground floor	Asbestos Type:	NADIS
Room:	G.23	Identification:	Strongly Presumed as previous sample
Surveyor Name:	D.Jeffs	Quantity:	N/A
Drawing Ref:	As location ref		
Asbestos ?	No		
Date:	07 September 2023		
Next Inspection:	Not Applicable		

Material Risk Score: 0

Material Risk Band: NADIS

Priority Risk Score: N/A

Action: No Action Required



Material Comments: No Asbestos Detected In Sample (NADIS) obtained for analysis. Refer to sample 08 for further analysis.

Amicus Environmental Limited

Material Assessment (Photo)

Sorted by: Location ID

Site Address: The Town Hall (V2), Market Place, Wokingham, RG40 1AS

Client Name: Wokingham Town Council

Project Number: S14069_2025

Location ID:	41378	Survey Type:	MS
Location Ref:	18	Product Type:	NADIS
Product:	Stair nosing	Damage:	NADIS
Area:	Town Hall	Treatment:	NADIS
Floor:	Ground floor	Asbestos Type:	NADIS
Room:	G.24	Identification:	Strongly Presumed as previous sample
Surveyor Name:	D.Jeffs	Quantity:	N/A
Drawing Ref:	As location ref		
Asbestos ?	No		
Date:	07 September 2023		
Next Inspection:	Not Applicable		

Material Risk Score: 0

Material Risk Band: NADIS

Priority Risk Score: N/A

Action: No Action Required



Material Comments: No Asbestos Detected In Sample (NADIS) obtained for analysis. Refer to sample 10 for further analysis.

Amicus Environmental Limited

Material Assessment (Photo)

Sorted by: Location ID

Site Address: The Town Hall (V2), Market Place, Wokingham, RG40 1AS

Client Name: Wokingham Town Council

Project Number: S14069_2025

Location ID:	41379	Survey Type:	MS
Location Ref:	19	Product Type:	Not Applicable
Product:	Ceiling Void Inspection	Damage:	Not Applicable
Area:	Town Hall	Treatment:	Not Applicable
Floor:	Ground floor	Asbestos Type:	Not Applicable
Room:	G.26	Identification:	Identified
Surveyor Name:	D.Jeffs	Quantity:	N/A
Drawing Ref:	As location ref		
Asbestos ?	No		
Date:	07 September 2023		
Next Inspection:	Not Applicable		

Material Risk Score: 0

Material Risk Band: Not Applicable

Priority Risk Score: N/A

Action: No Action Required



Material Comments: No asbestos containing materials identified upon visual inspection of ceiling void.

Amicus Environmental Limited

Material Assessment (Photo)

Sorted by: Location ID

Site Address: The Town Hall (V2), Market Place, Wokingham, RG40 1AS

Client Name: Wokingham Town Council

Project Number: S14069_2025

Location ID:	41380	Survey Type:	MS
Location Ref:	20	Product Type:	NADIS
Product:	Stair nosing	Damage:	NADIS
Area:	Town Hall	Treatment:	NADIS
Floor:	First floor	Asbestos Type:	NADIS
Room:	1.02	Identification:	Identified
Surveyor Name:	D.Jeffs	Quantity:	N/A
Drawing Ref:	As location ref		
Asbestos ?	No		
Date:	07 September 2023		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	NADIS
Priority Risk Score:	N/A

Action: No Action Required



Material Comments: No Asbestos Detected In Sample (NADIS) obtained for analysis.

Amicus Environmental Limited

Material Assessment (Photo)

Sorted by: Location ID

Site Address: The Town Hall (V2), Market Place, Wokingham, RG40 1AS

Client Name: Wokingham Town Council

Project Number: S14069_2025

Location ID:	41381	Survey Type:	RI
Location Ref:	21	Product Type:	Asbestos cement
Product:	Ceiling panel	Damage:	Medium damage
Area:	Town Hall	Treatment:	Asbestos cement sheets etc
Floor:	First floor	Asbestos Type:	Chrysotile
Room:	1.07	Identification:	Identified
Surveyor Name:	D.Jeffs	Quantity:	approx 30m ²
Drawing Ref:	As location ref		
Asbestos ?	Yes		
Date:	21 January 2025		
Next Inspection:	23 July 2025		

Material Risk Score: 5

Material Risk Band: Low Risk

Priority Risk Score: 1

Action: Apply warning labels and manage



Material Comments: To pitched roof in ceiling void. No change in material condition 2025.

