

**CLIENT:**

**WALES & WEST HOUSING  
ASSOCIATION  
3 ALEXANDRA GATE  
FFORDD PENGAM  
TREMORFA  
CARDIFF  
CF24 2UD**



INTERNATIONAL ENVIRONMENTAL CONSULTANTS

[www.envirotec.com](http://www.envirotec.com)

**UPRN NO:** N/A

**PROJECT NO:** J024782

**DATE:** AUGUST 2012

**ASBESTOS MANAGEMENT SURVEY  
OF  
LLYS BEN BOWEN THOMAS, GELLIGALED STREET, YSTRAD, CF41 7SB**



INVESTOR IN PEOPLE



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## 1.0 EXECUTIVE SUMMARY

- 1.1 Asbestos containing materials have been identified or strongly presumed in the following locations

Location	Description	Priority/Risk	Recommendation
Motor room (201) / 2nd Floor	Textured coating to plasterboard ceiling.	Very Low	Manage, monitor and inform maintenance personnel prior to relevant works

- 1.2 The following areas were not accessed during the survey and must be presumed to contain asbestos materials.

Location	No Access Area	Reason For No Access
There were no inaccessible areas recorded.		

- 1.2.1 The client should note that if demolition or refurbishment works are undertaken then some areas may be accessed that were physically and visually impossible to access and identify within the scope of this survey and report. The client should therefore exercise some caution when such works are undertaken.

## 2.0 INTRODUCTION

- 2.1 Following evaluation of the clients requirements and considering the aim and purpose of the survey and detailed planning considerations we have undertaken an **Asbestos Management Survey** where reasonably practicable of *Llys Ben Bowen Thomas, Gelligaled Street, Ystrad CF41 7SB*
- 2.2 The building is a typical brick block of flats.
- 2.3 The building consists of a ground with a further two floors of residential apartments.
- 2.4 The site survey has been undertaken and report compiled in accordance with the **HSG 264: Asbestos: The Survey Guide**.

***Priority Assessment is outside the scope of our UKAS accreditation to HSG264 Asbestos: The Survey Guide***

The type of survey undertaken may vary, depending on the aim and purpose for which it is to be used. Surveys before demolition and refurbishment will continue to be required under **Control of Asbestos Regulations (CAR) 2012** and the **Construction (Design & Management) Regulations 2007**. However, it is anticipated that most surveys will be undertaken to comply with the **Duty to Manage Asbestos in Non-Domestic Premises Regulation 4 of the Control of Asbestos Regulations 2012**. In these cases, the aim of an asbestos survey is, as far as reasonably practical, to locate and assess all the Asbestos Containing Materials (ACMs) present in the building and its purpose is to present the information collected in a way which allows the employer to manage the risk.

- 2.5 This survey report is in a number of sections, the essential sections will be the Asbestos Register (Appendix 1) which is a detailed systematic diligent inspection and sampling report of each room with enhanced annotated Plans (Appendix 4) indicating where samples have been taken and asbestos positively identified.



### 3.0 SURVEY TYPE

#### 3.1 Management Survey

- 3.1.1 A **management survey** is the standard survey. Its purpose is to locate as far as reasonably practicable, the presence and extent of any suspect Asbestos Containing Materials in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition.
- 3.1.2 The purpose of the survey is to assist the client to comply with the ***Health and Safety at Work Act 1974*** and the ***Control of Asbestos Regulations 2012 (Regulation 4)*** which contains an explicit duty on the owners and occupiers of non domestic premises who have maintenance and repair responsibilities, to assess and manage the risks from the presence of asbestos.
- 3.1.3 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.
- 3.1.4 Survey techniques used involves trained and experienced surveyors using the combined diligent approach with regard to visual examination and necessary bulk sampling. It is always possible after a survey that 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.
  - 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. ( This is covered in the scope of a Refurbishment and Demolition Survey )
- 3.1.5 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.
- 3.1.6 Where an area has been previously 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) or other similar subsequent regulations 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.

