

# KOVIA<sup>®</sup>

## Asbestos Consultancy

+44(0)1752 875 642

kovia.co.uk

info@kovia.co.uk

## Asbestos Management Survey with Targeted Refurbishment Survey

25 Cyncoed  
Ynysybwl  
Pontypridd  
Mid Glamorgan  
CF373PL  
UPRN: 007930



Kovia Ltd  
1 Davy Road  
Derriford  
Plymouth  
PL6 8BX



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## 1.0 Executive summary:



Asbestos Containing Materials (ACMs) that have been identified during this Management Survey with Targeted Refurbishment Survey and the specific areas in which they are located are categorised below, in order of risk, according to the combined Material Assessment (MA) and Priority Assessment (PA) risk scores, produced by Kovia in consultation with the duty-holder / client (using the scoring algorithm guidance provided within HSG227).

### HIGH RISK MATERIALS - Combined MA+PA score of 19-24

ACMs in poor condition, often including associated asbestos debris and contamination, have been identified within the following areas listed in the table below. It is recommended that a full Risk Assessment be undertaken by the client to ensure that Regulations 4, 7, 10, 11 and 16 of the Control of Asbestos Regulations 2012 are complied with.

Building	Floor	Room	Description	Material	Risk assessment Score	Recommendations
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There were no results found.

### MEDIUM RISK MATERIALS - Combined MA+PA score of 13-18

Unsealed or damaged ACMs, identified during this survey, are listed in the table below. In accordance with Regulation 7 of the Control of Asbestos Regulations 2012, it is recommended that; in the areas due for refurbishment, work to 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. Unsealed or damaged ACMs in areas not due for refurbishment or heavy maintenance, that are to be left in-situ, must be remediated e.g. through encapsulation, and a management policy and plan implemented to manage them safely.

Building	Floor	Room	Description	Material	Risk assessment Score	Recommendations
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There were no results found.

## 1.0 Executive summary:



### LOW RISK MATERIALS - Combined MA+PA score of 12 or less

The following ACMs, that are in good condition, have been identified during this survey and are listed in the table below. In accordance with Regulation 7 of the Control of Asbestos Regulations 2012, it is recommended that; in the areas due for refurbishment, work to remove these materials is undertaken as a priority. A management policy and plan must be implemented to manage any ACMs that are outside the refurbishment area and are to be left in-situ. Such remaining ACMs may require labelling and the condition of these materials re-inspected at regular intervals e.g. 12-months. Where licensable ACMs have been identified, then the re-inspection frequency may be increased.

Building	Floor	Room	Description	Material	Risk assessment Score	Recommendations
Flat 25, Block 25-28						
Flat 25, Block 25-28	Ground	Hall G01	Textured coating to concrete ceiling	Textured Coating	LOW (3 + 6)	Manage and re-inspect
Flat 25, Block 25-28	Ground	Hall G01	Bitumen adhesive residue to concrete floor beneath beige vinyl tiles	Bituminous material	LOW (3 + 6)	Manage in-situ or remove if affected by works
Flat 25, Block 25-28	Ground	Hall G01	Dark brown vinyl tile debris to concrete floor	Well Bound Material	LOW (5 + 6)	Remove
Flat 25, Block 25-28	Ground	Toilet G02	Textured coating to concrete ceiling	Textured Coating	LOW (3 + 6)	Manage and re-inspect
Flat 25, Block 25-28	Ground	Toilet G02	Bitumen adhesive residue to concrete floor	Bituminous material	LOW (3 + 4)	Manage in-situ or remove if affected by works
Flat 25, Block 25-28	Ground	Bathroom G03	Textured coating to concrete ceiling	Textured Coating	LOW (3 + 6)	Manage and re-inspect
Flat 25, Block 25-28	Ground	Bathroom G03	Beige vinyl tiles and bitumen adhesive to concrete floor	Well Bound Material	LOW (3 + 4)	Manage in-situ or remove if affected by works
Flat 25, Block 25-28	Ground	Boiler Cupboard G04	Textured coating to concrete ceiling	Textured Coating	LOW (3 + 5)	Manage and re-inspect
Flat 25, Block 25-28	Ground	Boiler Cupboard G04	Brown vinyl tiles and bitumen adhesive to concrete floor	Well Bound Material	LOW (5 + 5)	Remove
Flat 25, Block 25-28	Ground	Understairs Cupboard G05	Textured coating to concrete ceiling	Textured Coating	LOW (3 + 5)	Manage and re-inspect

Building	Floor	Room	Description	Material	Risk assessment Score	Recommendations
Flat 25, Block 25-28	Ground	Understairs Cupboard G05	Brown vinyl tiles and bitumen adhesive to concrete floor	Well Bound Material	LOW (3 + 5)	Manage and re-inspect
Flat 25, Block 25-28	Ground	Bedroom 1 G06	Textured coating to concrete ceiling	Textured Coating	LOW (3 + 7)	Manage and re-inspect
Flat 25, Block 25-28	Ground	Bedroom 1 G06	Bitumen adhesive residue to concrete floor beneath beige vinyl tiles	Bituminous material	LOW (3 + 6)	Manage and re-inspect
Flat 25, Block 25-28	Ground	Bedroom 2 G07	Textured coating to concrete ceiling	Textured Coating	LOW (3 + 7)	Manage and re-inspect
Flat 25, Block 25-28	Ground	Bedroom 2 G07	Bitumen adhesive residue to concrete floor	Bituminous material	LOW (3 + 8)	Encapsulate or repair
Flat 25, Block 25-28	Ground	Cupboard G08	Textured coating to concrete ceiling	Textured Coating	LOW (2 + 5)	Manage and re-inspect
Flat 25, Block 25-28	Ground	Cupboard G08	Brown vinyl tiles and bitumen adhesive to concrete floor	Well Bound Material	LOW (3 + 5)	Manage and re-inspect
Flat 25, Block 25-28	Ground	Cupboard G09	Textured coating to concrete ceiling	Textured Coating	LOW (2 + 5)	Manage and re-inspect
Flat 25, Block 25-28	Ground	Cupboard G09	Brown vinyl tiles and bitumen adhesive to concrete floor	Well Bound Material	LOW (2 + 5)	Manage and re-inspect
Flat 25, Block 25-28	Ground	Kitchen G10	Textured coating to concrete ceiling	Textured Coating	LOW (3 + 6)	Manage and re-inspect

Building	Floor	Room	Description	Material	Risk assessment Score	Recommendations
Flat 25, Block 25-28	Ground	Kitchen G10	Presumed vinyl tiles to concrete floor beneath fixed non-suspect blue vinyl flooring	Reinforced Composite	LOW (3 + 4)	Inspection required
Flat 25, Block 25-28	Ground	Lounge G11	Textured coating to concrete ceiling	Textured Coating	LOW (2 + 6)	Manage and re-inspect
Flat 25, Block 25-28	Ground	Lounge G11	Presumed vinyl tiles to concrete floor beneath fixed laminate flooring	Reinforced Composite	LOW (3 + 5)	Inspection required

## 1.0 Executive summary:



### NO ACCESS AREAS - PRESUMED ASBESTOS

In accordance with 'HSG264 - Asbestos: The survey guide', ACMs have been presumed as being present to the following areas, as access could not be gained at the time of the survey. In areas due for refurbishment, an interim management policy and plan may be required, to identify that these areas require further inspection, if the period between survey and refurbishment is significant e.g. more than three months. No access areas will require intrusive inspection prior to the commencement of any refurbishment works.

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

### Building Notes:

Internal notes: N/A

External notes: N/A

## 2.0 Contract Review:



Name and address of site:	25 Cyncoed, Ynysybwl, Pontypridd, Mid Glamorgan		
Name and address of client:	Wales & West Housing, Head Office, Archway House, 77 Parc Ty Glas, Llanishen, Cardiff		
Client contact:	David Lewis		
Type of survey:	Management Survey with part Refurbishment/Demolition (MA and PA)		
Date of survey:	4 Aug 2021		
Report revision number:	1		
TEAMS internal job number:	J035627		
Lead surveyor[s]:	Dave Milton	Signature:	
Additional site personnel:	None recorded		
Technically reviewed by:	David Young	Signature:	
Report issue date:	11 Aug 2021		

## 3.0 Introduction & Objectives:



Kovia received an order of confirmation to undertake an Asbestos Management Survey with Targeted Refurbishment Survey from Wales & West Housing. This order has been accepted on the basis of the original quotation and the Kovia Terms & Conditions of business.

