KOVIA

Asbestos Management Consultancy

Refurbishment Survey

19 Llys Ben Bowen Thomas
Gelligaled Road
Ystrad
Pentre
CF41 7SB
UPRN: 6455

Kovia

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APPENDICES - Survey Results

1.0 Executive summary:

Asbestos Containing Materials have been identified during the Refurbishment and the specific areas are categorised below in order according to the initial Material Risk Assessment made by Kovia.

HIGH RISK MATERIALS - Material Score 10 and above or Priority Score of 18-24

Asbestos in poor condition, or asbestos debris / contamination has been identified within the following areas listed in the table below. It is recommended that risk assessment (s) are undertaken to ensure that Regulation 4, Regulation 10, Regulation 11 and Regulation 16 of the Control of Asbestos Regulations 2012 are complied with.

Building	Floor	Room	Description	Material	Risk assessment Score	Recommendations

There were no results found.

MEDIUM RISK MATERIALS - Material Score Between 7 and 9 or Priority Score of 12-17

Asbestos containing materials, which are unsealed or damaged, have been identified within the following areas listed in the table below. It is recommended that remedial work to seal or remove these materials is undertaken as a priority and that air monitoring is carried out within adjacent areas in order to assess airborne fibre levels.

Building	Floor	Room	Description	Material	Risk assessment Score	Recommendations

There were no results found.

1.0 Executive summary:

LOW RISK MATERIALS - Material Score 6 and below or Priority Score of less than 11

Asbestos Containing Materials have been identified which are in good condition. A management policy and plan need to be implemented to manage these materials safely. These materials require labelling and the condition of them require re-inspecting at 12-monthly intervals.

Building	Floor	Room	Description	Material	Risk assessment Score	Recommendations
Flat 19, Block 1-40						
Flat 19, Block 1-40	1st	Shower Room 101	Textured coating to plasterboard ceiling.	Textured Coating	VERY LOW (2 / 8)	Manage in-situ or remove if affected by works
Flat 19, Block 1-40	1st	Hall 102	Textured coating to plasterboard ceiling.	Textured Coating	VERY LOW (2 / 8)	Manage in-situ or remove if affected by works
Flat 19, Block 1-40	1st	Airing Cupboard 103	Textured coating to plasterboard ceiling.	Textured Coating	VERY LOW (2 / 8)	Manage in-situ or remove if affected by works
Flat 19, Block 1-40	1st	Bedroom 104	Textured coating to plasterboard ceiling.	Textured Coating	VERY LOW (2 / 9)	Manage in-situ or remove if affected by works
Flat 19, Block 1-40	1st	Bedroom Cupboard 105	Textured coating to plasterboard ceiling.	Textured Coating	VERY LOW (2 / 8)	Manage in-situ or remove if affected by works
Flat 19, Block 1-40	1st	Store 106	Textured coating to plasterboard ceiling.	Textured Coating	VERY LOW (2 / 8)	Manage in-situ or remove if affected by works
Flat 19, Block 1-40	1st	Lounge 107	Textured coating to plasterboard ceiling.	Textured Coating	VERY LOW (2 / 8)	Manage in-situ or remove if affected by works
Flat 19, Block 1-40	1st	Kitchen 108	Textured coating to plasterboard ceiling.	Textured Coating	VERY LOW (2 / 8)	Manage in-situ or remove if affected by works

1.0 Executive summary:

PRESUMED ASBESTOS / NO ACCESS AREA

Asbestos Containing Materials have been presumed as being present to the following areas where access could not be gained. A management policy and plan needs to identify that these areas require inspection once access can be arranged. These areas require re-inspection for accessibility at 12-monthly intervals.

Building	Floor	Room/Area	Recommendation
There were no results found.			

Building Notes:

Internal notes: N/A
External notes: N/A

2.0 Contract Review:

Name and address of site:	19 Llys Ben Bowen Thomas, Gelligaled Road, Ystrad, Pentre		
Name and address of client:	Wales & West Housing, Head Office, Archway House, 77 Parc Ty Glas, Llanishen, Cardiff		
Client contact:	Perry Dobbins		
Type of survey:	Refurbishment Survey (with MA + PA)		
Date of survey:	12 Jun 2017		
Report Revision Number:	1		
TEAMS internal job number:	J010997		
Lead surveyor[s]:	Dave Milton	Signature:	
Technically reviewed by:	Sebastian Lawniczak	Signature:	
Report issue date:	15 Jun 2017		

3.0 Introduction / Objectives:

Kovia received an order of confirmation to undertake a Refurbishment from Wales & West Housing. This order has been accepted on the basis of the original quotation and our terms and conditions of business.

The order relates to an 'Asbestos Refurbishment' of:

19 Llys Ben Bowen Thomas
Gelligaled Road
Ystrad
Pentre
CF41 7SB

The survey was carried out by Dave Milton.

The type of survey selected / requested by the client was a Refurbishment.

The reason for selecting this survey is to enable the client to manage the risks from retained asbestos in their premises.

The survey has included the completion of priority assessment in accordance with HSG227. This priority assessment was completed with input from the duty holder and his representatives.

This survey was carried out in accordance with documented in house procedures, which are based on the HSE Guidance document HSG264.

Purpose of Survey

The purpose of this Major refurbishment is to help the duty holder manage asbestos in these premises. It provides sufficient information for an asbestos register to be generated in accordance with HSG264 so that the duty holder can carry out a risk assessment and prepare a suitable management plan in accordance with Regulation 4 of the Control of Asbestos Regulations 2012 (CAR 2012).