- 3.1.7 A limited inspection only has been carried out of pipework concealed by overlying non-asbestos insulation. Inspection of pipework has been restricted primarily to areas where insulation was removed it is not practicable to inspect the entire pipework which would require the removal and replacement of all overlying non-asbestos insulation, therefore this has been considered outside the scope of this survey.
- 3.1.8 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 in sensitive location or just simply no access as keys not available such as a sub-station.
- 3.1.9 Access for the survey may be restricted for many reasons beyond our control such as where electrical equipment is present and live. Our operatives have a duty of care under the Health and Safety at Work act (1974) for both themselves and others.
- 3.1.10 Certain materials contain asbestos to varying degrees and some may not be uniformed (textured coating for example). Where this is the case the samples will be taken in accordance with the sampling regime however this may not be representative of the whole product throughout.
- 3.1.11 This survey is purely an Asbestos Management survey which involves minor intrusive works. We have not inspected flues, ducts, risers, undercrofts, voids or any similarly enclosed areas, the access to which necessitated the use of specialist equipment or tools, or which would have caused damage to decoration, fixtures, fittings or the structure there may be asbestos concealed in these voids, risers, undercrofts etc. These areas will **not** be mentioned as a **no access** area in this report as the report will be misleading to the client as these areas and asbestos identified in these areas are outside the scope of an Asbestos Management Survey.
- 3.1.12 We have inspected lift shafts, plant rooms and similar which require the attendance of a specialist engineer.

#### 4.0 SITE SPECIFIC SURVEY INFORMATION

- 4.1 The report is the result of the analysis of suspect materials and a visual inspection.
- 4.2 The survey was undertaken and completed by an Environtec Ltd asbestos survey team.
- 4.3 Access was arranged with Perry Dobbins who enabled and provided all keys and access facilities to all necessary areas of the building.
- 4.4 The physical survey was undertaken on the 31st August 2012.

**For buildings where positive asbestos materials have been identified, a further inspection will be required no later than 31 August 2013. For areas of high risk the Client should implement more regular inspections to assess the condition of the materials.**

- 4.5 The site survey was undertaken by Gareth Davies, during normal business hours of 9.00 am to 5.00 pm.

- 4.6 The bulk analysis of suspect materials for asbestos content was undertaken as follows :-

Date Analysed	Laboratory Technician(s)
06/09/2012	Linzie Glover

- 4.7 During the site survey work the building remained occupied.
- 4.8 Samples were taken of suspected materials and where possible photographs of the samples taken. Clearly it is not possible to sample every material encountered therefore, where common areas and features exist, representative samples were taken and extrapolations were made to the nature of the material.
- 4.9 Where suspected asbestos materials form a duct cover, false ceiling, etc or where these materials would require disturbing to gain access to an area, they have not been displaced, as any physical disturbance of these materials may have resulted in a release of airborne asbestos fibres which may pose a hazard to health.

- 4.10 Photographs have been included in the report to highlight particular instances or detail as required.
- 4.11 Plans of the premises were provided by the client/prepared by Environtec Ltd to assist in the location and designation of rooms for ease of reference. It must be noted that these plans are not to be regarded as accurate but for assistance purposes only. These plans are located within the appendices of this report.
- 4.12 During the period of the survey electrical supplies and artificial illumination were operative in all areas of the building.
- 4.13 It must be noted that the information contained within this report is compiled and dealt with in a number of sections to enable and give a complete overall assessment and conclusion when considering the asbestos materials positively identified and possible potential hazards.

It is therefore recommended that when passing information onto third parties such as contractors etc that the complete report be issued to ensure that all information is available to such responsible parties that they may consider all options and actions to be undertaken to so far as is reasonably practicable.

The measurements given within this report for all sampled asbestos/non asbestos materials are approximations only. Environtec Ltd cannot accept responsibility for discrepancies on these measurements. Any future asbestos removal projects should be priced on the basis that the material has been accurately measured by the removing party themselves.

- 4.14 The survey included the following areas of the site:

Motor Room (201) and Lift Shaft (202)

- 4.15 The following areas were specifically excluded from the survey:

