



**51 Penpisgah Road,  
Tonypandy, Mid Glamorgan,  
CF40 1EY**

**EMI Construction Limited**

September 2019

Job No J023166

**DOCUMENT CONTROL SHEET**

<b>Report Type:</b>		Refurbishment Survey Report
<b>Report Issue:</b>		FINAL
<b>Job/File Ref. No's:</b>		J023166
<b>Survey Date:</b>		15th August 2019
<b>Report Issue Date:</b>		11th September 2019
<b>Report by:</b>	<b>Name:</b>	Jon Trimble
	<b>Signature:</b>	
<b>Technically Reviewed by:</b>	<b>Name:</b>	Suzanne Foster
	<b>Signature:</b>	

This report is not to be used for contractual or engineering purposes unless this signatory sheet is signed where indicated by both the surveyor (originator of the report) and the technical reviewer and the report is designated 'Final'.

Please note that Enquin Environmental Limited cannot be held responsible for the way in which a client interprets or acts upon results.

This report must be read in its entirety including any appendices. Enquin Environmental Limited accepts no responsibility for sub-division of this report.

The survey was carried out by Enquin Environmental Limited, a UKAS accredited inspection body, No. 0265 for surveying in accordance with the guidance contained within the HSE document HSG264 Asbestos: The survey guide and the Enquin Environmental Limited Quality Manual, in house procedure, section 4.

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### **Appendices**

**Appendix A – Certificates of Bulk Fibre Analysis**

**Appendix B – Plans**

**1. EXECUTIVE SUMMARY**

1.1 No asbestos containing materials (ACM's) were identified within the property during the survey.

Products which are Licensable:

Product	Location
None Identified	

Products which are Non Licensable:

Product	Location
None Identified	

1.2 Areas not accessed

Inspection Number	Location/Description	Comments	Advised Action
Inspection 2 Presumed	1st Floor, Throughout, Limited access to 1st floor	Due to the fire damage on the first floor it was only possible to survey the area from the landing as the structural integrity of other areas could not be ascertained.	Survey prior to works
Inspection 5 Presumed	1st Floor, Rear left Bedroom, Inaccessible	Due to fire damage	Survey prior to works
Inspection 14 Presumed	1st Floor, Rear right Bedroom Cupboard, Limited access	Due to fire damage	Survey prior to works
Inspection 15 Presumed	1st Floor, Front Bedroom Cupboard, Limited access	Due to fire damage	Survey prior to works
Inspection 17 Presumed	1st Floor, Loft, Limited access to loft	Due to fire damage	Survey prior to works

## 1.3 ACMs with high material assessment scores and/or Action required (other than manage in place)

Inspection Number	Location, position and description	Product	Extent, condition, surface treatment and other comments	Material Risk Rating	Priority Risk Rating	Total Risk Rating	Recommendations
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None Identified

- 1.4 A documented Asbestos Management Plan is a requirement of the Approved Code of Practice (ACOP) L 143 “Managing and working with asbestos.” Guidance to help the Duty holder develop an Asbestos Management Plan can be found in this ACOP and the HSE publication ‘A comprehensive guide to managing asbestos in premises’ (HSG 227).

Enquin Environmental can advise, if requested, on the production and maintaining of an Asbestos Management Plan.

- 1.5 If materials suspected of containing asbestos come to light during refurbishment or maintenance activities, then **work should be stopped** until the materials have been sampled and analysed for asbestos type. If the result indicates the presence of asbestos then the risk assessment and the plan of work should be reviewed and amended where necessary prior to the continuation of further associated works.

## **2. INTRODUCTION**

2.1 Enquin Environmental Limited were requested by Simon Bluck of EMI Construction Limited, Pen – Y – Bank House (103), Bute Street, Treherbert, to undertake a Refurbishment Survey of 51 Penpysgah Road, Tonypanydy, Mid Glamorgan, CF40 1EY. The survey was carried out in accordance with the guidance contained within the HSE document HSG264 Asbestos: The survey guide. To allow for interim management arrangements to be put in place prior to the work commencing, risk scores and management recommendations have been included in section 5.

The property was surveyed on the 15th August 2019 by Jon Trimble for materials suspected to contain asbestos.

2.2 A Refurbishment Survey was undertaken of the property which had been affected by a fire and required reinstatement of areas affected. The property comprised of a fire damaged two storey semi detached house. There were no variations to the scope of works.