Aim of Survey

The aim of the survey was to:

1. Locate and record the location, extent and product type as far as reasonably practicable of known or presumed ACM’s.
2. Inspect and record information on the accessibility, condition and surface treatment of known or presumed ACM’s.
3. Determine and record the asbestos type, based on sampling or by making a presumption based on product type and appearance.
4. Locate all ACM’s within the fabric of the building prior to refurbishment

3.0 Introduction / Objectives (Cont):
- Type of Survey

3.4 Type of Survey – Refurbishment Survey

The purpose of this major refurbishment survey is to identify ACM’s to be removed prior to any major refurbishment work being carried out. This type of survey is used to locate and describe as far as is reasonably practicable all ACM’s in the whole building if major refurbishment is planned.

Major refurbishment surveys are intended to locate all asbestos within the building. It is a disruptive, fully intrusive survey that involves destructive inspection techniques that penetrate the building structure extensively. This involves breaking into floors, through walls, into wall voids ceilings, cladding, boxing, as necessary to gain access to all areas, including the inner fabric of the building. A full sampling programme is undertaken to identify possible ACM's and estimate their quantities.

The survey is designed to be used to help the tendering process, and should be used to start generating a specification for tendering the removal of ACM’s from the building prior to major refurbishment.

Whilst all asbestos materials have been identified as far as is reasonably practicable, some asbestos materials may remain unidentified buried within the fabric of the building during the survey. Asbestos shuttering buried within concrete slabs, asbestos hidden by structural supports, asbestos hidden behind other asbestos products, and building structures which are unsafe to fully access are potential locations.

It must be presumed that asbestos may remain unidentified to these type of areas and if suspect materials are uncovered during major refurbishment then samples should be taken for analysis.

4.0 Desk Top Review and Survey Planning:

4.1 Details of information requested from the Duty Holder by Kovia in order to carry out a desktop review and plan the survey in accordance with HSG264 were recorded on our pre-survey questionnaire, along with details of all the information that were provided by Perry Dobbins on behalf of the client.

The information provided was assessed during the desktop review and a survey plan and risk assessment were produced for the survey of:

19 Llys Ben Bowen Thomas
Gelligaled Road
Ystrad
Pentre
CF41 7SB

Building Designation: Flat 19, Block 1-40

Building Description: One bedroom, first floor flat within a three storey, purpose-built, residential block.

Age of Building: Late twentieth century.

Construction Type: Traditional rendered brick construction with a pitched, tiled roof.

Scope of Works: The Refurbishment Survey was carried out to internal areas of the flat in line with the proposed heating upgrade works.

Exclusions: The following areas were excluded from the 'Asbestos Refurbishment Survey': All communal and external areas of the associated block.

Where information was provided regarding the presence of known or presumed asbestos containing materials then this has been validated during the course of the survey and recorded within this report.

Detailed drawings were not provided by the client at the time of the survey.

A decontamination unit was not needed on site during the survey.

Utilities and services were still live at the time of the survey.

Access equipment for working at heights was not required and the survey did not involve confined space working.

The client did not inform Kovia of any chemical / biological hazards.

An appropriate exchange of information has occured between Perry Dobbins of Wales & West Housing and Kovia to enable survey planning in accordance with 'HSG264 Asbestos: The Survey Guide'.

5.0 Survey Method

5.1 This survey has been undertaken in accordance with HSG264 and Kovia in house procedures.

Clients of Kovia that have signed our terms and conditions are deemed to have agreed and accepted our surveying approach, our sampling strategy and our standard planning, surveying and reporting format unless they have made specific requests to the contrary.

The information provided by the client or their representative are recorded in the planning document and has been used to define the scope of the survey.

Photographs of suspected ACM's will be taken at the time of the survey unless the client expressly requests otherwise. Sampling points and suspected ACM's will not be identified with labels unless the client expressly requests otherwise.

All fibrous materials and items will be included in the survey unless, in the surveyors professional opinion, these items can be excluded (eg. timber, wallpaper, man-made mineral fibre). Samples of all thermoplastic floor coverings will be taken unless, in the surveyors professional opinion, such items can be excluded. All textured coatings and novel bituminous materials will be sampled.

Areas that could not be accessed were presumed to have ACM's present until proven otherwise. Each area requiring further inspection is documented within the Executive Summary (Inaccessible areas). Inaccessible areas are also shown on the plan drawings (Appendix 5).

Materials that could not be accessed and in the surveyors opinion can be dismissed will be presumed to be ACM's unless proven otherwise. Materials that are not sampled but in the surveyors opinion have a similar appearance, location and function as a previously sampled material will be strongly presumed to be similar to the sampled material.

The quantity of samples taken may have been minimised by using 'strongly presumed' as defined above. Materials that are 'strongly presumed' to be similar to a material that has already been sampled will be recorded in the comments section of the survey and referenced against the original sampled material.

Our surveyor has made every attempt to avoid causing damage during the refurbishment survey whilst attempting to identify possible ACM's. Minor repairs will be made and any areas accessed will be left in a safe condition.

Intrusive damage that is required to gain access to an area / location that is within the scope of the survey has been agreed with the client or the clients representative. Any remedial action will be put in place before such action is attempted. If remedial action cannot be arranged, no attempt to access the area will be made and the reasons recorded. The area / location will be presumed to have ACM's present until proven otherwise.

Non-fibrous materials and items known not to contain asbestos (eg blockwork, plaster, plasterboard, plastics and non-textured paints) will be excluded from the survey unless the surveyor suspects that these materials have been contaminated with asbestos from other sources or unless specifically requested by the client.

Older electrical equipment which cannot be shown to contain ACM's has been presumed to have ACM's present, unless, in the surveyors professional opinion, such items can be excluded.

6.0 Exclusions and Caveats:

6.1 For safety reasons it is not possible to inspect internal areas of plant and machinery.

Where areas have been designated as 'no access' or ‘restricted access’, unless further inspection/sampling proves otherwise, the presumption has been made that these structures/areas contain asbestos materials.

