



0351



Asbestos Refurbishment Survey SR 012-2026-K

for

City of Edinburgh Council

at

**KAIMES SCHOOL
138 LASSWADE ROAD
EDINBURGH
EH16 6RT**



Survey Date: 16 February 2026

Project Reference: P-520658

Environmental Essentials Limited

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Section 1 – Contract Details

Site name and address:	KAIMES SCHOOL, 138 LASSWADE ROAD, EDINBURGH, EH16 6RT		
Client name and address:	City of Edinburgh Council, Waverly Court, 4 East Market Street, Edinburgh, EH8 8BG		
Client contact:	<div></div>		
Type of survey:	Asbestos Refurbishment Survey		
Date of survey:	16 February 2026		
Project Manager:	<div></div>		
Lead surveyor(s):	<div></div>		
Report technically reviewed by:	<div></div>	Signature:	<div></div>

Report Versions:

Version Number	Issue Date	Description
1	09/03/2026	First Issue

Section 2 – Executive Summary

Any asbestos containing materials which have been identified during this survey are categorized below according to the recommendations made by Environmental Essentials Ltd. Where no items are listed in any of the categories, then no asbestos containing materials have been identified within the scope of the survey.

This report must be read in its entirety for a comprehensive understanding of the survey findings contained within.

ACMs recommended for removal:

Location No.	Location Name	Sample No.	Item / Position	Material
004	KAIMES SCHOOL - Ground Floor - 014 - Classroom	P-520658/004	Screed with bitumen to concrete floor behind vinyl	Asbestos bitumen
005	KAIMES SCHOOL - Ground Floor - 038 - Classroom	P-520658/005	Screed with bitumen to concrete floor behind vinyl	Asbestos bitumen

All works, whether licensed or non-licensed, must be undertaken in accordance with the Control of Asbestos Regulations, Approved Code of Practice L143 and HSE guidance documents.

ACMs recommended for remedial works:

No material in this category.

ACMs recommended for ongoing management:

No material in this category.

Section 2 – Executive Summary

Inaccessible Rooms / Areas

All areas were accessed within the scope of the survey.

Limited Access Areas

There were no limited access areas within the scope of the survey.

Section 3 – Introduction

- 3.1 City of Edinburgh Council commissioned Environmental Essentials Limited to undertake an Asbestos Refurbishment Survey of KAIMES SCHOOL, 138 LASSWADE ROAD, EDINBURGH, EH16 6RT.
- 3.2 A description of the site can be found in Appendix A – Contract Information and Survey Scope.
- 3.3 The purpose of the survey is to enable those responsible for the management of the site to compile the necessary assessments, ascertain any necessary restrictions on the operation of the site and make due provision for the management of asbestos containing materials (ACMs) identified as part of the duty holders ongoing obligations under the Control of Asbestos Regulations.
- 3.4 The scope of the survey was defined as:
- K2 Building – Ground Floor
- 002 Toilet Floor
 - 006 Toilet Floor
 - 007 Toilet Floor
 - 014 Classroom Floor
 - 038 Classroom Floor. Background:
- R&M intend on instructing repairs and replacement works to areas of vinyl flooring to K2 Building, as per marked up drawings, room numbers 002 Toilet Floor, 006 Toilet Floor, 006 Toilet Floor, 014 Classroom Floor and 038 Classroom Floor.
- Flooring adhesives and screeds below modern vinyl should be checked as bitumen adhesive is present below vinyl and screeds in other areas of the building.
- 3.5 Full details of the scope can be found in Appendix A – Contract Information and Survey Scope
- 3.6 This report does not constitute an asbestos register or an asbestos management plan for the purpose of the duty to manage asbestos under regulation 4 of the Control of Asbestos Regulations 2012.

Section 4 – Exclusions and Caveats

- 4.1 As part of the planning stage for this survey, specific inclusions and exclusions may have been applied to the survey undertaken at this property. These will have been discussed and pre-agreed with the Client prior to commencement of the survey, and may serve as specific caveats within this survey report.

Please refer to the full Appendix A of this report for full details of areas / items which were included within the scope of this survey.

All areas excluded from the survey must be presumed to contain asbestos.

- 4.2 The measurements and extents in this report are approximate and should not be used for contractors to price abatement work. Where pricing work is to be undertaken it is the responsibility for the contractor to obtain the measurements ahead of submitting a quotation. It recommended that the report shall be read in conjunction with a bill of quantities and technical specification to identify methods and full extent of the abatement works.

Section 5 – Survey Methodology

5.1 General Methodology

This survey was undertaken in accordance with the methods defined in HSG264 Asbestos: The survey guide, HSG248 Asbestos: The analysts' guide and Environmental Essentials' in-house procedures.

Survey types as defined within HSG264 as follows:

Management Survey - The standard survey to identify and assess the risks from asbestos associated with normal occupancy of a building whilst also considering routine maintenance activities.

Refurbishment Survey or Demolition Survey - These types of survey serve to identify all asbestos materials as far as reasonably practicable within the fabric of a building prior to any such works.

The objective of an asbestos survey is to locate, as far as is reasonably practicable, the location and extent of presumed or known asbestos containing materials. Samples of suspected ACMs may be taken and analysed in order to confirm or refute the surveyor's judgement.

Where a material has been sampled as part of this survey, materials with similar appearance used in the same way within the building may be strongly presumed to be the same material and will be recorded as cross references to the original sample (e.g. P-123456/As001 for a cross reference to sample P-123456/001).

Additionally, surveyors may strongly presume a material to be asbestos based upon their experience. Strongly presumed materials are recorded within this report with a prefix of SP followed by a unique number starting at 001 (e.g. the first strongly presumed item would be P-123456/SP001).

The survey may also involve presuming the presence of asbestos where there is insufficient evidence to confirm that it is not asbestos. These presumed ACMs will be recorded within this report with a prefix of P followed by a unique number starting at 001 (e.g. the first presumed item would be P-123456/P001).

5.2 Risk Assessment

During the course of the survey, Environmental Essentials will have risk assessed each material identified and assigned individual risk scores. Materials can be risk assessed using two separate scoring systems:

The material assessment considers the type and condition of ACMs and their ability to release fibres into the air. It comprises of four separate elements as follows:

- Product type
- Extent of damage and deterioration
- Surface treatment
- Asbestos type

A simple algorithm can be used to assess these four parameters during the survey. Each parameter is scored as high = 3, medium = 2, or low = 1; two categories allow a nil score.

