



North Tyneside Council



Asbestos Register 19/10/2020

Valley Gardens Middle

Valley Gardens
Whitley Bay
Tyne and Wear
NE25 9AQ

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Asbestos Register



Location



Item

Item ID	J000616-048
Item Assessment	Limited Assessment Inaccessible Item
Reason for No Access	Unable to Sample due to Height Restriction
Property Name	Valley Gardens Middle
Area/floor	Ground floor
Room/location	Gym One
Specific location	Ceiling
Product/debris type	Acoustic Board Panels
Asbestos type	
Extent	0
Accessibility/vulnerability	
Additional information	

Actions/recommendations

Action/recommendations	Further Investigation Required
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Material Assessment

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

Priority Assessment

Normal Occupant Activity (e)	0
Likelihood of Disturbance (f)	0
Human Exposure Potential (g)	0
Maintenance Activity (h)	0
Total (e+f+g+h)	00
Priority Risk Assessment	No Risk

Overall Assessment

Total (a+b+c+d+e+f+g+h)	12
Overall Risk Assessment	Low

Comments

Unable to sample/gain access due to height restriction further investigation required prior to disturbance



Location



Item

Item ID	003(OS)
Sample/link ID	S003
Property Name	Valley Gardens Middle
Area/floor	Ex
Room/location	Windows
Specific location	Wall
Product/debris type	Cement Product(s) Flue Pipe
Asbestos type	Identified Chrysotile
Extent	1 m
Accessibility/vulnerability	Low
Additional information	N/A
Licensed/non-licensed	N/A
R&D Element:	No
Air Test	-

Actions/recommendations

Action/recommendations	Manage & Annually Re-inspect
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Material Assessment

Product Type (a)	1
Extent of Damage (b)	1
Surface Treatment (c)	1
Asbestos Fibre (d)	3
Total (a+b+c+d)	06
Material Risk Assessment	Low

Priority Assessment

Normal Occupant Activity (e)	1
Likelihood of Disturbance (f)	1
Human Exposure Potential (g)	2
Maintenance Activity (h)	1
Total (e+f+g+h)	05
Priority Risk Assessment	Low

Overall Assessment

Total (a+b+c+d+e+f+g+h)	11
Overall Risk Assessment	Low

Comments

No Comments



Location

Item

Item ID 010(OS)
 Sample/link ID S004
 Property Name Valley Gardens Middle
 Area/floor G
 Room/location G066
 Specific location Floor
 Product/debris type Flooring Floor Tile(s)
 Asbestos type Identified Chrysotile
 Extent 4 m²
 Accessibility/vulnerability Medium
 Additional information N/A
 Licensed/non-licensed N/A
 R&D Element: No
 Air Test -

Actions/recommendations

Action/recommendations Manage & Annually Re-inspect

Material Assessment

Product Type (a) 1
 Extent of Damage (b) 1
 Surface Treatment (c) 0
 Asbestos Fibre (d) 1
 Total (a+b+c+d) 03
 Material Risk Assessment Very Low

Priority Assessment

Normal Occupant Activity (e) 1
 Likelihood of Disturbance (f) 2
 Human Exposure Potential (g) 2
 Maintenance Activity (h) 1
 Total (e+f+g+h) 06
 Priority Risk Assessment Low

Overall Assessment

Total (a+b+c+d+e+f+g+h) 09
 Overall Risk Assessment Very Low

Comments

No Comments



Location

Item

Item ID 012
 Property Name Valley Gardens Middle
 Area/floor 1
 Room/location 1007
 Specific location Floor
 Product/debris type Flooring Floor Tile(s)
 Asbestos type Identified Chrysotile
 Extent 28 m²
 Accessibility/vulnerability Low
 Additional information N/A
 Licensed/non-licensed N/A
 R&D Element: No
 Air Test -

Actions/recommendations

Action/recommendations Manage & Annually Re-inspect

Material Assessment

Product Type (a) 1
 Extent of Damage (b) 1
 Surface Treatment (c) 0
 Asbestos Fibre (d) 1
 Total (a+b+c+d) 03
 Material Risk Assessment Very Low

Priority Assessment

Normal Occupant Activity (e) 1
 Likelihood of Disturbance (f) 1
 Human Exposure Potential (g) 2
 Maintenance Activity (h) 1
 Total (e+f+g+h) 05
 Priority Risk Assessment Low

Overall Assessment

Total (a+b+c+d+e+f+g+h) 08
 Overall Risk Assessment Very Low

Comments

Floor tiles not accessed as they are under a fixed carpet. Refer to the management survey recommendations.