During the course of the survey it may not have been possible to access all areas of the site. Details of areas requiring further access are identified within the Data Sheets of this report. In accordance with HSG 264, asbestos is presumed to be present within these areas and should be treated accordingly until further inspection and analysis of building fabric and services proves otherwise.

It is recommended that further intrusive inspection and sampling be carried out where site refurbishment, maintenance, or similar may disturb Asbestos Containing Materials that have remained inaccessible during this survey, this should be a refurbishment/demolition survey as described in HSG 264.

Residual asbestos material may be present beneath re-lagged services and cannot be detected unless the re-lagging is systematically removed. Caution should therefore be taken when working on such materials for the potential presence of asbestos residue.

This report does not include investigations into land contamination associated with asbestos or any other contaminant.

6.2 – Specific caveats

It was agreed with the client that access above or behind known or suspected ACM’s was not required at the time of the survey.

It was agreed with the client that core boring into the concrete slabs was not required within the survey.

Wales & West Housing has requested a less intrusive survey to existing doors and windows with no intrusive inspection to be carried out to, or within the immediate area of, these features.

Underground services were not included in the survey.

It was agreed with Wales & West Housing that there were no unsafe structures on site.

7.0 Sampling and Analysis:

7.1 The object of bulk sampling is to identify the nature and extent of any visible ACM.

7.2 Bulk sampling is undertaken in line with the recognised safe procedures in order to cause minimal possible nuisance and potential risk to the health of the building occupants and visitors. Bulk samples are taken in accordance with documented in house procedures, following guidelines detailed in 'HSG264 Asbestos: The Survey Guide' and 'HSG248 The Analysts' Guide'. The quantity of samples taken will be minimised by using 'strongly presumed'. Materials that are 'strongly presumed ‘to be similar to a material that has already been sampled will be recorded in the comments section of the survey record and referenced against the original sampled material.

7.3 Bulk samples are returned to the appointed bulk analysis laboratory with the appropriate sample / report reference number. Where appropriate, a label will be left on site adjacent to the sample location.

7.4 The label will indicate the sample number and the date taken. This label can be used along with the report for cross reference purposes.

7.5 Bulk sample analysis is carried out in accordance with HSE document 'HSG248 The Analysts' Guide’ and Kovia documented in-house methods. Samples are examined under a low magnification stereomicroscope and the fibres teased apart. The fibres are then mounted in liquids of known refractive indices and examined under high magnification using polarised light and dispersion staining in accordance with 'HSG248 The Analysts' Guide’.

7.6 The bulk sample description and analysis results can be found in Appendix 4 of this report – the analysis certificate.

Key to Analysis Results:

Chrysotile - White Asbestos

Amosite - Brown Asbestos

Crocidolite - Blue Asbestos

Tremolite - Rare Asbestos

Actinolite - Rare Asbestos

Anthophyllite - Rare Asbestos

8.0 Survey Results - Interpretation:

Survey Results

8.1 The results of the survey inspections and sampling undertaken are recorded on the enclosed Survey Data Sheets (Appendix 2), Asbestos Register (Appendix 1) and Non-Asbestos Material Register (Appendix 3). Where asbestos containing materials have been identified or presumed to be present then a Material Assessment Algorithm has been calculated as detailed in HSG264 and reproduced in the table below.

8.2 Within the survey data sheets the individual scores in brackets, for each sample variable, are added together to form the final material / priority risk assessment algorithm score.

8.0 Survey Results - Interpretation (cont):

Material Risk Assessment Algorithm

Product type [or debris from product]

Score	Examples of scores
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

Score	Examples of scores
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

Score	Examples of scores
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

Score	Examples of scores
1	Chrysotile
2	Amphibole asbestos (excluding Crocidolite)
3	Crocidolite

Priority Risk Assessment Algorithm

Assessment Factor		Score	Examples of score variables
Normal occupant activity	Main type of activity in area	0	Rare disturbance activity (e.g. little used store room)
		1	Low disturbance activities (e.g. office type activity)
		2	Periodic disturbance (e.g. industrial or vehicular activity which may contact ACMs)
		3	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	Outdoors
		1	Large rooms or well ventilated areas
		2	Rooms up to 100m2
		3	Confined spaces
	Accessibility	0	Usually inaccessible or unlikely to be disturbed
		1	Occasionally likely to be disturbed
		2	Easily disturbed
		3	Routinely disturbed
	Extent/amount	0	Small amounts or items (e.g. strings, gaskets)
		1	≤10m2 or ≤10m pipe run
		2	>10m2 to ≤50m2 or >10m to ≤50m pipe run
		3	>50m2 or >50m pipe run
Human exposure potential	Number of occupants	0	None
		1	1 to 3
		2	4 to 10
		3	>10
	Frequency of use of area	0	Infrequent
		1	Monthly
		2	Weekly
		3	Daily
	Average time area is in use	0	<1 hour
		1	>1 to <3 hours
		2	>3 to <6 hours
		3	>6 hours
Maintenance activity	Type of maintenance activity	0	Minor disturbance (e.g. possibility of contact when gaining access)
		1	Low disturbance (e.g. changing light bulbs in asbestos insulating board ceiling)
		2	Medium disturbance (e.g. lifting one or two asbestos insulating board ceiling tiles to access a valve)
		3	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	ACM unlikely to be disturbed for maintenance
		1	≤1 per year
		2	>1 per year
		3	>1 per month

Material Risk Assessment Score

Risk Category	Risk	Score Range	Fibre release potential
A	HIGH	Material Score 10 and above or Priority Score of 18-24	High risk with a high potential to release fibres if disturbed
B	MEDIUM	Material Score Between 7 and 9 or Priority Score of 12-17	Medium risk with a medium potential to release fibres if disturbed
C	LOW	Material Score Between 5 and 6 or Priority score of 9-11	Low risk with and having low potential to release fibres if disturbed
D	VERY LOW	Material Score 4 and below or Priority Score of less than 8	Very low risk with and having very low potential to release fibres if disturbed

9.0 Recommendations:

9.1 To comply with and ensure that the requirements of Section 2 and 3 of the Health and Safety at Work Act (as amended) 1974, the Management of Health and Safety at Work Regulations 1999, the Control of Asbestos Regulations 2012 and the Control of Substances Hazardous to Health 2002 are met, the following recommendations should be implemented:

9.2 Undertake suitable and sufficient Risk Assessments of identified asbestos containing materials against normal occupation and maintenance operations, in compliance with Regulations 3 of the Management of Health & Safety at Work Regulations 1999 and Regulation 6 of the Control of Asbestos Regulations 2012.