Presumed or strongly presumed ACMs will be scored as containing crocidolite asbestos, unless analysis of similar samples from the building consistently show a different type or if there is a reasoned argument that another type of asbestos was used.

The value assigned to each of the four parameters is added together to give a total score of between 2 and 12 and highlights immediately the materials of high risk.

Those materials with a material assessment score of 10 or more should be regarded as an immediate high risk with a significant potential to release fibres if disturbed. Scores of between 7 and 9 are regarded as medium risk and between 5 and 6 a low risk. Scores of 4 or less are a very low risk. Non-asbestos materials are not assigned a risk score.

Section 5 – Survey Methodology

All management surveys will include a material assessment for asbestos containing materials identified. Unless requested by the Client or advised, materials identified within a demolition survey will not include a material assessment as it is anticipated that all materials will be removed from site.

The priority for asbestos management is determined by carrying out a further assessment called the priority assessment.

This assessment as described in detail within HSE guidance document HSG 227 is the responsibility of the duty holder and should be carried out by a person with a detailed knowledge of the site and the activities performed within.

Environmental Essentials' can assist in this process by undertaking a priority assessment during the course of a survey, however it is ultimately the responsibility of the duty holder to review this assessment to ensure it is correct using their knowledge of the operation and maintenance requirements of the premises.

The priority assessment addresses the likelihood of the asbestos material being disturbed as even asbestos materials in the poorest condition may only represent a risk to health if the fibres are disturbed and become airborne.

The priority assessment algorithm takes into account factors such as:

- Maintenance activities
- Likelihood of disturbance
- Human exposure potential
- Occupant activity

The combination of the material and priority assessments forms the total score for each particular material, which is used as the basis of an asbestos management plan. If a Client has not requested a priority assessment then the total assessment stated within the survey results will be reflective of the material assessment only.

The undertaking of priority assessments falls outside Environmental Essentials' scope of UKAS Accreditation.

Examples of the algorithms used when compiling material and priority assessments can be seen within Table 1 and Table 3 of this survey report.

5.3 Recommendations

The survey team will make a recommendation for each ACM identified and this will be based upon the initial material risk assessment. Further priority assessments may identify alternative actions and timescales to be considered.

Recommendations are a subjective assessment made by the survey team at that point in time based upon their knowledge of asbestos materials and management only. Environmental Essentials Ltd cannot account for further changes in site conditions and use. Recommendations made will be as specific as possible at that point in time however will not take into account the logistics of site operations or budgets available to the client.

5.4 Bulk Sample Analysis

The analysis of bulk samples has been undertaken by Environmental Essentials' approved analytical laboratory, which holds accreditation by UKAS as a testing laboratory. Certification for the analysis of samples taken during this survey is detailed within Appendix B.

Analysis of bulk samples was carried out in accordance with HSE Guidance HSG248 – The analysts' guide

Every attempt is made to ensure that when samples are taken they are representative of the material as a whole but some ACMs are not homogeneous and contain very small quantities of asbestos.

Section 5 – Survey Methodology

Table 1 Material Assessment Algorithm (from HSG264 Appendix 4)

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

Table 2 Accessibility categories


Rating	Definition
Easy	ACM is not obscured and can be reached without access equipment.
Medium	ACM is obscured by easily removable building materials or can only be reached from standard step ladders.
Difficult	ACM is obscured by fixed / difficult to remove building materials or requires access equipment other than standard step ladders.


Section 5 – Survey Methodology

Table 3 Priority Assessment Algorithm (from HSG227 Appendix 3)


Assessment Factor		Score	Examples of score variables
Normal occupant activity	Main type of activity in area	0 1 2 3	Rare disturbance activity (e.g. little used store room) Low disturbance activities (e.g. office type activity) Periodic disturbance (e.g. industrial or vehicular activity which may contact ACMs) High levels of disturbance, (e.g. fire door with asbestos insulating board sheet in constant use)
	Secondary activities for area	As above	As above
Likelihood of disturbance	Location	0 1 2 3	Outdoors Large rooms or well ventilated areas Rooms up to 100m ² Confined spaces
	Accessibility	0 1 2 3	Usually inaccessible or unlikely to be disturbed Occasionally likely to be disturbed Easily disturbed Routinely disturbed
	Extent/amount	0 1 2 3	Small amounts or items (e.g. strings, gaskets) ≤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	Number of occupants	0 1 2 3	None 1 to 3 4 to 10 >10
	Frequency of use of area	0 1 2 3	Infrequent Monthly Weekly Daily
	Average time area is in use	0 1 2 3	<1 hour >1 to <3 hours >3 to <6 hours >6 hours
Maintenance activity	Type of maintenance activity	0 1 2 3	Minor disturbance (e.g. possibility of contact when gaining access) Low disturbance (e.g. changing light bulbs in asbestos insulating board ceiling) Medium disturbance (e.g. lifting one or two asbestos insulating board ceiling tiles to access a valve) High disturbance (e.g. removing a number of asbestos insulating board ceiling tiles to replace a valve or for re-cabling)
	Frequency of maintenance activity	0 1 2 3	ACM unlikely to be disturbed for maintenance ≤1 per year >1 per year >1 per month

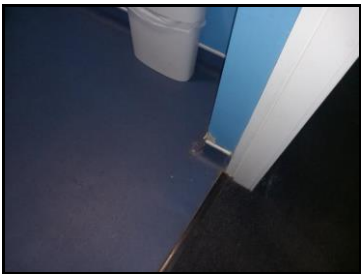
Section 6 – Survey Results

Building:	KAIMES SCHOOL	Floor:	Ground Floor				
Location:	001 - 002 - Toilets	Sample No / ID (Type):	P-520658/001 (Sampled)				
Surveyor:	Kyle Clark	Survey date:	16/02/2026				
Sample Details							
	Item description:	Screed to concrete floor					
	Material description:	Floor screed					
	Quantity / Extent:	6 m²					
	Accessibility	Easy Access					
	Analysis:	No asbestos detected					
	Material identification:	Non-asbestos material					
Material Assessment Scoring:							
Product Type:	-	Condition:	-	Surface Treatment:	-	Asbestos Type:	-
Priority Assessment Scoring:							
Occupant Activity:	-	Disturbance:	-	Human Exposure:	-	Maintenance Activity:	-
Total Scores:							
Material Score:	-	Priority Score	-	Total Score:	0	Risk Rating:	N/A
Recommended action:	-						
Recommendation comments:	-						
Comments:	-						


