KOVIA®
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Asbestos Refurbishment Survey

28 Constantine Court
William Street
Penygraig
Rhondda
CF40 1QL
UPRN: 6386

UKAS INSPECTION 9942

Kovia Ltd
1 Davy Road
Derriford
Plymouth
PL6 8BX

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APPENDICES - Survey Results

1.0 Executive Summary:

Asbestos Containing Materials (ACMs) that have been identified during this 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

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 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.

Building	Floor	Room	Description	Material	Risk assessment Score	Recommendations

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 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 (a further Management Survey is recommended in this instance). 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

There were no results found.

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. 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 refurbishment works.

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:	28 Constantine Court, William Street, Penygraig, Rhondda		
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:	8 Nov 2019		
Report revision number:	1		
TEAMS internal job number:	J021932		
Lead surveyor(s):	Dave Milton	Signature:	
Additional site personnel:	None recorded		
Technically reviewed by:	James Lidbury	Signature:	
Report issue date:	13 Nov 2019		

3.0 Introduction & Objectives:

Kovia received an order of confirmation to undertake an Asbestos 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 Refurbishment Survey' of:

28 Constantine Court
William Street
Penygraig
Rhondda
CF40 1QL

The survey was carried out by Dave Milton.

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

The reason for selecting this survey is to locate and quantify all ACMs within the vicinity of the refurbishment works, in order to enable the duty-holder / client to arrange for their removal.

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 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).

Aim of Survey

The aim of this survey was to:

1. Locate all ACMs within the fabric of the building, as far as reasonable practicable, prior to the refurbishment 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 – Refurbishment Survey

The purpose of this Refurbishment Survey was to identify all ACMs to be removed prior to any major refurbishment work being carried out.

A Refurbishment Survey is intended to locate all asbestos within the building (unless both the works and the resulting survey are specified to be localised in scope). 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, claddings and boxings, as necessary, to gain access to all areas, including the inner fabric of the building. A full sampling programme is undertaken to identify possible ACMs and estimate their quantities.

The survey is designed to be used to help the tendering process under CDM, and should be used to start generating a specification for tendering the removal of ACMs 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 or behind other asbestos products and asbestos within building structures which are unsafe to fully access, are all 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 & 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 Perry Dobbins 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:

28 Constantine Court
William Street
Penygraig
Rhondda
CF40 1QL

Building Designation: Flat 28, Block 1-35

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

Age of Building: Late Twentieth Century.

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

Scope of Works: The 'Asbestos Refurbishment Survey' was carried out to the kitchen, including all boxing within the kitchen,

Exclusions: The following areas were excluded from the 'Asbestos Refurbishment Survey': All other internal and external areas of the property.

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 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 procedures.

Clients of Kovia that have signed our terms and conditions are deemed to have agreed to 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 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 (MMMF). 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.

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.

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 feasible 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 directly 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 & 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
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

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 (ACMs) 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).

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/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 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 also 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

There were no results found.

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 28, Block 1-35													
Flat 28, Block 1-35	2nd	Kitchen 201, Textured coating to plasterboard ceiling	S AI007888	Textured Coating	N/A	N/A	No Asbestos detected	N/A	N/A	N/A	N/A	N/A	No further action required
Flat 28, Block 1-35	2nd	Kitchen 201, Insulating board panel to boxing.	S AI007889	Insulating Board	N/A	N/A	No Asbestos detected	N/A	N/A	N/A	N/A	N/A	No further action required

KEY:

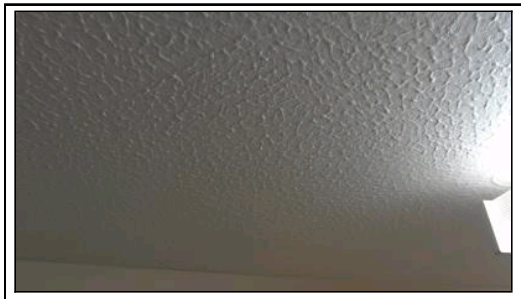
S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Appendix 3 – Survey Data Sheets

Service Type	Refurbishment Survey		
Report Revision Number	1	Surveyors	Dave Milton
TEAMS Job Number	J021932	Survey Date	8 Nov 2019
Site Address:	28 Constantine Court William Street Penygraig Rhondda CF40 1QL	Bulk Analysis Laboratory	Envirochem
		Sample Analysis Date	12 Nov 2019

Survey Data Sheets

KOVIA



Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
8 Nov 2019	Dave Milton	Refurbishment Survey	2nd	No Asbestos Detected (0)
Building	**Room**	**Item**	**Quantity**	
Flat 28, Block 1-35	Kitchen 201	Textured coating to plasterboard ceiling	4m²	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
AI007888 (S)	Textured Coating (1)	Completely Sealed (0)	Good Condition (0)	Occasionally likely to be disturbed (1)