All other areas beyond those detailed in section 4.14

## **5.0 CAVEAT AGREED WITH CLIENT**

- 5.1 We have not inspected any part requiring specialist access equipment other than stepladders. Any requirement for specialist access equipment has been specifically excluded unless otherwise stated.
- 5.2 Whilst every effort will have been made to identify the true nature and extent of the asbestos material present in the building to be surveyed, no responsibility has been accepted for the presence of asbestos in materials other than those sampled at the requisite density i.e. if 5 out of 20 samples of visually identified ceiling tiles were analysed negative, there could be a possibility of one tile being asbestos but could easily be missed.
- 5.3 Accessible is defined as reasonably and safely reachable by foot or reachable from a step ladder up to 3m. Opening electrical equipment (e.g. switchboxes), plant (e.g. boilers, air handling units and ducted systems) and hazardous installation (e.g. chemical containers) are specifically excluded.
- 5.4 Where suspected asbestos materials form a duct cover, false ceiling, etc or where these materials would require disturbing to gain access to an area, they have not been displaced, as any physical disturbance of these materials may have resulted in a release of airborne asbestos fibres which may pose a hazard to health.
- 5.5 Due to the non uniform matrix of textured coatings, where some textured coatings have proved to be asbestos containing and further samples have given negative results, we would urge the Client to treat all textured coatings as asbestos containing and implement the relevant management of such materials.

## 6.0 QUALITY ASSURANCE STATEMENT

Project Ref: J024782

This report has been compiled by the following authorised staff member of Environtec Ltd.

**Name:** Gareth Davies

**Signed:**



**Date:**  
31st August 2012

**Designation:** Consultant

The contents of this report have been checked by the Survey Quality Administrator.

The results are accurate and any conclusions and recommendations made are suitable and in line with current company policy.

**Name:** James Lidbury

**Signed:**



**Date:** 3 October 2012

**Designation:** South West Office Development Manager



## APPENDIX 1

### ASBESTOS REGISTER

**The following are the summary of asbestos materials and priority rating assessments and should be read in conjunction with the attached plans and report**


**General Sampling Strategy:** a) Panels: One sample every 20 m<sup>2</sup> and one of each different item. b) Lagging: One sample every 3 m (if pipe runs in excess of 20 m, one every 6 m). c) Floor Tiles: One sample of each different type and one sample per 20 m<sup>2</sup> section. d) Cement Products: One sample of each different item. 4 maximum of large scale roofs. e) Artex: One sample per independent location. f) Spray Coating: One sample per 20-25 m<sup>2</sup>. **Unless otherwise stated there is no deviation from the General Sampling Strategy.**

SITE ADDRESS: LLYS BEN BOWEN THOMAS, GELLIGALED STREET, YSTRAD, CF41 7SB										DATE: 31/08/2012
SURVEY TYPE: MANAGEMENT SURVEY										PROJECT REF: J024782
Location ✓ A	No. of Occupants ✓ B	Description (product type) *C	Approx Extent of Material ✓ D	Condition (Surface Treatment *E	Condition (Damage/ Deterioration) *F	Vulnerability to Damage ✓ G	Sample No/ Analytical Result (Asbestos Type) *H	Total Score MA +PA = * ✓	Priority/Risk	Recommendations
MAIN BUILDING										
2nd Floor / Motor room (201) (1)	1 - 3 (1)	Textured coating to plasterboard ceiling. (1)	6m² (1)	Sealed (1)	Medium Damage (2)	Rare (0)	CW000525 / Chrysotile (1)	5 + 3 = 8	Very Low	Manage, monitor and inform maintenance personnel prior to relevant works
2nd Floor / Motor room (201)	-	All other areas visually no asbestos detected.	-	-	-	-		-	-	No further action required
2nd Floor / Motor room (201)		Concrete floor, solid walls, mmmf and cloth lagged pipes, timber and supalux boxing.								
2nd Floor / Lift shaft (202)	-	Visually no asbestos detected.	-	-	-	-		-	-	No further action required
2nd Floor / Lift shaft (202)		Concrete floor, brick walls, modern roof felt to top of shaft, RSJs.								
Indicates parameter for Material Assessment algorithm(MA)			Product type *C Surface Treatment *E Extent of damage *F Asbestos Type *H					Priority Rating: Very low <9 Low 10-12 Medium 13-15 High ≥16		
Indicates parameter for Priority Assessment algorithm(PA)			Location ✓ A No.of Occupants ✓ B Vulnerability to damage ✓ G Extent of materials ✓ D							
All the following areas have been checked:			A: Roof/external eaves and soffits B: Boilers/vessels pipes C: Ceilings D: Ducts E: Flooring F: Air handling systems G: Industrial appliances H: Heating system I: Interior walls panels							

