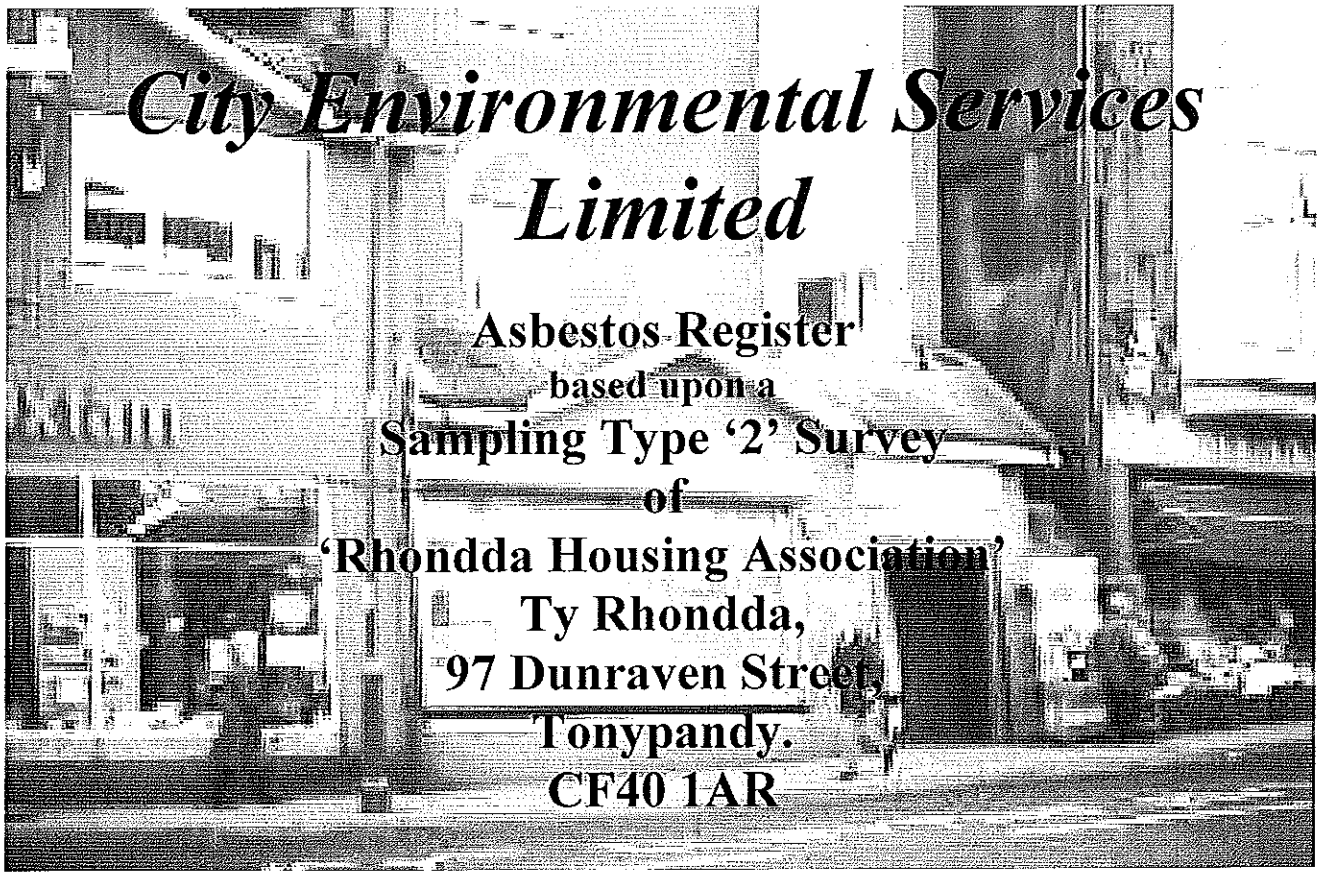

City Environmental Services Limited

Asbestos Register
based upon a
Sampling Type '2' Survey
of
'Rhondda Housing Association'
Ty Rhondda,
97 Dunraven Street,
Tonypandy.
CF40 1AR

Surveyor: John Noonan
Registrar: Karen Parsons-Young
Report No. CES 207035
Authorised By: Nick Parsons-Young (Managing Director)

Signed By:

Issue Date: 22/02/2006
Copy No: 1

Head Office.
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HOW TO READ THIS DOCUMENT.

This document has been prepared from guidelines laid down in MDHS 100 (Methods for the Determination of Hazardous Substances) which makes it comprehensive but not always easy to read. The following guide is an express way of finding what you are most likely looking for:

1. Is there any asbestos in this building?

Check Contents page (next page) and look up **'Asbestos Register'.**

2. What other materials did you sample?

Check Contents page and look up **'Survey Summary'.**

3. Where can I find more detail about any issues that need immediate attention?

Check Contents page (next page) and look up **'Survey Results and Recommendations'.**

4. How do I find out exactly where the sample was taken from in the building?

Check Contents page (next page) and look up **'Survey Results and Recommendations'** The location plan can be found at the rear of this section. However, some surveys do not require a location plan so please check the photos on the **'Survey Results and Recommendations'** sheets.

5. Who do I ring if I have any questions?

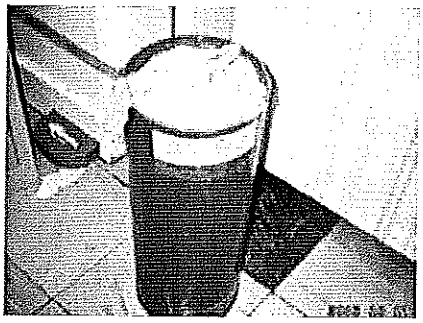
Either ring your Head Office if you need to check with them first or feel welcome to contact Nick Young on 01633 440430.

CONTENTS:

1.0 Introduction

Further to an initial request from Mr Neil Lewis and in accordance with Rhondda Housing Association, City Environmental Services Limited was requested to conduct a detailed 'Type 2' asbestos survey of Rhondda Housing Association, Ty Rhondda, 97 Dunraven Street, Tonypandy.

The purpose of this Type 2 survey was to locate and identify the presence of any asbestos containing materials and ascertain any associated risk during any potential demolition, refurbishment or maintenance works.