The order relates to an 'Asbestos Management Survey with Targeted Refurbishment Survey' of:

25 Cyncoed  
Ynysybwl  
Pontypridd  
Mid Glamorgan  
CF373PL

The survey was carried out by Dave Milton.

The type of inspection selected / requested by the client was a Management Survey with Targeted Refurbishment Survey (MA+PA).

The reason for selecting this survey is to enable the client to manage the risks from retained ACMs in their premises whilst providing information for the removal of asbestos prior to contractors undertaking work in the targeted refurbishment areas.

The survey has included the completion of Priority Assessment scoring in accordance with HSG227. This Priority Assessment was completed using an agreed methodology with the duty-holder and their representatives.

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

### Purpose of Survey

The purpose of an Asbestos Management Survey with Targeted Refurbishment Survey is to identify all ACMs in the area where the refurbishment is to take place, as reasonably practicable, through fully intrusive and destructive inspection techniques, in order to facilitate asbestos removal prior to the commencement of works. It provides sufficient information for an asbestos register to be generated in accordance with HSG264 so that the duty-holder can remove the identified ACMs in accordance with Regulation 7 of the Control of Asbestos Regulations 2012 (CAR 2012) whilst also enabling a suitable management plan to be implemented, in accordance with Regulation 4 of the Control of Asbestos Regulations 2012 (CAR 2012), to help the duty-holder manage retained asbestos in the premises.

### Aim of Survey

The aim of the survey was to:

1. Locate all ACMs (including within the building fabric, in the refurbishment areas), as far as reasonable practicable, prior to the works.
2. Identify and record the product type, extent of damage, surface treatment and asbestos type of known or presumed ACMs (MA).
3. Determine and record the asbestos type, based on sampling or by making a presumption based on product type and appearance.
4. Inspect and record information on the location, accessibility, extent, human exposure potential and maintenance of known or presumed ACMs (PA).

## 3.0 Introduction & Objectives (Cont):

### - Type of Survey



#### 3.4 Type of Survey – Management Survey with Targeted Refurbishment Survey

The management element of this survey is required to locate, as far as is reasonably practicable, the presence, condition and extent of any suspect ACMs in the building which could be damaged or disturbed during normal occupancy, including light, foreseeable maintenance and installation in order to ensure continued management of any ACMs in-situ. Management survey techniques will involve minor intrusive work and some disturbance. The extent of the intrusion will vary between premises and depend on what is reasonably practicable for individual properties; such as the type of building and nature of construction.

The targeted refurbishment element of this survey is intended to locate all ACMs within the areas proposed to undergo refurbishment or heavy maintenance works. It is disruptive, fully intrusive and involves destructive inspection techniques that penetrate the building structure extensively. This involves breaking into floors, through walls, into wall voids, ceilings, claddings and boxings, as necessary, to gain access to all areas, including the inner fabric of the building. The refurbishment element is designed to be used to help the tendering process under CDM, and should be used to start generating a detailed specification for tendering the removal of ACMs from the building, prior to the commencement of works. Kovia recommends that the removal contractor(s) should attend site themselves to confirm the quantities and location of asbestos to be removed prior to costings.

All areas have been accessed as far as is reasonably practicable. Any areas that were not possible to access at the time of the survey have been presumed to contain asbestos and documented within this report. This survey involved sampling and analysis to confirm the presence or absence of ACMs, however, presumptions may have also been used within this report to presume or strongly presume the presence of ACMs.

Each ACM identified within this survey includes both a Material Assessment and Priority Assessment score, the combination of which provides a risk score (please see section 1.0 Executive Summary) for the confirmed or presumed ACM, providing the duty-holder with a guide for the priority of managing their ACMs.

## 4.0 Desk Top Review & 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, was provided by David Lewis as the client / client representative and recorded on the Kovia Pre-start Form.

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

25 Cyncoed  
Ynysybwll  
Pontypridd  
Mid Glamorgan  
CF373PL

**Building Designation:** Flat 25, Block 25-28

**Building Description:** Two bedroom, ground floor flat within a two storey, purpose-built, residential block.

**Age of Building:** Late twentieth century.

**Construction Type:** Traditional part-rendered brick/blockwork and concrete construction with a pitched, tiled roof.

**Scope of Works:** The intrusive and targeted Refurbishment Survey inspections were carried out to the floor in the hallway, the bathroom and WC, whilst an Asbestos Management Survey was carried out to all other internal areas of the property.

**Exclusions:** The following areas were excluded from the survey: All communal and external areas of the associated block.

Where information was provided regarding the presence of known or presumed ACMs, 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 or biological hazards.

An appropriate exchange of information has occurred between David Lewis 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 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, has been recorded in the planning document and was used to define the scope of the survey.

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

All suspect fibrous materials and items will be sampled during the survey, where possible, unless, in the surveyors professional opinion, these items can be safely regarded as non-suspect e.g. timber, wallpaper, man-made mineral fibre (MMMMF). Such non-asbestos items will be listed within Appendix 4 of this report. Samples of all thermoplastic floor coverings will be taken unless, in the surveyors professional opinion, such items can be safely excluded. All textured coatings and novel bituminous materials will be sampled.

Areas that could not be accessed are presumed to have ACMs present until proven otherwise. Each area requiring further inspection is documented within the Executive Summary (No Access Areas). Inaccessible areas are also shown on the plan drawings (Appendix 6).

Materials that could not be accessed safely at the time of the survey, e.g. high-level soffits, will be presumed to be ACMs, 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 'Sample No' box as an 'As sample no. (SP)' within the Survey Data Sheets (Appendix 3) and referenced against the original sampled material.

Kovia surveyors make every attempt to avoid causing damage during refurbishment surveys, whilst attempting to identify possible ACMs. Minor repairs will be made accordingly 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 client's 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 ACMs present until proven otherwise.

Non-fibrous materials and items known not to contain asbestos (e.g. blockwork, plaster, plasterboard, plastics and non-textured paints) will not be sampled during the survey unless the surveyor suspects that these materials have been contaminated with asbestos from other sources or unless specifically requested by the client. Such non-suspect items that fall within the survey scope will still be recorded in Appendix 4.

Items of older electrical equipment, that could not be inspected to determine if ACMs were present, have been presumed to contain asbestos, unless, in the surveyors professional opinion, such items could be reliably excluded.

## 6.0 Exclusions & Caveats:



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

Access to internal wall linings and general cavities was restricted in non-refurbishment areas to avoid excessive damage to surface finishes.

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 Survey Data Sheets of this report (Appendix 3). In accordance with HSG264, 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 essential that further intrusive inspection and sampling be carried out where site refurbishment, maintenance, or similar may disturb ACMs that have remained inaccessible during this survey. This should be a Refurbishment or Demolition Survey, as described in HSG264.

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.

Textured Coatings such as "Artex" may contain a trace quantity of Chrysotile asbestos. Due to this low asbestos content, applications of this product may be non-homogenous and may elicit both positive and negative samples. Where both positive and negative samples are obtained the client should presume that the textured coating contains Chrysotile throughout even though a non-detected result has been obtained.

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 ACMs was not required at the time of the survey.

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 & Analysis:



7.1 The objective 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 Kovia procedures, following guidelines detailed in 'HSG264 Asbestos: The survey guide'. The quantity of samples taken will be safely minimised by utilising the ability to 'strongly presume'. Materials that are 'strongly presumed' to be similar to a material that has already been sampled will be recorded in the 'Sample No' box as an 'As sample no. (SP)' within the Survey Data Sheets (Appendix 3) and referenced against the original sampled material.

7.3 Bulk samples are returned to a UKAS-accredited bulk analysis laboratory with the appropriate sample / report reference numbers. If 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 Kovia's approved laboratories' in-house methods and ISO 17025 UKAS accreditation. 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 5 of this report – Analysis Certificate(s)

### 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 Asbestos Register (Appendix 1), Negative Register (Appendix 2), Survey Data Sheets (Appendix 3) and Non-Asbestos Materials Register (Appendix 4). Where ACMs have been identified or presumed to be present then a Material Risk Assessment Algorithm and a Priority Risk Assessment Algorithm has been used, as detailed in HSG264 (reproduced in the tables below).