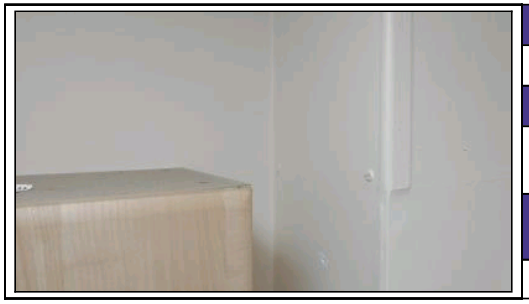
Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	N/A	Location	N/A	Number of occupants	N/A	Type of Maintenance	N/A
		Accessibility	N/A	Frequency of use	N/A	Frequency of maintenance	N/A
		Amount	N/A	Average Time	N/A		
Average 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	Non-suspect void above.						

KEY:

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

Survey Data Sheets (cont)

KOVIA



Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
8 Nov 2019	Dave Milton	Refurbishment Survey	2nd	No Asbestos Detected (0)
Building	**Room**	**Item**	**Quantity**	
Flat 28, Block 1-35	Kitchen 201	Insulating board panel to boxing.	1m²	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
AI007889 (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	Please see section 6.2 of the report and the project desktop study (additional phased inspection required if going beyond the 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 28, Block 1-35				
Flat 28, Block 1-35	2nd Floor	201	Kitchen	Ceramic tiles to plaster to block walls and plasterboard walls (non-suspect void behind), timber panel beneath interior timber window, non-suspect bitumen sink pad, fixed live extractor fan to ceiling, plastic soil pipe within timber and (sampled) insulating board vertical boxing, non-suspect beige vinyl flooring to non-suspect screed and concrete floor (extends beyond timber kickboards).

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: J179224 FI: 2
Your Ref:
Date: 13/11/2019

Asbestos Fibre Identification Report

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

Site Address: 28 Constantine Court, William Street, Penygraig, Rhondda, CF40 1QL

Sampled By: Kovia Asbestos Management Consultancy

Date sampled/received: 11th November 2019

Date analysed: 12th November 2019

Analyst/s: Raphael Mirzaians

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.

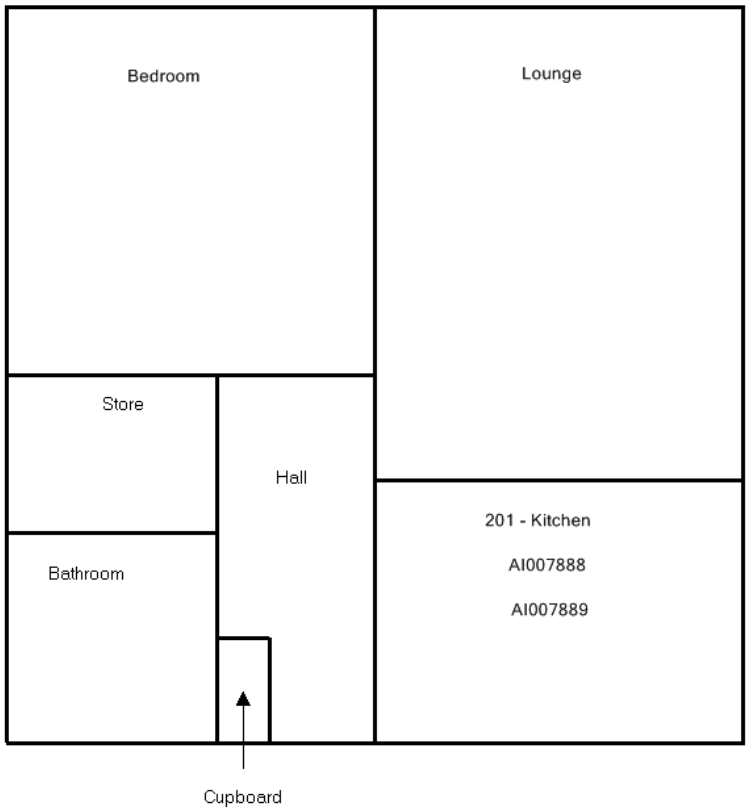
RESULTS

Sample No.	Sample Ref.	Location	Asbestos Detected	Asbestos Type
AI007888	BS585543	2nd Floor, Kitchen, Textured coating	No	
AI007889	BS585544	2nd Floor, Kitchen, Insulating board panel	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.
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: Raphael Mirzaians

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: 28 Constantine Court Building: Flat 28, Block 1-35
Floor: 2nd Floor
UPRN No: 6386

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