Amicus Environmental Limited

Material Assessment (Photo)

Sorted by: Location ID

Site Address: The Town Hall (V2), Market Place, Wokingham, RG40 1AS

Client Name: Wokingham Town Council

Project Number: S14069_2025

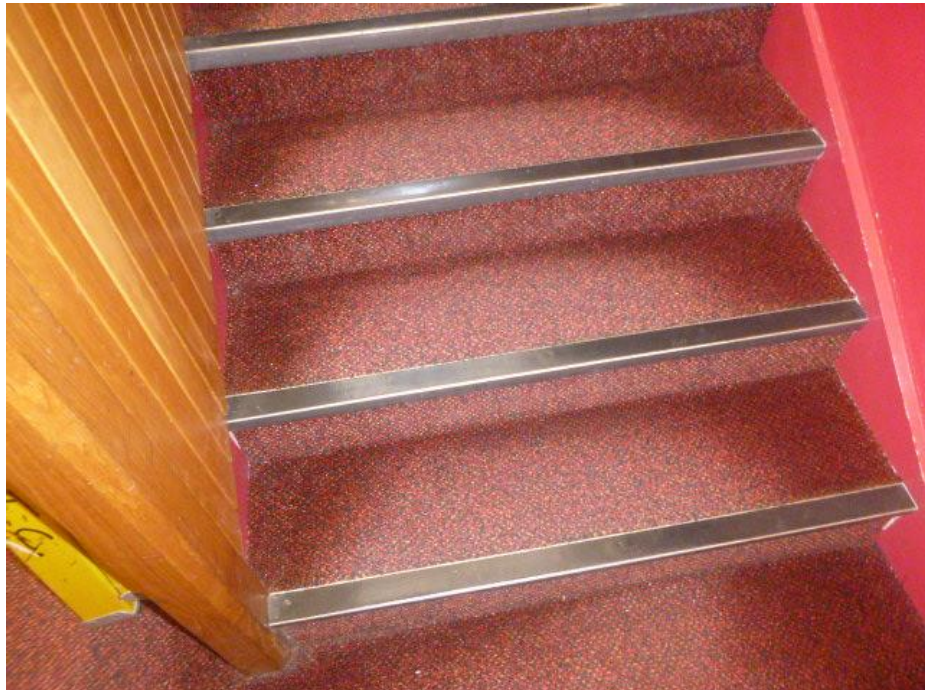
Location ID:	41382	Survey Type:	MS
Location Ref:	22	Product Type:	NADIS
Product:	Stair nosing	Damage:	NADIS
Area:	Town Hall	Treatment:	NADIS
Floor:	First floor	Asbestos Type:	NADIS
Room:	1.14	Identification:	Identified
Surveyor Name:	D.Jeffs	Quantity:	N/A
Drawing Ref:	As location ref		
Asbestos ?	No		
Date:	07 September 2023		
Next Inspection:	Not Applicable		

Material Risk Score: 0

Material Risk Band: NADIS

Priority Risk Score: N/A

Action: No Action Required



Material Comments: No Asbestos Detected In Sample (NADIS) obtained for analysis.

Amicus Environmental Limited

Material Assessment (Photo)

Sorted by: Location ID

Site Address: The Town Hall (V2), Market Place, Wokingham, RG40 1AS

Client Name: Wokingham Town Council

Project Number: S14069_2025

Location ID:	41745	Survey Type:	MS
Location Ref:	23	Product Type:	NADIS
Product:	Pipe insulation	Damage:	NADIS
Area:	Piccolo Arco Restaurant	Treatment:	NADIS
Floor:	Ground floor	Asbestos Type:	NADIS
Room:	G.04 & G.05	Identification:	Identified
Surveyor Name:	D.Jeffs	Quantity:	N/A
Drawing Ref:	As Location Ref.		
Asbestos ?	No		
Date:	02 November 2023		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	NADIS
Priority Risk Score:	N/A

Action: No Action Required



Material Comments: No Asbestos Detected In Sample (NADIS) obtained for analysis.

