

KOVIA

Asbestos Management Consultancy

Management Survey

12 Cyncoed
Ynysybwll
CF37 3PL
UPRN: 7917



Kovia

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1.0 Executive summary:



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

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

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

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

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

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

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

1.0 Executive summary:



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

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

Building	Floor	Room	Description	Material	Risk assessment Score	Recommendations
Main House						
Main House	Ground	Kitchen G01	Strongly presumed vinyl tiles to concrete floor beneath fixed ceramic floor tiles	Reinforced Composite	VERY LOW (2 / 6)	Inspection required
Main House	Ground	Larder G02	Grey thermoplastic tiles with bitumen adhesive below to concrete floor	Well Bound Material	VERY LOW (2 / 9)	Manage and re-inspect
Main House	Ground	Hallway G03	Strongly presumed vinyl tiles to concrete floor beneath fixed laminate covering	Reinforced Composite	VERY LOW (2 / 6)	Inspection required
Main House	Ground	Understairs Cupboard G04	Brown thermoplastic tiles and bitumen adhesive below to concrete floor	Well Bound Material	VERY LOW (3 / 10)	Manage and re-inspect
Main House	Ground	WC G05	Strongly presumed vinyl tiles to concrete floor beneath fixed non-suspect red vinyl sheet covering	Reinforced Composite	VERY LOW (2 / 6)	Inspection required
Main House	Ground	Lounge / Diner G06	Strongly presumed vinyl tiles to concrete floor beneath fixed laminate covering	Reinforced Composite	VERY LOW (2 / 7)	Inspection required
Main House	External	Throughout E01	Strongly presumed cement soffit boards to high level roofline	Asbestos Cement	LOW (5 / 6)	Inspection required
Main House	External	Throughout E01	Redundant cement panels to RHS garden edges	Cement	LOW (5 / 6)	Remove

1.0 Executive summary:

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PRESUMED ASBESTOS / NO ACCESS AREA

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

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

Building Notes:

Internal notes:

External notes:

2.0 Contract Review:



Name and address of site:	12 Cyncoed, Ynysybwl		
Name and address of client:	Wales & West Housing, 3 Alexandra Gate, Ffordd Pengam, Tremorfa, Cardiff		
Client contact:	Perry Dobbins		
Type of survey:	Management Survey (with MA and PA)		
Date of survey:	3 Jun 2016		
Report Revision Number:	1		
TEAMS internal job number:	J004405		
Lead surveyor[s]:	Sebastian Lawniczak	Signature:	
Technically reviewed by:	David Young	Signature:	
Report issue date:	27 Jun 2016		

3.0 Introduction / Objectives:



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

The order relates to an 'Asbestos Management Survey' of:

12 Cyncoed
Ynysybwl
CF37 3PL

The survey was carried out by Sebastian Lawniczak.

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

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

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

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

Purpose of Survey

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

Aim of Survey

The aim of the survey was to:

1. Locate and record the location, extent and product type as far as reasonably practicable of known or presumed ACM's.
2. Inspect and record information on the accessibility, condition and surface treatment of known or presumed ACM's.
3. Determine and record the asbestos type, based on sampling or by making a presumption based on product type and appearance.

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

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3.4 Type of Survey – Management Survey

This management survey is required for the normal occupation and use of the building to ensure continued management of any ACM's in situ and is the standard survey type.

Its purpose is to locate, as far as is reasonably practicable, the presence and extent of any suspect ACM's in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation and to assess their condition.

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

Management surveys 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, nature of construction, etc.

The survey report can be used as a basis to start developing a management plan and prioritise actions but in itself does not constitute a management plan as required under CAR 2012.

In order for the building occupier to comply, under Regulation 4 of CAR 2012, they must implement a management policy and plan for confirmed or presumed asbestos containing materials.

This management survey includes a material assessment of the identified or presumed ACM's which relates to their condition and their potential to release fibres. This material assessment will provide the duty holder with an initial guide to the priority for managing ACM's as it will identify those ACM's which will most readily release fibres if they are disturbed.

4.0 Desk Top Review and Survey Planning:

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

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

12 Cyncoed
Ynysybwll
CF37 3PL

Building Designation: Main House

Building Description: Three bedroom, semi-detached, residential property across two storeys with a loft space.

Age of Building: Mid-to-late twentieth century.

Construction Type: Traditional rendered brickwork construction with a half-pitched, tiled roof.

Scope of Works: The 'Asbestos Management Survey' was carried out to all internal and external areas of the house.

Exclusions: The following areas were excluded from the 'Asbestos Management Survey': None.

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

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

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

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

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

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

An appropriate exchange of information has occurred 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

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

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

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

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

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

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

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

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

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

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

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

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

6.0 Exclusions and Caveats:

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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 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 include asbestos containing materials.