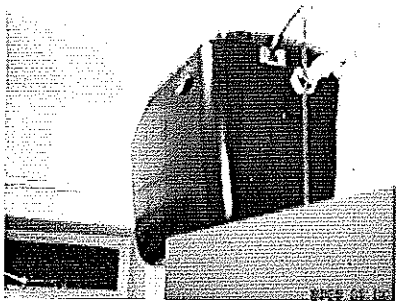


The following report details, where applicable, all asbestos containing materials located during the survey within the area indicated on the photo or plan.

Included within this document is an asbestos register of asbestos containing materials and legislation requirements that should be examined and consulted should any work or actions that may cause damage or fibre release be considered.

It is a requirement by law that this document is kept up to date at least 12 monthly and that it is made freely available to all employees and persons working within the area that the document refers to.

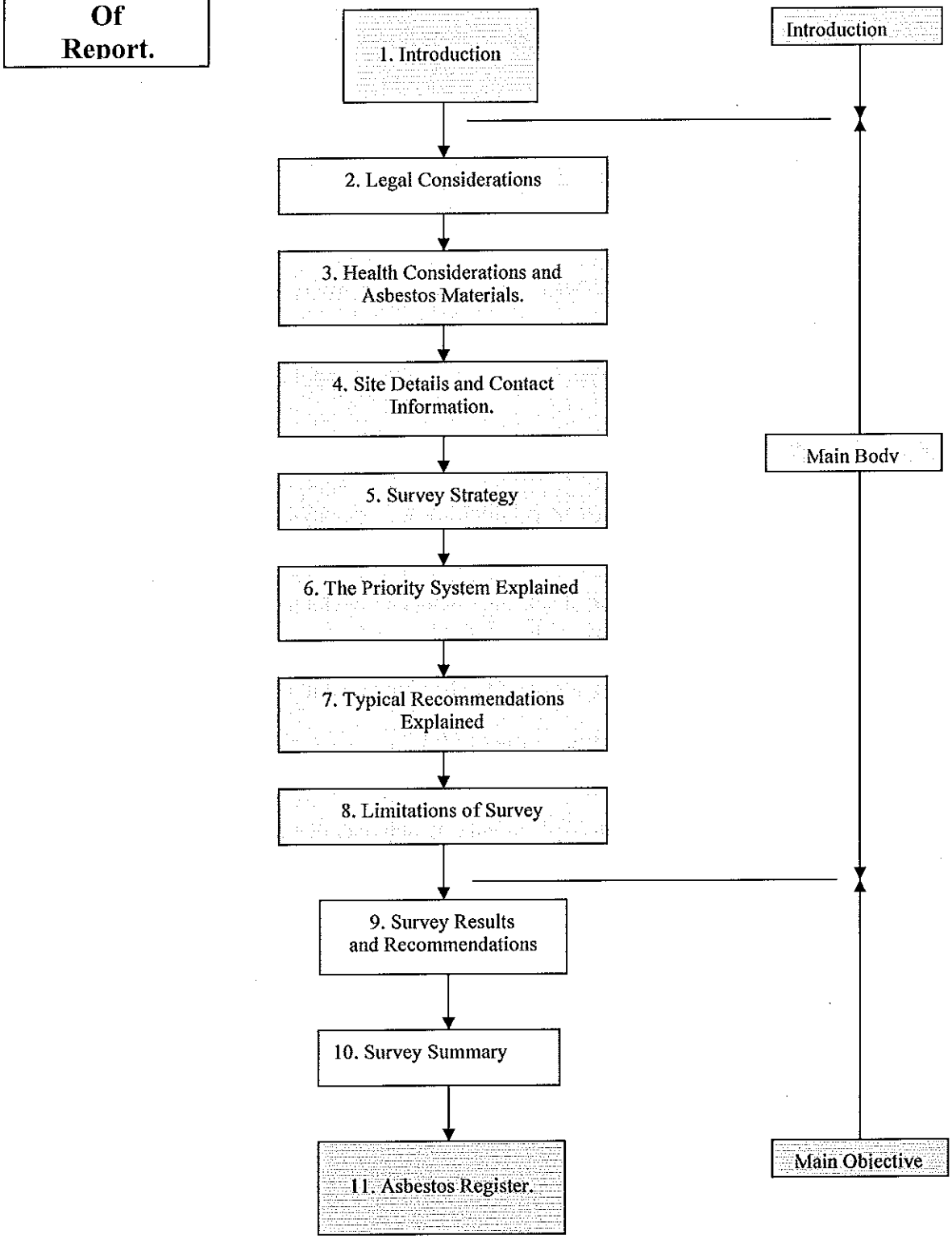
This report has been written in as logical an order as possible. The main body of the report seeks to present the basis upon which the survey results will be assessed. The closing sections display firstly the survey results with corresponding recommendations and then finally the Asbestos Register which forms the conclusion of this document.



As an aid to understanding, a flow chart has been drawn below to illustrate the contents and order of this report.

The on site survey was conducted by John Noonan, of City Environmental Services Limited, on 15 February 2006.

Structure Of Report.



2.0 Legal Considerations

The following information is for your records and guidance; we would be pleased to discuss any of the contents with you for clarification.

The amendment to the Asbestos Regulations and supporting "Approved Codes of Practice" and MDHS 100 Surveying, sampling and assessment of asbestos-containing materials clearly put the following duties on persons in control of non-domestic premises to:

- Take reasonable steps to determine the location of materials likely to contain asbestos.
- Presume materials to contain asbestos unless a reasoned argument to the contrary can be made.
- Make and maintain a written record of the location of asbestos and presumed asbestos materials. It is a requirement to maintain this register, in that the condition of asbestos materials should be kept under regular review.
- Monitor the condition of asbestos and presumed asbestos materials.
- Assess the risk of exposure from asbestos and presumed asbestos materials and document the action necessary to ensure:

Any material known or presumed to contain asbestos which may create a risk of exposure because of its state and location is repaired or if necessary removed.

Any material known or presumed to contain asbestos is maintained in a good state of repair.

Information about the location and condition of material known or presumed to contain asbestos is given to anyone likely to disturb it.

Procedures and arrangements are in place so that work which may disturb material known or presumed to contain asbestos complies with all other requirements of the asbestos register.