SECTION SIX

PRIORITY ASSESSMENT RECORD

Amicus Environmental Limited

Priority Assessment Record

Sorted by: Location ID

Site Address:

The Town Hall (V2), Market Place, Wokingham,
RG40 1AS

Client Name:

Wokingham Town Council

Project Number:

S14069_2025

Location ID:	41362
Location Ref:	02
Product:	Residue to Wall
Area:	Piccolo Arco Restaurant
Floor:	Ground floor
Room:	G.03
Surveyor Name:	D.Jeffs
Drawing Ref:	As location ref
Asbestos ?	Yes
Date:	21 January 2025



Priority
Comments:

Priority Assessment Algorithm			
Assessment factor	Variable(s) selected	Score for each variable	Overall score
Normal Occupant Activity:			
Main type of activity in area:	Low disturbance	1	average
Secondary activities for area:	Low disturbance	1	1
Likelihood Of Disturbance:			
Location:	Rooms up to 100 m2	2	average 1
Accessibility:	Usually inaccessible or unlikely to be disturbed	0	
Extent/Amount:	>10 to <=50 (m ² or pipe run)	2	
Human Exposure Potential:			
Number of occupants:	1 to 3	1	average 2
Frequency of use of area:	Daily	3	
Average time area is in use:	>3 to <6 hours	2	
Maintenance Activity:			
Type of maintenance activity:	Minor disturbance	0	average
Frequency of maintenance activity:	Unlikely to be disturbed	0	0

Total Priority Assessment Score:		4
Material Assessment Score (supplied by surveyor):	Medium Risk	9
Total of Material and Priority Assessment Scores:		13

Amicus Environmental Limited

Priority Assessment Record

Sorted by: Location ID

Site Address:

The Town Hall (V2), Market Place, Wokingham,
RG40 1AS

Client Name:

Wokingham Town Council

Project Number:

S14069_2025

Location ID:	41365
Location Ref:	05
Product:	Flashguard
Area:	Piccolo Arco Restaurant
Floor:	Ground floor
Room:	G.04
Surveyor Name:	D.Jeffs
Drawing Ref:	As location ref
Asbestos ?	Yes
Date:	21 January 2025



Priority
Comments:

Priority Assessment Algorithm			
Assessment factor	Variable(s) selected	Score for each variable	Overall score
Normal Occupant Activity:			
Main type of activity in area:	Rare disturbance	0	average
Secondary activities for area:	Rare disturbance	0	0
Likelihood Of Disturbance:			
Location:	Rooms up to 100 m2	2	average 1
Accessibility:	Usually inaccessible or unlikely to be disturbed	0	
Extent/Amount:	Small items strings gaskets	0	
Human Exposure Potential:			
Number of occupants:	1 to 3	1	average 1
Frequency of use of area:	Daily	3	
Average time area is in use:	<1 hour	0	
Maintenance Activity:			
Type of maintenance activity:	Minor disturbance	0	average
Frequency of maintenance activity:	Unlikely to be disturbed	0	0

Total Priority Assessment Score:		2
Material Assessment Score (supplied by surveyor):	Very Low Risk	4
Total of Material and Priority Assessment Scores:		6

Amicus Environmental Limited

Priority Assessment Record

Sorted by: Location ID

Site Address:

The Town Hall (V2), Market Place, Wokingham,
RG40 1AS

Client Name:

Wokingham Town Council

Project Number:

S14069_2025

Location ID:	41366
Location Ref:	06
Product:	Flashguard
Area:	Piccolo Arco Restaurant
Floor:	Ground floor
Room:	G.04
Surveyor Name:	D.Jeffs
Drawing Ref:	As location ref
Asbestos ?	Yes
Date:	21 January 2025



Priority
Comments:

Priority Assessment Algorithm			
Assessment factor	Variable(s) selected	Score for each variable	Overall score
Normal Occupant Activity:			
Main type of activity in area:	Rare disturbance	0	average
Secondary activities for area:	Rare disturbance	0	0
Likelihood Of Disturbance:			
Location:	Rooms up to 100 m2	2	average 1
Accessibility:	Usually inaccessible or unlikely to be disturbed	0	
Extent/Amount:	Small items strings gaskets	0	
Human Exposure Potential:			
Number of occupants:	1 to 3	1	average 1
Frequency of use of area:	Daily	3	
Average time area is in use:	<1 hour	0	
Maintenance Activity:			
Type of maintenance activity:	Minor disturbance	0	average
Frequency of maintenance activity:	Unlikely to be disturbed	0	0

Total Priority Assessment Score:		2
Material Assessment Score (supplied by surveyor):	Very Low Risk	4
Total of Material and Priority Assessment Scores:		6

Amicus Environmental Limited

Priority Assessment Record

Sorted by: Location ID

Site Address:

The Town Hall (V2), Market Place, Wokingham,
RG40 1AS

Client Name:

Wokingham Town Council

Project Number:

S14069_2025

Location ID: 41381
Location Ref: 21
Product: Ceiling panel
Area: Town Hall
Floor: First floor
Room: 1.07
Surveyor Name: D.Jeffs
Drawing Ref: As location ref
Asbestos ? Yes
Date: 21 January 2025



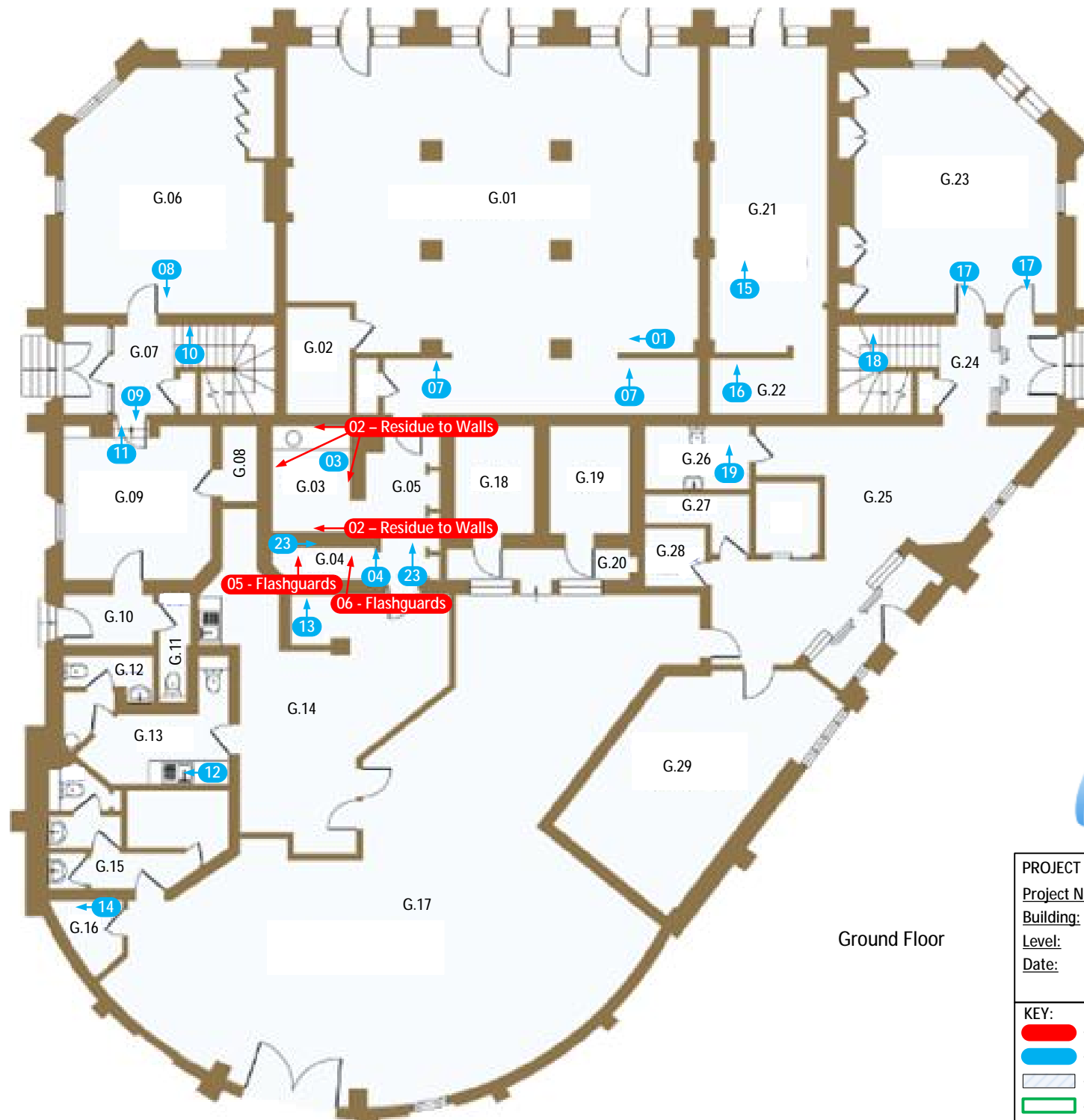
Priority
Comments:

Priority Assessment Algorithm			
Assessment factor	Variable(s) selected	Score for each variable	Overall score
Normal Occupant Activity:			
Main type of activity in area:	Rare disturbance	0	average
Secondary activities for area:	Rare disturbance	0	0
Likelihood Of Disturbance:			
Location:	Rooms up to 100 m2	2	average 1
Accessibility:	Usually inaccessible or unlikely to be disturbed	0	
Extent/Amount:	>10 to <=50 (m ² or pipe run)	2	
Human Exposure Potential:			
Number of occupants:	1 to 3	1	average 0
Frequency of use of area:	Infrequent	0	
Average time area is in use:	<1 hour	0	
Maintenance Activity:			
Type of maintenance activity:	Minor disturbance	0	average
Frequency of maintenance activity:	Unlikely to be disturbed	0	0

Total Priority Assessment Score:		1
Material Assessment Score (supplied by surveyor):	Low Risk	5
Total of Material and Priority Assessment Scores:		6

SECTION SEVEN

SURVEY DRAWINGS



Ground Floor



PROJECT INFORMATION:

Project No: S14069_2025

Building: The Town Hall

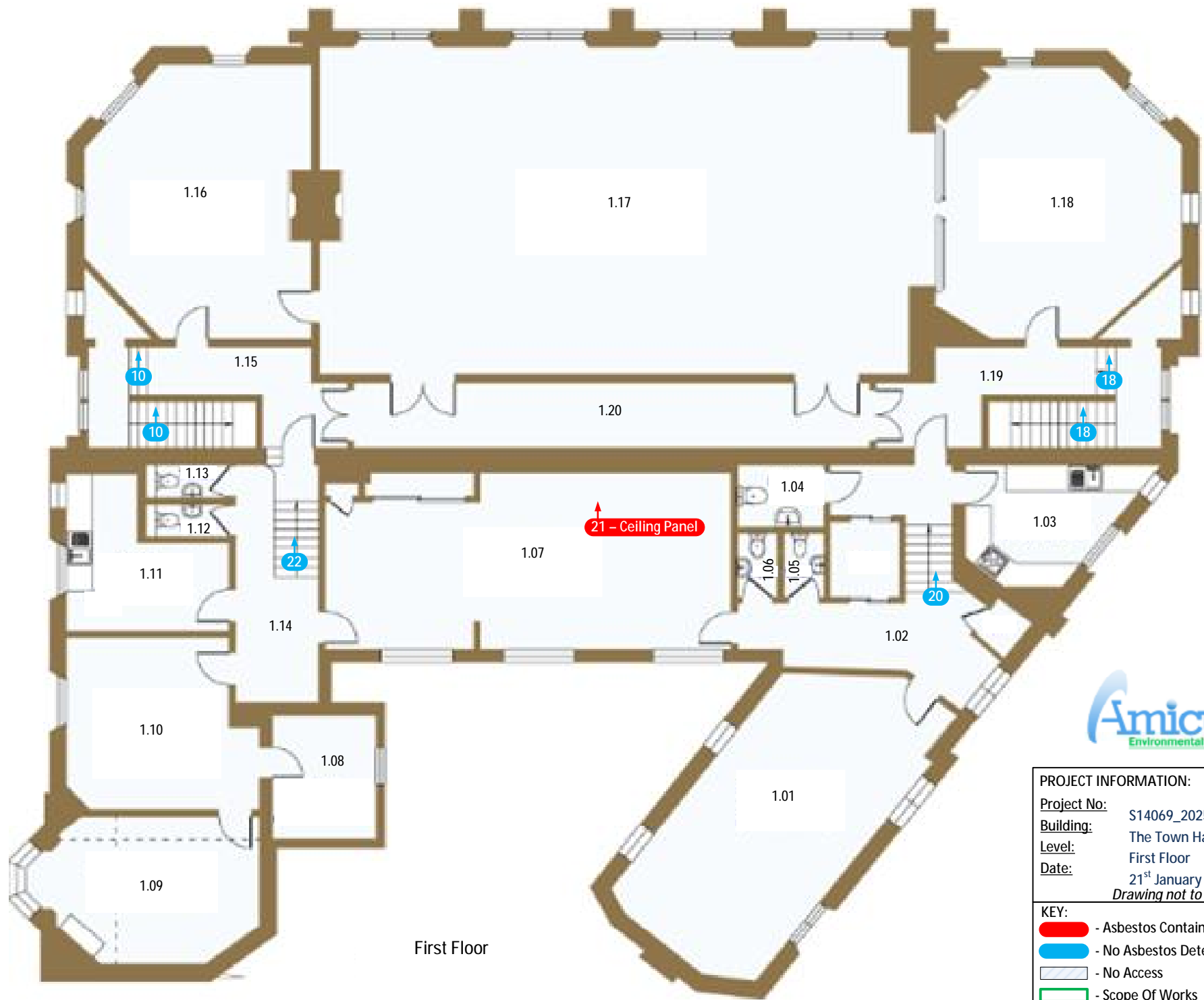
Level: Ground Floor

Date: 21st January 2025

Drawing not to scale

KEY:

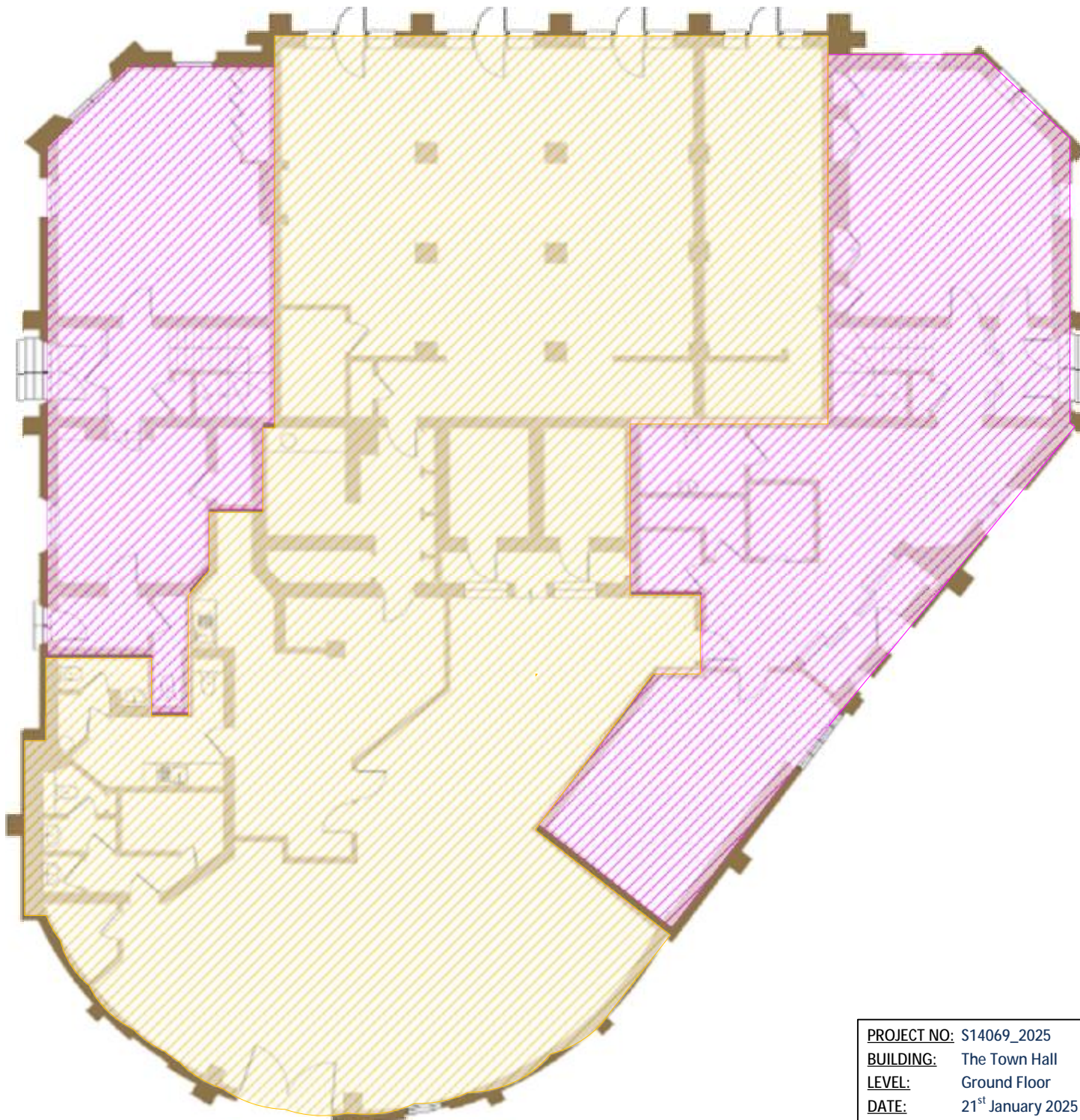
- Asbestos Containing
- No Asbestos Detected
- No Access
- Scope Of Works