## **APPENDIX 2**

### **PHOTO PAGES OF ASBESTOS OCCURENCES**

<b>ADDRESS:</b>	<b>Llys Ben Bowen Thomas, Gelligaled Street, Ystrad, CF41 7SB</b>
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<b>FLOOR/LOCATION:</b>	2nd Floor Motor room (201)	
<b>DESCRIPTION:</b>	Textured coating to plasterboard ceiling.	
<b>RECOMMENDATIONS:</b>	Manage, monitor and inform maintenance personnel prior to relevant works	
<b>EXTENT:</b>	<10m <sup>2</sup> or <10m pipe run	
<b>SAMPLE REF:</b>	CW000525	
<b>RESULT:</b>	Chrysotile	

## **APPENDIX 3**

### **BULK ANALYSIS CERTIFICATE**

## CERTIFICATE FOR THE IDENTIFICATION OF ASBESTOS FIBRES


Client:	Wales & West Housing Association	Surveyor:	Gareth Davies
Client Address:	3 Alexandra Gate, Ffordd Pengam, Tremorfa, Cardiff, CF24 2UD	Analysis Report No:	J024782
Attention of:	Jen Barton	Report Date:	3rd October 2012
Site Address:	Llys Ben Bowen Thomas, Gelligaled Street, Ystrad, CF41 7SB	Site Reference No:	N/A
Date Samples Taken:	31st August 2012	No. of Samples:	1
Date Samples Received:	31st August 2012	Obtained:	1
Date of Analysis:	6th September 2012		
Analysed By:	Linzie Glover		

**Method Statement**  
Samples of material, referenced below, have been examined to determine the presence of asbestos fibres, using Environtec 'In House' documented technical method of transmitted/polarised light microscopy and centre stop dispersion staining, in accordance with our UKAS Accreditation, based on the HSG 248 Asbestos: The Analyst Guide. Calibration of equipment and general quality control procedures are in accordance with our in-house quality control document. Sampling methods are in accordance with documented in-house procedures and UKAS Accreditation.

**Disclaimer**  
If samples have been DELIVERED the site address and actual sample location or sample type is given by the client at the time of delivery. Environtec are not responsible for the accuracy or competence of the sampling by third parties. Under these circumstances Environtec cannot be held responsible for the interpretation of the results shown. When the test certificate indicates that bulk samples were taken by the client, they are outside the scope of our UKAS Accreditation for sampling. Environtec takes responsibility of information reported, only when a staff member of Environtec takes the sample(s).

Sample Number	Sample Location / Sample Type	Fibre Type Detected
CW000525	2nd Floor / Motor room (201) / Textured coating to plasterboard ceiling. - Textured Coating (Artex)	Chrysotile

Material type is a subjective opinion by the analyst based on asbestos content, appearance and experience. On rare occasions where there is an element of doubt for samples which are borderline or too insignificant to determine whether the material is asbestos insulation board or asbestos cement, you will be notified and offered a water absorption test. A water absorption test is a longer process undertaken to a supplement asbestos analysis and has a cost implication. We will advise you accordingly should this situation arise. Environtec Ltd cannot be held responsible for inaccuracies based on the material type opinion if a water absorption test has been offered and refused. Material type opinion falls outside the scope of our UKAS accreditation.	K	NADIS	= NO ASBESTOS DETECTED IN SAMPLE
		CROCIDOLITE	= Typically Known as Blue Asbestos (Amphibole Group)
	E	AMOSITE	= Typically Known as Brown Asbestos (Amphibole Group)
		CHRYSTOTILE	= Typically Known as White Asbestos (Serpentine Group)
	Y	ANTHOPHYLLITE	= Asbestos (Amphibole Group)
		ACTINOLITE	= Asbestos (Amphibole Group)
		TREMOLITE	= Asbestos (Amphibole Group)
All samples will be retained in the laboratory for a minimum of 6 Months.			