There are implicit requirements contained within the following pieces of legislation:

- Health and Safety at Work Act etc 1974
- The Control of Asbestos at Work Regulations (Fourth Edition) 2002
- The Control of Asbestos at Work Regulation 4. Duty to Manage Asbestos Within Buildings. (incl. L.27 & L28)
- The Management of Health and Safety at Work Regulations 1992

- The Construction (Design and Management) Regulations 1994
- The MDHS 100 Methods for Determination of Hazardous Substances July 2001.

In the Control of Asbestos at Work Regulations, there is a stated requirement to make the risk assessment of hazards at work before the work begins.

In the Health and Safety at Work Act 1974, (which is the source of the above regulations), Sections 2 (1) and 2 (2) place a general duty on every employer to:

> *"ensure so far as is reasonably practicable, the health, safety and welfare at work of all his employees."*

Section 3 then requires every employer:

> *"to conduct his undertaking in such a way as to ensure, as far as is reasonably practicable, that persons not in his employment who may be affected thereby, are not thereby exposed to risks to their health or safety".*

These requirements cannot be fulfilled if the employer does not know what risks are present in his workplace.

It is important to emphasise the continuing responsibility for the employer for safety at work. Even though a contractor on his site is carrying out work, the employer still has a duty to ensure that the work is carried out as safely as is reasonably practicable.

It is appropriate here to refer to the terms "risk" and "hazard". As a broad approach, the concepts are related; "hazard" is an actual or potential problem, but the idea of "risk" introduces a measure of quantification of the hazard. If a hazard is present, it is clearly necessary to establish whether the risk is large or small; that will determine the subsequent action needed to deal adequately with the hazard.

It is essential to assess the risk, the Control of Asbestos at Work Regulations 1987 (Amendments 1998) (Third edition) places due emphasis on the risk assessment process. Regulation 5 and 5a states that:

> *"...an employer shall not carry out any work which exposes or is liable to expose any of his employees to asbestos unless he has made an adequate assessment of that exposure".*

In general, it is also necessary to recognise the requirements of the Management of Health and Safety at Work Regulations 1992. These regulations impose general requirements to carry out a risk assessment of all risks at work.

3 (1) *"every employer shall make a suitable and sufficient assessment of-*

(a) the risks to health and safety of his employees to which they are exposed whilst they are at work; and
(b) the risks to the health and safety of persons not in his employment arising out of or in connection with the conduct by him of his undertaking for the purpose of identifying the measures he needs to take to comply with the requirements and prohibitions imposed on him by or under the relevant statutory provisions."

Further, this assessment must be recorded, as required in Regulation 3 (4).

There are also further statutory duties contained within **'The Construction (Design and Management) Regulations 1994',** principally concerned with the Planning Supervisors Responsibility to prepare a Health and Safety Plan.

Finally on the 21 May 2004, the Health & Safety Executive will require every commercial property manager in the UK to have a register of the presence of asbestos in its buildings. The penalty for failing to do so is potentially huge: fines of up to £20,000 will be imposed for each offence. The register is a requirement under the Control of Asbestos at Work Regulations 2002. The idea is to assess whether there is any asbestos in the premises and, depending on the condition of the asbestos, to decide whether it should be removed or managed so that subsequent maintenance activities do not expose workers to avoidable risk. Therefore, the register is a way of making sure commercial property owners can give information on the location and the condition of asbestos to anyone who is likely to disturb it.

In the next section, the health issues will be discussed in the context of some common asbestos materials.

3.0 Health Considerations and Asbestos Materials

Why is Asbestos Dangerous?

Breathing in asbestos fibres can lead to you developing one of three fatal diseases:

- Asbestosis which is a scarring of the lung leading to shortness of breath.
- Lung cancer.
- Mesothelioma which is a cancer of the lining around the lungs and stomach.

Asbestos related diseases are currently responsible for about 3000 deaths a year in Great Britain. These diseases can take from 15-60 years to develop, from first exposure, so you would not be aware of any sudden change in your health after breathing in asbestos fibres.

Many of those suffering today of asbestos related diseases worked in the building maintenance trades. They were carpenters, shopfitters, plumbers, electricians, gas service engineers etc. They were exposed to asbestos fibres in their day-to-day work with asbestos materials or because work with asbestos was carried out near them.

Below are some common types of asbestos and their applications:

Spray Coatings

The method of application (as the name suggests) was by spraying of wet asbestos – binder slurry, using compressed air. The application was difficult to control and "overspray" on to adjacent surfaces or cavities are frequently found. Typically, the asbestos content of sprayed asbestos is at least 85%, with the most common forms of asbestos being Crocidolite (blue), but mixtures of Chrysotile (white) and Amosite (brown) are found. Sprayed coatings have the highest potential for fibre release. These are normally found in association with the following features:

- ❖ Thermal and acoustic insulation
- ❖ Fire protection to structural steelwork- Beam encasing.

Textured Coatings

These materials typically referred to as "Artex" or "Artex Type" contain low levels of asbestos but should be removed under controlled conditions.

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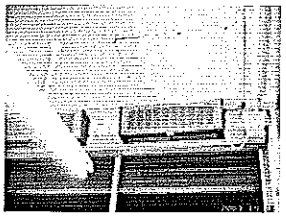
Thermal Insulation Material

Thermal insulation (for example) pipe lagging is usually a friable material with an asbestos content of between 25% and 75%. The composition is variable and may include other non-asbestos fibres, natural vegetable or hair, as well as synthetic organic or mineral fibres. The composition of thermal insulation can also vary and may include several layers of different asbestos types. Common forms of lagging include a "hard set" type, which includes an outer layer of plaster or cement overlaying the inner asbestos layer and also a "pre-formed" sectional type, which may be over wrapped with canvas.

Thermal insulation material is found in association with the following systems:

- Boilers.
- Calorifiers or hot water tanks.
- Pipes and pipe lines.
- Pressure or reduction vessels.

Insulating Boards and Millboards



Insulating boards are commonly found in the form of ceiling tiles, wall panels, firebreaks, soffit boards, etc., and contain mostly Amosite asbestos in a concentration range of between 17-25%. Because of their ubiquitous use in buildings, insulating boards are frequently encountered during maintenance activities. Millboards are low density boards with a higher asbestos content (mostly Amosite, but also Chrysotile) used for thermal and electrical insulation in switch boxes.