During the course of the survey it may not have been possible to access all areas of the site. Details of areas requiring further access are identified within the Data Sheets of this report. In accordance with 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 recommended that further intrusive inspection and sampling be carried out where site refurbishment, maintenance or similar may disturb asbestos containing materials that have remained inaccessible during this survey. This should be a refurbishment / demolition survey as described in 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 ACM's 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 and Analysis:

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

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

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

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

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

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

Key to Analysis Results:

Chrysotile - White Asbestos

Amosite - Brown Asbestos

Crocidolite - Blue Asbestos

Tremolite - Rare Asbestos

Actinolite - Rare Asbestos

Anthophyllite - Rare Asbestos

8.0 Survey Results - Interpretation:

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Survey Results

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

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

8.0 Survey Results - Interpretation (cont):



Material Risk Assessment Algorithm

Product type [or debris from product]

Score	Examples of scores
1	Asbestos reinforced composites [plastics, resins, mastics, roofing felts, vinyl floor tiles, semi- rigid paint, decorative finishes and asbestos cement etc]
2	Asbestos insulating board, mill boards, other low-density boards, textiles, gaskets, ropes and woven materials and asbestos paper.
3	Thermal insulation [e.g. pipe and boiler lagging], sprayed asbestos, loose asbestos, asbestos mattresses and packing.

Extent of damage/deterioration

Score	Examples of scores
0	Good condition: no visible damage
1	Low damage: a few scratches or surface marks, broken edges on boards or tiles, etc.
2	Moderate damage: significant breakage of materials or several small areas where material has been damaged exposing fibrous edges.
3	High damage or deterioration of materials, sprays and thermal insulation. Visible asbestos contamination by debris or residues.

Surface treatment

Score	Examples of scores
0	Composite materials containing asbestos, reinforced plastics, resins, vinyl tiles
1	Enclosed sprays or insulation, AIB [with exposed face encapsulated], cement sheets, etc.
2	Unsealed AIB, encapsulated insulation and sprays.
3	Unsealed insulation and sprays.

Asbestos Type

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

Priority Risk Assessment Algorithm

Assessment Factor		Score	Examples of score variables	
Normal occupant activity	Main type of activity in area	0 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	
Likelihood of disturbance	Location	0 1 2 3	Outdoors Large rooms or well ventilated areas Rooms up to 100m ² Confined spaces	
		Accessibility	0 1 2 3	Usually inaccessible or unlikely to be disturbed Occasionally likely to be disturbed Easily disturbed Routinely disturbed
			Extent/amount	0 1 2 3
	Number of occupants	0 1 2 3		None 1 to 3 4 to 10 >10
		Frequency of use of area		0 1 2 3
			Average time area is in use	0 1 2 3
Maintenance activity	Type of maintenance activity			0 1 2 3
		Frequency of maintenance activity		0 1 2 3

Material Risk Assessment Score**KOVIA**

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

9.0 Recommendations:

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

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

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

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

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

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

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

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

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

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

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

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

Licensed Asbestos Removal

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

Notifiable Non-Licensed Work

If work on an ACM causes the deterioration of the matrix material in which the asbestos fibres are firmly linked, then these works are Notifiable Non-Licensed Work (NNLW). Work of this type does not require an asbestos removal licence, but the company undertaking the work must have the following:

- Notification of the work to the relevant enforcing authority prior to the work commencing.
- Medical examinations to assess each workers' state of health to be carried out before any possible exposure to asbestos. Then re-examinations every three years.
- Insurance for working with asbestos containing materials.
- A register of work to be kept by the employer for each employee exposed to asbestos.

Non Notifiable Non-Licensed Work

Non-Licensed Work is defined as any work which involves short, non-continuous maintenance activities, during which only non-friable materials are removed. It can also involve the removal of non-friable materials for refurbishment purposes. However, work of this type is only applicable where the matrix material in which the asbestos fibres are firmly linked remains intact.

If a non-licensed contractor is appointed to undertake the removal works on the above materials, the following points must be adhered to:

- All operatives undertaking work on the material must have asbestos awareness training and practical asbestos training.

9.13 It is recommended that further intrusive investigations and sampling be carried out in accordance with HSG264, where any major refurbishment, maintenance, installation or similar activity may expose asbestos materials that have remained inaccessible during the survey. This should be as a refurbishment / 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
Main House													
Main House	Ground	Kitchen G01, Strongly presumed vinyl tiles to concrete floor beneath fixed ceramic floor tiles	SP Visual	Reinforced Composite	Good Condition	Completely Sealed	Chrysotile	9m ²	Usually inaccessible or unlikely to be disturbed	2	4	6	Inspection required
Main House	Ground	Larder G02, Grey thermoplastic tiles with bitumen adhesive below to concrete floor	S AE001376	Well Bound Material	Good Condition	Completely Sealed	Chrysotile	<2m ²	Routinely disturbed	2	7	9	Manage and re-inspect
Main House	Ground	Hallway G03, Strongly presumed vinyl tiles to concrete floor beneath fixed laminate covering	SP Visual	Reinforced Composite	Good Condition	Completely Sealed	Chrysotile	4m ²	Usually inaccessible or unlikely to be disturbed	2	4	6	Inspection required
Main House	Ground	Understairs Cupboard G04, Brown thermoplastic tiles and bitumen adhesive below to concrete floor	S AE001377	Well Bound Material	Low Damage	Completely Sealed	Chrysotile	2m ²	Routinely disturbed	3	7	10	Manage and re-inspect
Main House	Ground	WC G05, Strongly presumed vinyl tiles to concrete floor beneath fixed non-suspect red vinyl sheet covering	SP Visual	Reinforced Composite	Good Condition	Completely Sealed	Chrysotile	2m ²	Usually inaccessible or unlikely to be disturbed	2	4	6	Inspection required
Main House	Ground	Lounge / Diner G06, Strongly presumed vinyl tiles to concrete floor beneath fixed laminate covering	SP Visual	Reinforced Composite	Good Condition	Completely Sealed	Chrysotile	22m ²	Usually inaccessible or unlikely to be disturbed	2	5	7	Inspection required
Main House	External	Throughout E01, Strongly presumed cement soffit boards to high level roofline	SP Visual	Asbestos Cement	Good Condition	Surface Sealed	Crocidolite (or unknown)	8lm	Usually inaccessible or unlikely to be disturbed	5	1	6	Inspection required
Main House	External	Throughout E01, Redundant cement panels to RHS garden edges	S AE001379	Cement	Medium Damage	Surface Sealed	Chrysotile	1m ²	Occasionally likely to be disturbed	5	1	6	Remove