Location

Item

Item ID 001
 Property Name Valley Gardens Middle
 Area/floor G
 Room/location G005
 Specific location Floor
 Product/debris type Flooring Floor Tile(s)
 Asbestos type Identified Chrysotile
 Extent 3 m²
 Accessibility/vulnerability Low
 Additional information N/A
 Licensed/non-licensed N/A
 R&D Element: No
 Air Test -

Actions/recommendations

Action/recommendations Manage & Annually Re-inspect

Material Assessment

Product Type (a) 1
 Extent of Damage (b) 1
 Surface Treatment (c) 0
 Asbestos Fibre (d) 1
 Total (a+b+c+d) 03
 Material Risk Assessment Very Low

Priority Assessment

Normal Occupant Activity (e) 1
 Likelihood of Disturbance (f) 1
 Human Exposure Potential (g) 2
 Maintenance Activity (h) 1
 Total (e+f+g+h) 05
 Priority Risk Assessment Low

Overall Assessment

Total (a+b+c+d+e+f+g+h) 08
 Overall Risk Assessment Very Low

Comments

No Comments



Location

Item

Item ID 020
 Property Name Valley Gardens Middle
 Area/floor E
 Room/location E001
 Specific location Pipework
 Product/debris type Gaskets To Pipe Work
 Asbestos type Presumed Crocidolite
 Extent 10 Number
 Accessibility/vulnerability Very low
 Additional information N/A
 Licensed/non-licensed N/A
 R&D Element: No
 Air Test -

Actions/recommendations

Action/recommendations Manage & Annually Re-inspect

Material Assessment

Product Type (a) 2
 Extent of Damage (b) 1
 Surface Treatment (c) 0
 Asbestos Fibre (d) 3
 Total (a+b+c+d) 06
 Material Risk Assessment Low

Priority Assessment

Normal Occupant Activity (e) 0
 Likelihood of Disturbance (f) 1
 Human Exposure Potential (g) 0
 Maintenance Activity (h) 1
 Total (e+f+g+h) 02
 Priority Risk Assessment Very Low

Overall Assessment

Total (a+b+c+d+e+f+g+h) 08
 Overall Risk Assessment Very Low

Comments

No Comments



Location

Item

Item ID 024
 Property Name Valley Gardens Middle
 Area/floor E
 Room/location E005
 Specific location Wall
 Product/debris type Cement Product(s) Flue Pipe
 Asbestos type Identified Chrysotile
 Extent 2 m
 Accessibility/vulnerability Very low
 Additional information N/A
 Licensed/non-licensed N/A
 R&D Element: No
 Air Test -

Actions/recommendations

Action/recommendations Manage & Annually Re-inspect

Material Assessment

Product Type (a) 1
 Extent of Damage (b) 1
 Surface Treatment (c) 1
 Asbestos Fibre (d) 1
 Total (a+b+c+d) 04
 Material Risk Assessment Very Low

Priority Assessment

Normal Occupant Activity (e) 1
 Likelihood of Disturbance (f) 0
 Human Exposure Potential (g) 0
 Maintenance Activity (h) 1
 Total (e+f+g+h) 02
 Priority Risk Assessment Very Low

Overall Assessment

Total (a+b+c+d+e+f+g+h) 06
 Overall Risk Assessment Very Low

Comments

Pipe runs into inaccessible cupboard. To North-West Elevation



Location

Item

Item ID 007
 Property Name Valley Gardens Middle
 Area/floor G
 Room/location G045A
 Specific location Floor
 Product/debris type Flooring Floor Tile(s)
 Asbestos type Identified Chrysotile
 Extent 3 m²
 Accessibility/vulnerability Medium
 Additional information N/A
 Licensed/non-licensed N/A
 R&D Element: No
 Air Test -