9.3 The findings of the survey be brought to the attention of those persons who are likely to come in contact with asbestos, in compliance with Section 2 and 3 of the Health and Safety at Work Act (as amended) 1974 and Regulation 10 of the Control of Asbestos Regulations 2012.

9.4 Implement an Asbestos Management Policy, Plan and review process in compliance with Regulation 4 of the Control of Asbestos Regulations 2012.

9.5 Instigate regular inspections, to record and update details of retained asbestos containing materials.

9.6 Review the arrangement under the management plan in accordance with Regulation 4 of the Control of Asbestos Regulations 2012.

9.7 During the course of the survey it may not have been possible to access all areas of the site. Details of areas requiring further access are identified within the Data Sheets of this report. In accordance with HSG264, asbestos has been presumed to be present within these areas and should be treated accordingly until further inspection and analysis of the building fabric and services proves otherwise.

9.8 Where asbestos debris or asbestos in poor condition has been found it is recommended that access is restricted and or controlled to these areas in accordance with Regulation 11 and Regulation 16 of the Control of Asbestos Regulations 2012.

9.9 If asbestos materials in poor condition have been identified, it is recommended that air monitoring is carried out within a number of areas where the ACM's are located in order to assess airborne fibre levels within adjacent occupied areas in relation to the clearance indicator, as documented by 'HSG248 The Analysts' Guide'.

9.10 All identified asbestos to be appropriately identified and subject to risk assessment, management, and re-inspection.

9.11 Site specific recommendations in respect to the location and condition of asbestos materials identified during the course of this inspection are detailed in the Survey Data Sheets and Asbestos Register. In considering the management of asbestos materials identified to date, these recommendations should be taken into consideration.

9.12 In accordance with the Control of Asbestos Regulations 2012 the removal of ACM's fall into one of the three categories below:

Licensed Asbestos Removal
Defined as any work which is undertaken on a friable asbestos product or which is likely to exceed the control limit of 0.1f/cm3. A licensed asbestos removal contractor must undertake this work and a 14-day notice must be given to the HSE prior to the commencement of the work.

Notifiable Non-Licensed Work
If work on an ACM causes the deterioration of the matrix material in which the asbestos fibres are firmly linked, then these works are Notifiable Non-Licensed Work (NNLW). Work of this type does not require an asbestos removal licence, but the company undertaking the work must have the following:
- Notification of the work to the relevant enforcing authority prior to the work commencing.
- Medical examinations to assess each workers' state of health to be carried out before any possible exposure to asbestos. Then re-examinations every three years.
- Insurance for working with asbestos containing materials.
- A register of work to be kept by the employer for each employee exposed to asbestos.

Non Notifiable Non-Licensed Work
Non-Licensed Work is defined as any work which involves short, non-continuous maintenance activities, during which only non-friable materials are removed. It can also involve the removal of non-friable materials for refurbishment purposes. However, work of this type is only applicable where the matrix material in which the asbestos fibres are firmly linked remains intact.
If a non-licensed contractor is appointed to undertake the removal works on the above materials, the following points must be adhered to:
- All operatives undertaking work on the material must have asbestos awareness training and practical asbestos training.

9.13 It is recommended that further intrusive investigations and sampling be carried out in accordance with HSG264, where any major refurbishment, maintenance, installation or similar activity may expose asbestos materials that have remained inaccessible during the survey. This should be as a refurbishmen t/ demolition survey as documented in HSG264.

9.14 The findings of this report should not be solely relied upon in obtaining costs for proposed asbestos abatement work. Any proposed abatement / removal of the asbestos should be undertaken against a detailed specification.

Appendix 1 – Asbestos Register – Results

Building	Floor	Location /Room	S,P,SP,AS Sample No	Product Type	Condition	Surface Treatment	Asbestos Type	Quantity	Accessibility	Material Score	Priority Score	Total PA risk assessment score	Recommendation
Flat 19, Block 1-40													
Flat 19, Block 1-40	1st	Shower Room 101, Textured coating to plasterboard ceiling.	S AE003083	Textured Coating	Good Condition	Completely Sealed	Chrysotile	4m²	Occasionally likely to be disturbed	2	6	8	Manage in-situ or remove if affected by works
Flat 19, Block 1-40	1st	Hall 102, Textured coating to plasterboard ceiling.	S AE003085	Textured Coating	Good Condition	Completely Sealed	Chrysotile	3m²	Occasionally likely to be disturbed	2	6	8	Manage in-situ or remove if affected by works
Flat 19, Block 1-40	1st	Airing Cupboard 103, Textured coating to plasterboard ceiling.	S AE003086	Textured Coating	Good Condition	Completely Sealed	Chrysotile	1m²	Occasionally likely to be disturbed	2	6	8	Manage in-situ or remove if affected by works
Flat 19, Block 1-40	1st	Bedroom 104, Textured coating to plasterboard ceiling.	S AE003087	Textured Coating	Good Condition	Completely Sealed	Chrysotile	12m²	Occasionally likely to be disturbed	2	7	9	Manage in-situ or remove if affected by works
Flat 19, Block 1-40	1st	Bedroom Cupboard 105, Textured coating to plasterboard ceiling.	S AE003088	Textured Coating	Good Condition	Completely Sealed	Chrysotile	1m²	Occasionally likely to be disturbed	2	6	8	Manage in-situ or remove if affected by works
Flat 19, Block 1-40	1st	Store 106, Textured coating to plasterboard ceiling.	S AE003089	Textured Coating	Good Condition	Completely Sealed	Chrysotile	2m²	Occasionally likely to be disturbed	2	6	8	Manage in-situ or remove if affected by works
Flat 19, Block 1-40	1st	Lounge 107, Textured coating to plasterboard ceiling.	S AE003091	Textured Coating	Good Condition	Completely Sealed	Chrysotile	12m²	Occasionally likely to be disturbed	2	6	8	Manage in-situ or remove if affected by works
Flat 19, Block 1-40	1st	Kitchen 108, Textured coating to plasterboard ceiling.	S AE003092	Textured Coating	Good Condition	Completely Sealed	Chrysotile	4m²	Occasionally likely to be disturbed	2	6	8	Manage in-situ or remove if affected by works