2.3 The survey commenced around the exterior and progressed methodically through the property, concluding on the ground floor.

2.4 The scope of the survey was to consider and report on: -

- i) The type, extent and condition of any asbestos containing materials (ACMs) identified within the property in all reasonably accessible areas included in the survey.
- ii) To assess the risk from the ACMs and derive risk ratings.
- iii) Provide interim management recommendations to ensure that any areas of concern are made safe and that any ACMs are safely managed until refurbishment takes place.

### 3. **GENERAL SITE AND SURVEY INFORMATION**

#### 3.1 **Limitations**

All reasonably accessible areas of the property were surveyed. While our surveyors have endeavoured to inspect all elements, some materials may be present within the structure in locations where structural damage would be beyond reasonably practicable on the grounds of health and safety risk to the users of the building and survey staff and may only come to light during major refurbishment or demolition. Unless otherwise stated concrete floor slabs and foundations have not been intrusively accessed. It is recommended that an appropriately trained person is in attendance during any future activities that may disturb these areas to identify any suspect materials that may be uncovered.

The results of sample analysis refer specifically to the samples taken from the location defined on the Certificate of Analysis. Experience has shown that materials can vary greatly in relatively short distances from sample points.

At the time of the survey, access was not reasonably possible to certain areas:

These are listed in section 6, ACMs should be presumed to be present within these areas until they have been inspected.

#### 3.2 **Method and Results of Bulk Analysis**

The bulk samples taken were analysed by Enquin Environmental Limited, UKAS accreditation number 2604 in accordance with HSG 248 Appendix 2 "Asbestos in Bulk Materials Sampling and Identification by Polarised Light Microscopy (PLM), published by the Health and Safety Executive. Bulk certificates are included in appendix A.

To minimise the risk of exposure to fibres and damage to decorations or fabric of the area surveyed, not all suspected ACMs may have been sampled. Some may have been strongly presumed or presumed to contain or not to contain asbestos.

**Strongly presumed** refers to where the Surveyor has good cause to suspect that a material is, or is not asbestos, but sampling and laboratory identification has not been undertaken to confirm this. Examples of this include the situation where similar material present within a building has been sampled and laboratory identification has confirmed that asbestos was or was not detected.

**Presumed** refers to where there is insufficient evidence to suggest a material / area does not contain asbestos. For example, where a sample has not or cannot be taken and there is no reasoned argument to suggest that the material does not contain asbestos.

**No Asbestos Detected** refers to where, upon analysis, the sample was found not to contain asbestos.

#### 4. EXPLANATION OF RISK SCORES

The **material** risk ratings have been calculated using algorithms detailed in HSG264 Asbestos: The survey guide. The ratings are based on;

- Product type
- Damage/deterioration
- Surface treatment
- Asbestos type

High Risk	=≥10
Medium Risk	=7 - 9
Low Risk	=5 - 6
Very low Risk	=2 - 4

**Priority** risk ratings have been calculated using algorithms detailed in HSG 227 (A comprehensive guide to managing asbestos in buildings). The ratings are based on;

- Normal occupant activity
- Likelihood of disturbance
- Human exposure potential
- Maintenance activity

High Risk	=≥10
Medium Risk	=7 - 9
Low Risk	=5 - 6
Very low Risk	=2 - 4

A **total risk** rating is then calculated by adding together the material and priority ratings.

High Risk	=≥15
Medium Risk	=9 - 14
Low Risk	=5 - 8
Very low Risk	=≤4

Example of a section of the asbestos register (found in Section 5) showing how the above parameters are inserted into the table.

Extent, condition, surface treatment and other comments	Material Risk Rating		Priority Risk Rating	
		Product type		Normal occupant activity
	Damage/deterioration		Likelihood of disturbance	
	Surface treatment		Human exposure potential	
	Asbestos type		Maintenance activity	
Total Risk Rating				

**5. MATERIALS CONTAINING / STRONGLY PRESUMED / PRESUMED TO CONTAIN ASBESTOS REQUIRING REMOVAL (if likely to be disturbed)**

Inspection Number	Location, position and description	Product	Extent, condition, surface treatment and other comments	Material Risk Rating	Priority Risk Rating	Advised Action	Photograph
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No Asbestos containing materials identified