Typed By:	Linzie Glover	Authorised Signatory:	
Position:	Laboratory Technician	Print Name:	Linzie Glover
<b>UKAS/New AFI/Statements/EA</b>			



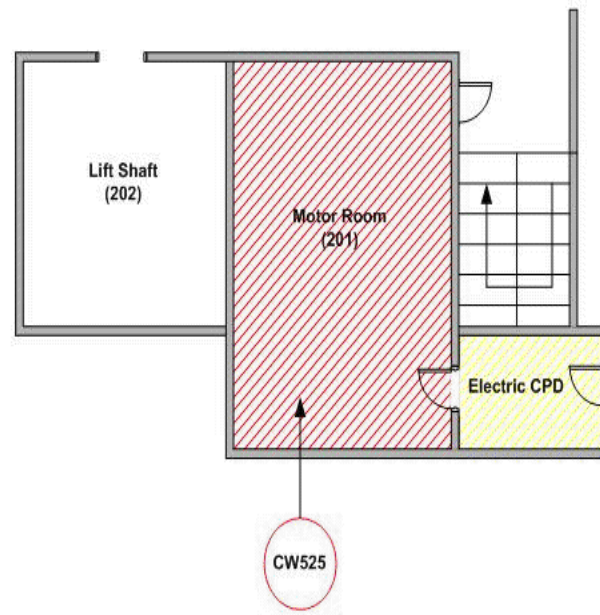
## **APPENDIX 4**

### **SKETCH / PLANS**

**These plans are provided to assist in the location and designation of rooms etc**

**The accuracy of the plans / sketches cannot be guaranteed.**

J024782  
Llys Ben Bowen Thomas



Environtec House  
The Street  
Hatfield Peverel  
Chelmsford ESSEX  
CM3 2EJ  
Tel:01245 381900  
Fax:01245 381666

(S) = Sample Location

[Red Box] = Identified, strongly presumed and presumed asbestos

[Blue Box] = No access - presumed asbestos within these rooms

[Yellow Box] = Outside Scope of Survey

Client: Wales & West Housing Association  
3 Alexandra Gate  
Ffordd Pengam  
Tremorfa  
Cardiff  
CF24 2UD

Project: J024782

Site: Llys Ben Bowen Thomas  
Gelligaled Street  
Ystrad  
CF41 7SB

Building:

Floor: 2nd Floor

N.T.S (Not To Scale)

## **APPENDIX 5**

### **GENERAL SURVEY INFORMATION**

## **GENERAL SURVEY INFORMATION**

### **1.0 SURVEY METHOD**

- 1.1 The survey was conducted by means of visual inspection and subsequent sampling of suspect bulk materials. Environtec Ltd is accredited by UKAS for surveying, this incorporates carrying out sampling of suspect asbestos bulk materials. Where the surveyor suspected a material of containing asbestos, a sample was taken for analysis. The samples taken were chosen as being representative of the material under investigation. Therefore, where there are visually similar materials, they have been regarded as being uniform composition.

### **1.2 Health & Safety**

#### **1.2.1 Working at Heights**

All high-level survey work was undertaken in accordance with the Working at Heights Regulations 2005 where a risk assessment is undertaken prior to the use of Step ladders where a second operative may have been required to assist in stabilising ladders, etc. In certain instances where the operative was at risk from falling a harness would be worn and / or scaffold platforms erected.

#### **1.2.2 Entry into Confined Spaces**

Entry into confined spaces was only permitted to staff holding a current confined space training certificate. All necessary equipment such as escape packs, gas monitors and intrinsically safe electrical equipment and then only after authorisation from the site/ building manager was given and investigating the atmosphere for fumes / oxygen deficiency, etc. Once the responsible person was satisfied that the confined space was safe for the inspection to take place, a second operative waited outside and kept in regular contact with the surveyor. For areas of particular concern and large duct systems the surveyor was provided with a harness and rope.

#### **1.2.3 Loft Space and Roof Structures**

Surveyors would only enter roof spaces and flat-roof structures when they were considered safe to do so. Surveyors would enter loft spaces if they were boarded across the joists or could be assured to remain on the timber joists if their strength permits.

#### **1.2.4 Inadequate Lighting**

All surveyors would use torches for buildings with no natural or electrical illumination and would have full use of mobile phones in case of emergency. Surveyors would work in pairs in these circumstances.

#### **1.2.5 Construction and Demolition Sites**

When surveys or sampling was to take place on construction or demolition sites the operatives

would wear hard hats, protective footwear and luminous jackets, all of which would have been provided. Surveyors would work in pairs and have had full use of mobile phones for case of emergency in these circumstances.

#### **1.2.6 Working on Machinery**

Working on machinery that was not guarded or that was functional was not permitted.

