

Communal areas - Maes Trisant, Green Lane, Pontyclun.				Survey Type >		Update Asbestos Survey		Initial Survey Date(s) >						10/07/2025								
2220AS1700				Register Type >		Final		Risk ratings						Management Action								
Report Section	Extrapolated from Site Ref	UPRN (if applicable)	Lab Ref	Site Ref	Area or room	Position	Component description	Material	Asbestos ID	Extent / approx quantity	** Accessibility	** Damage	** Surface treatment	Asbestos type (1 = Chrysotile, 2 = Amosite, 3 = Crocidolite)	Total Material Risk rating "A"	Total Priority Risk rating "B" - Score breakdown available on request	Total Risk Rating "A+B"	 Recommendation	Last date ACM inspected	Last date ACM modified	Note	Licensed work?
A			J32956 7- JZ0011 02	2220AS17 00-001	Ground floor - (019) Corridor	Ceiling	Textured coating to plasterboard ceiling	Textured coatings & joint compound	Positive asbestos sample	60SM	1	0	1	1	3	5	8	Record, manage & monitor	10/07/25			No*
A			J32956 7- JZ0011 05	2220AS17 00-002	First floor - (033) Lobby	Ceiling	Textured coating to plasterboard ceiling	Textured coatings & joint compound	Positive asbestos sample	24SM	1	0	1	1	3	5	8	Record, manage & monitor	10/07/25			No*
A			J32956 7- JZ0011 08	2220AS17 00-003	External - (038) Boiler Room	Pipework	Gasket to gas pipe flange	Textiles - Gaskets & washers	Positive asbestos sample	1No	0	0	0	1	3	1	4	Record, manage & monitor	10/07/25			No
A			J32956 7- JZ0011 09	2220AS17 00-004	External - (040) Gas Intake Room	Pipework	Gasket to pipe flange	Textiles - Gaskets & washers	Positive asbestos sample	2SM	0	0	0	1	3	1	4	Record, manage & monitor	10/07/25			No
B	2220 AS17 00- 001			2220AS17 00-007	Ground floor - (020) Entrance	Ceiling	Textured coating to plasterboard ceiling	Textured coatings & joint compound	Strong presumption (extrapolation)	1No	1	0	1	1	3	4	7	Record, manage & monitor	10/07/25			No*
C				2220AS17 00-005	Basement 1 - (004) Lift Shaft	Ceiling	Insulation board ceiling panels to shaft	Insulating board	Presumption	6SM	0	0	0	2	4	1	5	Record, manage & monitor	10/07/25			Yes
C				2220AS17 00-006	(005) Lift Shaft	Ceiling	Insulation board ceiling panels	Insulating board	Presumption	6SM	0	0	0	2	4	1	5	Record, manage & monitor	10/07/25			Yes
C				2220AS17 00-008	Roof void - (034) Loft	Pipework	Gaskets to pipe flanges	Textiles - Gaskets & washers	Presumption	4No	0	0	0	1	3	1	4	Record, manage & monitor	10/07/25			No
C				2220AS17 00-009	(048) External	Roof	Cement board ridge tiles	Cement - Fully comp flat sheet, tiles, slates & boards	Presumption	40LM	0	0	0	3	5	1	6	Record, manage & monitor	10/07/25			No*
H				2220AS17 00-010	Basement 1 - (001) Former Laundry	Within	No access	NA (no access)	Discounted material (not sampled)	1No	NA	NA	NA	NA	NA	NA	NA	No action not an ACM	10/07/25		Now accessed, no suspect ACMs identified.	