**6. AREAS NOT ACCESSED**

Inspection Number	Location/Description	Comments	Advised Action	Photograph
Inspection 2 Presumed	1st Floor, Throughout, Limited access to 1st floor	Due to the fire damage on the first floor it was only possible to survey the area from the landing as the structural integrity of other areas could not be ascertained.	Survey prior to works	
Inspection 5 Presumed	1st Floor, Rear left Bedroom, Inaccessible	Due to fire damage	Survey prior to works	
Inspection 14 Presumed	1st Floor, Rear right Bedroom Cupboard, Limited access	Due to fire damage	Survey prior to works	

**6. AREAS NOT ACCESSED**

Inspection Number	Location/Description	Comments	Advised Action	Photograph
Inspection 15 Presumed	1st Floor, Front Bedroom Cupboard, Limited access	Due to fire damage	Survey prior to works	
Inspection 17 Presumed	1st Floor, Loft, Limited access to loft	Due to fire damage	Survey prior to works	

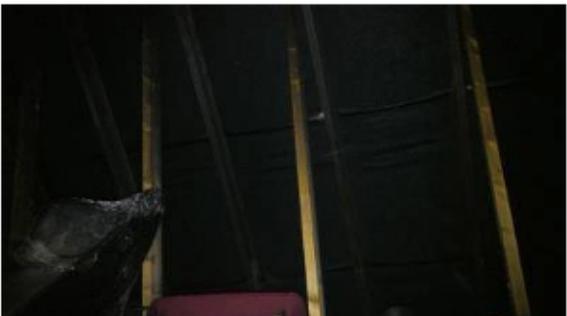
7. **MATERIALS IDENTIFIED AND NO ASBESTOS DETECTED OR STRONGLY PRESUMED NOT TO CONTAIN ASBESTOS**

Inspection Number	Location/Position/Description	Product	Comments	Photograph
Inspection 1 BY000507	Ground Floor, External, Insulating board edging to porch roof	Insulating board	Approximately 4m Good Condition Unsealed	
Inspection 3 BY000508	1st Floor, Landing, Textured coating to plasterboard ceiling and associated debris	Textured Coating	Approximately 4m <sup>2</sup> High Damage Reinforced composite material Due to the extent of damage from the fire in the area it should be presumed that debris from this material is present throughout	
Inspection 6 BY000509	1st Floor, Rear right Bedroom, Textured coating to plasterboard ceiling and associated debris	Textured Coating	Approximately 15m <sup>2</sup> High Damage Reinforced composite material Due to the extent of damage from the fire in the area it should be presumed that debris from this material is present throughout	

7. **MATERIALS IDENTIFIED AND NO ASBESTOS DETECTED OR STRONGLY PRESUMED NOT TO CONTAIN ASBESTOS**

Inspection Number	Location/Position/Description	Product	Comments	Photograph
Inspection 8 BY000510	1st Floor, Airing Cupboard, Textured coating to plasterboard ceiling	Textured Coating	Approximately 1m <sup>2</sup> Low Damage Reinforced composite material	
Inspection 9 Strongly Presumed Same As BY000510	1st Floor, Cupboard above stairs, Textured coating to plasterboard ceiling	Textured Coating	Approximately 1m <sup>2</sup> Good Condition Reinforced composite material	
Inspection 10 BY000512	1st Floor, Front Bedroom, Textured coating to plasterboard ceiling and associated debris	Textured Coating	Approximately 15m <sup>2</sup> High Damage Reinforced composite material Due to the extent of damage from the fire in the area it should be presumed that debris from this material is present throughout	

7. **MATERIALS IDENTIFIED AND NO ASBESTOS DETECTED OR STRONGLY PRESUMED NOT TO CONTAIN ASBESTOS**

Inspection Number	Location/Position/Description	Product	Comments	Photograph
Inspection 12 BY000511	1st Floor, Bathroom, Textured coating to plasterboard ceiling and associated debris	Textured Coating	Approximately 4m <sup>2</sup> High Damage Reinforced composite material Due to the extent of damage from the fire in the area it should be presumed that debris from this material is present throughout	
Inspection 16 BY000513	1st Floor, Loft, Bitumen felt to roof	Bitumen	Approximately 45m <sup>2</sup> Low Damage Reinforced composite material	
Inspection 18 BY000514	Ground Floor, Stairs, Textured coating to plasterboard ceiling behind plaster	Textured Coating	Approximately 3m <sup>2</sup> Low Damage Reinforced composite material	