#### **1.2.7 Chemical Hazards**

Surveyors would access the premise's COSHH register and identify any chemical hazards that need the appropriate action to be taken prior to entering such areas.

#### **1.2.8 Biological Hazards**

Surveyors would only enter areas identified as biological hazards after donning the appropriate personal protective equipment in accordance with the client's instructions, training and warning signs when safe to access. Should other biological hazards such as pigeon excrement, rats or needles be encountered, surveyors would don the appropriate personal protective equipment; including overalls, gloves, boots and respiratory equipment.

#### **1.2.9 Noise Hazards**

Surveyors would don the appropriate ear defenders or plugs when entering areas that had a noise hazard in accordance with the client's instructions, training and warning signage.

#### **1.2.10 Sampling Safety**

All surveyors conducting sampling would don protective disposable overalls and overboots and wear suitable RPE; mostly an orinasal mask would be adequate, but higher protection may have been needed for severely contaminated buildings or higher risk materials e.g. sprayed coating.

Care would always be exercised when carrying out bulk sampling to ensure that the disturbance of the materials being sampled is minimised. When carrying out sampling it would be ensured that the area from which the sample was taken was repaired and no loose materials were spread around the area.

This would be undertaken by minimizing emission of asbestos fibres by use of a water spray or PVA/water mixture spray to damp down a panel or lagging. A polythene sheet laid under the sample point was used to collect any debris, this was wiped down with wet wipes before removing. An "H" type vacuum cleaner was used if available. All sampling tools were cleaned before moving on to the next sample, placing dirty wet wipes into a sealable sample bag, which upon filling would be double bagged and transferred to the asbestos waste bag in the laboratory.

Operatives undertaking the survey would have relevant Company identification and would undertake their duties discreetly without causing alarm or stress to occupants by unnecessary conversation or remarks.

Staff involved in taking samples of this nature would be fully acquainted with the environmental hazards and would take essential precautions for both their own protection and that of personnel in the vicinity. All samples would be taken while the area is not occupied, but explanations to personnel present what was being done would be undertaken, with as much honesty as the client and the situation demands. In an occupied building, sampling may have been undertaken during lunch breaks or after normal working hours.

Deviations from the above method may have been required where instances are such that wearing full protective clothing cannot be worn without being alarmist to occupants. It would have been suggested to the client that the sampling be conducted out of hours or alternatively recommended air monitoring been conducted whilst sampling was in progress to reassure occupants.

### **2.3 Sampling Techniques for Bulk Materials**

When taking a sample care would be exercised to minimise the damage caused. Often it is possible to find a damaged area of boarding or insulation from which a sample would be removed without causing further damage. When it was necessary to make a fresh hole to take a sample this would be done with a sharp implement such as a stanley knife, bradawl, cork borer or a hand drill. The sample would be extracted and placed directly into self-seal plastic bags and double bagged. The sample reference number was allocated to each sample taken and recorded on the sample bag ensuring that the dust suppressant was sprayed within the vicinity and over the sampling surface.

The damaged material would be repaired with either polyfilla and/or fabric tape.

Labels indicating sample location were left in-situ if permitted by the client.

## **2.0 SAMPLING STRATEGY**

### **2.1 The object of carrying out sampling was to identify the nature and extent of any visible asbestos bearing material.**

All sampling was undertaken causing the minimum possible nuisance and potential risk to health of building occupants and visitors.

### **2.2 Sampling Strategies to Locate Asbestos**

The strategy was based on a systematic diligent visual examination of a building, usually in conjunction with building plans supplied by the client. It was often useful to categorise the building components to be examined as a checklist, i.e.

- Doors
- Ceiling tiles/firebreaks
- Wall panels
- Heaters/heating cupboards/central heating systems
- Stairs



- Service ducts and risers/floor ducts/ceiling voids/under crofts
- External panels
- Soffits
- Roofs
- Gutters/downpipes
- Outbuildings/walkways
- Steelwork
- Boiler houses
- Gaskets
- Ventilation systems
- Lift motor rooms
- Laboratory

When accessing voids, it was essential to inspect for debris from damaged asbestos either from previous installation or careless removals. Floors would not usually contain asbestos but may well have debris of Asbestolux panels or cement sheets in existence.