Building:	KAIMES SCHOOL	Floor:	Ground Floor				
Location:	002 - 006 - Toilet	Sample No / ID (Type):	P-520658/002 (Sampled)				
Surveyor:		Survey date:	16/02/2026				
Sample Details							
	Item description:	Screed to concrete floor below vinyl					
	Material description:	Floor screed					
	Quantity / Extent:	4 m²					
	Accessibility	Easy Access					
	Analysis:	No asbestos detected					
	Material identification:	Non-asbestos material					
Material Assessment Scoring:							
Product Type:	-	Condition:	-	Surface Treatment:	-	Asbestos Type:	-
Priority Assessment Scoring:							
Occupant Activity:	-	Disturbance:	-	Human Exposure:	-	Maintenance Activity:	-
Total Scores:							
Material Score:	-	Priority Score	-	Total Score:	0	Risk Rating:	N/A
Recommended action:	-						
Recommendation comments:	-						
Comments:	-						


Section 6 – Survey Results

Building:	KAIMES SCHOOL	Floor:	Ground Floor				
Location:	002 - 006 - Toilet	Sample No / ID (Type):	P-520658/003 (Sampled)				
Surveyor:		Survey date:	16/02/2026				
Sample Details							
	Item description:	Patterned vinyl to floor					
	Material description:	Vinyl product					
	Quantity / Extent:	0.2 m²					
	Accessibility	Easy Access					
	Analysis:	No asbestos detected					
	Material identification:	Non-asbestos material					
Material Assessment Scoring:							
Product Type:	-	Condition:	-	Surface Treatment:	-	Asbestos Type:	-
Priority Assessment Scoring:							
Occupant Activity:	-	Disturbance:	-	Human Exposure:	-	Maintenance Activity:	-
Total Scores:							
Material Score:	-	Priority Score	-	Total Score:	0	Risk Rating:	N/A
Recommended action:	-						
Recommendation comments:	-						
Comments:	-						


Building:	KAIMES SCHOOL	Floor:	Ground Floor				
Location:	003 - 007 - Toilet	Sample No / ID (Type):	P-520658/As 002 (Cross Referenced)				
Surveyor:		Survey date:	16/02/2026				
Sample Details							
	Item description:	Screed to concrete floor below vinyl					
	Material description:	Floor screed					
	Quantity / Extent:	4 m²					
	Accessibility	Easy Access					
	Analysis:	No asbestos detected					
	Material identification:	Non-asbestos material					
Material Assessment Scoring:							
Product Type:	-	Condition:	-	Surface Treatment:	-	Asbestos Type:	-
Priority Assessment Scoring:							
Occupant Activity:	-	Disturbance:	-	Human Exposure:	-	Maintenance Activity:	-
Total Scores:							
Material Score:	-	Priority Score	-	Total Score:	0	Risk Rating:	N/A
Recommended action:	-						
Recommendation comments:	-						
Comments:	-						


Section 6 – Survey Results

Building:	KAIMES SCHOOL	Floor:	Ground Floor				
Location:	003 - 007 - Toilet	Sample No / ID (Type):	P-520658/As 003 (Cross Referenced)				
Surveyor:		Survey date:	16/02/2026				
Sample Details							
	Item description:	Patterned vinyl to floor behind timber boxing					
	Material description:	Vinyl product					
	Quantity / Extent:	0.2 m²					
	Accessibility	Easy Access					
	Analysis:	No asbestos detected					
	Material identification:	Non-asbestos material					
Material Assessment Scoring:							
Product Type:	-	Condition:	-	Surface Treatment:	-	Asbestos Type:	-
Priority Assessment Scoring:							
Occupant Activity:	-	Disturbance:	-	Human Exposure:	-	Maintenance Activity:	-
Total Scores:							
Material Score:	-	Priority Score	-	Total Score:	0	Risk Rating:	N/A
Recommended action:	-						
Recommendation comments:	-						
Comments:	-						


Building:	KAIMES SCHOOL	Floor:	Ground Floor				
Location:	004 - 014 - Classroom	Sample No / ID (Type):	P-520658/004 (Sampled)				
Surveyor:		Survey date:	16/02/2026				
Sample Details							
	Item description:	Screed with bitumen to concrete floor behind vinyl					
	Material description:	Bituminous products					
	Quantity / Extent:	96 m²					
	Accessibility	Easy Access					
	Analysis:	Chrysotile					
	Material identification:	Asbestos bitumen					
Material Assessment Scoring:							
Product Type:	1	Condition:	0	Surface Treatment:	0	Asbestos Type:	1
Priority Assessment Scoring:							
Occupant Activity:	1	Disturbance:	2	Human Exposure:	3	Maintenance Activity:	1
Total Scores:							
Material Score:	2	Priority Score	7	Total Score:	9	Risk Rating:	Very Low
Recommended action:	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.						
Recommendation comments:	-						
Comments:	-						


Section 6 – Survey Results

Building:	KAIMES SCHOOL	Floor:	Ground Floor				
Location:	004 - 014 - Classroom	Sample No / ID (Type):	P-520658/As 003 (Cross Referenced)				
Surveyor:		Survey date:	16/02/2026				
Sample Details							
	Item description:	Patterned vinyl to floor behind timber units					
	Material description:	Vinyl product					
	Quantity / Extent:	7 m²					
	Accessibility	Easy Access					
	Analysis:	No asbestos detected					
	Material identification:	Non-asbestos material					
Material Assessment Scoring:							
Product Type:	-	Condition:	-	Surface Treatment:	-	Asbestos Type:	-
Priority Assessment Scoring:							
Occupant Activity:	-	Disturbance:	-	Human Exposure:	-	Maintenance Activity:	-
Total Scores:							
Material Score:	-	Priority Score	-	Total Score:	0	Risk Rating:	N/A
Recommended action:	-						
Recommendation comments:	-						
Comments:	-						

Building:	KAIMES SCHOOL	Floor:	Ground Floor				
Location:	005 - 038 - Classroom	Sample No / ID (Type):	P-520658/005 (Sampled)				
Surveyor:		Survey date:	16/02/2026				
Sample Details							
	Item description:	Screed with bitumen to concrete floor behind vinyl					
	Material description:	Bituminous products					
	Quantity / Extent:	72 m²					
	Accessibility	Easy Access					
	Analysis:	Chrysotile					
	Material identification:	Asbestos bitumen					
Material Assessment Scoring:							
Product Type:	1	Condition:	0	Surface Treatment:	0	Asbestos Type:	1
Priority Assessment Scoring:							
Occupant Activity:	1	Disturbance:	2	Human Exposure:	3	Maintenance Activity:	1
Total Scores:							
Material Score:	2	Priority Score	7	Total Score:	9	Risk Rating:	Very Low
Recommended action:	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.						
Recommendation comments:	-						
Comments:	-						