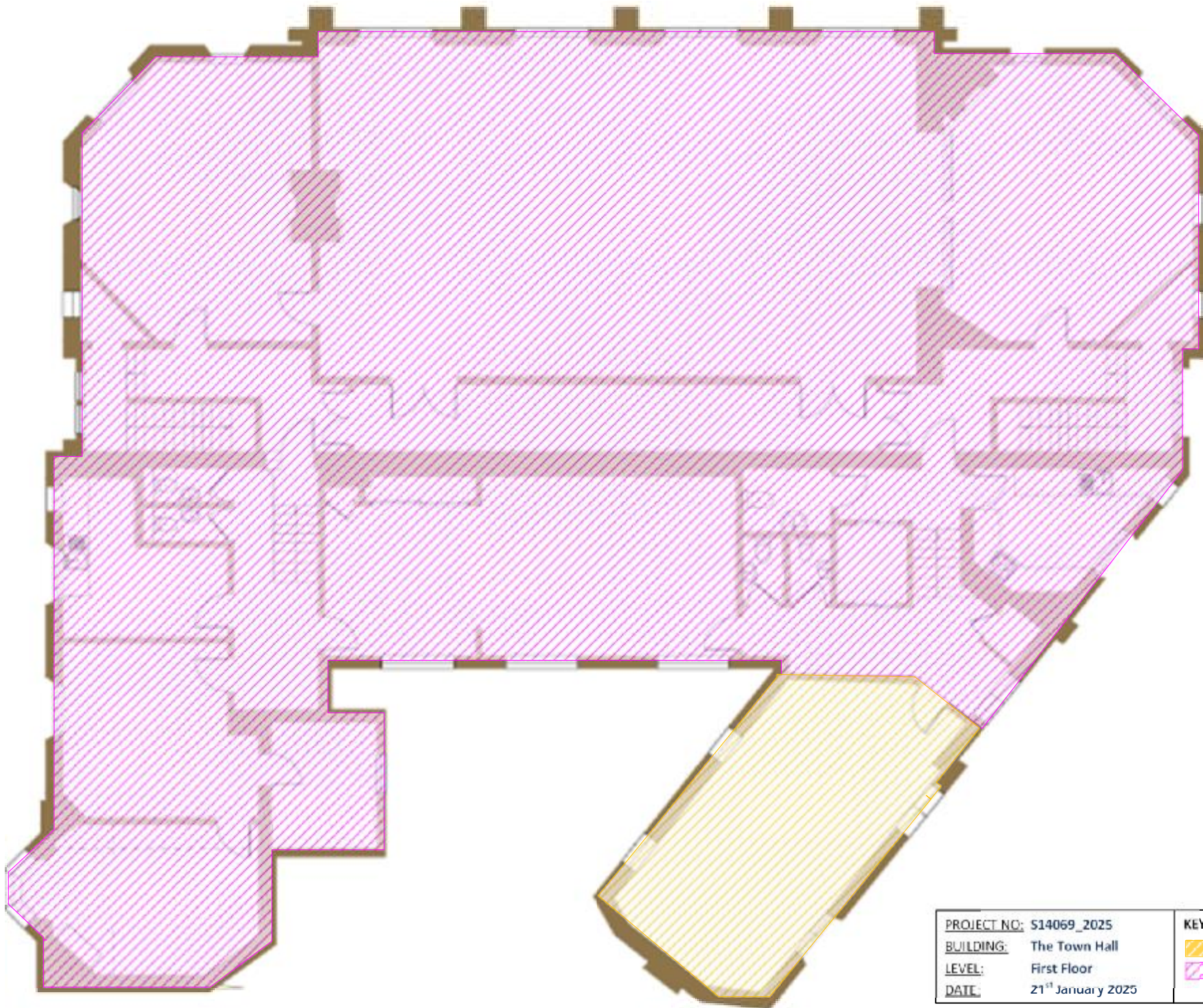


PROJECT INFORMATION:

Project No: S14069_2025
Building: The Town Hall
Level: First Floor
Date: 21st January 2025
Drawing not to scale

KEY:	
	- Asbestos Containing
	- No Asbestos Detected
	- No Access
	- Scope Of Works





PROJECT NO:	S14069_2025	KEY:	
BUILDING:	The Town Hall		- Tenanted
LEVEL:	First Floor		- Town Hall
DATE:	21 st January 2025		

SECTION EIGHT

ASBESTOS REGISTER

Asbestos Register

Site Name: The Town Hall (V2)

Project Number: S14069_2025

Location	Product type and name		Extent	Accessibility	Condition	Surface treatment	Asbestos Type	Sample	Sample no	Material Risk Score	Priority Risk Score	Total Score
Piccolo Arco Restaurant, Ground floor, G.03	Pipe and boiler lagging	Residue to Wall	>10 to <=50 (m ² or pipe run)	Easy Accessibility	Low damage	Encapsulated lagging and spray	Anthophyllite/Chrysotile	Strongly Presumed as previous sample	02	9	4	13
Piccolo Arco Restaurant, Ground floor, G.04	Ropes and woven textiles	Flashguard	Small items strings gaskets	Difficult Accessibility	Low damage	Composite asbestos materials	Chrysotile	Presumed	05	4	2	6
Piccolo Arco Restaurant, Ground floor, G.04	Ropes and woven textiles	Flashguard	Small items strings gaskets	Difficult Accessibility	Low damage	Composite asbestos materials	Chrysotile	Presumed	06	4	2	6
Town Hall, First floor, 1.07	Asbestos cement	Ceiling panel	>10 to <=50 (m ² or pipe run)	Easy Accessibility	Medium damage	Asbestos cement sheets etc	Chrysotile	Identified	21	5	1	6

MATERIAL SCORES ABOVE 10 HAVE HIGH POTENTIAL TO RELEASE FIBRES