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
Main House													
Main House	1st	Bedroom 2 102, Textured coating to plasterboard ceiling	S AE001378	Textured Coating	N/A	N/A	No Asbestos detected	N/A	N/A	N/A	N/A	N/A	No further action required
Main House	1st	Airing Cupboard 105, Textured coating to plasterboard ceiling	SP As AE001378	Textured Coating	N/A	N/A	No Asbestos detected	N/A	N/A	N/A	N/A	N/A	No further action required
Main House	Ground	Kitchen G01, Coating to plasterboard ceiling	S AE001374	Textured Coating	N/A	N/A	No Asbestos detected	N/A	N/A	N/A	N/A	N/A	No further action required
Main House	Ground	Larder G02, Textured coating to fixed plasterboard ceiling	S AE001375	Textured Coating	N/A	N/A	No Asbestos detected	N/A	N/A	N/A	N/A	N/A	No further action required
Main House	Ground	Understairs Cupboard G04, Textured coating to fixed plasterboard understairs soffit	SP As AE001375	Textured Coating	N/A	N/A	No Asbestos detected	N/A	N/A	N/A	N/A	N/A	No further action required
Main House	Ground	WC G05, Textured coating to fixed plasterboard ceiling	SP As AE001375	Textured Coating	N/A	N/A	No Asbestos detected	N/A	N/A	N/A	N/A	N/A	No further action required
Main House	External	Throughout E01, Redundant cement panels to front garden floor	S AE001380	Cement	N/A	N/A	No Asbestos detected	N/A	N/A	N/A	N/A	N/A	No further action required
Main House	External	Throughout E01, Cement undercloaking to front canopy	S AE001381	Cement	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

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Service Type	Management Survey		
Report Revision Number	1	Surveyors	Sebastian Lawniczak
TEAMS Job Number	J004405	Survey Date	3 Jun 2016 to 4 Jun 2016
Site Address:	12 Cyncoed YnysybwI CF37 3PL	Bulk Analysis Laboratory	Scientific Services Ltd
		Sample Analysis Date	8 Jun 2016

Survey Data Sheets



Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
3 Jun 2016 to 4 Jun 2016	Sebastian Lawniczak	Management Survey	Roof	N/A
Building	Room	Item	Quantity	
Main House	Loft Space R01	No suspect materials identified	N/A	
Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
Visual (P)	N/A	N/A	N/A	N/A

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)



	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	3 Jun 2016 to 4 Jun 2016	Sebastian Lawniczak	Management Survey	1st	N/A
	Building	Room	Item	Quantity	
	Main House	Bedroom 1 101	No suspect materials identified	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
Visual (P)	N/A	N/A	N/A	N/A	N/A

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)



	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	3 Jun 2016 to 4 Jun 2016	Sebastian Lawniczak	Management Survey	1st	No Asbestos Detected (0)
	Building	Room	Item	Quantity	
	Main House	Bedroom 2 102	Textured coating to plasterboard ceiling	10m ²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
AE001378 (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	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
	3 Jun 2016 to 4 Jun 2016	Sebastian Lawniczak	Management Survey	1st	N/A
	Building	Room	Item	Quantity	
	Main House	Bedroom 3 103	No suspect materials identified	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
Visual (P)	N/A	N/A	N/A	N/A	N/A

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)



Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
3 Jun 2016 to 4 Jun 2016	Sebastian Lawniczak	Management Survey	1st	N/A
Building	Room	Item	Quantity	
Main House	Landing 104	No suspect materials identified	N/A	
Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
Visual (P)	N/A	N/A	N/A	N/A

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)



	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	3 Jun 2016 to 4 Jun 2016	Sebastian Lawniczak	Management Survey	1st	No Asbestos Detected (0)
	Building	Room	Item	Quantity	
	Main House	Airing Cupboard 105	Textured coating to plasterboard ceiling	1m ²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
As AE001378 (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	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)



Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
3 Jun 2016 to 4 Jun 2016	Sebastian Lawniczak	Management Survey	1st	N/A
Building	Room	Item	Quantity	
Main House	Bathroom 106	No suspect materials identified	N/A	
Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
Visual (P)	N/A	N/A	N/A	N/A

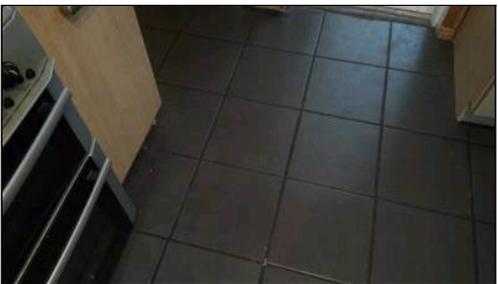
Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	N/A	Location	N/A	Number of occupants	N/A	Type of Maintenance	N/A
		Accessibility	N/A	Frequency of use	N/A	Frequency of maintenance	N/A
		Amount	N/A	Average Time	N/A		
Average 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)



	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	3 Jun 2016 to 4 Jun 2016	Sebastian Lawniczak	Management Survey	Ground	Chrysotile (1)
	Building	Room	Item	Quantity	
	Main House	Kitchen G01	Strongly presumed vinyl tiles to concrete floor beneath fixed ceramic floor tiles	9m ²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (SP)	Reinforced Composite (1)	Completely Sealed (0)	Good Condition (0)	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	2						
Recommendation	Inspection required						
Surveyor comments	Unable to safely sample at time of survey due to the potential to damage fixtures and fittings.						