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Appendix 2 – Negative Register – Results

Building	Floor	Location /Room	S,P,SP,AS Sample No	Product Type	Condition	Surface Treatment	Asbestos Type	Quantity	Accessibility	Material Score	Priority Score	Total PA risk assessment score	Recommendation
Flat 19, Block 1-40													
Flat 19, Block 1-40	1st	Shower Room 101, Insulating board panels forming vertical riser boxing.	S AE003084	Insulating Board	N/A	N/A	No Asbestos detected	N/A	N/A	N/A	N/A	N/A	No further action required
Flat 19, Block 1-40	1st	Store 106, Insulating board panels forming vertical riser boxing.	S AE003090	Insulating Board	N/A	N/A	No Asbestos detected	N/A	N/A	N/A	N/A	N/A	No further action required

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Appendix 3 – Survey Data Sheets

Service Type	**Refurbishment Survey**		
Report Revision Number	**1**	**Surveyors**	**Dave Milton**
TEAMS Job Number	**J010997**	**Survey Date**	**12 Jun 2017**
Site Address:	**19 Llys Ben Bowen Thomas Gelligaled Road Ystrad Pentre CF41 7SB**	**Bulk Analysis Laboratory**	**Envirochem**
		Sample Analysis Date	**15 Jun 2017**

Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
12 Jun 2017	Dave Milton	Refurbishment Survey	1st	Chrysotile (1)
Building	**Room**	**Item**	**Quantity**	
Flat 19, Block 1-40	Shower Room 101	Textured coating to plasterboard ceiling.	4m²	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
AE003083 (S)	Textured Coating (1)	Completely Sealed (0)	Good Condition (0)	Occasionally likely to be disturbed (1)

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	1	Location	2	Number of occupants	1	Type of Maintenance	1
		Accessibility	1	Frequency of use	3	Frequency of maintenance	1
		Amount	1	Average Time	0		
Average Score	1	Average Score	2	Average Score	2	Average Score	1
Average of Priority	6						
Material Assessment Score	2						
Recommendation	Manage in-situ or remove if affected by works						
Surveyor comments	Please refer to Section 6.2 of this report and project desktop study (additional inspection required if going beyond suspect material).						

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
12 Jun 2017	Dave Milton	Refurbishment Survey	1st	No Asbestos Detected (0)
Building	**Room**	**Item**	**Quantity**	
Flat 19, Block 1-40	Shower Room 101	Insulating board panels forming vertical riser boxing.	2m²	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
AE003084 (S)	Insulating Board (0)	Surface Sealed (1)	Good Condition (0)	Occasionally likely to be disturbed (1)

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	N/A	Location	N/A	Number of occupants	N/A	Type of Maintenance	N/A
		Accessibility	N/A	Frequency of use	N/A	Frequency of maintenance	N/A
		Amount	N/A	Average Time	N/A		
Average Score	N/A	Average Score	N/A	Average Score	N/A	Average Score	N/A
Average of Priority	**N/A**						
Material Assessment Score	**N/A**						
Recommendation	No further action required						
Surveyor comments	Please refer to Section 6.2 of this report and project desktop study (additional inspection required if going beyond suspect material).						

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
12 Jun 2017	Dave Milton	Refurbishment Survey	1st	Chrysotile (1)
Building	**Room**	**Item**	**Quantity**	
Flat 19, Block 1-40	Hall 102	Textured coating to plasterboard ceiling.	3m²	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
AE003085 (S)	Textured Coating (1)	Completely Sealed (0)	Good Condition (0)	Occasionally likely to be disturbed (1)

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	1	Location	2	Number of occupants	1	Type of Maintenance	1
		Accessibility	1	Frequency of use	3	Frequency of maintenance	1
		Amount	1	Average Time	0		
Average Score	1	Average Score	2	Average Score	2	Average Score	1
Average of Priority	6						
Material Assessment Score	2						
Recommendation	Manage in-situ or remove if affected by works						
Surveyor comments	Please refer to Section 6.2 of this report and project desktop study (additional inspection required if going beyond suspect material).						

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
12 Jun 2017	Dave Milton	Refurbishment Survey	1st	Chrysotile (1)
Building	**Room**	**Item**	**Quantity**	
Flat 19, Block 1-40	Airing Cupboard 103	Textured coating to plasterboard ceiling.	1m²	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
AE003086 (S)	Textured Coating (1)	Completely Sealed (0)	Good Condition (0)	Occasionally likely to be disturbed (1)

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	1	Location	2	Number of occupants	1	Type of Maintenance	1
		Accessibility	1	Frequency of use	3	Frequency of maintenance	1
		Amount	1	Average Time	0		
Average Score	1	Average Score	2	Average Score	2	Average Score	1
Average of Priority	6						
Material Assessment Score	2						
Recommendation	Manage in-situ or remove if affected by works						
Surveyor comments	Please refer to Section 6.2 of this report and project desktop study (additional inspection required if going beyond suspect material).						