7. **MATERIALS IDENTIFIED AND NO ASBESTOS DETECTED OR STRONGLY PRESUMED NOT TO CONTAIN ASBESTOS**

Inspection Number	Location/Position/Description	Product	Comments	Photograph
Inspection 19 BY000515	Ground Floor, Lounge, Textured coating to plasterboard ceiling above secondary layer of plasterboard	Textured Coating	Approximately 28m <sup>2</sup> Good Condition Reinforced composite material Has been overlaid with a second layer of plasterboard	
Inspection 20 BY000516	Ground Floor, Kitchen, Textured coating to plasterboard ceiling above secondary layer of plasterboard	Textured Coating	Approximately 20m <sup>2</sup> Good Condition Reinforced composite material Has been overlaid with a second layer of plasterboard	
Inspection 22 BY000517	Ground Floor, Utility Room, Textured coating to plasterboard ceiling	Textured Coating	Approximately 3m <sup>2</sup> Good Condition Reinforced composite material	

**7. MATERIALS IDENTIFIED AND NO ASBESTOS DETECTED OR STRONGLY PRESUMED NOT TO CONTAIN ASBESTOS**

<b>Inspection Number</b>	<b>Location/Position/Description</b>	<b>Product</b>	<b>Comments</b>	<b>Photograph</b>
Inspection 24 BY000519	Ground Floor, Loft above Rear Bedroom, Bitumen felt to roof	Bitumen	Approximately 25m <sup>2</sup> Good Condition Reinforced composite material	

## 8. OTHER GENERAL BUILDING MATERIALS OBSERVED

The following materials were also observed at this building:

Building

- Brick and block walls
- Plasterboard partitions
- Plasterboard ceilings
- Brick external walls
- Upvc Soffits
- Tiled roof
- **Ground Floor, Lounge:** Floorboards over chipboard to void below, plasterboard panel to fireplace
- **Ground Floor, Rear Bedroom:** No suspect materials found
- **Ground Floor, Toilet:** No suspect materials found

**APPENDIX A**

**Certificate of Bulk Fibre Analysis  
(1 cover sheet and 3 pages of form EQ25T)**

**CERTIFICATE OF BULK FIBRE ANALYSIS**

Client Name & Address: EMI Construction Limited,  
 Pen - Y - Bank House (103), Bute Street, Treherbert,  
 CF42 5NY

Site Address: 51 Penpysgah Road, Tonypanyd, Mid Glamorgan,  
 CF40 1EY

Reference: J023166. Inspection 1 BY000507 - Inspection 24 BY000519.

Date received or date of sampling: 17th August 2019

Date Analysed: 27th August 2019

Sample taken by: Jon Trimble

Analyst: Michael Clubb

Laboratory or Site Sample number	Origin of sample/ Location/Client reference/Description	*Type of product	Content
Inspection 1 BY000507	Ground Floor, External, Insulating board edging to porch roof	Insulating board	No Asbestos Detected
Inspection 3 BY000508	1st Floor, Landing, Textured coating to plasterboard ceiling and associated debris	Textured Coating	No Asbestos Detected
Inspection 6 BY000509	1st Floor, Rear right Bedroom, Textured coating to plasterboard ceiling and associated debris	Textured Coating	No Asbestos Detected
Inspection 8 BY000510	1st Floor, Airing Cupboard, Textured coating to plasterboard ceiling	Textured Coating	No Asbestos Detected
Inspection 10 BY000512	1st Floor, Front Bedroom, Textured coating to plasterboard ceiling and associated debris	Textured Coating	No Asbestos Detected

Signed (Analyst):



Date: 11 September 2019

Signed (approved):



Date: 11 September 2019

Print: Suzanne Foster

Senior Analyst

Comments/Details of Sample Preparation: Final Certificate

ALL ANALYSIS IN ACCORDANCE WITH HSG 248 APPENDIX 2 ASBESTOS IN BULK MATERIALS SAMPLING AND IDENTIFICATION BY POLARISED LIGHT MICROSCOPY (PLM) 2005 AND DOCUMENTED IN-HOUSE PROCEDURE DETAILED IN ASBESTOS PROCEDURES MANUAL, SECTION 3  
 ENQUIN ENVIRONMENTAL ACCEPT NO RESPONSIBILITY FOR SAMPLES TAKEN BY 3rd PARTIES  
 \*OPINIONS AND INTERPRETATIONS EXPRESSED HEREIN ARE OUTSIDE THE SCOPE OF UKAS ACCREDITATION

**CERTIFICATE OF BULK FIBRE ANALYSIS**



2604

Client Name & Address: EMI Construction Limited,  
 Pen - Y - Bank House (103), Bute Street, Treherbert,  
 CF42 5NY

Reference: J023166. Inspection 1 BY000507 - Inspection 24 BY000519.