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
3 Jun 2016 to 4 Jun 2016	Sebastian Lawniczak	Management Survey	Ground	No Asbestos Detected (0)
Building	Room	Item	Quantity	
Main House	Kitchen G01	Coating to plasterboard ceiling	9m ²	
Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
AE001374 (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	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
	3 Jun 2016 to 4 Jun 2016	Sebastian Lawniczak	Management Survey	Ground	No Asbestos Detected (0)
	Building	Room	Item	Quantity	
	Main House	Larder G02	Textured coating to fixed plasterboard ceiling	<2m ²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
AE001375 (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	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
	3 Jun 2016 to 4 Jun 2016	Sebastian Lawniczak	Management Survey	Ground	Chrysotile (1)
	Building	Room	Item	Quantity	
	Main House	Larder G02	Grey thermoplastic tiles with bitumen adhesive below to concrete floor	<2m ²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
AE001376 (S)	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	3
		Accessibility	3	Frequency of use	3	Frequency of maintenance	3
		Amount	1	Average Time	0		
Average Score	0	Average Score	2	Average Score	2	Average Score	3
Average of Priority	7						
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
	3 Jun 2016 to 4 Jun 2016	Sebastian Lawniczak	Management Survey	Ground	Chrysotile (1)
	Building	Room	Item	Quantity	
	Main House	Hallway G03	Strongly presumed vinyl tiles to concrete floor beneath fixed laminate covering	4m ²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
Visual (SP)	Reinforced Composite (1)	Completely Sealed (0)	Good Condition (0)	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	2						
Recommendation	Inspection required						
Surveyor comments	Unable to safely sample at time of survey due to the potential to damage fixtures and fittings.						

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
	3 Jun 2016 to 4 Jun 2016	Sebastian Lawniczak	Management Survey	Ground	No Asbestos Detected (0)
	Building	Room	Item	Quantity	
	Main House	Understairs Cupboard G04	Textured coating to fixed plasterboard downstairs soffit	3m ²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
As AE001375 (SP)	Textured Coating (1)	Completely Sealed (0)	Medium Damage (2)	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)



	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	3 Jun 2016 to 4 Jun 2016	Sebastian Lawniczak	Management Survey	Ground	Chrysotile (1)
	Building	Room	Item	Quantity	
	Main House	Understairs Cupboard G04	Brown thermoplastic tiles and bitumen adhesive below to concrete floor	2m ²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
AE001377 (S)	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	3
		Accessibility	3	Frequency of use	3	Frequency of maintenance	3
		Amount	1	Average Time	0		
Average Score	0	Average Score	2	Average Score	2	Average Score	3
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)



	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	3 Jun 2016 to 4 Jun 2016	Sebastian Lawniczak	Management Survey	Ground	Chrysotile (1)
	Building	Room	Item	Quantity	
	Main House	WC G05	Strongly presumed vinyl tiles to concrete floor beneath fixed non-suspect red vinyl sheet covering	2m ²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (SP)	Reinforced Composite (1)	Completely Sealed (0)	Good Condition (0)	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	2						
Recommendation	Inspection required						
Surveyor comments	Unable to safely sample at time of survey due to the potential to damage fixtures and fittings.						

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
	3 Jun 2016 to 4 Jun 2016	Sebastian Lawniczak	Management Survey	Ground	No Asbestos Detected (0)
	Building	Room	Item	Quantity	
	Main House	WC G05	Textured coating to fixed plasterboard ceiling	2m ²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	As AE001375 (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	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)



	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	3 Jun 2016 to 4 Jun 2016	Sebastian Lawniczak	Management Survey	Ground	Chrysotile (1)
	Building	Room	Item	Quantity	
	Main House	Lounge / Diner G06	Strongly presumed vinyl tiles to concrete floor beneath fixed laminate covering	22m ²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
Visual (SP)	Reinforced Composite (1)	Completely Sealed (0)	Good Condition (0)	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	2						
Recommendation	Inspection required						
Surveyor comments	Unable to safely sample at time of survey due to the potential to damage fixtures and fittings.						

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
	3 Jun 2016 to 4 Jun 2016	Sebastian Lawniczak	Management Survey	External	Crocidolite (or unknown) (3)
	Building	Room	Item	Quantity	
	Main House	Throughout E01	Strongly presumed cement soffit boards to high level roofline	8lm	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
Visual (SP)	Asbestos Cement (1)	Surface Sealed (1)	Good Condition (0)	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	0	Location	0	Number of occupants	0	Type of Maintenance	0
		Accessibility	0	Frequency of use	0	Frequency of maintenance	0
		Amount	1	Average Time	0		
Average Score	0	Average Score	1	Average Score	0	Average Score	0
Average of Priority	1						
Material Assessment Score	5						
Recommendation	Inspection required						
Surveyor comments	Unable to safely sample due to height restrictions.						