Cement

Cement products constitute one of the largest uses of asbestos, although it is a hard material with a low content, (not usually above 15%) it has a low potential for fibre release. Later Cement products contain Chrysotile, but earlier products contained Crocidolite and Amosite. Asbestos cement is also found in a variety of forms, as corrugated sheets, gutters, pipes, flues, cowls, grilles, tanks, troughs and conduit, soffits, shutters, etc. The material has greater strength than insulating board and thus makes it suitable for exterior applications, such as cladding with synthetic slates or roof tiles.

Others

Other forms of asbestos may be present i.e. flooring materials, ropes and textiles, gland packing, paints and textured coatings, and plastic.

***Please do not hesitate to contact us should you require any further information.**

4.0 Site Details and Contact Information

The site surveyed consists of:

Roof covering: N/A.
Main wall construction: Brick.
Number of floors: Ground & 1st.
Main suspended floor construction: Concrete/blackboard.
Approx age: 1991.
Any outbuildings: None.

Contact Information:

Client	
Rhondda Housing Association Ty Rhondda, 97 Dunraven Street, Tonypandy. CF40 1AR	Contact: Mr Neil Lewis Telephone: 01443 424200 Fax: E-mail: jonr@rhondda.org

Site Address	
Rhondda Housing Association Ty Rhondda, 97 Dunraven Street, Tonypandy. CF40 1AR	Contact: Mr Neil Lewis Telephone: 01443 424200 Fax: E-mail: jonr@rhondda.org

Report Author: Karen Parsons-Young	
City Environmental Services Limited PO Box 674, Newport, South Wales. NP10 8YY	Contact: Nick Parsons-Young Telephone: 01633 440430 Fax: 01633 441468 E-Mail: info@asbestosurveyors.com

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5.0 Survey Strategy

Type 2: Standard Sampling, Identification and Assessment Survey (Sampling Survey)

The purpose of the survey is to locate, as far as reasonably practicable, the presence of any Asbestos Containing Materials (ACMs) in the building and assess their condition. Once this has been achieved, the results will be formed into an Asbestos Register.

During this Type 2 (sampling) survey samples from each type of suspected ACM are collected and analysed. If the material sampled is found to contain asbestos, other similar homogenous materials used in the building can be strongly presumed to contain asbestos. Less homogenous materials will require a greater number of samples. The number should be sufficient for the surveyor to make an assessment of whether asbestos is or is not present. Sampling may take place simultaneously with the survey, or as in the case of some larger surveys, can be carried out as a separate exercise, after the Type 1 survey (presumptive survey) is complete.

Recommendations for the management of the ACMs will also be made.

Hotspots.
On occasions the surveyor may identify ACMs that are in particularly poor condition. These may present an immediate risk to the Client so that two issues may arise:

- A danger to health.
- A risk of legal action.

In cases such as these the procedure would be to notify the Client of the situation and seek his agreement to do the following:

- Take the minimum measures necessary to make the area safe. Eg: Environmental clean and tape and polythene damaged areas.
- Take a sample of the material and send it off for analysis.
- If the sample is confirmed to contain asbestos then cost estimates can be provided for more permanent options to make safe. Eg: Encapsulation, repair, and removal etc.

More detail can be found in section 7.0 Typical Recommendations Explained.

6.0 Priority System Explained

Where a sample has been taken an algorithm has been formulated based upon the guidance found in MDHS 100. The purpose of this system is to risk assess each presumed asbestos occurrence and decide upon the best recommendations in each case. A client should then able to prioritise his actions.

Description:	Vinyl Tiles		
Location:	Bathroom		
Photo No.	7	**Job/Sample No:**	004
Material Type:	Vinyl	**Product Type:**	1
Accessibility:	Steps	**Ext of Deterioration**	0
Amount:	8m2	**Surface Treatment**	0
Comments			

Example survey sheet.

On site the Surveyor identifies the product type, the extent of deterioration, and the surface treatment of the presumed asbestos material. A score is assigned to each of his/her conclusions. The higher the overall score the greater the risk. The lowest score might be 2 whereas the highest score could be 16 depending upon a variety of factors. For example:

	Type	Deterioration	Treatment	Asbestos Type	
Vinyl floor Tiles	1	0	0	1	= 2
Poor Vinyl Tiles	1	7	0	1	= 9
Poor Pipe Lagging	3	7	3	3	= 16

The computer that generates this report is programmed to make recommendations based upon this score in line with the guidance set down by the relevant codes of practice/legislation. These recommendations will then be assessed by the Author and amended should the need arise. For example, the computer may recommend that an asbestos cement panel is in good condition and that basically should be left in position and managed. However, there may also be damaged asbestos insulation wall board within the same area which needs immediate removal. Since the property is due to be refurbished in the near future, the first recommendation might be amended to include the removal of the asbestos cement sheet at the same time as the wall board to save on subsequent removal costs.

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7.0 Typical Recommendations Explained

Detailed recommendations are included on the Survey Results sheets only. The following recommendations may or may not appear on these sheets within this report. Where they do so the following explanations will provide additional information:

Recommendation 1.

- *This Asbestos Containing Material will need to be labelled with asbestos warning stickers and included within a periodic inspection regime.*

Once asbestos materials have been identified it is essential that appropriate management and remedial measures are introduced. In general asbestos materials which are in good condition should not be disturbed. Their location should be recorded and their existence made known to contractors, staff and others who may be affected. Labelling of the material may be appropriate together with periodic condition inspections.

Recommendation 2.

- *This material should be managed and maintained in the asbestos register but if at any time it falls into maintenance or refurbishment works, it should be properly risk assessed and can be removed by a competent contractor under the control of Asbestos at Work regulations 4th edition L27 2002 and disposed of as special waste.*

Some materials contain asbestos but are not licensed. This means that providing the removal contractor is competent, the material can be removed as special waste without the need for a licensed contractor. However, in order to be competent, the contractor requires training in the following areas:

- The effects asbestos can have on your health, including the added danger of smoking.
- The presence of other hazards such as work at heights etc.
- The uses and locations of asbestos materials in buildings and plant.
- The type of work you are allowed to do by law.
- What the CAW regulations require you to do.
- Work methods and equipment you need to use to do the task properly.
- The correct choice, use and maintenance of personal protective equipment.
- Decontamination procedures.