Actions/recommendations

Action/recommendations Manage & Annually Re-inspect

Material Assessment

Product Type (a) 1
 Extent of Damage (b) 1
 Surface Treatment (c) 0
 Asbestos Fibre (d) 1
 Total (a+b+c+d) 03
 Material Risk Assessment Very Low

Priority Assessment

Normal Occupant Activity (e) 0
 Likelihood of Disturbance (f) 1
 Human Exposure Potential (g) 1
 Maintenance Activity (h) 1
 Total (e+f+g+h) 03
 Priority Risk Assessment Very Low

Overall Assessment

Total (a+b+c+d+e+f+g+h) 06
 Overall Risk Assessment Very Low

Comments

No Comments



Location

Item

Item ID	008
Property Name	Valley Gardens Middle
Area/floor	G
Room/location	G046A
Specific location	Floor
Product/debris type	Flooring Floor Tile(s)
Asbestos type	Identified Chrysotile
Extent	2 m ²
Accessibility/vulnerability	Low
Additional information	N/A
Licensed/non-licensed	N/A
R&D Element:	No
Air Test	-

Actions/recommendations

Action/recommendations	Manage & Annually Re-inspect
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Material Assessment

Product Type (a)	1
Extent of Damage (b)	1
Surface Treatment (c)	0
Asbestos Fibre (d)	1
Total (a+b+c+d)	03
Material Risk Assessment	Very Low

Priority Assessment

Normal Occupant Activity (e)	0
Likelihood of Disturbance (f)	1
Human Exposure Potential (g)	1
Maintenance Activity (h)	1
Total (e+f+g+h)	03
Priority Risk Assessment	Very Low

Overall Assessment

Total (a+b+c+d+e+f+g+h)	06
Overall Risk Assessment	Very Low

Comments

No Comments



Location

Item

Item ID	J000616-043(OS)
Sample/link ID	J000616-043
Property Name	Valley Gardens Middle
Area/floor	Ground floor
Room/location	Room Seven
Specific location	Pipe Joint
Product/debris type	Paper
Asbestos type	Identified Chrysotile
Extent	4 m
Accessibility/vulnerability	
Additional information	
Licensed/non-licensed	N/A
R&D Element:	No
Air Test	-

Actions/recommendations

Action/recommendations	Manage & Annually Re-inspect
------------------------	------------------------------

Material Assessment

Product Type (a)	1
Extent of Damage (b)	0
Surface Treatment (c)	2
Asbestos Fibre (d)	1
Total (a+b+c+d)	04
Material Risk Assessment	Very Low

Priority Assessment

Normal Occupant Activity (e)	0
Likelihood of Disturbance (f)	0
Human Exposure Potential (g)	0
Maintenance Activity (h)	0
Total (e+f+g+h)	00
Priority Risk Assessment	No Risk

Overall Assessment

Total (a+b+c+d+e+f+g+h)	04
Overall Risk Assessment	Very Low

Comments

No Comments



Location

Item

Item ID J000616-056
 Property Name Valley Gardens Middle
 Area/floor Ground floor
 Room/location Room Eight
 Specific location Pipe Joint
 Product/debris type Tapes/webbing/woven Textile
 Asbestos type Strongly Presumed Chrysotile
 Extent 16 m
 Accessibility/vulnerability
 Additional information
 Licensed/non-licensed N/A
 R&D Element: No
 Air Test -

Actions/recommendations

Action/recommendations Encapsulate under PCC by FLC

Material Assessment

Product Type (a) 1
 Extent of Damage (b) 0
 Surface Treatment (c) 2
 Asbestos Fibre (d) 1
 Total (a+b+c+d) 04
 Material Risk Assessment Very Low

Priority Assessment

Normal Occupant Activity (e) 0
 Likelihood of Disturbance (f) 0
 Human Exposure Potential (g) 0
 Maintenance Activity (h) 0
 Total (e+f+g+h) 00
 Priority Risk Assessment No Risk