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Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
12 Jun 2017	Dave Milton	Refurbishment Survey	1st	Chrysotile (1)
Building	**Room**	**Item**	**Quantity**	
Flat 19, Block 1-40	Bedroom 104	Textured coating to plasterboard ceiling.	12m²	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
AE003087 (S)	Textured Coating (1)	Completely Sealed (0)	Good Condition (0)	Occasionally likely to be disturbed (1)

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	1	Location	2	Number of occupants	1	Type of Maintenance	1
		Accessibility	1	Frequency of use	3	Frequency of maintenance	1
		Amount	2	Average Time	3		
Average Score	1	Average Score	2	Average Score	3	Average Score	1
Average of Priority	7						
Material Assessment Score	2						
Recommendation	Manage in-situ or remove if affected by works						
Surveyor comments	Please refer to Section 6.2 of this report and project desktop study (additional inspection required if going beyond suspect material).						

KEY:

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Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
12 Jun 2017	Dave Milton	Refurbishment Survey	1st	Chrysotile (1)
Building	**Room**	**Item**	**Quantity**	
Flat 19, Block 1-40	Bedroom Cupboard 105	Textured coating to plasterboard ceiling.	1m²	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
AE003088 (S)	Textured Coating (1)	Completely Sealed (0)	Good Condition (0)	Occasionally likely to be disturbed (1)

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	1	Location	2	Number of occupants	1	Type of Maintenance	1
		Accessibility	1	Frequency of use	3	Frequency of maintenance	1
		Amount	1	Average Time	0		
Average Score	1	Average Score	2	Average Score	2	Average Score	1
Average of Priority	6						
Material Assessment Score	2						
Recommendation	Manage in-situ or remove if affected by works						
Surveyor comments	Please refer to Section 6.2 of this report and project desktop study (additional inspection required if going beyond suspect material).						

KEY:

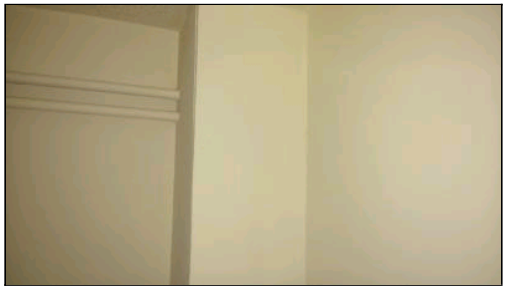
S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
12 Jun 2017	Dave Milton	Refurbishment Survey	1st	Chrysotile (1)
Building	**Room**	**Item**	**Quantity**	
Flat 19, Block 1-40	Store 106	Textured coating to plasterboard ceiling.	2m²	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
AE003089 (S)	Textured Coating (1)	Completely Sealed (0)	Good Condition (0)	Occasionally likely to be disturbed (1)

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	1	Location	2	Number of occupants	1	Type of Maintenance	1
		Accessibility	1	Frequency of use	3	Frequency of maintenance	1
		Amount	1	Average Time	0		
Average Score	1	Average Score	2	Average Score	2	Average Score	1
Average of Priority	6						
Material Assessment Score	2						
Recommendation	Manage in-situ or remove if affected by works						
Surveyor comments	Please refer to Section 6.2 of this report and project desktop study (additional inspection required if going beyond suspect material).						

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample



Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
12 Jun 2017	Dave Milton	Refurbishment Survey	1st	No Asbestos Detected (0)
Building	**Room**	**Item**	**Quantity**	
Flat 19, Block 1-40	Store 106	Insulating board panels forming vertical riser boxing.	2m²	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
AE003090 (S)	Insulating Board (0)	Surface Sealed (1)	Good Condition (0)	Occasionally likely to be disturbed (1)

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	N/A	Location	N/A	Number of occupants	N/A	Type of Maintenance	N/A
		Accessibility	N/A	Frequency of use	N/A	Frequency of maintenance	N/A
		Amount	N/A	Average Time	N/A		
Average Score	N/A	Average Score	N/A	Average Score	N/A	Average Score	N/A
Average of Priority	**N/A**						
Material Assessment Score	**N/A**						
Recommendation	No further action required						
Surveyor comments	Please refer to Section 6.2 of this report and project desktop study (additional inspection required if going beyond suspect material).						

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
12 Jun 2017	Dave Milton	Refurbishment Survey	1st	Chrysotile (1)
Building	**Room**	**Item**	**Quantity**	
Flat 19, Block 1-40	Lounge 107	Textured coating to plasterboard ceiling.	12m²	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
AE003091 (S)	Textured Coating (1)	Completely Sealed (0)	Good Condition (0)	Occasionally likely to be disturbed (1)

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	1	Location	2	Number of occupants	1	Type of Maintenance	1
		Accessibility	1	Frequency of use	3	Frequency of maintenance	1
		Amount	2	Average Time	2		
Average Score	1	Average Score	2	Average Score	2	Average Score	1
Average of Priority	6						
Material Assessment Score	2						
Recommendation	Manage in-situ or remove if affected by works						
Surveyor comments	Please refer to Section 6.2 of this report and project desktop study (additional inspection required if going beyond suspect material).						