8.2 Within the Survey Data Sheets (Appendix 3), the individual scores in brackets, for each sample variable, are added together to form the final Material Risk Assessment (MA) score. The Priority Risk Assessment (PA) scores are averaged and totalled, appearing directly above the MA total 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
<b>Normal occupant activity</b>	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
<b>Likelihood of disturbance</b>	Location	0	Outdoors
		1	Large rooms or well ventilated areas
		2	Rooms up to 100m <sup>2</sup>
	Accessibility	3	Confined spaces
		0	Usually inaccessible or unlikely to be disturbed
	Extent/amount	1	Occasionally likely to be disturbed
2		Easily disturbed	
3		Routinely disturbed	
<b>Human exposure potential</b>	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
	Average time area is in use	3	Daily
		0	<1 hour
		1	>1 to <3 hours
		2	>3 to <6 hours
		3	>6 hours
<b>Maintenance activity</b>	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)
	Frequency of maintenance activity	3	High disturbance (e.g. removing a number of asbestos insulating board ceiling tiles to replace a valve or for re-cabling)
		0	ACM unlikely to be disturbed for maintenance
		1	≤1 per year
	2	>1 per year	
	3	>1 per month	

**Combined Material & Priority Risk Assessment Score**

Risk Category	Risk	Score Range	Fibre release potential
A	HIGH	Combined MA+PA score of 19-24	High risk with a high potential to release fibres if disturbed
B	MEDIUM	Combined MA+PA score of 13-18	Medium risk with a medium potential to release fibres if disturbed
C	LOW	Combined MA+PA score of 9-12	Low risk with a low potential to release fibres if disturbed
D	VERY LOW	Combined MA+PA score of 8 or less	Very low risk with a 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 Asbestos Management Plan (AMP) 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 Survey Data Sheets (Appendix 3) 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 ACMs 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 is to be appropriately identified and subject to risk assessment, removal / management and re-inspection, as necessary.

9.11 Site-specific recommendations in respect to the location and condition of ACMs identified during the course of this inspection are detailed in the Survey Data Sheets (Appendix 3) and Asbestos Register (Appendix 1). 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 ACMs 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/cm<sup>3</sup>. 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 submitted 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 done as a Refurbishment or 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 25, Block 25-28													
Flat 25, Block 25- 28	Ground	Hall G01, Textured coating to concrete ceiling	S BF000302	Textured Coating	Low Damage	Completely Sealed	Chrysotile	8m <sup>2</sup>	Occasionally likely to be disturbed	3	6	9	Manage and re- inspect
Flat 25, Block 25- 28	Ground	Hall G01, Bitumen adhesive residue to concrete floor beneath beige vinyl tiles	S BF000304	Bituminous material	Low Damage	Completely Sealed	Chrysotile	8m <sup>2</sup>	Easily disturbed	3	6	9	Manage in-situ or remove if affected by works
Flat 25, Block 25- 28	Ground	Hall G01, Dark brown vinyl tile debris to concrete floor	S BF000305	Well Bound Material	High Damage	Completely Sealed	Chrysotile	1m <sup>2</sup>	Routinely disturbed	5	6	11	Remove
Flat 25, Block 25- 28	Ground	Toilet G02, Textured coating to concrete ceiling	SP As BF000302	Textured Coating	Low Damage	Completely Sealed	Chrysotile	1.5m <sup>2</sup>	Occasionally likely to be disturbed	3	6	9	Manage and re- inspect
Flat 25, Block 25- 28	Ground	Toilet G02, Bitumen adhesive residue to concrete floor	S BF000306	Bituminous material	Low Damage	Completely Sealed	Chrysotile	1.5m <sup>2</sup>	Usually inaccessible or unlikely to be disturbed	3	4	7	Manage in-situ or remove if affected by works
Flat 25, Block 25- 28	Ground	Bathroom G03, Textured coating to concrete ceiling	SP As BF000302	Textured Coating	Low Damage	Completely Sealed	Chrysotile	3m <sup>2</sup>	Occasionally likely to be disturbed	3	6	9	Manage and re- inspect
Flat 25, Block 25- 28	Ground	Bathroom G03, Beige vinyl tiles and bitumen adhesive to concrete floor	S BF000308	Well Bound Material	Low Damage	Completely Sealed	Chrysotile	3m <sup>2</sup>	Usually inaccessible or unlikely to be disturbed	3	4	7	Manage in-situ or remove if affected by works
Flat 25, Block 25- 28	Ground	Boiler Cupboard G04, Textured coating to concrete ceiling	SP As BF000302	Textured Coating	Low Damage	Completely Sealed	Chrysotile	1m <sup>2</sup>	Occasionally likely to be disturbed	3	5	8	Manage and re- inspect

## KEY:

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

# Appendix 1 – Asbestos Register – Results (cont)



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 25, Block 25-28	Ground	Boiler Cupboard G04, Brown vinyl tiles and bitumen adhesive to concrete floor	S BF000309	Well Bound Material	High Damage	Completely Sealed	Chrysotile	1m <sup>2</sup>	Routinely disturbed	5	5	10	Remove
Flat 25, Block 25-28	Ground	Understairs Cupboard G05, Textured coating to concrete ceiling	SP As BF000302	Textured Coating	Low Damage	Completely Sealed	Chrysotile	2m <sup>2</sup>	Occasionally likely to be disturbed	3	5	8	Manage and re-inspect
Flat 25, Block 25-28	Ground	Understairs Cupboard G05, Brown vinyl tiles and bitumen adhesive to concrete floor	SP As BF000309	Well Bound Material	Low Damage	Completely Sealed	Chrysotile	2m <sup>2</sup>	Routinely disturbed	3	5	8	Manage and re-inspect
Flat 25, Block 25-28	Ground	Bedroom 1 G06, Textured coating to concrete ceiling	SP As BF000302	Textured Coating	Low Damage	Completely Sealed	Chrysotile	10m <sup>2</sup>	Occasionally likely to be disturbed	3	7	10	Manage and re-inspect
Flat 25, Block 25-28	Ground	Bedroom 1 G06, Bitumen adhesive residue to concrete floor beneath beige vinyl tiles	SP As BF000304	Bituminous material	Low Damage	Completely Sealed	Chrysotile	10m <sup>2</sup>	Occasionally likely to be disturbed	3	6	9	Manage and re-inspect
Flat 25, Block 25-28	Ground	Bedroom 2 G07, Textured coating to concrete ceiling	SP As BF000302	Textured Coating	Low Damage	Completely Sealed	Chrysotile	12m <sup>2</sup>	Occasionally likely to be disturbed	3	7	10	Manage and re-inspect
Flat 25, Block 25-28	Ground	Bedroom 2 G07, Bitumen adhesive residue to concrete floor	SP As BF000304	Bituminous material	Low Damage	Completely Sealed	Chrysotile	12m <sup>2</sup>	Routinely disturbed	3	8	11	Encapsulate or repair
Flat 25, Block 25-28	Ground	Cupboard G08, Textured coating to concrete ceiling	SP As BF000302	Textured Coating	Good Condition	Completely Sealed	Chrysotile	1.5	Occasionally likely to be disturbed	2	5	7	Manage and re-inspect

## KEY:

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

# Appendix 1 – Asbestos Register – Results (cont)



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 25, Block 25-28	Ground	Cupboard G08, Brown vinyl tiles and bitumen adhesive to concrete floor	SP As BF000309	Well Bound Material	Low Damage	Completely Sealed	Chrysotile	1.5m <sup>2</sup>	Routinely disturbed	3	5	8	Manage and re-inspect
Flat 25, Block 25-28	Ground	Cupboard G09, Textured coating to concrete ceiling	SP As BF000302	Textured Coating	Good Condition	Completely Sealed	Chrysotile	1m <sup>2</sup>	Occasionally likely to be disturbed	2	5	7	Manage and re-inspect
Flat 25, Block 25-28	Ground	Cupboard G09, Brown vinyl tiles and bitumen adhesive to concrete floor	SP As BF000309	Well Bound Material	Good Condition	Completely Sealed	Chrysotile	1m <sup>2</sup>	Routinely disturbed	2	5	7	Manage and re-inspect
Flat 25, Block 25-28	Ground	Kitchen G10, Textured coating to concrete ceiling	SP As BF000302	Textured Coating	Low Damage	Completely Sealed	Chrysotile	6m <sup>2</sup>	Occasionally likely to be disturbed	3	6	9	Manage and re-inspect
Flat 25, Block 25-28	Ground	Kitchen G10, Presumed vinyl tiles to concrete floor beneath fixed non-suspect blue vinyl flooring	P Visual	Reinforced Composite	Low Damage	Completely Sealed	Chrysotile	6m <sup>2</sup>	Usually inaccessible or unlikely to be disturbed	3	4	7	Inspection required
Flat 25, Block 25-28	Ground	Lounge G11, Textured coating to concrete ceiling	S BF000310	Textured Coating	Good Condition	Completely Sealed	Chrysotile	18m <sup>2</sup>	Occasionally likely to be disturbed	2	6	8	Manage and re-inspect
Flat 25, Block 25-28	Ground	Lounge G11, Presumed vinyl tiles to concrete floor beneath fixed laminate flooring	P Visual	Reinforced Composite	Low Damage	Completely Sealed	Chrysotile	18m <sup>2</sup>	Usually inaccessible or unlikely to be disturbed	3	5	8	Inspection required