- Maintenance of control measures.
- Emergency procedures.
- Waste disposal.

Very often a competent contractor is unable to obtain the insurance cover to allow him to carry out this work.

Recommendation 3.

- *This material should be managed and maintained in the asbestos register but if at any time it falls into maintenance or refurbishment works, it should be properly risk assessed and removed by a licensed asbestos removal contractor and disposed of special waste.*

Some materials are licensed which means that they can only be removed by a licensed removal contractor. These materials are commonly known as asbestos insulation board, textured and sprayed coatings, and thermal insulation. Removal of this material would need to be notified to the HSE prior to commencement of the work.

The disposal of all forms of asbestos whether licensed or unlicensed in nature needs to be notified to the Environment Agency under the consignment note procedure and disposed of as special waste.

Recommendation 4.

- *The surveyor has indicated that this material needs immediate attention. Please view the associated 'Hot Spot Sheet'.*

Very often when undertaking surveys, hot spots come to our attention that really should not be left as they are. It is important to be clear about what needs to happen with these situations before the surveying commences. For example:

- Artex has flaked from the ceiling over soft furnishings, areas used for food preparation, and areas open to the public. *Artex can contain significant levels of Chrysotile.*

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- Asbestos insulation board panels commonly mistaken for plasterboard have been damaged and walked through the building. *AIB can contain significant levels of Amosite.*
- Asbestos cement roof sheets, gutters and downpipes have been damaged resulting in debris. *AC can contain Chrysotile, Amosite, and Crocidolite.*
- Damaged pipe insulation dusting into occupied spaces. *This can contain high levels of Amosite and Crocidolite.*

The surveyor will notify the client immediately of any situation and offer to arrange to do the minimum to make safe:

- Vacuum with a type H vacuum cleaner.
- Cover any affected area with polythene.
- Temporarily seal off a room and erect warning notices.

The consultant would only wish to give recommendations. However, according to his licence from the HSE, if recommendations in a very serious situation were being ignored, he would be under a duty to report the matter to the HSE. Additionally, if the consultant is a member of the RICS, he would be duty bound to report the matter regardless of his conditions of service. In practice the consultant will immediately notify the client verbally, follow up in writing, and then leave the Client to deal with the matter.

If any 'hot spots' have been identified within this report please contact City Environmental Services as soon as possible to discuss the action required.

8.0 Survey Results and Recommendations

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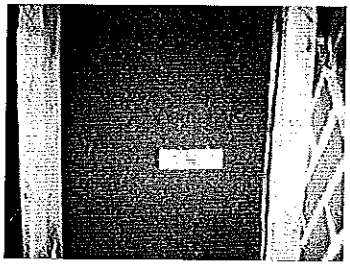
ASBESTOS SAMPLE RECORD Ref. No. 207035/001

DESCRIPTION: Roofing felt. Front entrance reception & bin store roof.



SAMPLE DETAILS:

Type Detail:	Bitumen	**Lab. Ref. No:**	06B/7684
Access:	Scaffold Required	**Amount Present (approx):**	42m2

Asbestos Present? None detected
Lab Detail:

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ASBESTOS SAMPLE RECORD Ref. No. 207035/002

DESCRIPTION: Composite slate. Front entrance reception & bin store roof.

SAMPLE DETAILS:

Type Detail:	Cement Product	**Lab. Ref. No:**	06B/7684
Access:	Scaffold Required	**Amount Present (approx):**	42m2

Asbestos Present? None detected
Lab Detail:

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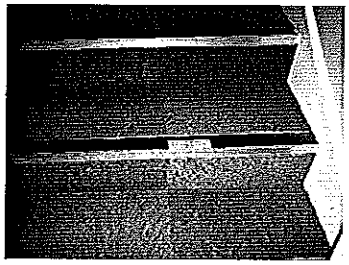
ASBESTOS SAMPLE RECORD Ref. No. 207035/003

DESCRIPTION: Stair nosing. Ground to 1st floor stairs by reception & accounts dept. stairs.



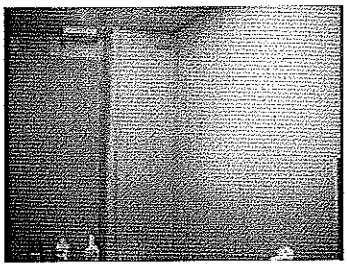
SAMPLE DETAILS:

Type Detail:	Vinyl Material	**Lab. Ref. No:**	06B/7684
Access:	Good	**Amount Present (approx):**	27

Asbestos Present? None detected
Lab Detail:

ASBESTOS SAMPLE RECORD Ref. No. 207035/004

DESCRIPTION: Board. Ground floor reception office WC.



SAMPLE DETAILS:

Type Detail:	Board	**Lab. Ref. No:**	06B/7684
Access:	Steps	**Amount Present (approx):**	2mr

Asbestos Present? None detected
Lab Detail:

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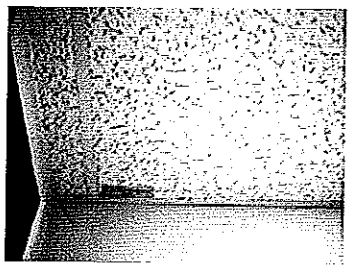
ASBESTOS SAMPLE RECORD Ref. No. 207035/005

DESCRIPTION: Ceiling tiles. Ground & 1st floor all rooms throughout.



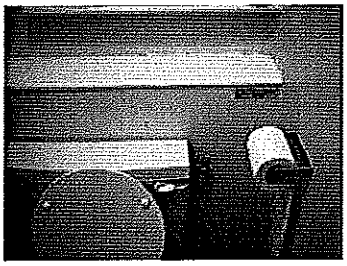
SAMPLE DETAILS:

Type Detail:	Board	**Lab. Ref. No:**	06B/7684
Access:	Steps	**Amount Present (approx):**	560m2

Asbestos Present? None detected
Lab Detail:

ASBESTOS SAMPLE RECORD Ref. No. 207035/006

DESCRIPTION: Board. 1st floor ladies & gents panel behind cisterns.