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
	3 Jun 2016 to 4 Jun 2016	Sebastian Lawniczak	Management Survey	External	Chrysotile (1)
	Building	Room	Item	Quantity	
	Main House	Throughout E01	Redundant cement panels to RHS garden edges	1m ²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
AE001379 (S)	Cement (1)	Surface Sealed (1)	Medium Damage (2)	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	0	Number of occupants	0	Type of Maintenance	0
		Accessibility	1	Frequency of use	0	Frequency of maintenance	0
		Amount	1	Average Time	0		
Average Score	0	Average Score	1	Average Score	0	Average Score	0
Average of Priority	1						
Material Assessment Score	5						
Recommendation	Remove						
Surveyor comments	Unable to provide full extent - garden overgrown.						

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
	3 Jun 2016 to 4 Jun 2016	Sebastian Lawniczak	Management Survey	External	No Asbestos Detected (0)
	Building	Room	Item	Quantity	
	Main House	Throughout E01	Redundant cement panels to front garden floor	3m ²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	AE001380 (S)	Cement (0)	Surface Sealed (1)	Medium Damage (2)	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)



	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	3 Jun 2016 to 4 Jun 2016	Sebastian Lawniczak	Management Survey	External	
	Building	Room	Item	Quantity	
	Main House	Throughout E01	Cement undercloaking to front canopy	2lm	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
AE001381 (S)	Cement (0)	Surface Sealed (1)	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	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

Appendix 4 - Non-Asbestos Materials Register



Building	Floor	Room No:	Room Type	Item
Main House				
Main House	Roof Void	R01	Loft Space	Limited inspection due to stored items: Non-suspect sarking felt to underside of roof. Timber joists and trusses. Solid block walls. MMMF insulation to plasterboard decking. Timber access hatch. Metal flue pipe.
Main House	1st Floor	101	Bedroom 1	Fixed skimmed plasterboard ceiling. Solid and plasterboard walls. UPVC window frame with timber sill. Timber door frame. Timber skirting boards. Carpet covering to timber floor. Metal pipework and radiator.
Main House	1st Floor	102	Bedroom 2	Solid walls. UPVC window frame with timber sill. Timber door and frame. Timber skirting boards. Carpet covering to timber floor. Metal pipework and radiator.
Main House	1st Floor	103	Bedroom 3	Fixed skimmed plasterboard ceiling. Solid walls. UPVC window frame with timber sill. Timber door and frame. Timber skirting boards. Carpet covering to timber floor. Metal pipework and radiator.
Main House	1st Floor	104	Landing	Fixed skimmed plasterboard ceiling. Solid and plasterboard walls. UPVC window frame with timber sill. Timber doors and frames. Timber skirting boards. Carpet covering to timber floor and stairs. Timber loft hatch.
Main House	1st Floor	105	Airing Cupboard	Limited inspection due to stored items: Solid walls. Timber door and frame. Timber skirting boards. Timber floor. Non-suspect combi boiler with metal flue. Metal pipework.
Main House	1st Floor	106	Bathroom	Fixed skimmed plasterboard ceiling. Solid walls (partially clad with ceramic tiles). Timber door and frame. Metal and plastic pipework. UPVC window frame with ceramic tiled sill. Ceramic basin, toilet bowl and cistern. Fixed hardboard panel to metal bath. Metal radiator. Fixed timber access hatch to fixed plasterboard riser boxing. Timber skirting boards. Non-suspect beige/brown vinyl sheet covering to timber floor.
Main House	Ground Floor	G01	Kitchen	Ceramic tiled splashback to solid walls. Fixed plasterboard riser boxing. UPVC window frame and sill. UPVC external door and frame. Timber internal doors and frames. Metal and plastic pipework. Non-suspect pad to underside of metal sink unit. Timber skirting boards.
Main House	Ground Floor	G02	Larder	Limited inspection due to stored items: Solid walls. Timber door frame. Timber skirting boards.
Main House	Ground Floor	G03	Hallway	Fixed skimmed plasterboard ceiling. Solid and plasterboard walls. UPVC external door and frame. Timber skirting boards. Timber internal doors and frames. Carpet covering to timber stairs.
Main House	Ground Floor	G04	Understairs Cupboard	Solid and plasterboard walls. Timber skirting boards. Non-suspect fuse board.
Main House	Ground Floor	G05	WC	Solid walls. Timber skirting boards. UPVC window frame with timber sill. Metal and plastic pipework. Metal radiator. Ceramic basin, toilet bowl and cistern. Fixed plastic cover to metal wall vent.
Main House	Ground Floor	G06	Lounge / Diner	Solid walls with fixed plasterboard archway. Fixed skimmed plasterboard ceilings. UPVC window frames with timber sills. Metal pipework and radiators. Timber doors and frames. Timber skirting boards.

Appendix 4 - Non-Asbestos Materials Register (cont)

KOVIA

Building	Floor	Room No:	Room Type	Item
Main House	External	E01	Throughout	Metal flue and plastic vent pipe to roof. Non-suspect cement roof/concrete tiles to main roof. Fixed UPVC fascia. UPVC window frames and doors. Concrete sills. Plastic rainwater goods. Plastic end caps to high level gable ends. Solid rendered walls. Quarry tile roof and timber soffit to timber constructed canopy. Limited inspection of garden area due to stored items. Metal and plastic pipework. Fibreglass meter cupboard. Metal roof sheets to timber constructed garden shed.