## 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 25, Block 25-28													
Flat 25, Block 25- 28	Ground	Hall G01, Beige vinyl tiles to concrete floor	S BF000303	Well Bound Material	N/A	N/A	No Asbestos detected	N/A	N/A	N/A	N/A	N/A	No further action required
Flat 25, Block 25- 28	Ground	Bathroom G03, Insulating board boxing	S BF000307	Insulating Board	N/A	N/A	No Asbestos detected	N/A	N/A	N/A	N/A	N/A	No further action required
Flat 25, Block 25- 28	Ground	Bedroom 1 G06, Beige vinyl tiles to concrete floor	SP As BF000303	Well Bound Material	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



<b>Service Type</b>	Management Survey with part Refurbishment/Demolition		
<b>Report Revision Number</b>	1	<b>Surveyors</b>	Dave Milton
<b>TEAMS Job Number</b>	J035627	<b>Survey Date</b>	4 Aug 2021
<b>Site Address:</b>	25 Cyncoed Ynysybwl Pontypridd Mid Glamorgan CF373PL	<b>Bulk Analysis Laboratory</b>	Envirochem
		<b>Sample Analysis Date</b>	10 Aug 2021

## Survey Data Sheets



	<b>Survey Date:</b>	<b>Lead Surveyor</b>	<b>Survey Type</b>	<b>Floor</b>	<b>Analysis</b>
	4 Aug 2021	Dave Milton	Refurbishment and Demolition Survey	Ground	Chrysotile (1)
	<b>Building</b>	<b>Room</b>	<b>Item</b>	<b>Quantity</b>	
	Flat 25, Block 25-28	Hall G01	Textured coating to concrete ceiling	8m <sup>2</sup>	
	<b>Sample No (S,SP,P,As)</b>	<b>Product Type</b>	<b>Surface Treatment</b>	<b>Condition</b>	<b>Accessibility</b>
BF000302 (S)	Textured Coating (1)	Completely Sealed (0)	Low Damage (1)	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	3						
Recommendation	Manage and re-inspect						
Surveyor comments	N/A						

**KEY:**

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

## Survey Data Sheets (cont)



	<b>Survey Date:</b>	<b>Lead Surveyor</b>	<b>Survey Type</b>	<b>Floor</b>	<b>Analysis</b>
	4 Aug 2021	Dave Milton	Refurbishment and Demolition Survey	Ground	
	<b>Building</b>	<b>Room</b>	<b>Item</b>	<b>Quantity</b>	
	Flat 25, Block 25-28	Hall G01	Beige vinyl tiles to concrete floor	7m <sup>2</sup>	
	<b>Sample No (S,SP,P,As)</b>	<b>Product Type</b>	<b>Surface Treatment</b>	<b>Condition</b>	<b>Accessibility</b>
BF000303 (S)	Well Bound Material (1)	Completely Sealed (0)	Medium Damage (2)	Routinely disturbed (3)	

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	N/A						

**KEY:**

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

## Survey Data Sheets (cont)



	<b>Survey Date:</b>	<b>Lead Surveyor</b>	<b>Survey Type</b>	<b>Floor</b>	<b>Analysis</b>
	4 Aug 2021	Dave Milton	Refurbishment and Demolition Survey	Ground	Chrysotile (1)
	<b>Building</b>	<b>Room</b>	<b>Item</b>	<b>Quantity</b>	
	Flat 25, Block 25-28	Hall G01	Bitumen adhesive residue to concrete floor beneath beige vinyl tiles	8m <sup>2</sup>	
	<b>Sample No (S,SP,P,As)</b>	<b>Product Type</b>	<b>Surface Treatment</b>	<b>Condition</b>	<b>Accessibility</b>
BF000304 (S)	Bituminous material (1)	Completely Sealed (0)	Low Damage (1)	Easily disturbed (2)	

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	2	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	3						
Recommendation	Manage in-situ or remove if affected by works						
Surveyor comments	N/A						

**KEY:**

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

Survey Data Sheets (cont)



	<b>Survey Date:</b>	<b>Lead Surveyor</b>	<b>Survey Type</b>	<b>Floor</b>	<b>Analysis</b>
	4 Aug 2021	Dave Milton	Refurbishment and Demolition Survey	Ground	Chrysotile (1)
	<b>Building</b>	<b>Room</b>	<b>Item</b>	<b>Quantity</b>	
	Flat 25, Block 25-28	Hall G01	Dark brown vinyl tile debris to concrete floor	1m <sup>2</sup>	
	<b>Sample No (S,SP,P,As)</b>	<b>Product Type</b>	<b>Surface Treatment</b>	<b>Condition</b>	<b>Accessibility</b>
BF000305 (S)	Well Bound Material (1)	Completely Sealed (0)	High Damage (3)	Routinely disturbed (3)	

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	3	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	5						
Recommendation	Remove						
Surveyor comments	Located adjacent to the front door.						

**KEY:**

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

## Survey Data Sheets (cont)



	<b>Survey Date:</b>	<b>Lead Surveyor</b>	<b>Survey Type</b>	<b>Floor</b>	<b>Analysis</b>
	4 Aug 2021	Dave Milton	Refurbishment and Demolition Survey	Ground	Chrysotile (1)
	<b>Building</b>	<b>Room</b>	<b>Item</b>	<b>Quantity</b>	
	Flat 25, Block 25-28	Toilet G02	Textured coating to concrete ceiling	1.5m <sup>2</sup>	
	<b>Sample No (S,SP,P,As)</b>	<b>Product Type</b>	<b>Surface Treatment</b>	<b>Condition</b>	<b>Accessibility</b>
As BF000302 (SP)	Textured Coating (1)	Completely Sealed (0)	Low Damage (1)	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	3						
Recommendation	Manage and re-inspect						
Surveyor comments	N/A						

**KEY:**

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

## Survey Data Sheets (cont)



	<b>Survey Date:</b>	<b>Lead Surveyor</b>	<b>Survey Type</b>	<b>Floor</b>	<b>Analysis</b>
	4 Aug 2021	Dave Milton	Refurbishment and Demolition Survey	Ground	Chrysotile (1)
	<b>Building</b>	<b>Room</b>	<b>Item</b>	<b>Quantity</b>	
	Flat 25, Block 25-28	Toilet G02	Bitumen adhesive residue to concrete floor	1.5m <sup>2</sup>	
	<b>Sample No (S,SP,P,As)</b>	<b>Product Type</b>	<b>Surface Treatment</b>	<b>Condition</b>	<b>Accessibility</b>
BF000306 (S)	Bituminous material (1)	Completely Sealed (0)	Low Damage (1)	Usually inaccessible or unlikely to be disturbed (0)	

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	0
		Accessibility	0	Frequency of use	3	Frequency of maintenance	0
		Amount	1	Average Time	0		
Average Score	1	Average Score	1	Average Score	2	Average Score	0
Average of Priority	4						
Material Assessment Score	3						
Recommendation	Manage in-situ or remove if affected by works						
Surveyor comments	Located beneath non-suspect screed, non-suspect red vinyl flooring and non-suspect thin beige vinyl tiles.						