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
12 Jun 2017	Dave Milton	Refurbishment Survey	1st	Chrysotile (1)
Building	**Room**	**Item**	**Quantity**	
Flat 19, Block 1-40	Kitchen 108	Textured coating to plasterboard ceiling.	4m²	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
AE003092 (S)	Textured Coating (1)	Completely Sealed (0)	Good Condition (0)	Occasionally likely to be disturbed (1)

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	1	Location	2	Number of occupants	1	Type of Maintenance	1
		Accessibility	1	Frequency of use	3	Frequency of maintenance	1
		Amount	1	Average Time	0		
Average Score	1	Average Score	2	Average Score	2	Average Score	1
Average of Priority	6						
Material Assessment Score	2						
Recommendation	Manage in-situ or remove if affected by works						
Surveyor comments	Please refer to Section 6.2 of this report and project desktop study (additional inspection required if going beyond suspect material).						

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Appendix 4 - Non-Asbestos Materials Register

Building	Floor	Room No:	Room Type	Item
Flat 19, Block 1-40				
Flat 19, Block 1-40	1st Floor	101	Shower Room	Part ceramic tiled plaster to breeze block walls, ceramic cistern, plastic and metal pipes within ceramic tiled clad timber boxing, plastic soil pipe within timber boxing behind toilet, fixed live extractor fan unit to wall, timber door, concrete floor beneath non-suspect blue vinyl sheeting.
Flat 19, Block 1-40	1st Floor	102	Hall	Plaster to breeze block walls, fixed plasterboard boxing to ceiling housing vent tubing from bathroom (will not be disturbed by works), timber doors, non-suspect electric fuse box, concrete floor beneath brown carpet.
Flat 19, Block 1-40	1st Floor	103	Airing Cupboard	Plaster to breeze block walls, non-suspect filter in timber door, concrete floor beneath brown carpet.
Flat 19, Block 1-40	1st Floor	104	Bedroom	Plaster to breeze block walls, timber door, concrete floor beneath beige carpet, metal radiator, UPVC window and cill.
Flat 19, Block 1-40	1st Floor	105	Bedroom Cupboard	Plaster to breeze block walls, timber door, concrete floor beneath brown carpet.
Flat 19, Block 1-40	1st Floor	106	Store	Plaster to breeze block walls, fixed plasterboard boxing to ceiling housing vent tubing from bathroom (will not be disturbed by works), non-suspect filter in timber door, concrete floor beneath brown carpet and non-suspect beige vinyl sheeting.
Flat 19, Block 1-40	1st Floor	107	Lounge	Plaster to breeze block walls, timber doors, concrete floor beneath brown carpet and non-suspect beige vinyl sheeting, metal radiator, fixed plasterboard boxing housing vent tube from shower room (will not be disturbed by works), UPVC window and cill.
Flat 19, Block 1-40	1st Floor	108	Kitchen	Part ceramic tiled plaster to breeze block walls, timber door, concrete floor beneath non-suspect beige vinyl sheeting, fixed plaster boxing housing vent tube from shower room (will not be disturbed by works), UPVC window and cill, fixed live extractor fan unit to wall, non-suspect sink pad.

Appendix 5 – Analysis Certificate(s)

ENVIROCHEM
Analytical Laboratories Ltd.
12 The Gardens
Broadcut, Fareham
Hampshire
PO16 8SS

1227
Tel: (01329) 287777
Fax: (01329) 287755
www.envirochem.co.uk
office@envirochem.co.uk

Our Ref: J122857 FI: 10
Your Ref: J010997
Date: 15/06/2017

Asbestos Fibre Identification Report

Client: Kovia Asbestos Management Consultancy
4th Floor, Salt Quay House, 6 North East Quay, Sutton Harbour, Plymouth, PL4 0HP

Site Address: 19 Llys Ben Bowen Thomas, Gelligaled Road, Ystrad, Pentre, CF41 7SB

Sampled By: Kovia Asbestos Management Consultancy

Date sampled/received: 14th June 2017

Date analysed: 15th June 2017

Analyst/s: Magdalena Jackson

Analysis Location: 12 The Gardens, Broadcut, Fareham, Hampshire, PO16 8SS

ANALYTICAL PROCEDURE

Fibre identification was carried out in accordance with the documented `in-house' methods based on the HSE Guidance Note HSG 248. These employed stereo microscopy, polarized microscopy and dispersion staining techniques.

RESULTS

Sample No.	Sample Ref.	Location	Asbestos Detected	Asbestos Type
AE003083	BS423133	1st Floor, Shower Room, Textured coating	Yes	Chrysotile
AE003084	BS423134	1st Floor, Shower Room, Insulating board	No	
AE003085	BS423135	1st Floor, Hall, Textured coating	Yes	Chrysotile
AE003086	BS423136	1st Floor, Airing Cupboard, Textured coating	Yes	Chrysotile

NOTES:
1. Sample(s) were examined for the presence of 6 types of asbestos fibres: crocidolite (blue), amosite (brown), chrysotile (white), anthophyllite, actinolite and tremolite.
2. Samples collected by the client are evaluated using information provided by the client. For samples collected by the client the date of receipt is deemed to be the same as the date sampled.
3. Envirochem is a UKAS accredited laboratory for sampling and identification of asbestos containing materials.
4. Comments, observations and opinions are outside the scope of UKAS accreditation.
5. The analytical method in the HSG248 does not quantify the amount of asbestos present, therefore UKAS accreditation does not permit quantification.
6. If, during fibre identification, only 1 or 2 fibres are seen and identified as asbestos, then the term 'trace asbestos identified' is used.

SIGNATURE: M Jackson Authorised signatory PRINT NAME: Magdalena Jackson

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Analytical Laboratories Ltd.
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Hampshire
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Your Ref: J010997
Date: 15/06/2017

Asbestos Fibre Identification Report

Client: Kovia Asbestos Management Consultancy
4th Floor, Salt Quay House, 6 North East Quay, Sutton Harbour, Plymouth, PL4 0HP

Site Address: 19 Llys Ben Bowen Thomas, Gelligaled Road, Ystrad, Pentre, CF41 7SB

Sampled By: Kovia Asbestos Management Consultancy

Date sampled/received: 14th June 2017

Date analysed: 15th June 2017

Analyst/s: Magdalena Jackson

Analysis Location: 12 The Gardens, Broadcut, Fareham, Hampshire, PO16 8SS

ANALYTICAL PROCEDURE

Fibre identification was carried out in accordance with the documented `in-house' methods based on the HSE Guidance Note HSG 248. These employed stereo microscopy, polarized microscopy and dispersion staining techniques.