Section 6 – Survey Results

Building:	KAIMES SCHOOL	Floor:	Ground Floor				
Location:	005 - 038 - Classroom	Sample No / ID (Type):	P-520658/006 (Sampled)				
Surveyor:		Survey date:	16/02/2026				
Sample Details							
	Item description:	Insulating board panels to wall					
	Material description:	Insulating board					
	Quantity / Extent:	3 m linear					
	Accessibility	Easy Access					
	Analysis:	No asbestos detected					
	Material identification:	Non-asbestos material					
Material Assessment Scoring:							
Product Type:	-	Condition:	-	Surface Treatment:	-	Asbestos Type:	-
Priority Assessment Scoring:							
Occupant Activity:	-	Disturbance:	-	Human Exposure:	-	Maintenance Activity:	-
Total Scores:							
Material Score:	-	Priority Score	-	Total Score:	0	Risk Rating:	N/A
Recommended action:	-						
Recommendation comments:	-						
Comments:	-						

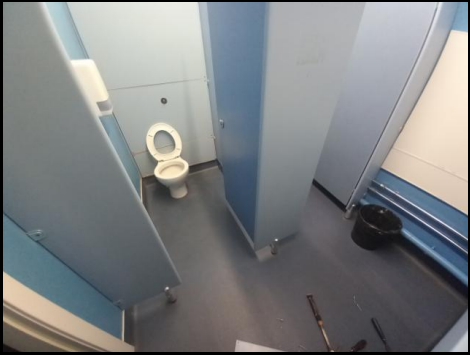
Building:	KAIMES SCHOOL	Floor:	Ground Floor				
Location:	005 - 038 - Classroom	Sample No / ID (Type):	P-520658/As 003 (Cross Referenced)				
Surveyor:		Survey date:	16/02/2026				
Sample Details							
	Item description:	Patterned vinyl to floor behind timber units					
	Material description:	Vinyl product					
	Quantity / Extent:	2 m ²					
	Accessibility	Easy Access					
	Analysis:	No asbestos detected					
	Material identification:	Non-asbestos material					
Material Assessment Scoring:							
Product Type:	-	Condition:	-	Surface Treatment:	-	Asbestos Type:	-
Priority Assessment Scoring:							
Occupant Activity:	-	Disturbance:	-	Human Exposure:	-	Maintenance Activity:	-
Total Scores:							
Material Score:	-	Priority Score	-	Total Score:	0	Risk Rating:	N/A
Recommended action:	-						
Recommendation comments:	-						
Comments:	-						

Section 7 – Room Data

This section contains details of the material construction of all rooms which were accessed during this survey. For those areas which were not accessed during the surveys, please refer to the no access areas in section 1.0.


Building Name:	KAIMES SCHOOL	Floor Level:	Ground Floor
Location Number:	001	Location Description:	002 - Toilets
Surveyor:		Survey Date:	16/02/2026

Room Data / Observations:

	General Comments:
	Walls - plasterboard, plaster finish, brick
	Floor - modern vinyl, concrete
	Items - timber facings, vinyl skirting, timber units, copper/upvc pipework

Building Name:	KAIMES SCHOOL	Floor Level:	Ground Floor
Location Number:	002	Location Description:	006 - Toilet
Surveyor:		Survey Date:	16/02/2026

Room Data / Observations:

	General Comments:
	Walls - plaster finish, brick
	Floor - modern vinyl, concrete
	Items - timber facings, vinyl skirting, copper/upvc pipework, upvc wastepipe

Section 7 – Room Data

Building Name:	KAIMES SCHOOL	Floor Level:	Ground Floor
Location Number:	003	Location Description:	007 - Toilet
Surveyor:		Survey Date:	16/02/2026

Room Data / Observations:



General Comments:

Walls - plaster finish, brick

Floor - modern vinyl, concrete

Items - timber facings, vinyl skirting, copper/upvc pipework, upvc wastepipe, timber boxing

Building Name:	KAIMES SCHOOL	Floor Level:	Ground Floor
Location Number:	004	Location Description:	014 - Classroom
Surveyor:		Survey Date:	16/02/2026

Room Data / Observations:



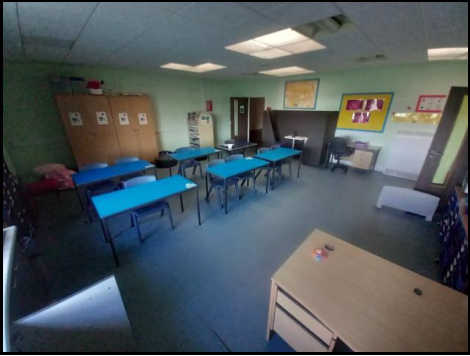
General Comments:

Walls - plasterboard, plaster finish, brick

Floor - modern vinyl, concrete

Items - timber facings/skirtings, copper/upvc pipework, timber/metal boxing, metal radiator, Timber units

Section 7 – Room Data

Building Name:	KAIMES SCHOOL	Floor Level:	Ground Floor
Location Number:	005	Location Description:	038 - Classroom
Surveyor:		Survey Date:	16/02/2026
Room Data / Observations:			
		<p>General Comments:</p> <p>Walls - plasterboard, plaster finish, brick</p> <p>Floor - modern vinyl, concrete</p> <p>Items - timber facings/skirtings, copper/upvc pipework, timber/plasterboard/metal boxing, Timber units, metal radiator</p>	