Appendix 5 – Analysis Certificate(s)





Our Ref: J102085 FI: 8
Your Ref: J004405
Date: 08/06/2016

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



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

Asbestos Fibre Identification Report

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

Site Address: 122 Cyncoed, Ynysybwl, CF37 3PL

Sampled By: Kovia Asbestos Management Consultancy

Date sampled/received: 7th June 2016

Date analysed: 8th June 2016

Analyst/s: Magdalena Jackson

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

ANALYTICAL PROCEDURE

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

RESULTS

Sample No.	Sample Ref.	Location	Asbestos Detected	Asbestos Type
AE001374	BS360521	Ground Floor, Kitchen, Coating	No	
AE001375	BS360522	Ground Floor, Larder, Textured coating	No	
AE001376	BS360523	Ground Floor, Larder, Grey thermoplastic tiles with bitumen adhesive below	Yes	Chrysotile
AE001377	BS360524	Ground Floor, Understairs Cupboard, Brown thermoplastic tiles and bitumen adhesive below	Yes	Chrysotile

NOTES:

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

SIGNATURE: 

Authorised signatory

PRINT NAME: Magdalena Jackson

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



Our Ref: J102085 FI: 8
Your Ref: J004405
Date: 08/06/2016

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Asbestos Fibre Identification Report

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

Site Address: 122 Cyncoed, Ynysybwl, CF37 3PL

Sampled By: Kovia Asbestos Management Consultancy

Date sampled/received: 7th June 2016

Date analysed: 8th June 2016

Analyst/s: Magdalena Jackson

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

ANALYTICAL PROCEDURE

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

RESULTS

Sample No.	Sample Ref.	Location	Asbestos Detected	Asbestos Type
AE001378	BS360525	1st Floor, Bedroom 2, Textured coating	No	
AE001379	BS360526	External, Throughout, Redundant cement panels	Yes	Chrysotile
AE001380	BS360527	External, Throughout, Redundant cement panels	No	
AE001381	BS360528	External, Throughout, Cement undercloaking	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. Samples collected by the client are evaluated using information provided by the client. For samples collected by the client the date of receipt is deemed to be the same as the date sampled.
3. Envirochem is a UKAS accredited laboratory for sampling and identification of asbestos containing materials.
4. Comments, observations and opinions are outside the scope of UKAS accreditation.
5. The analytical method in the HSG248 does not quantify the amount of asbestos present, therefore UKAS accreditation does not permit quantification.
6. If, during fibre identification, only 1 or 2 fibres are seen and identified as asbestos, then the term 'trace asbestos identified' is used.

SIGNATURE: 

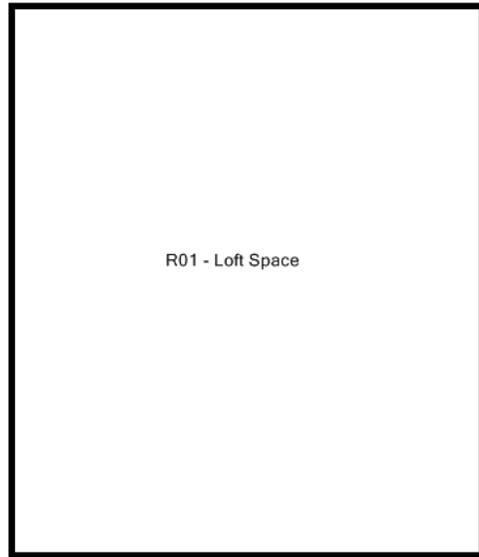
Authorised signatory

PRINT NAME: Magdalena Jackson

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

Appendix 6 – Plans





Plan Key:



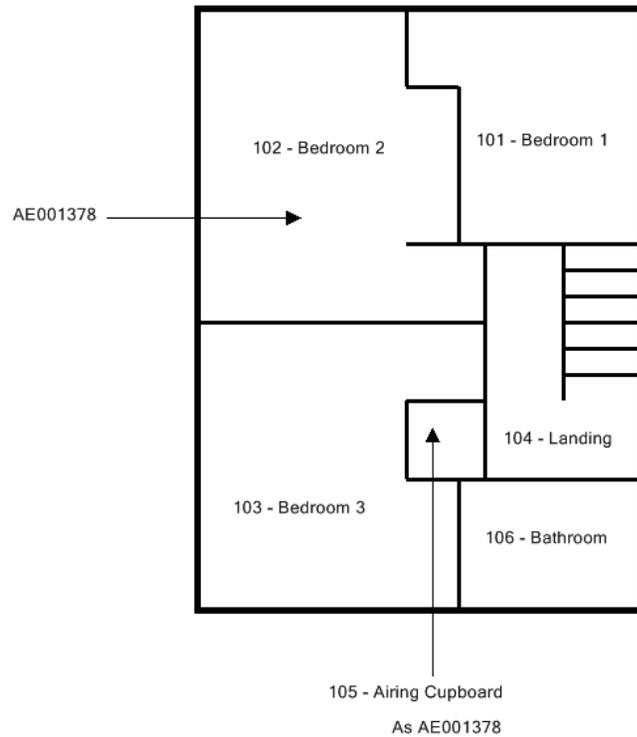
Positive or Strongly Presumed Asbestos in area / room