**KEY:**

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

## Survey Data Sheets (cont)



	<b>Survey Date:</b>	<b>Lead Surveyor</b>	<b>Survey Type</b>	<b>Floor</b>	<b>Analysis</b>
	4 Aug 2021	Dave Milton	Refurbishment and Demolition Survey	Ground	Chrysotile (1)
	<b>Building</b>	<b>Room</b>	<b>Item</b>	<b>Quantity</b>	
	Flat 25, Block 25-28	Bathroom G03	Textured coating to concrete ceiling	3m <sup>2</sup>	
	<b>Sample No (S,SP,P,As)</b>	<b>Product Type</b>	<b>Surface Treatment</b>	<b>Condition</b>	<b>Accessibility</b>
As BF000302 (SP)	Textured Coating (1)	Completely Sealed (0)	Low Damage (1)	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	3						
Recommendation	Manage and re-inspect						
Surveyor comments	N/A						

**KEY:**

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

Survey Data Sheets (cont)



<b>Survey Date:</b>	<b>Lead Surveyor</b>	<b>Survey Type</b>	<b>Floor</b>	<b>Analysis</b>
4 Aug 2021	Dave Milton	Refurbishment and Demolition Survey	Ground	No Asbestos Detected (0)
<b>Building</b>	<b>Room</b>	<b>Item</b>	<b>Quantity</b>	
Flat 25, Block 25-28	Bathroom G03	Insulating board boxing	2m <sup>2</sup>	
<b>Sample No (S,SP,P,As)</b>	<b>Product Type</b>	<b>Surface Treatment</b>	<b>Condition</b>	<b>Accessibility</b>
BF000307 (S)	Insulating Board (0)	Surface Sealed (1)	Good Condition (0)	Easily disturbed (2)

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	N/A						

KEY:

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

## Survey Data Sheets (cont)



	<b>Survey Date:</b>	<b>Lead Surveyor</b>	<b>Survey Type</b>	<b>Floor</b>	<b>Analysis</b>
	4 Aug 2021	Dave Milton	Refurbishment and Demolition Survey	Ground	Chrysotile (1)
	<b>Building</b>	<b>Room</b>	<b>Item</b>	<b>Quantity</b>	
	Flat 25, Block 25-28	Bathroom G03	Beige vinyl tiles and bitumen adhesive to concrete floor	3m <sup>2</sup>	
	<b>Sample No (S,SP,P,As)</b>	<b>Product Type</b>	<b>Surface Treatment</b>	<b>Condition</b>	<b>Accessibility</b>
BF000308 (S)	Well Bound Material (1)	Completely Sealed (0)	Low Damage (1)	Usually inaccessible or unlikely to be disturbed (0)	

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	0
		Accessibility	0	Frequency of use	3	Frequency of maintenance	0
		Amount	1	Average Time	0		
Average Score	1	Average Score	1	Average Score	2	Average Score	0
Average of Priority	4						
Material Assessment Score	3						
Recommendation	Manage in-situ or remove if affected by works						
Surveyor comments	Located beneath non-suspect screed, non-suspect red vinyl flooring and non-suspect thin beige vinyl tiles.						

**KEY:**

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

Survey Data Sheets (cont)



	<b>Survey Date:</b>	<b>Lead Surveyor</b>	<b>Survey Type</b>	<b>Floor</b>	<b>Analysis</b>
	4 Aug 2021	Dave Milton	Management Survey	Ground	Chrysotile (1)
	<b>Building</b>	<b>Room</b>	<b>Item</b>	<b>Quantity</b>	
	Flat 25, Block 25-28	Boiler Cupboard G04	Textured coating to concrete ceiling	1m <sup>2</sup>	
	<b>Sample No (S,SP,P,As)</b>	<b>Product Type</b>	<b>Surface Treatment</b>	<b>Condition</b>	<b>Accessibility</b>
As BF000302 (SP)	Textured Coating (1)	Completely Sealed (0)	Low Damage (1)	Occasionally likely to be disturbed (1)	

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	0	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	0	Average Score	2	Average Score	2	Average Score	1
Average of Priority	5						
Material Assessment Score	3						
Recommendation	Manage and re-inspect						
Surveyor comments	N/A						

**KEY:**

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

Survey Data Sheets (cont)



	<b>Survey Date:</b>	<b>Lead Surveyor</b>	<b>Survey Type</b>	<b>Floor</b>	<b>Analysis</b>
	4 Aug 2021	Dave Milton	Management Survey	Ground	Chrysotile (1)
	<b>Building</b>	<b>Room</b>	<b>Item</b>	<b>Quantity</b>	
	Flat 25, Block 25-28	Boiler Cupboard G04	Brown vinyl tiles and bitumen adhesive to concrete floor	1m <sup>2</sup>	
	<b>Sample No (S,SP,P,As)</b>	<b>Product Type</b>	<b>Surface Treatment</b>	<b>Condition</b>	<b>Accessibility</b>
	BF000309 (S)	Well Bound Material (1)	Completely Sealed (0)	High Damage (3)	Routinely disturbed (3)

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	0	Location	2	Number of occupants	1	Type of Maintenance	1
		Accessibility	3	Frequency of use	3	Frequency of maintenance	1
		Amount	1	Average Time	0		
Average Score	0	Average Score	2	Average Score	2	Average Score	1
Average of Priority	5						
Material Assessment Score	5						
Recommendation	Remove						
Surveyor comments	N/A						

**KEY:**

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

## Survey Data Sheets (cont)



	<b>Survey Date:</b>	<b>Lead Surveyor</b>	<b>Survey Type</b>	<b>Floor</b>	<b>Analysis</b>
	4 Aug 2021	Dave Milton	Management Survey	Ground	Chrysotile (1)
	<b>Building</b>	<b>Room</b>	<b>Item</b>	<b>Quantity</b>	
	Flat 25, Block 25-28	Understairs Cupboard G05	Textured coating to concrete ceiling	2m <sup>2</sup>	
	<b>Sample No (S,SP,P,As)</b>	<b>Product Type</b>	<b>Surface Treatment</b>	<b>Condition</b>	<b>Accessibility</b>
As BF000302 (SP)	Textured Coating (1)	Completely Sealed (0)	Low Damage (1)	Occasionally likely to be disturbed (1)	

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	0	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	0	Average Score	2	Average Score	2	Average Score	1
Average of Priority	5						
Material Assessment Score	3						
Recommendation	Manage and re-inspect						
Surveyor comments	N/A						

**KEY:**

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

## Survey Data Sheets (cont)



	<b>Survey Date:</b>	<b>Lead Surveyor</b>	<b>Survey Type</b>	<b>Floor</b>	<b>Analysis</b>
	4 Aug 2021	Dave Milton	Management Survey	Ground	Chrysotile (1)
	<b>Building</b>	<b>Room</b>	<b>Item</b>	<b>Quantity</b>	
	Flat 25, Block 25-28	Understairs Cupboard G05	Brown vinyl tiles and bitumen adhesive to concrete floor	2m <sup>2</sup>	
	<b>Sample No (S,SP,P,As)</b>	<b>Product Type</b>	<b>Surface Treatment</b>	<b>Condition</b>	<b>Accessibility</b>
	As BF000309 (SP)	Well Bound Material (1)	Completely Sealed (0)	Low Damage (1)	Routinely disturbed (3)

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	0	Location	2	Number of occupants	1	Type of Maintenance	1
		Accessibility	3	Frequency of use	3	Frequency of maintenance	1
		Amount	1	Average Time	0		
Average Score	0	Average Score	2	Average Score	2	Average Score	1
Average of Priority	5						
Material Assessment Score	3						
Recommendation	Manage and re-inspect						
Surveyor comments	N/A						

**KEY:**

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

## Survey Data Sheets (cont)



	<b>Survey Date:</b>	<b>Lead Surveyor</b>	<b>Survey Type</b>	<b>Floor</b>	<b>Analysis</b>
	4 Aug 2021	Dave Milton	Management Survey	Ground	Chrysotile (1)
	<b>Building</b>	<b>Room</b>	<b>Item</b>	<b>Quantity</b>	
	Flat 25, Block 25-28	Bedroom 1 G06	Textured coating to concrete ceiling	10m <sup>2</sup>	
	<b>Sample No (S,SP,P,As)</b>	<b>Product Type</b>	<b>Surface Treatment</b>	<b>Condition</b>	<b>Accessibility</b>
	As BF000302 (SP)	Textured Coating (1)	Completely Sealed (0)	Low Damage (1)	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	3						
Recommendation	Manage and re-inspect						
Surveyor comments	N/A						

**KEY:**

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

Survey Data Sheets (cont)



<b>Survey Date:</b>	<b>Lead Surveyor</b>	<b>Survey Type</b>	<b>Floor</b>	<b>Analysis</b>
4 Aug 2021	Dave Milton	Management Survey	Ground	
<b>Building</b>	<b>Room</b>	<b>Item</b>	<b>Quantity</b>	
Flat 25, Block 25-28	Bedroom 1 G06	Beige vinyl tiles to concrete floor	10m <sup>2</sup>	No Asbestos Detected (0)
<b>Sample No (S,SP,P,As)</b>	<b>Product Type</b>	<b>Surface Treatment</b>	<b>Condition</b>	<b>Accessibility</b>
As BF000303 (SP)	Well Bound Material (1)	Completely Sealed (0)	Medium Damage (2)	Routinely disturbed (3)

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	N/A						

KEY:

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

## Survey Data Sheets (cont)



	<b>Survey Date:</b>	<b>Lead Surveyor</b>	<b>Survey Type</b>	<b>Floor</b>	<b>Analysis</b>
	4 Aug 2021	Dave Milton	Management Survey	Ground	Chrysotile (1)
	<b>Building</b>	<b>Room</b>	<b>Item</b>	<b>Quantity</b>	
	Flat 25, Block 25-28	Bedroom 1 G06	Bitumen adhesive residue to concrete floor beneath beige vinyl tiles	10m <sup>2</sup>	
	<b>Sample No (S,SP,P,As)</b>	<b>Product Type</b>	<b>Surface Treatment</b>	<b>Condition</b>	<b>Accessibility</b>
	As BF000304 (SP)	Bituminous material (1)	Completely Sealed (0)	Low Damage (1)	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	0
		Accessibility	1	Frequency of use	3	Frequency of maintenance	0
		Amount	2	Average Time	3		
Average Score	1	Average Score	2	Average Score	3	Average Score	0
Average of Priority	6						
Material Assessment Score	3						
Recommendation	Manage and re-inspect						
Surveyor comments	Please see As sample BF000303 for suspect beige tiles.						