Section 8 – Sample Results Summary

Sample No. / ID (Approach*)	Location details	Item Description	Material description	Asbestos type	Extent	Material score	Priority score	Total score	Recommendation
P-520658/001 (S)	KAIMES SCHOOL - Ground Floor - 002 - Toilets	Screed to concrete floor	Non-asbestos material	No asbestos detected	6 m2	0	-	0	-
P-520658/002 (S)	KAIMES SCHOOL - Ground Floor - 006 - Toilet	Screed to concrete floor below vinyl	Non-asbestos material	No asbestos detected	4 m2	0	-	0	-
P-520658/003 (S)	KAIMES SCHOOL - Ground Floor - 006 - Toilet	Patterned vinyl to floor	Non-asbestos material	No asbestos detected	0.2 m2	0	-	0	-
P-520658/004 (S)	KAIMES SCHOOL - Ground Floor - 014 - Classroom	Screed with bitumen to concrete floor behind vinyl	Asbestos bitumen	Chrysotile	96 m2	2	7	9	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.
P-520658/005 (S)	KAIMES SCHOOL - Ground Floor - 038 - Classroom	Screed with bitumen to concrete floor behind vinyl	Asbestos bitumen	Chrysotile	72 m2	2	7	9	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.
P-520658/006 (S)	KAIMES SCHOOL - Ground Floor - 038 - Classroom	Insulating board panels to wall	Non-asbestos material	No asbestos detected	3 m linear	0	-	0	-
P-520658/As 002 (X)	KAIMES SCHOOL - Ground Floor - 007 - Toilet	Screed to concrete floor below vinyl	Non-asbestos material	No asbestos detected	4 m2	0	-	0	-
P-520658/As 003 (X)	KAIMES SCHOOL - Ground Floor - 007 - Toilet	Patterned vinyl to floor behind timber boxing	Non-asbestos material	No asbestos detected	0.2 m2	0	-	0	-
P-520658/As 003 (X)	KAIMES SCHOOL - Ground Floor - 014 - Classroom	Patterned vinyl to floor behind timber units	Non-asbestos material	No asbestos detected	7 m2	0	-	0	-
P-520658/As 003 (X)	KAIMES SCHOOL - Ground Floor - 038 - Classroom	Patterned vinyl to floor behind timber units	Non-asbestos material	No asbestos detected	2 m2	0	-	0	-

*Key to approach: S = sampled material; X = Material cross referenced to a sample; P = presumed material (not sampled); SP = Strongly presumed material (not sampled)

APPENDIX A – CONTRACT INFORMATION AND SURVEY SCOPE

SURVEY CONTRACT INFORMATION AND SCOPE
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Quotation number / Project number	P-520658
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Client	City of Edinburgh Council
Site	KAIMES SCHOOL
Site Address	KAIMES SCHOOL 138 LASSWADE ROAD EDINBURGH EH16 6RT

Site description	Purpose built school
Type of survey	Refurbishment Survey
Area of refurbishment (if applicable)	SR 012-2026-K
Mobile Tracker version	Standard Tracker Mobile - Room led data

Client specific requirements

Information obtained from client	
How was information obtained	email
Occupancy of the site	Occupied Occupants will be asked to vacate areas during the survey
Existing asbestos reports / records?	No
Historical refurbishment / demolition records	No

Assessments required*	Material assessment and priority assessment
Method of reinstatement (if applicable)	Timber patches/tape/filler etc
Departures from recognised methods	No

*Undertaking priority assessments is outside the scope of our UKAS accreditation

Scope of works (including proposed refurbishment where applicable)

K2 Building – Ground Floor

- 002 Toilet Floor

- 006 Toilet Floor

- 007 Toilet Floor

- 014 Classroom Floor

- 038 Classroom Floor. Background:

R&M intend on instructing repairs and replacement works to areas of vinyl flooring to K2 Building, as per marked up drawings, room numbers 002 Toilet Floor, 006 Toilet Floor, 006 Toilet Floor, 014 Classroom Floor and 038 Classroom Floor.

Flooring adhesives and screeds below modern vinyl should be checked as bitumen adhesive is present below vinyl and screeds in other areas of the building.

As part of the survey planning stage, the below elements were discussed with the client. Where the elements are indicated as not included, they are specifically excluded from the scope of the survey and should be presumed to contain asbestos until proven otherwise.

Element	Usual inspection method (if applicable)	Included?	Comments
Work at height requiring specialist access equipment	Inspection via MEWP or scaffold as appropriate.	No	
Within electric switchgear, fuse boxes, plant and other associated services	Only accessed if a suitably qualified electrician is provided otherwise these items will not be inspected and are specifically excluded from the scope of the survey.	No	
Within operational plant and machinery including boilers / calorifiers etc.	Only accessed if a suitably qualified engineer is provided otherwise these items will not be inspected and are specifically excluded from the scope of the survey.	No	
Access behind / above existing ACMs which would require the use of an asbestos removal contractor	Inspection will only be carried out if a licensed asbestos removal is provided otherwise these areas are specifically excluded from the scope of the survey.	No	
Lifts, lift shafts and lift machinery	Unless agreed with the client and a lift engineer is provided, lifts and shafts are specifically excluded from the scope of the survey. Lift machinery will be inspected externally where possible	No	
Internal elements of safes	Where not included and if there are no client specific requirements, all safes will be recorded as a no access item which should be therefore presumed to contain asbestos.	No	
Intrusion through solid ceiling slab, floor slabs or solid walls.	Only accessed if suitable specialist support services are provided otherwise these items will not be inspected and are specifically excluded from the scope of the survey.	No	
Below external ground level	Only accessed if suitable specialist support services are provided otherwise these items will not be inspected and are specifically excluded from the scope of the survey.	No	
Additional information			
Site specific exclusions - None			

Scope prepared by:



Scope agreed with:



APPENDIX B – CERTIFICATE OF ANALYSIS



2719

**CERTIFICATE OF ANALYSIS**

Project No: P-520658 **Page:** 1 of 2

Client: City of Edinburgh Council
Waverly Court
4 East Market Street
Edinburgh
EH8 8BG

Site: KAIMES SCHOOL
138 LASSWADE ROAD
EDINBURGH
EH16 6RT

Samples Taken: 16 February 2026

Sampled by: [REDACTED]

Date analysed: 04 March 2026

Analysed by: [REDACTED]

Laboratory: Lab L2, Unit 1A, International House, Hamilton International Technology Park, Stanley Boulevard, High Blantyre, G72 0BN

Where sampling is undertaken by Environmental Essentials, it is carried out in accordance with the methods detailed in the in-house documented procedure TP002.

For samples submitted by the Client or Client's representative Environmental Essentials Ltd cannot be held responsible for the representative nature of the samples or accuracy of the sample descriptions.

The analysis detailed in this certificate was undertaken by polarised light microscopy in accordance with our in-house procedure based upon HSG248 Asbestos: The Analysts' Guide.