Overall Assessment

Total (a+b+c+d+e+f+g+h) 04
 Overall Risk Assessment Very Low

Comments

Friable edge to paper lined pipe work



Location

Item

Item ID J000616-055
 Property Name Valley Gardens Middle
 Area/floor Ground floor
 Room/location Room Six
 Specific location Pipe Joint
 Product/debris type paper
 Asbestos type Strongly Presumed Chrysotile
 Extent 16 m
 Accessibility/vulnerability
 Additional information
 Licensed/non-licensed N/A
 R&D Element: No
 Air Test -

Actions/recommendations

Action/recommendations Manage & Annually Re-inspect

Material Assessment

Product Type (a) 1
 Extent of Damage (b) 0
 Surface Treatment (c) 2
 Asbestos Fibre (d) 1
 Total (a+b+c+d) 04
 Material Risk Assessment Very Low

Priority Assessment

Normal Occupant Activity (e) 0
 Likelihood of Disturbance (f) 0
 Human Exposure Potential (g) 0
 Maintenance Activity (h) 0
 Total (e+f+g+h) 00
 Priority Risk Assessment No Risk

Overall Assessment

Total (a+b+c+d+e+f+g+h) 04
 Overall Risk Assessment Very Low

Comments

Recommend moving PE equipment away from asbestos material to avoid unnecessary damage to textile on pipe



Location

Item

Item ID J000616-054
 Property Name Valley Gardens Middle
 Area/floor Ground floor
 Room/location Room Five
 Specific location Pipe Joint
 Product/debris type Paper
 Asbestos type Strongly Presumed Chrysotile
 Extent 16 m
 Accessibility/vulnerability
 Additional information
 Licensed/non-licensed N/A
 R&D Element: No
 Air Test -

Actions/recommendations

Action/recommendations Repair Damaged Area

Material Assessment

Product Type (a) 1
 Extent of Damage (b) 0
 Surface Treatment (c) 2
 Asbestos Fibre (d) 1
 Total (a+b+c+d) 04
 Material Risk Assessment Very Low

Priority Assessment

Normal Occupant Activity (e) 0
 Likelihood of Disturbance (f) 0
 Human Exposure Potential (g) 0
 Maintenance Activity (h) 0
 Total (e+f+g+h) 00
 Priority Risk Assessment No Risk

Overall Assessment

Total (a+b+c+d+e+f+g+h) 04
 Overall Risk Assessment Very Low

Comments

No Comments



Location

Item

Item ID J000616-044
 Property Name Valley Gardens Middle
 Area/floor Ground floor
 Room/location Room Three
 Specific location Pipe Joint
 Product/debris type Paper
 Asbestos type Strongly Presumed Chrysotile
 Extent 16 m
 Accessibility/vulnerability
 Additional information
 Licensed/non-licensed N/A
 R&D Element: No
 Air Test -

Actions/recommendations

Action/recommendations Manage & Annually Re-inspect

Material Assessment

Product Type (a) 1
 Extent of Damage (b) 0
 Surface Treatment (c) 2
 Asbestos Fibre (d) 1
 Total (a+b+c+d) 04
 Material Risk Assessment Very Low

Priority Assessment

Normal Occupant Activity (e) 0
 Likelihood of Disturbance (f) 0
 Human Exposure Potential (g) 0
 Maintenance Activity (h) 0
 Total (e+f+g+h) 00
 Priority Risk Assessment No Risk

Overall Assessment

Total (a+b+c+d+e+f+g+h) 04
 Overall Risk Assessment Very Low

Comments

No Comments



Location	Item
Item ID	J000616-053
Property Name	Valley Gardens Middle
Area/floor	Ground floor
Room/location	Room Four
Specific location	Pipe Joint
Product/debris type	Paper/felt/cardboard Paper Lining to Pipework
Asbestos type	Strongly Presumed Chrysotile
Extent	16 m
Accessibility/vulnerability	
Additional information	
Licensed/non-licensed	N/A
R&D Element:	No
Air Test	-

Actions/recommendations

Action/recommendations	Manage & Annually Re-inspect
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Material Assessment