No Access within or to area / room

Client: Wales & West Housing
Site: 12 Cyncoed Building: Main House
Floor: Roof Void
UPRN No: 7917

KOVIA



Plan Key:



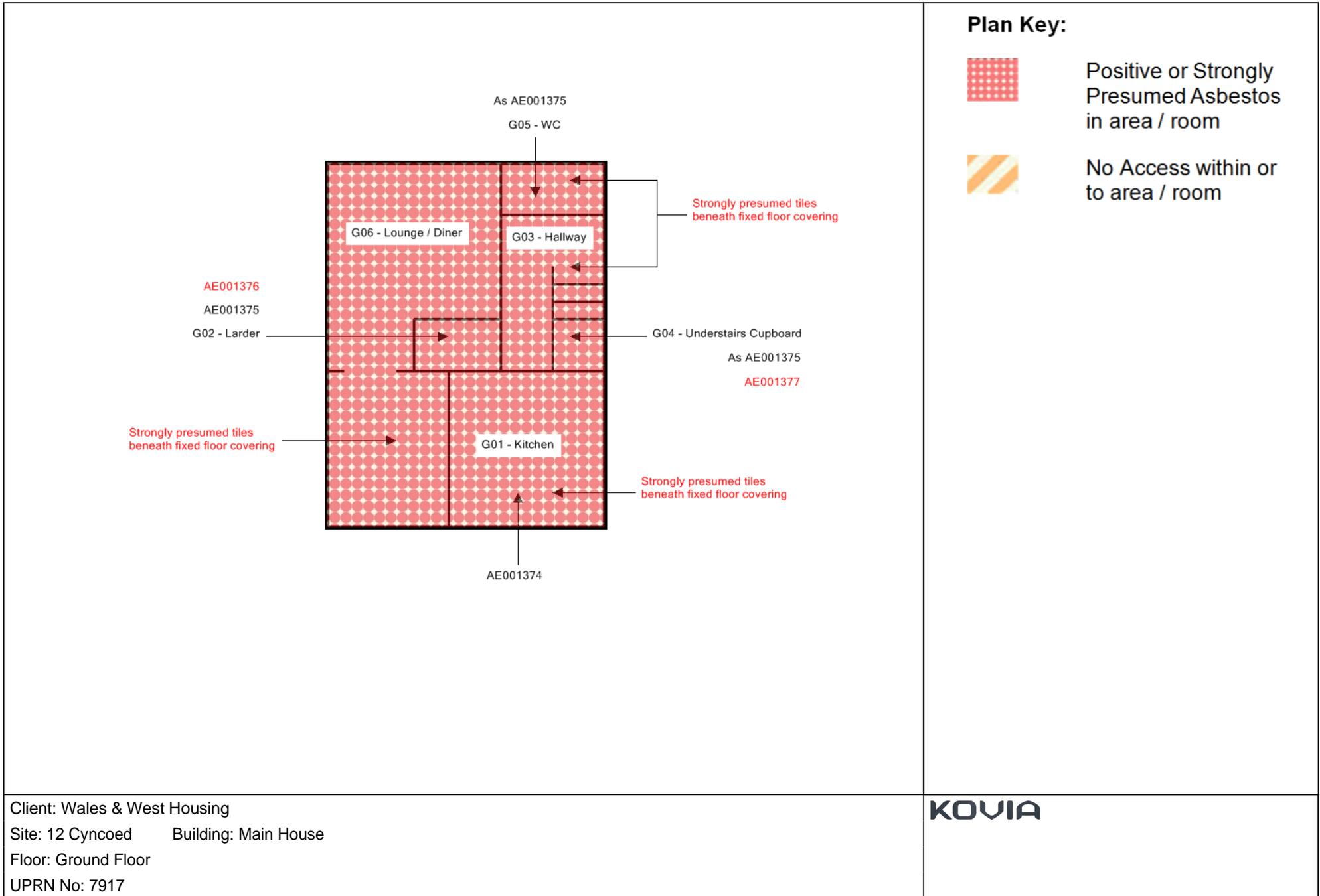
Positive or Strongly Presumed Asbestos in area / room