The description of the type of product is based on a visual examination of the material and is given for guidance purposes only. Environmental Essentials accepts no liability for any actions the client may take based on the material type/s detailed on this certificate. Once analysed the samples are retained for a minimum of 6 months. All records including observations, calculations, calibration certificates, test reports and test certificates shall be retained for a minimum period of 6 years.

***Opinions and interpretations expressed herein are outside the scope of our UKAS accreditation.**

This certificate may not be reproduced other than in full, except with the prior written approval of the issuing laboratory.

Authorised by: [REDACTED]

Position: Technical Reviewer

Signed: [REDACTED]

Version No	Issue date	Description
1	09 March 2026	First issue

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M/Doc 53-26-280725 -QM



2719

CERTIFICATE OF ANALYSIS

Project No: P-520658

Page:

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Sample Number	Location / Description	Analysis	Material identification*
P-520658/001	Ground Floor - 002 - Toilets - Screed to concrete floor	No asbestos detected	Non-asbestos material
P-520658/002	Ground Floor - 006 - Toilet - Screed to concrete floor below vinyl	No asbestos detected	Non-asbestos material
P-520658/003	Ground Floor - 006 - Toilet - Patterned vinyl to floor	No asbestos detected	Non-asbestos material
P-520658/004	Ground Floor - 014 - Classroom - Screed with bitumen to concrete floor behind vinyl	Chrysotile	Asbestos bitumen
P-520658/005	Ground Floor - 038 - Classroom - Screed with bitumen to concrete floor behind vinyl	Chrysotile	Asbestos bitumen
P-520658/006	Ground Floor - 038 - Classroom - Insulating board panels to wall	No asbestos detected	Non-asbestos material
End of Report			

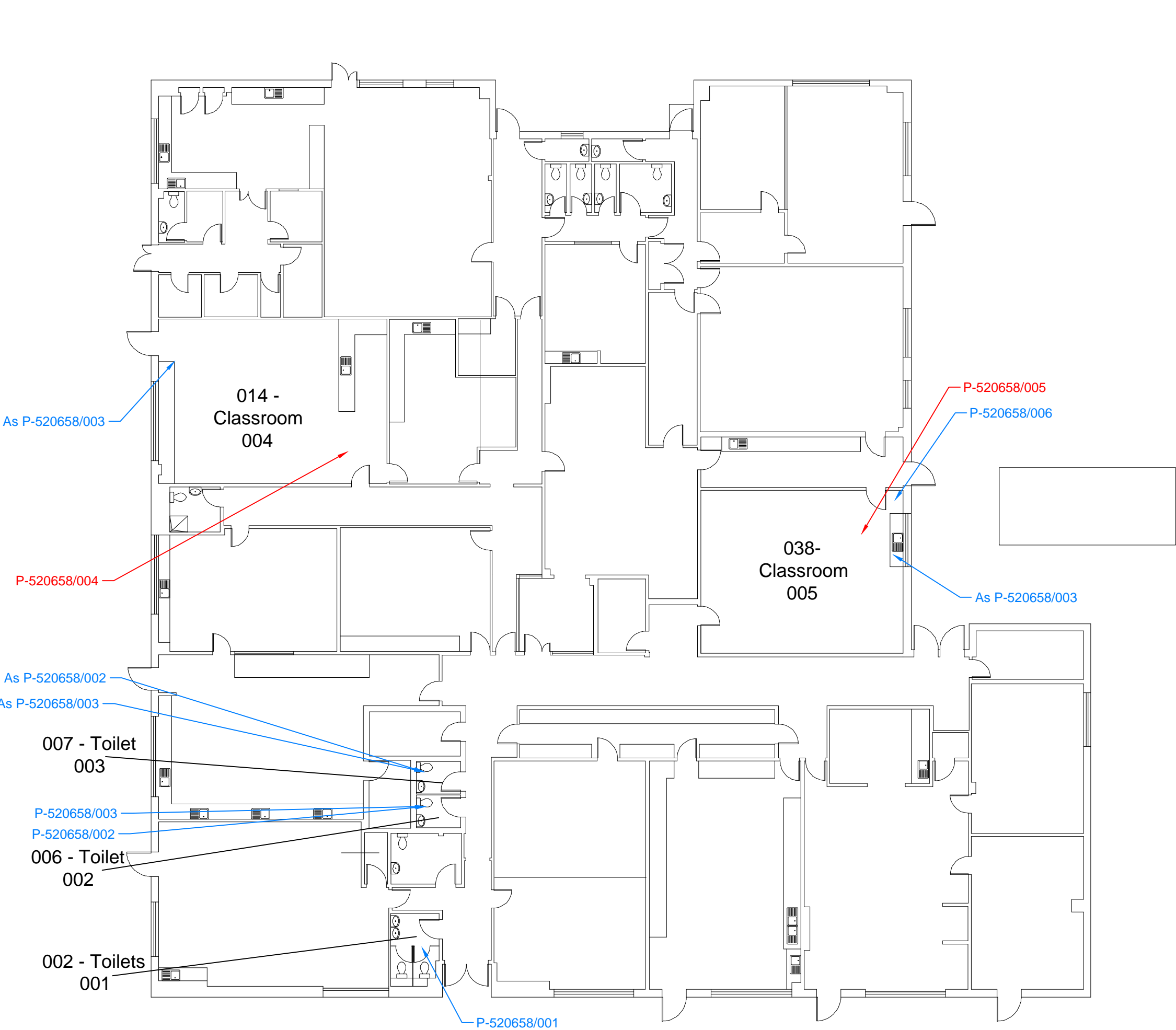
Environmental Essentials Limited**Head Office**