**KEY:**

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

Survey Data Sheets (cont)



	<b>Survey Date:</b>	<b>Lead Surveyor</b>	<b>Survey Type</b>	<b>Floor</b>	<b>Analysis</b>
	4 Aug 2021	Dave Milton	Management Survey	Ground	Chrysotile (1)
	<b>Building</b>	<b>Room</b>	<b>Item</b>	<b>Quantity</b>	
	Flat 25, Block 25-28	Bedroom 2 G07	Textured coating to concrete ceiling	12m <sup>2</sup>	
	<b>Sample No (S,SP,P,As)</b>	<b>Product Type</b>	<b>Surface Treatment</b>	<b>Condition</b>	<b>Accessibility</b>
As BF000302 (SP)	Textured Coating (1)	Completely Sealed (0)	Low Damage (1)	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	3						
Recommendation	Manage and re-inspect						
Surveyor comments	N/A						

**KEY:**

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

Survey Data Sheets (cont)



<b>Survey Date:</b>	<b>Lead Surveyor</b>	<b>Survey Type</b>	<b>Floor</b>	<b>Analysis</b>
4 Aug 2021	Dave Milton	Management Survey	Ground	Chrysotile (1)
<b>Building</b>	<b>Room</b>	<b>Item</b>	<b>Quantity</b>	
Flat 25, Block 25-28	Bedroom 2 G07	Bitumen adhesive residue to concrete floor	12m <sup>2</sup>	
<b>Sample No (S,SP,P,As)</b>	<b>Product Type</b>	<b>Surface Treatment</b>	<b>Condition</b>	<b>Accessibility</b>
As BF000304 (SP)	Bituminous material (1)	Completely Sealed (0)	Low Damage (1)	Routinely disturbed (3)

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	3	Frequency of use	3	Frequency of maintenance	1
		Amount	2	Average Time	3		
Average Score	1	Average Score	3	Average Score	3	Average Score	1
Average of Priority	<b>8</b>						
Material Assessment Score	<b>3</b>						
Recommendation	Encapsulate or repair						
Surveyor comments	N/A						

KEY:

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

Survey Data Sheets (cont)



	<b>Survey Date:</b>	<b>Lead Surveyor</b>	<b>Survey Type</b>	<b>Floor</b>	<b>Analysis</b>
	4 Aug 2021	Dave Milton	Management Survey	Ground	Chrysotile (1)
	<b>Building</b>	<b>Room</b>	<b>Item</b>	<b>Quantity</b>	
	Flat 25, Block 25-28	Cupboard G08	Textured coating to concrete ceiling	1.5	
	<b>Sample No (S,SP,P,As)</b>	<b>Product Type</b>	<b>Surface Treatment</b>	<b>Condition</b>	<b>Accessibility</b>
	As BF000302 (SP)	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	0	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	0	Average Score	2	Average Score	2	Average Score	1
Average of Priority	5						
Material Assessment Score	2						
Recommendation	Manage and re-inspect						
Surveyor comments	N/A						

**KEY:**

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

## Survey Data Sheets (cont)



	<b>Survey Date:</b>	<b>Lead Surveyor</b>	<b>Survey Type</b>	<b>Floor</b>	<b>Analysis</b>
	4 Aug 2021	Dave Milton	Management Survey	Ground	Chrysotile (1)
	<b>Building</b>	<b>Room</b>	<b>Item</b>	<b>Quantity</b>	
	Flat 25, Block 25-28	Cupboard G08	Brown vinyl tiles and bitumen adhesive to concrete floor	1.5m <sup>2</sup>	
	<b>Sample No (S,SP,P,As)</b>	<b>Product Type</b>	<b>Surface Treatment</b>	<b>Condition</b>	<b>Accessibility</b>
	As BF000309 (SP)	Well Bound Material (1)	Completely Sealed (0)	Low Damage (1)	Routinely disturbed (3)

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	0	Location	2	Number of occupants	1	Type of Maintenance	1
		Accessibility	3	Frequency of use	3	Frequency of maintenance	1
		Amount	1	Average Time	0		
Average Score	0	Average Score	2	Average Score	2	Average Score	1
Average of Priority	5						
Material Assessment Score	3						
Recommendation	Manage and re-inspect						
Surveyor comments	N/A						

**KEY:**

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

Survey Data Sheets (cont)



	<b>Survey Date:</b>	<b>Lead Surveyor</b>	<b>Survey Type</b>	<b>Floor</b>	<b>Analysis</b>
	4 Aug 2021	Dave Milton	Management Survey	Ground	Chrysotile (1)
	<b>Building</b>	<b>Room</b>	<b>Item</b>	<b>Quantity</b>	
	Flat 25, Block 25-28	Cupboard G09	Textured coating to concrete ceiling	1m <sup>2</sup>	
	<b>Sample No (S,SP,P,As)</b>	<b>Product Type</b>	<b>Surface Treatment</b>	<b>Condition</b>	<b>Accessibility</b>
	As BF000302 (SP)	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	0	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	0	Average Score	2	Average Score	2	Average Score	1
Average of Priority	5						
Material Assessment Score	2						
Recommendation	Manage and re-inspect						
Surveyor comments	N/A						

**KEY:**

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

## Survey Data Sheets (cont)



	<b>Survey Date:</b>	<b>Lead Surveyor</b>	<b>Survey Type</b>	<b>Floor</b>	<b>Analysis</b>
	4 Aug 2021	Dave Milton	Management Survey	Ground	Chrysotile (1)
	<b>Building</b>	<b>Room</b>	<b>Item</b>	<b>Quantity</b>	
	Flat 25, Block 25-28	Cupboard G09	Brown vinyl tiles and bitumen adhesive to concrete floor	1m <sup>2</sup>	
	<b>Sample No (S,SP,P,As)</b>	<b>Product Type</b>	<b>Surface Treatment</b>	<b>Condition</b>	<b>Accessibility</b>
	As BF000309 (SP)	Well Bound Material (1)	Completely Sealed (0)	Good Condition (0)	Routinely disturbed (3)

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	0	Location	2	Number of occupants	1	Type of Maintenance	1
		Accessibility	3	Frequency of use	3	Frequency of maintenance	1
		Amount	1	Average Time	0		
Average Score	0	Average Score	2	Average Score	2	Average Score	1
Average of Priority	5						
Material Assessment Score	2						
Recommendation	Manage and re-inspect						
Surveyor comments	N/A						

**KEY:**

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

## Survey Data Sheets (cont)



	<b>Survey Date:</b>	<b>Lead Surveyor</b>	<b>Survey Type</b>	<b>Floor</b>	<b>Analysis</b>
	4 Aug 2021	Dave Milton	Management Survey	Ground	Chrysotile (1)
	<b>Building</b>	<b>Room</b>	<b>Item</b>	<b>Quantity</b>	
	Flat 25, Block 25-28	Kitchen G10	Textured coating to concrete ceiling	6m <sup>2</sup>	
	<b>Sample No (S,SP,P,As)</b>	<b>Product Type</b>	<b>Surface Treatment</b>	<b>Condition</b>	<b>Accessibility</b>
	As BF000302 (SP)	Textured Coating (1)	Completely Sealed (0)	Low Damage (1)	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	1		
Average Score	1	Average Score	2	Average Score	2	Average Score	1
Average of Priority	6						
Material Assessment Score	3						
Recommendation	Manage and re-inspect						
Surveyor comments	N/A						

**KEY:**

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

Survey Data Sheets (cont)



	<b>Survey Date:</b>	<b>Lead Surveyor</b>	<b>Survey Type</b>	<b>Floor</b>	<b>Analysis</b>
	4 Aug 2021	Dave Milton	Management Survey	Ground	Chrysotile (1)
	<b>Building</b>	<b>Room</b>	<b>Item</b>	<b>Quantity</b>	
	Flat 25, Block 25-28	Kitchen G10	Presumed vinyl tiles to concrete floor beneath fixed non-suspect blue vinyl flooring	6m <sup>2</sup>	
	<b>Sample No (S,SP,P,As)</b>	<b>Product Type</b>	<b>Surface Treatment</b>	<b>Condition</b>	<b>Accessibility</b>
Visual (P)	Reinforced Composite (1)	Completely Sealed (0)	Low Damage (1)	Usually inaccessible or unlikely to be disturbed (0)	

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	0
		Accessibility	0	Frequency of use	3	Frequency of maintenance	0
		Amount	1	Average Time	1		
Average Score	1	Average Score	1	Average Score	2	Average Score	0
Average of Priority	4						
Material Assessment Score	3						
Recommendation	Inspection required						
Surveyor comments	No access at time of survey due to potential to cause significant damage to fixtures and fittings.						