No Access within or to area / room

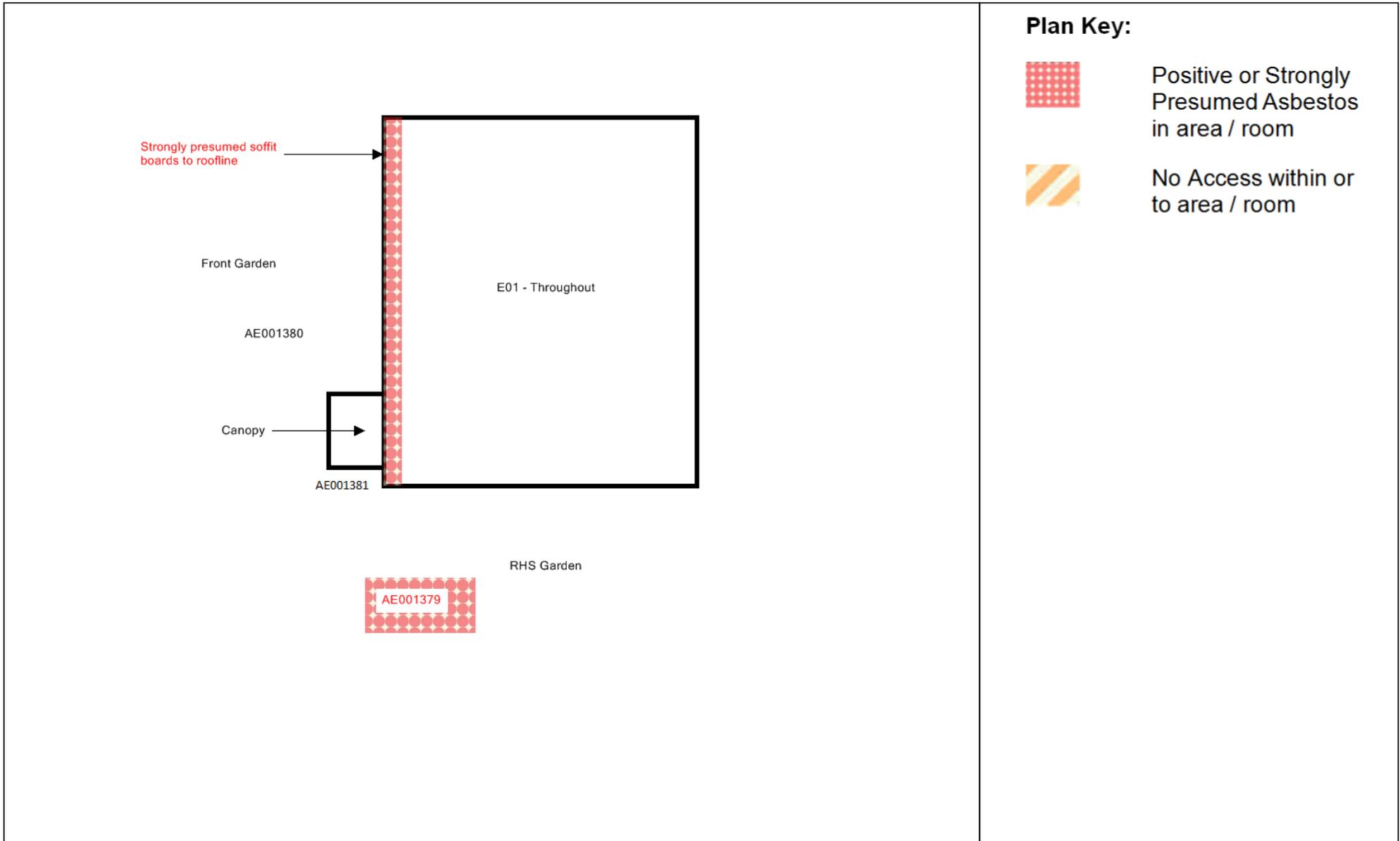
Client: Wales & West Housing
Site: 12 Cyncoed Building: Main House
Floor: 1st Floor
UPRN No: 7917

KOVIA



Client: Wales & West Housing
Site: 12 Cyncoed Building: Main House
Floor: Ground Floor
UPRN No: 7917

KOVIA



Client: Wales & West Housing
Site: 12 Cyncoed Building: Main House
Floor: External
UPRN No: 7917

KOVIA

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
Main House												
Main House	Ground	Kitchen G01, Strongly presumed vinyl tiles to concrete floor beneath fixed ceramic floor tiles	SP Visual	Reinforced Composite	Good Condition	Completely Sealed	Chrysotile	9m ²	Usually inaccessible or unlikely to be disturbed	6	Inspection required	
Main House	Ground	Larder G02, Grey thermoplastic tiles with bitumen adhesive below to concrete floor	S AE001376	Well Bound Material	Good Condition	Completely Sealed	Chrysotile	<2m ²	Routinely disturbed	9	Manage and re-inspect	
Main House	Ground	Hallway G03, Strongly presumed vinyl tiles to concrete floor beneath fixed laminate covering	SP Visual	Reinforced Composite	Good Condition	Completely Sealed	Chrysotile	4m ²	Usually inaccessible or unlikely to be disturbed	6	Inspection required	
Main House	Ground	Understairs Cupboard G04, Brown thermoplastic tiles and bitumen adhesive below to concrete floor	S AE001377	Well Bound Material	Low Damage	Completely Sealed	Chrysotile	2m ²	Routinely disturbed	10	Manage and re-inspect	
Main House	Ground	WC G05, Strongly presumed vinyl tiles to concrete floor beneath fixed non-suspect red vinyl sheet covering	SP Visual	Reinforced Composite	Good Condition	Completely Sealed	Chrysotile	2m ²	Usually inaccessible or unlikely to be disturbed	6	Inspection required	
Main House	Ground	Lounge / Diner G06, Strongly presumed vinyl tiles to concrete floor beneath fixed laminate covering	SP Visual	Reinforced Composite	Good Condition	Completely Sealed	Chrysotile	22m ²	Usually inaccessible or unlikely to be disturbed	7	Inspection required	
Main House	External	Throughout E01, Strongly presumed cement soffit boards to high level roofline	SP Visual	Asbestos Cement	Good Condition	Surface Sealed	Crocidolite (or unknown)	8lm	Usually inaccessible or unlikely to be disturbed	6	Inspection required	
Main House	External	Throughout E01, Redundant cement panels to RHS garden edges	S AE001379	Cement	Medium Damage	Surface Sealed	Chrysotile	1m ²	Occasionally likely to be disturbed	6	Remove	

KEY:

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