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APPENDIX C – PLANS



KEY

ASBESTOS LOCATION

SAMPLE LOCATION

ASBESTOS REMOVED

AREAS OF NO ACCESS

ACCESS HATCH

SPECIFIED AREAS

WALL INTRUSION

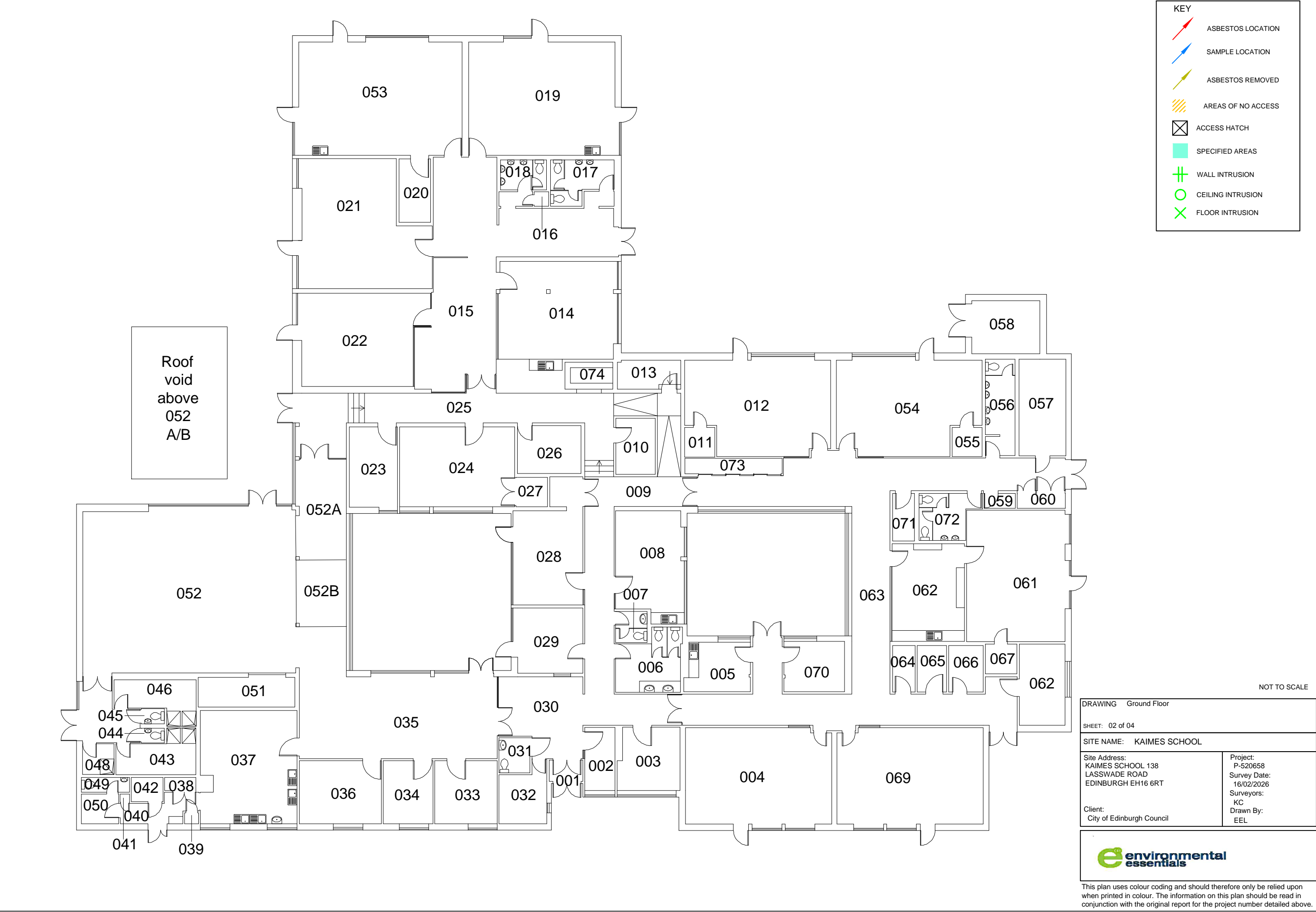
CEILING INTRUSION

FLOOR INTRUSION


NOT TO SCALE

DRAWING Ground Floor	
SHEET: 01 of 04	
SITE NAME: KAIMES SCHOOL	
Site Address: KAIMES SCHOOL 138 LASSWADE ROAD EDINBURGH EH16 6RT	Project: P-520658 Survey Date: 16/02/2026 Surveyors: KC Drawn By: EEL
Client: City of Edinburgh Council	

This plan uses colour coding and should therefore only be relied upon when printed in colour. The information on this plan should be read in conjunction with the original report for the project number detailed above.