**KEY:**

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

Survey Data Sheets (cont)



<b>Survey Date:</b>	<b>Lead Surveyor</b>	<b>Survey Type</b>	<b>Floor</b>	<b>Analysis</b>
4 Aug 2021	Dave Milton	Management Survey	Ground	Chrysotile (1)
<b>Building</b>	<b>Room</b>	<b>Item</b>	<b>Quantity</b>	
Flat 25, Block 25-28	Lounge G11	Textured coating to concrete ceiling	18m <sup>2</sup>	
<b>Sample No (S,SP,P,As)</b>	<b>Product Type</b>	<b>Surface Treatment</b>	<b>Condition</b>	<b>Accessibility</b>
BF000310 (S)	Textured Coating (1)	Completely Sealed (0)	Good Condition (0)	Occasionally likely to be disturbed (1)

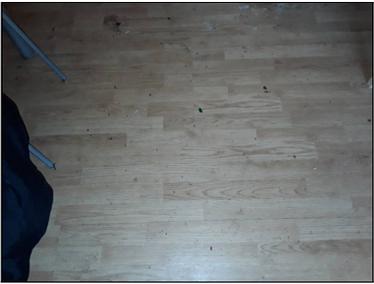
Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	1	Location	2	Number of occupants	1	Type of Maintenance	1
		Accessibility	1	Frequency of use	3	Frequency of maintenance	1
		Amount	2	Average Time	2		
Average Score	1	Average Score	2	Average Score	2	Average Score	1
Average of Priority	6						
Material Assessment Score	2						
Recommendation	Manage and re-inspect						
Surveyor comments	N/A						

**KEY:**

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

## Survey Data Sheets (cont)



	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	4 Aug 2021	Dave Milton	Management Survey	Ground	Chrysotile (1)
	Building	Room	Item	Quantity	
	Flat 25, Block 25-28	Lounge G11	Presumed vinyl tiles to concrete floor beneath fixed laminate flooring	18m <sup>2</sup>	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	Reinforced Composite (1)	Completely Sealed (0)	Low Damage (1)	Usually inaccessible or unlikely to be disturbed (0)

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	0
		Accessibility	0	Frequency of use	3	Frequency of maintenance	0
		Amount	2	Average Time	2		
Average Score	1	Average Score	2	Average Score	2	Average Score	0
Average of Priority	5						
Material Assessment Score	3						
Recommendation	Inspection required						
Surveyor comments	No access at time of survey due to potential to cause significant damage to fixtures and fittings.						

**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 25, Block 25-28				
Flat 25, Block 25-28	Ground Floor	G01	Hall	Plaster to block walls and plasterboard walls, timber and composite doors, metal radiator.
Flat 25, Block 25-28	Ground Floor	G02	Toilet	Plaster to block walls, UPVC window and ceramic tiled cill, timber door, metal radiator, ceramic cistern, plastic soil pipe.
Flat 25, Block 25-28	Ground Floor	G03	Bathroom	Partially ceramic tiled plaster to block walls, UPVC window and ceramic tiled cill, timber door, metal radiator, fixed hardboard bath panel.
Flat 25, Block 25-28	Ground Floor	G04	Boiler Cupboard	Plaster to block walls, timber door, live non-suspect Vaillant boiler unit.
Flat 25, Block 25-28	Ground Floor	G05	Understairs Cupboard	Plaster to block walls, timber door, non-suspect live electric fuse box.
Flat 25, Block 25-28	Ground Floor	G06	Bedroom 1	Plaster to block walls, UPVC window and timber cill, timber door, metal radiator.
Flat 25, Block 25-28	Ground Floor	G07	Bedroom 2	Plaster to block walls, UPVC window and timber cill, timber door, metal radiator.
Flat 25, Block 25-28	Ground Floor	G08	Cupboard	Plaster to block walls, timber door.
Flat 25, Block 25-28	Ground Floor	G09	Cupboard	Fixed paper lining to plaster to block walls, timber door.
Flat 25, Block 25-28	Ground Floor	G10	Kitchen	Partially ceramic tiled plaster to block walls, UPVC window and plastic cill, fixed live extractor fan to wall, non-suspect bitumen sink pad, glass partition, timber door.

# Appendix 4 - Non-Asbestos Materials Register (cont)



Building	Floor	Room No:	Room Type	Item
Flat 25, Block 25-28	Ground Floor	G11	Lounge	Fixed paper lining to plaster to block walls, UPVC window and cill, metal radiator, timber doors.

# Appendix 5 – Analysis Certificate(s)





Our Ref: J215298 FI: 9  
Your Ref: J035627  
Date: 10/08/2021

**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

## Asbestos Fibre Identification Report

**Client:** Kovia Asbestos Management Consultancy  
1 Davy Road, Derriford, Plymouth, PL6 8BX

**Site Address:** 25 Cyncoed, Ynysybwll, Pontypridd, Mid Glamorgan, CF373PL

**Sampled By:** Kovia Asbestos Management Consultancy

**Date sampled/received:** 9th August 2021

**Date analysed:** 10th August 2021

**Analyst/s:** Matt Hurst

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

### ANALYTICAL PROCEDURE

Fibre identification was carried out in accordance with the documented 'in-house' method (2.01) 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
BF000302	BS696373	Ground Floor, Hall, Textured coating	Yes	Chrysotile
BF000303	BS696374	Ground Floor, Hall, Beige vinyl tiles	No	
BF000304	BS696375	Ground Floor, Hall, Bitumen adhesive residue	Yes	Chrysotile
BF000305	BS696376	Ground Floor, Hall, Dark brown vinyl tile debris	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. The results shown in this test report specifically refer to the sample(s) tested as received unless otherwise stated and 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.
7. This report shall not be reproduced except in full, without written approval of Envirochem.

SIGNATURE: 

Authorised signatory

PRINT NAME: Matt Hurst

Reg. No. 2378228 England. Registered Office: Envirochem, 12 The Gardens, Broadcut, Fareham, Hampshire, PO16 8SS.



Our Ref: J215298 FI: 9  
Your Ref: J035627  
Date: 10/08/2021

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



1227

Tel: (01329) 287777  
Fax: (01329) 287755  
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**Date analysed:** 10th August 2021

**Analyst/s:** Matt Hurst

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

### ANALYTICAL PROCEDURE

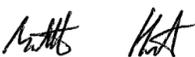
Fibre identification was carried out in accordance with the documented 'in-house' method (2.01) based on the HSE Guidance Note HSG 248. These employed stereo microscopy, polarized microscopy and dispersion staining techniques.

### RESULTS

Sample No.	Sample Ref.	Location	Asbestos Detected	Asbestos Type
BF000306	BS696377	Ground Floor, Toilet, Bitumen adhesive residue	Yes	Chrysotile
BF000307	BS696378	Ground Floor, Bathroom, Insulating board	No	
BF000308	BS696379	Ground Floor, Bathroom, Beige vinyl tiles and bitumen	Yes	Chrysotile
BF000309	BS696380	Ground Floor, Boiler Cupboard, Brown vinyl tiles and bitumen	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. The results shown in this test report specifically refer to the sample(s) tested as received unless otherwise stated and 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.
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6. If, during fibre identification, only 1 or 2 fibres are seen and identified as asbestos, then the term 'trace asbestos identified' is used.
7. This report shall not be reproduced except in full, without written approval of Envirochem.

SIGNATURE: 

Authorised signatory

PRINT NAME: Matt Hurst

Reg. No. 2378228 England. Registered Office: Envirochem, 12 The Gardens, Broadcut, Fareham, Hampshire, PO16 8SS.