RESULTS

Sample No.	Sample Ref.	Location	Asbestos Detected	Asbestos Type
AE003087	BS423137	1st Floor, Bedroom, Textured coating	Yes	Chrysotile
AE003088	BS423138	1st Floor, Bedroom Cupboard, Textured coating	Yes	Chrysotile
AE003089	BS423139	1st Floor, Store, Textured coating	Yes	Chrysotile
AE003090	BS423140	1st Floor, Store, Insulating board	No	

NOTES:
1. Sample(s) were examined for the presence of 6 types of asbestos fibres: crocidolite (blue), amosite (brown), chrysotile (white), anthophyllite, actinolite and tremolite.
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SIGNATURE: M Jackson Authorised signatory PRINT NAME: Magdalena Jackson

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Date: 15/06/2017

Asbestos Fibre Identification Report

Client: Kovia Asbestos Management Consultancy
4th Floor, Salt Quay House, 6 North East Quay, Sutton Harbour, Plymouth, PL4 0HP

Site Address: 19 Llys Ben Bowen Thomas, Gelligaled Road, Ystrad, Pentre, CF41 7SB

Sampled By: Kovia Asbestos Management Consultancy

Date sampled/received: 14th June 2017

Date analysed: 15th June 2017

Analyst/s: Magdalena Jackson

Analysis Location: 12 The Gardens, Broadcut, Fareham, Hampshire, PO16 8SS

ANALYTICAL PROCEDURE

Fibre identification was carried out in accordance with the documented `in-house' methods based on the HSE Guidance Note HSG 248. These employed stereo microscopy, polarized microscopy and dispersion staining techniques.

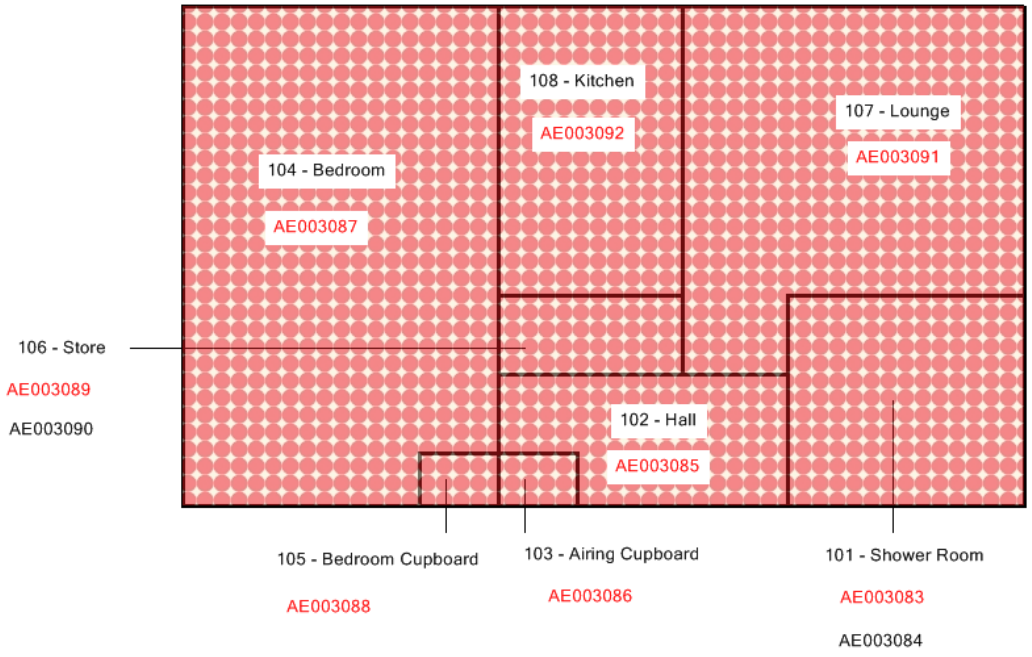
RESULTS

Sample No.	Sample Ref.	Location	Asbestos Detected	Asbestos Type
AE003091	BS423141	1st Floor, Lounge, Textured coating	Yes	Chrysotile
AE003092	BS423142	1st Floor, Kitchen, Textured coating	Yes	Chrysotile

NOTES:
1. Sample(s) were examined for the presence of 6 types of asbestos fibres: crocidolite (blue), amosite (brown), chrysotile (white), anthophyllite, actinolite and tremolite.
2. Samples collected by the client are evaluated using information provided by the client. For samples collected by the client the date of receipt is deemed to be the same as the date sampled.
3. Envirochem is a UKAS accredited laboratory for sampling and identification of asbestos containing materials.
4. Comments, observations and opinions are outside the scope of UKAS accreditation.
5. The analytical method in the HSG248 does not quantify the amount of asbestos present, therefore UKAS accreditation does not permit quantification.
6. If, during fibre identification, only 1 or 2 fibres are seen and identified as asbestos, then the term 'trace asbestos identified' is used.

SIGNATURE: M Jackson Authorised signatory PRINT NAME: Magdalena Jackson

Appendix 6 – Plans



Plan Key:

Positive or Strongly Presumed Asbestos in area / room

No Access within or to area / room

Client: Wales & West Housing
Site: 19 Llys Ben Bowen Thomas Building: Flat 19, Block 1-40
Floor: 1st Floor
UPRN No: 6455

KOVIA