SAMPLE DETAILS:

Type Detail:	Board	**Lab. Ref. No:**	06B/7684
Access:	Good	**Amount Present (approx):**	2m2

Asbestos Present? None detected
Lab Detail:

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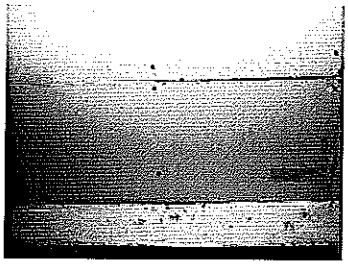
ASBESTOS SAMPLE RECORD Ref. No. 207035/007

DESCRIPTION: Board. 1st floor file store ceiling.



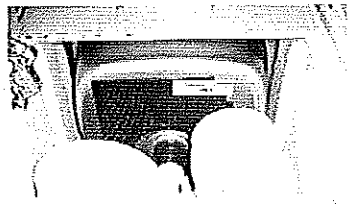
SAMPLE DETAILS:

Type Detail:	Board	**Lab. Ref. No:**	06B/7684
Access:	Steps	**Amount Present (approx):**	35m2

Asbestos Present? None detected
Lab Detail:

ASBESTOS SAMPLE RECORD Ref. No. 207035/008

DESCRIPTION: Sink pad. 1st floor kitchen.



SAMPLE DETAILS:

Type Detail:	Bitumen	**Lab. Ref. No:**	06B/7684
Access:	Good	**Amount Present (approx):**	1

Asbestos Present? None detected
Lab Detail:

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Regional Office.
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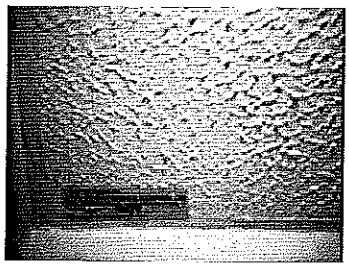
Tel/Fax. 01743 792391. e: info@asbesurveys.com

ASBESTOS SAMPLE RECORD Ref. No. 207035/009

DESCRIPTION: Artex. 1st floor fire exit & stairs to ground floor ceilings.



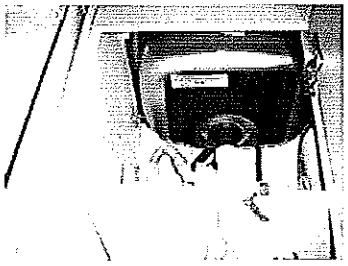
SAMPLE DETAILS:

Type Detail:	Textured Coating	**Lab. Ref. No:**	06B/7684
Access:	Steps	**Amount Present (approx):**	8m2

Asbestos Present? None detected
Lab Detail:

ASBESTOS SAMPLE RECORD Ref. No. 207035/010

DESCRIPTION: Sink pad. Ground floor accounts department kitchen.



SAMPLE DETAILS:

Type Detail:	Bitumen	**Lab. Ref. No:**	06B/7684
Access:	Good	**Amount Present (approx):**	1

Asbestos Present? None detected
Lab Detail:

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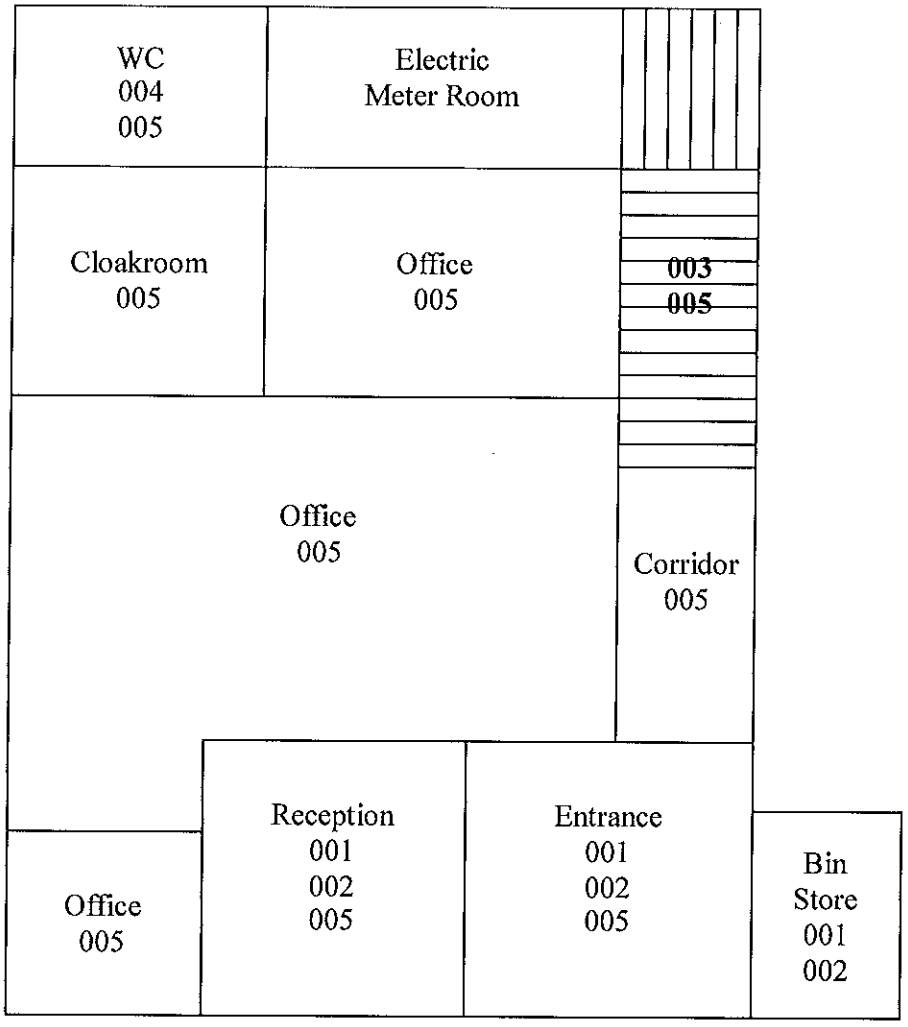
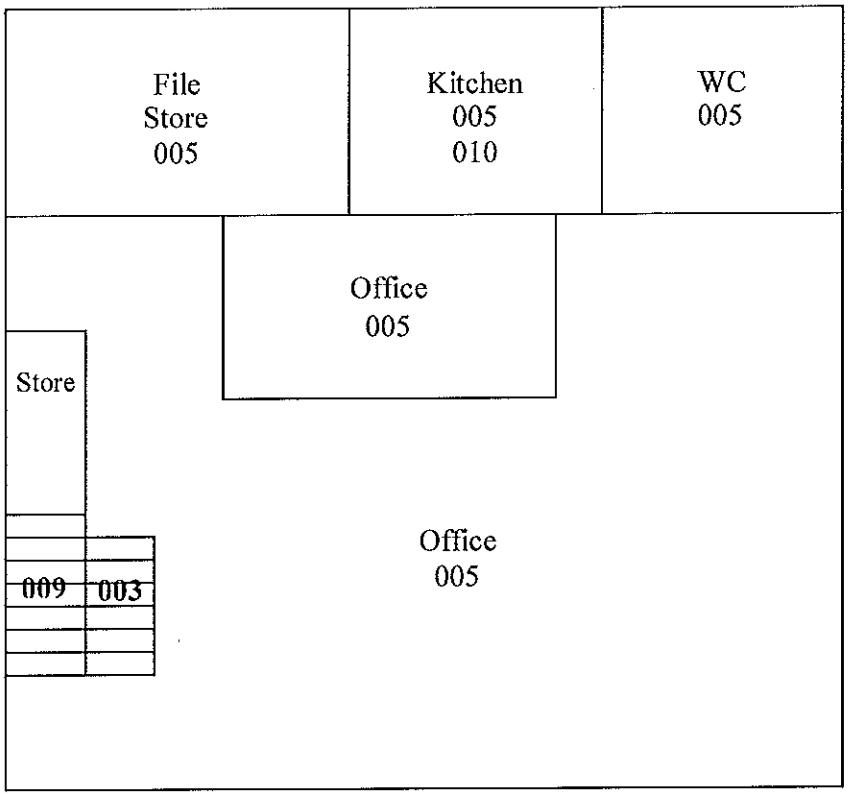
Tel/Fax. 01743 792391. e: info@asbesurveys.com