KEY

ASBESTOS LOCATION


SAMPLE LOCATION

ASBESTOS REMOVED

AREAS OF NO ACCESS

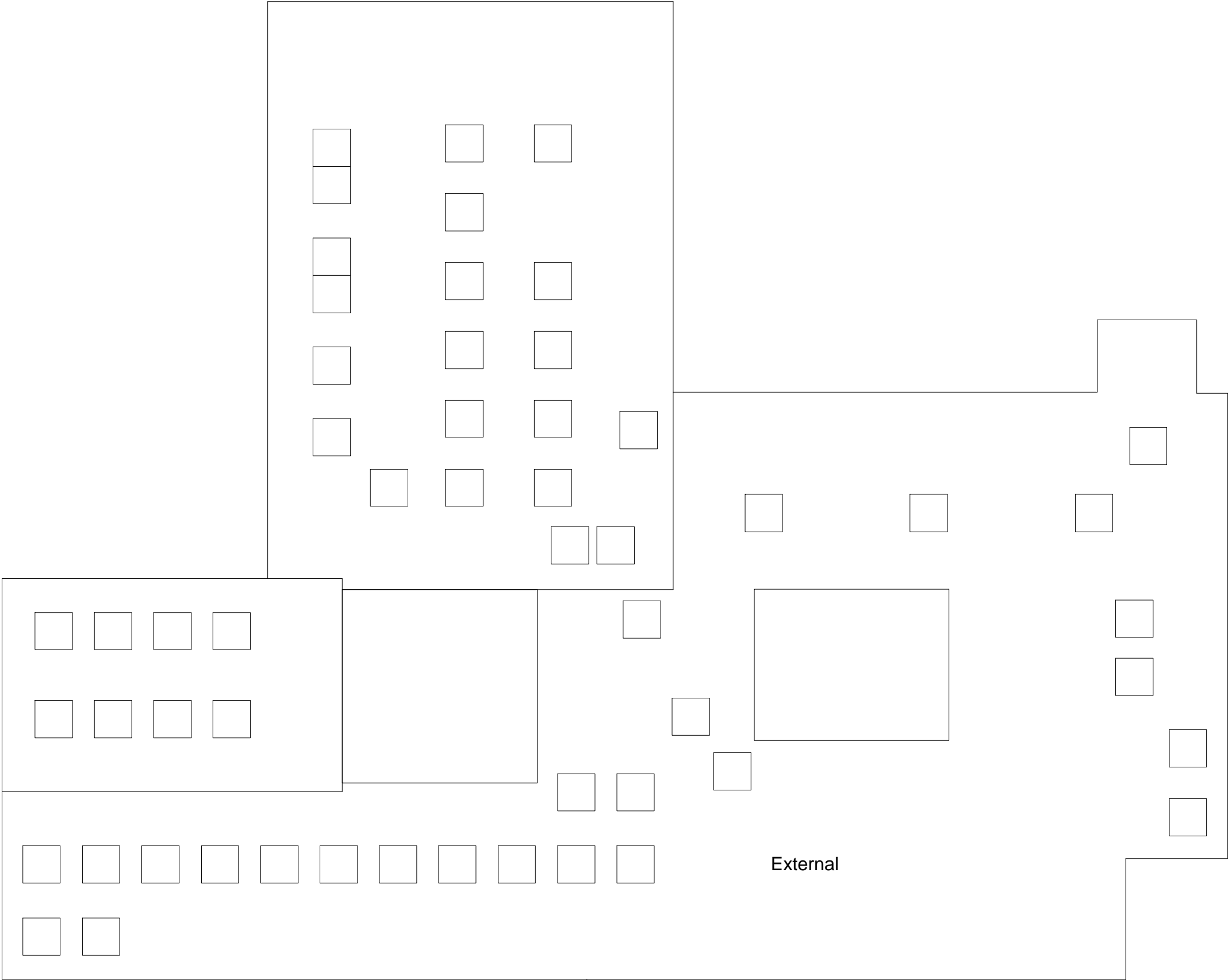
ACCESS HATCH

SPECIFIED AREAS

WALL INTRUSION

CEILING INTRUSION

FLOOR INTRUSION

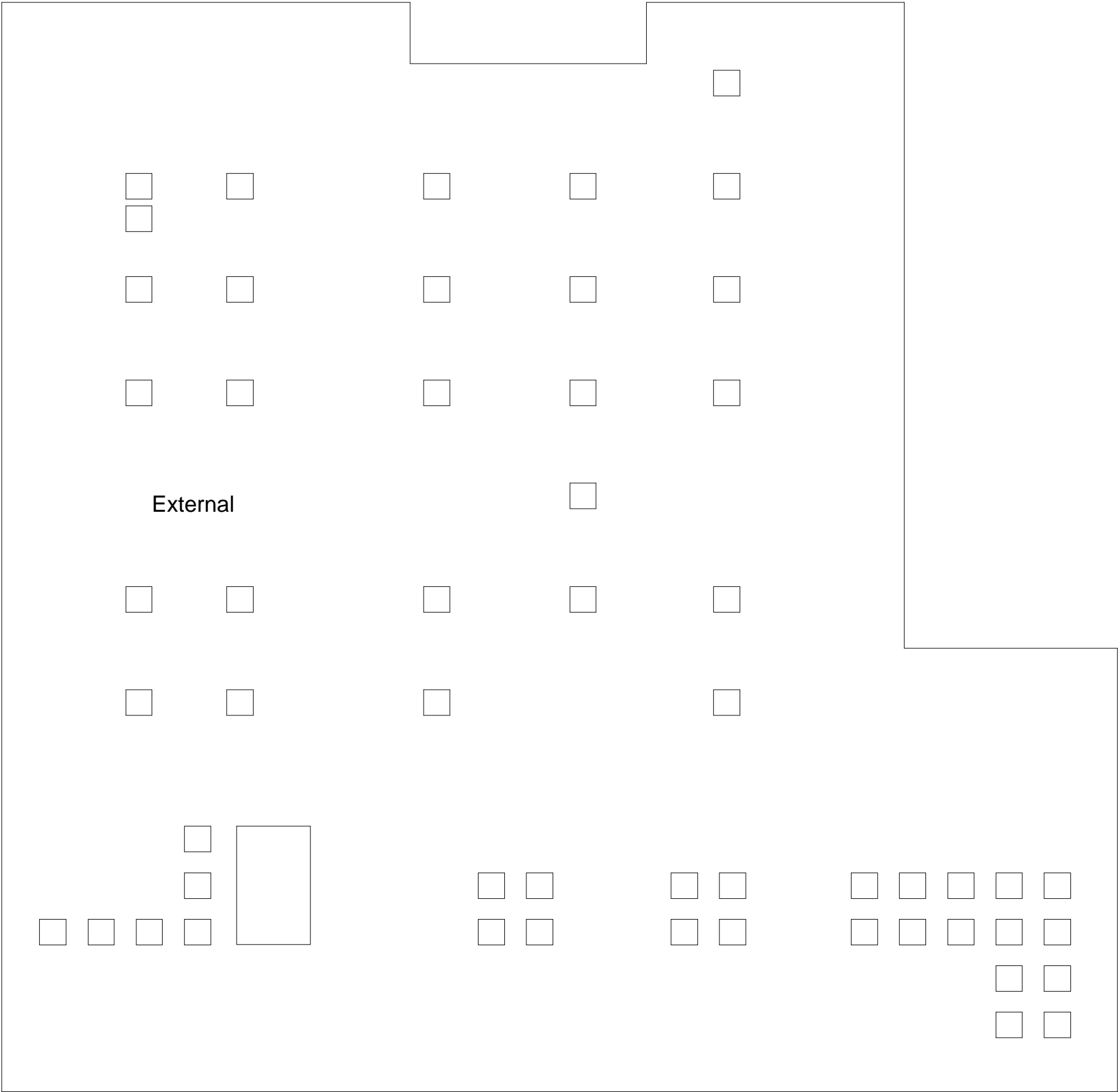


NOT TO SCALE

DRAWING External	
SHEET: 03 of 04	
SITE NAME: KAIMES SCHOOL	
Site Address: KAIMES SCHOOL 138 LASSWADE ROAD EDINBURGH EH16 6RT	Project: P-520658 Survey Date: 16/02/2026 Surveyors: KC Drawn By: EEL
Client: City of Edinburgh Council	



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KEY

ASBESTOS LOCATION

SAMPLE LOCATION

ASBESTOS REMOVED

AREAS OF NO ACCESS

ACCESS HATCH

SPECIFIED AREAS

WALL INTRUSION

CEILING INTRUSION

FLOOR INTRUSION

NOT TO SCALE

DRAWING External	
SHEET: 04 of 04	
SITE NAME: KAIMES SCHOOL	
Site Address: KAIMES SCHOOL 138 LASSWADE ROAD EDINBURGH EH16 6RT	Project: P-520658 Survey Date: 16/02/2026 Surveyors: KC Drawn By: EEL
Client: City of Edinburgh Council	



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