Our Ref: J215298 FI: 9  
Your Ref: J035627  
Date: 10/08/2021

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## Asbestos Fibre Identification Report

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**Date analysed:** 10th August 2021

**Analyst/s:** Matt Hurst

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

### ANALYTICAL PROCEDURE

Fibre identification was carried out in accordance with the documented 'in-house' method (2.01) 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
BF000310	BS696381	Ground Floor, Lounge, 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. The results shown in this test report specifically refer to the sample(s) tested as received unless otherwise stated and 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.
7. This report shall not be reproduced except in full, without written approval of Envirochem.

SIGNATURE: 

Authorised signatory

PRINT NAME: Matt Hurst

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# Appendix 6 – Plans





Client: Wales & West Housing  
 Site: 25 Cyncoed Building: Flat 25, Block 25-28  
 Floor: Ground Floor  
 UPRN No: 007930



# Appendix 7 – Ongoing Management Log



Building	Floor	Location /Room	S,P,SP,AS Sample No	Product Type	Condition	Surface Treatment	Asbestos Type	Quantity	Accessibility	Total score	Recommendation	Actions Taken
Flat 25, Block 25-28												
Flat 25, Block 25-28	Ground	Hall G01, Textured coating to concrete ceiling	S BF000302	Textured Coating	Low Damage	Completely Sealed	Chrysotile	8m <sup>2</sup>	Occasionally likely to be disturbed	9	Manage and re-inspect	
Flat 25, Block 25-28	Ground	Hall G01, Bitumen adhesive residue to concrete floor beneath beige vinyl tiles	S BF000304	Bituminous material	Low Damage	Completely Sealed	Chrysotile	8m <sup>2</sup>	Easily disturbed	9	Manage in-situ or remove if affected by works	
Flat 25, Block 25-28	Ground	Hall G01, Dark brown vinyl tile debris to concrete floor	S BF000305	Well Bound Material	High Damage	Completely Sealed	Chrysotile	1m <sup>2</sup>	Routinely disturbed	11	Remove	
Flat 25, Block 25-28	Ground	Toilet G02, Textured coating to concrete ceiling	SP As BF000302	Textured Coating	Low Damage	Completely Sealed	Chrysotile	1.5m <sup>2</sup>	Occasionally likely to be disturbed	9	Manage and re-inspect	
Flat 25, Block 25-28	Ground	Toilet G02, Bitumen adhesive residue to concrete floor	S BF000306	Bituminous material	Low Damage	Completely Sealed	Chrysotile	1.5m <sup>2</sup>	Usually inaccessible or unlikely to be disturbed	7	Manage in-situ or remove if affected by works	
Flat 25, Block 25-28	Ground	Bathroom G03, Textured coating to concrete ceiling	SP As BF000302	Textured Coating	Low Damage	Completely Sealed	Chrysotile	3m <sup>2</sup>	Occasionally likely to be disturbed	9	Manage and re-inspect	
Flat 25, Block 25-28	Ground	Bathroom G03, Beige vinyl tiles and bitumen adhesive to concrete floor	S BF000308	Well Bound Material	Low Damage	Completely Sealed	Chrysotile	3m <sup>2</sup>	Usually inaccessible or unlikely to be disturbed	7	Manage in-situ or remove if affected by works	
Flat 25, Block 25-28	Ground	Boiler Cupboard G04, Textured coating to concrete ceiling	SP As BF000302	Textured Coating	Low Damage	Completely Sealed	Chrysotile	1m <sup>2</sup>	Occasionally likely to be disturbed	8	Manage and re-inspect	

## KEY:

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

# Appendix 7 – Ongoing Management Log(cont)



Building	Floor	Location /Room	S,P,SP,AS Sample No	Product Type	Condition	Surface Treatment	Asbestos Type	Quantity	Accessibility	Total score	Recommendation	Actions Taken
Flat 25, Block 25-28	Ground	Boiler Cupboard G04, Brown vinyl tiles and bitumen adhesive to concrete floor	S BF000309	Well Bound Material	High Damage	Completely Sealed	Chrysotile	1m <sup>2</sup>	Routinely disturbed	10	Remove	
Flat 25, Block 25-28	Ground	Understairs Cupboard G05, Textured coating to concrete ceiling	SP As BF000302	Textured Coating	Low Damage	Completely Sealed	Chrysotile	2m <sup>2</sup>	Occasionally likely to be disturbed	8	Manage and re- inspect	
Flat 25, Block 25-28	Ground	Understairs Cupboard G05, Brown vinyl tiles and bitumen adhesive to concrete floor	SP As BF000309	Well Bound Material	Low Damage	Completely Sealed	Chrysotile	2m <sup>2</sup>	Routinely disturbed	8	Manage and re- inspect	
Flat 25, Block 25-28	Ground	Bedroom 1 G06, Textured coating to concrete ceiling	SP As BF000302	Textured Coating	Low Damage	Completely Sealed	Chrysotile	10m <sup>2</sup>	Occasionally likely to be disturbed	10	Manage and re- inspect	
Flat 25, Block 25-28	Ground	Bedroom 1 G06, Bitumen adhesive residue to concrete floor beneath beige vinyl tiles	SP As BF000304	Bituminous material	Low Damage	Completely Sealed	Chrysotile	10m <sup>2</sup>	Occasionally likely to be disturbed	9	Manage and re- inspect	
Flat 25, Block 25-28	Ground	Bedroom 2 G07, Textured coating to concrete ceiling	SP As BF000302	Textured Coating	Low Damage	Completely Sealed	Chrysotile	12m <sup>2</sup>	Occasionally likely to be disturbed	10	Manage and re- inspect	
Flat 25, Block 25-28	Ground	Bedroom 2 G07, Bitumen adhesive residue to concrete floor	SP As BF000304	Bituminous material	Low Damage	Completely Sealed	Chrysotile	12m <sup>2</sup>	Routinely disturbed	11	Encapsulate or repair	
Flat 25, Block 25-28	Ground	Cupboard G08, Textured coating to concrete ceiling	SP As BF000302	Textured Coating	Good Condition	Completely Sealed	Chrysotile	1.5	Occasionally likely to be disturbed	7	Manage and re- inspect	

## KEY:

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

# Appendix 7 – Ongoing Management Log(cont)



Building	Floor	Location /Room	S,P,SP,AS Sample No	Product Type	Condition	Surface Treatment	Asbestos Type	Quantity	Accessibility	Total score	Recommendation	Actions Taken
Flat 25, Block 25-28	Ground	Cupboard G08, Brown vinyl tiles and bitumen adhesive to concrete floor	SP As BF000309	Well Bound Material	Low Damage	Completely Sealed	Chrysotile	1.5m <sup>2</sup>	Routinely disturbed	8	Manage and re-inspect	
Flat 25, Block 25-28	Ground	Cupboard G09, Textured coating to concrete ceiling	SP As BF000302	Textured Coating	Good Condition	Completely Sealed	Chrysotile	1m <sup>2</sup>	Occasionally likely to be disturbed	7	Manage and re-inspect	
Flat 25, Block 25-28	Ground	Cupboard G09, Brown vinyl tiles and bitumen adhesive to concrete floor	SP As BF000309	Well Bound Material	Good Condition	Completely Sealed	Chrysotile	1m <sup>2</sup>	Routinely disturbed	7	Manage and re-inspect	
Flat 25, Block 25-28	Ground	Kitchen G10, Textured coating to concrete ceiling	SP As BF000302	Textured Coating	Low Damage	Completely Sealed	Chrysotile	6m <sup>2</sup>	Occasionally likely to be disturbed	9	Manage and re-inspect	
Flat 25, Block 25-28	Ground	Kitchen G10, Presumed vinyl tiles to concrete floor beneath fixed non-suspect blue vinyl flooring	P Visual	Reinforced Composite	Low Damage	Completely Sealed	Chrysotile	6m <sup>2</sup>	Usually inaccessible or unlikely to be disturbed	7	Inspection required	
Flat 25, Block 25-28	Ground	Lounge G11, Textured coating to concrete ceiling	S BF000310	Textured Coating	Good Condition	Completely Sealed	Chrysotile	18m <sup>2</sup>	Occasionally likely to be disturbed	8	Manage and re-inspect	
Flat 25, Block 25-28	Ground	Lounge G11, Presumed vinyl tiles to concrete floor beneath fixed laminate flooring	P Visual	Reinforced Composite	Low Damage	Completely Sealed	Chrysotile	18m <sup>2</sup>	Usually inaccessible or unlikely to be disturbed	8	Inspection required	

## KEY:

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