97 DUNRAVEN STREET



GROUND FLOOR
RECEPTION AREA

97 DUNRAVEN STREET



GROUND FLOOR
ACCOUNTS DEPARTMENT

Head Office.
City Environmental Services Limited, PO Box 674, Newport, South Wales, NP10 8YY.
Tel. 01633 440430. Fax. 01633 441468. e: info@asbestosurveyors.com www.cityenvironmentalservices.com
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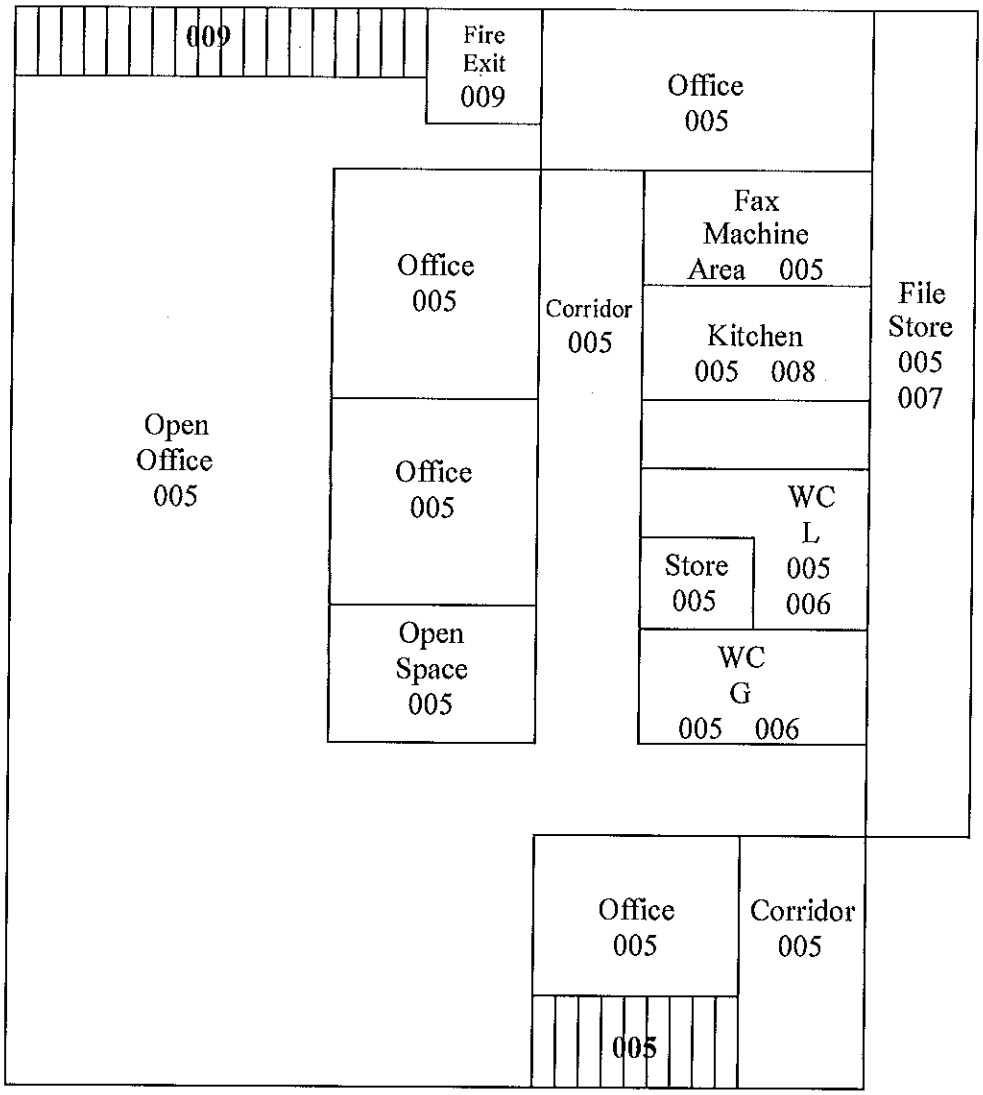
97 DUNRAVEN STREET



FIRST FLOOR

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9.0 Limitations of Survey

This report is based upon a non-destructive inspection of an unfamiliar site. During the course of the survey, all reasonable efforts were made to inspect all normally accessible areas to identify the physical presence of materials presumed to contain asbestos. Risers, voids and structural ducts were inspected where readily demountable covers existed at access points. However:

1. No equipment, machinery, or ducting was moved, opened up or examined.
2. Where asbestos materials prevented further access to areas (eg above asbestos ceilings), the investigation was halted. Any such incidences are stated within this Report.
3. Floor finishes such as linoleum and carpets etc., were not taken up.
4. Manhole covers believed to be part of the drainage system were not accessed.
5. To minimise damage to the fabric of the building, sub surface examinations of walls, floors (such as concrete materials) and ceilings were not carried out.