Site Address: 51 Penpysgah Road, Tonypanyd, Mid Glamorgan,  
 CF40 1EY

Date received or date of sampling: 17th August 2019

Date Analysed: 27th August 2019

Sample taken by: Jon Trimble

Analyst: Michael Clubb

Laboratory or Site Sample number	Origin of sample/ Location/Client reference/Description	*Type of product	Content
Inspection 12 BY000511	1st Floor, Bathroom, Textured coating to plasterboard ceiling and associated debris	Textured Coating	No Asbestos Detected
Inspection 16 BY000513	1st Floor, Loft, Bitumen felt to roof	Bitumen	No Asbestos Detected
Inspection 18 BY000514	Ground Floor, Stairs, Textured coating to plasterboard ceiling behind plaster	Textured Coating	No Asbestos Detected
Inspection 19 BY000515	Ground Floor, Lounge, Textured coating to plasterboard ceiling above secondary layer of plasterboard	Textured Coating	No Asbestos Detected
Inspection 20 BY000516	Ground Floor, Kitchen, Textured coating to plasterboard ceiling above secondary layer of plasterboard	Textured Coating	No Asbestos Detected

Signed (Analyst):

Date: 11 September 2019

Signed (approved):

Date: 11 September 2019

Print: Suzanne Foster

Senior Analyst

Comments/Details of Sample Preparation: Final Certificate

ALL ANALYSIS IN ACCORDANCE WITH HSG 248 APPENDIX 2 ASBESTOS IN BULK MATERIALS SAMPLING AND IDENTIFICATION BY POLARISED LIGHT MICROSCOPY (PLM) 2005 AND DOCUMENTED IN-HOUSE PROCEDURE DETAILED IN ASBESTOS PROCEDURES MANUAL, SECTION 3  
 ENQUIN ENVIRONMENTAL ACCEPT NO RESPONSIBILITY FOR SAMPLES TAKEN BY 3rd PARTIES

\*OPINIONS AND INTERPRETATIONS EXPRESSED HEREIN ARE OUTSIDE THE SCOPE OF UKAS ACCREDITATION

**CERTIFICATE OF BULK FIBRE ANALYSIS**

Client Name & Address: EMI Construction Limited,  
 Pen - Y - Bank House (103), Bute Street, Treherbert,  
 CF42 5NY

Reference: J023166. Inspection 1 BY000507 - Inspection 24 BY000519.

Site Address: 51 Penpysgah Road, Tonypany, Mid Glamorgan,  
 CF40 1EY

Date received or date of sampling: 17th August 2019

Date Analysed: 27th August 2019

Sample taken by: Jon Trimble

Analyst: Michael Clubb

Laboratory or Site Sample number	Origin of sample/ Location/Client reference/Description	*Type of product	Content
Inspection 22 BY000517	Ground Floor, Utility Room, Textured coating to plasterboard ceiling	Textured Coating	No Asbestos Detected
Inspection 24 BY000519	Ground Floor, Loft above Rear Bedroom, Bitumen felt to roof	Bitumen	No Asbestos Detected

Signed (Analyst): 

Date: 11 September 2019

Signed (approved): 

Date: 11 September 2019

Print: Suzanne Foster

Senior Analyst

Comments/Details of Sample Preparation: Final Certificate

ALL ANALYSIS IN ACCORDANCE WITH HSG 248 APPENDIX 2 ASBESTOS IN BULK MATERIALS SAMPLING AND IDENTIFICATION BY POLARISED LIGHT MICROSCOPY (PLM) 2005 AND DOCUMENTED IN-HOUSE PROCEDURE DETAILED IN ASBESTOS PROCEDURES MANUAL, SECTION 3

ENQUIN ENVIRONMENTAL ACCEPT NO RESPONSIBILITY FOR SAMPLES TAKEN BY 3rd PARTIES

\*OPINIONS AND INTERPRETATIONS EXPRESSED HEREIN ARE OUTSIDE THE SCOPE OF UKAS ACCREDITATION

## **APPENDIX B**

### **Plans**