Product Type (a)	2
Extent of Damage (b)	0
Surface Treatment (c)	1
Asbestos Fibre (d)	1
Total (a+b+c+d)	04
Material Risk Assessment	Very Low

Priority Assessment

Normal Occupant Activity (e)	0
Likelihood of Disturbance (f)	0
Human Exposure Potential (g)	0
Maintenance Activity (h)	0
Total (e+f+g+h)	00
Priority Risk Assessment	No Risk

Overall Assessment

Total (a+b+c+d+e+f+g+h)	04
Overall Risk Assessment	Very Low

Comments

No Comments



Location	Item
Item ID	J000616-042
Property Name	Valley Gardens Middle
Area/floor	Ground floor
Room/location	Room Seven
Specific location	Floor
Product/debris type	Vinyl remnants
Asbestos type	Strongly Presumed Chrysotile
Extent	6 m ²
Accessibility/vulnerability	Low
Additional information	
Licensed/non-licensed	N/A
R&D Element:	No
Air Test	-

Actions/recommendations

Action/recommendations	Manage & Annually Re-inspect
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Material Assessment

Product Type (a)	1
Extent of Damage (b)	1
Surface Treatment (c)	0
Asbestos Fibre (d)	1
Total (a+b+c+d)	03
Material Risk Assessment	Very Low

Priority Assessment

Normal Occupant Activity (e)	0
Likelihood of Disturbance (f)	0
Human Exposure Potential (g)	0
Maintenance Activity (h)	0
Total (e+f+g+h)	00
Priority Risk Assessment	No Risk

Overall Assessment

Total (a+b+c+d+e+f+g+h)	03
Overall Risk Assessment	Very Low

Comments

No Comments



Location

Item

Item ID J000616-058
 Property Name Valley Gardens Middle
 Area/floor Ground floor
 Room/location Room Four
 Specific location Floor
 Product/debris type Vinyl
 Asbestos type Strongly Presumed Chrysotile
 Extent 6 m²
 Accessibility/vulnerability Low
 Additional information
 Licensed/non-licensed N/A
 R&D Element: No
 Air Test -

Actions/recommendations

Action/recommendations Manage & Annually Re-inspect

Material Assessment

Product Type (a) 1
 Extent of Damage (b) 1
 Surface Treatment (c) 0
 Asbestos Fibre (d) 1
 Total (a+b+c+d) 03
 Material Risk Assessment Very Low

Priority Assessment

Normal Occupant Activity (e) 0
 Likelihood of Disturbance (f) 0
 Human Exposure Potential (g) 0
 Maintenance Activity (h) 0
 Total (e+f+g+h) 00
 Priority Risk Assessment No Risk

Overall Assessment

Total (a+b+c+d+e+f+g+h) 03
 Overall Risk Assessment Very Low

Comments

Top layer of vinyl appears modern ,
 presume older type is present
 beneath



Location

Item

Item ID J000616-017(OS)
 Sample/link ID J000616-017
 Property Name Valley Gardens Middle
 Area/floor Ground floor
 Room/location G046
 Specific location Other Store floor
 Product/debris type Vinyl
 Asbestos type Identified Chrysotile
 Extent 4 m²
 Accessibility/vulnerability Low
 Additional information
 Licensed/non-licensed N/A
 R&D Element: No
 Air Test -

Actions/recommendations

Action/recommendations Manage & Annually Re-inspect

Material Assessment

Product Type (a) 1
 Extent of Damage (b) 1
 Surface Treatment (c) 0
 Asbestos Fibre (d) 1
 Total (a+b+c+d) 03
 Material Risk Assessment Very Low

Priority Assessment

Normal Occupant Activity (e) 0
 Likelihood of Disturbance (f) 0
 Human Exposure Potential (g) 0
 Maintenance Activity (h) 0
 Total (e+f+g+h) 00
 Priority Risk Assessment No Risk

Overall Assessment

Total (a+b+c+d+e+f+g+h) 03
 Overall Risk Assessment Very Low

Comments

Chrysotile in both tile and adhesive.