Certain items by their nature should be assumed to have an asbestos content, for example Fire Doors, fuses to electrical boxes, gaskets, ropes associated with heating cables, storage/electrical heaters/fans or power plant. These were not sampled, nor do they specifically appear within the report Register, however they should be assumed to have an asbestos content unless proved otherwise.

Particular difficulties are associated with areas where ad-hoc alteration and refurbishment have previously been carried out, and where asbestos may be hidden behind cladding materials. Asbestos is also frequently concealed within the fabric of buildings within sealed voids, as shuttering etc. It is therefore possible that further asbestos containing materials may be found, particularly during electrical rewiring, heating installations and other refurbishment or demolition works. If suspect materials are found at a later date either strongly presume that the material contains asbestos or undertake sampling. This report cannot give an assurance that all asbestos containing materials have been identified. The extent of a material was assessed visually and should be considered as an approximate measure only. Drawings should not be used for scaling purposes, but considered indicative only of sample and material locations.

This survey does not cover the following areas:

Standard No Access Areas

- Sump areas.
- Hot and cold water system including any silt within water vessels.
- Drainage or ducting.

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Responsibility cannot be accepted for damage to the building etc. arising from inspections, nor for any asbestos materials found at a later date but not indicated within this Report. This Report does not constitute a bill of quantities and is not intended for use as a specification of works.

Caveat Required by Insurance

Every effort has been made to identify all asbestos materials so far as was reasonably practical to do so within the scope of the survey and the attached report. Methods used to carry out the survey were agreed with the client prior to any works being commenced.

Survey techniques used involves trained and experienced surveyors using the combined approach with regard to visual examination and necessary bulk sampling. It is always possible that after a survey asbestos based materials of one sort or another may remain in the property or area covered by that survey, this could be due to various reasons:

- Asbestos materials existing within areas not specifically covered by this report are therefore outside the scope of the survey.
- Materials may be hidden or obscured by other items or cover finishes i.e. paint, over boarding, disguising etc. where this is the case its detection will be impaired.
- Asbestos may well be hidden as part of the structure to a building and not visible until the structure is dismantled at a later date.
- Debris from previous asbestos removal projects may well be present in some areas; general asbestos debris does not form part of this survey however all good intentions are made for its discovery.
- Where an area has been previously been stripped of asbestos i.e. plant rooms, ducts etc. and new coverings added, it must be pointed out that asbestos removal techniques have improved steadily over the years since its introduction. Most notably would be the Control of Asbestos at Work Regulations 1987 laying down certain enforceable guidelines. Asbestos removal prior to this regulation would not be of today's standard and therefore debris may be present below new coverings.
- This survey will detail all areas accessed and all samples taken, where an area is not covered ,by this survey it will be due to no access for one reason or another i.e. working operatives, sensitive location or simply no access. It may have been necessary for the limits of the surveyor's authority to be confirmed prior to the survey.
- Access for the survey may be restricted for many reasons beyond our control such as height, inconvenience to others, immovable obstacles or confined space. Where electrical equipment is presumed present and in the way of the survey no access will be attempted until proof of its safe state is given. Our operatives have a duty of care under the Health and Safety at Work Act 1974 for both themselves and others.

- In the building where asbestos has been located and it is clear that not all areas have been investigated, any material that is found to be suspicious and not detailed as part of the survey should be treated with caution and sampled accordingly. Certain materials contain asbestos to varying degrees and some may be more densely contaminated at certain locations (Artex for example). Where this is the case the sample may not be representative of the whole product throughout.
- Where a survey is carried out under the guidance of the owner of the property, or his representative, then the survey will be as per his instructions and guidance at that time.
- City Environmental Services cannot accept any liability for loss, injury, damage or penalty issues due to errors or omissions within this report.
- City Environmental Services cannot be held responsible for any damage caused as part of this survey carried out on your behalf. Due to the nature and necessity of sampling for asbestos some danger is unavoidable and will be limited to just that necessary for the taking of the sample.

10.0 Survey Summary

CES207035/001	Roofing felt. Front entrance reception & bin store roof.	No Asbestos Detected
CES207035/002	Composite slate. Front entrance reception & bin store roof.	No Asbestos Detected
CES207035/003	Stair nosing. Ground to 1st floor stairs by reception & accounts dept. stairs.	No Asbestos Detected
CES207035/004	Board. Ground floor reception office WC.	No Asbestos Detected
CES207035/005	Ceiling tiles. Ground & 1st floor all rooms throughout.	No Asbestos Detected
CES207035/006	Board. 1st floor ladies & gents panel behind cisterns.	No Asbestos Detected
CES207035/007	Board. 1st floor file store ceiling.	No Asbestos Detected
CES207035/008	Sink pad. 1st floor kitchen.	No Asbestos Detected
CES207035/009	Artex. 1st floor fire exit & stairs to ground floor ceilings.	No Asbestos Detected
CES207035/010	Sink pad. Ground floor accounts department kitchen.	No Asbestos Detected

Recommendations: Comments and Recommendations are clearly stated on the Asbestos Sample Record Sheets within this document.

N.B. For 'Presumptive Asbestos' it is important to note 'comments' on the appropriate Sample Sheet!

11.0 Asbestos Register

Client:	Rhondda Housing Association
Project Title/Site:	Rhondda Housing Association, Ty Rhondda, 97 Dunraven Street, Tonypandy.
Project Reference/Job No:	CES207035
Register Compilation Date:	22 February 2006
Register Review Date:	February 2007
Date Surveyed:	15 February 2006

No asbestos was detected in this property on a Type 2 basis.

Signed: **Print Name:**