Also inspections under existing non-asbestos insulation for asbestos residue from a previously inadequate asbestos removal operation would have been undertaken.

#### 2.2.1 Visual Inspections

If the surveyor can confirm from a visual basis that the asbestos material was uniform then it is possible to extrapolate sampling information from identical locations to keep unnecessary sampling to a minimum.

#### 2.2.2 Panels

Samples of every single ceiling panel was evidently not required but sufficient were needed to be sure of locating all the same installations of a particular type. It was recommended that at least one sample per room be taken or every 25 m<sup>2</sup> or increase the frequency should it be required. However, samples of each type of asbestos panel occurrence would be taken throughout each floor.

#### 2.2.3 Doors

Doors would be inspected adjacent to the door furniture and if visible, a sample of the internal lining would be taken where exposed.

#### 2.2.4 Floor Tiles

One sample of each obvious type of vinyl and colour floor tile. Should it be deemed that all floor tiles are the same then one sample per 25 m<sup>2</sup> sections would be sufficient.

#### 2.2.5 Gaskets

One sample of each type of gasket was recommended.

#### 2.2.6 Bitumen Products

The variation between each type of bitumen product is not uncommon therefore, for example, one sample of each bitumastic under sink was required.

#### 2.2.7 Textured Coating

The minimal content of asbestos in textured coating requires significantly more sampling. It was suggested that at least 2 samples of textured coating be taken per independent location.

#### 2.2.8 Cement Products

Cement products e.g. roofs, tend to be uniform therefore for a large scale roof a maximum of 4 samples would be deemed sufficient. For small scale roofs and areas a maximum of 2 samples would be required.

#### 2.2.9 Spray Coating

Different mixtures containing different materials may have been used in different areas and layers. Material may also have been removed, repaired or patched at various times. Samples would be taken by carefully removing pieces of approximately 5 cm<sup>2</sup>, where the material appears uniform and consistent, two samples should usually be enough if taken at either end of the sprayed surface in installations exceeding 100m<sup>2</sup>, one sample per

25-35 m<sup>2</sup>. At least one sample would be taken from each patched area. Care would be taken to include all layers of sprayed coating through to the covered surface.

#### 2.2.10 Lagging

The number of samples would depend on the intended treatment. If the entire boiler house has to be stripped, then it was probably only necessary to prove that one sample contains asbestos. In general one sample should be taken per 3m run of pipe with particular attention paid to different layers and functional items (valves etc). For long runs of pipe, eg > 20m, one sample per 6m item will usually be enough. If only a small part of the lagging was evidently asbestos, then it would have been necessary to inspect all branches of the pipework with particular attention to damaged/repaired lagging and extensions to the system.

Fibreglass lagging can be often found on straight portions of pipe runs, but the bends may be wound with asbestos chrysotile rope or packed with an asbestos composite insulation.

### 3.0 **SURVEY STRATEGY**

#### 3.1 **Visual Inspection and Sampling**

- 3.1.1 The site survey and report has been undertaken in accordance with the latest version of **HSG 264: Asbestos: The Survey Guide** incorporating our procedures accredited by UKAS for surveying. A strategy has been established to keep to a minimum, the number of bulk/dust

samples taken for analysis and hence minimise the cost of the survey. The strategy employed a combination of visual inspection and sampling of bulk materials thus:

3.1.2 Where the surveyor suspected a material containing asbestos, a bulk sample was taken for analysis. In areas where there were substantial quantities of visually uniform materials, then a small number of samples were taken as being representative of the whole area. Because of this strategy, the client must interpret the results such that where asbestos is detected in a material (such as board or beam cladding) then all visually similar material in the same area must be assumed to contain asbestos.

3.1.3 Where the surveyor reports a material as **non asbestos** by visual inspection and with no analysis of samples (e.g. recently lagged pipework covered with metal cladding) then the client must exercise caution in interpreting the results. It is **IMPORTANT** to stress that in such circumstances, it is possible that there are residues of asbestos trapped under the newly applied lagging (e.g. from poor quality stripping methods carried out at some time in the past).

It is not practicable to detect such residues until substantial disturbance of the material takes place, e.g. during major alterations, and Environtec cannot accept liability for the detection of such residues in this survey. If the client undertakes major alterations in a specific area where it is possible that residual asbestos may be found, we recommend that a further investigation of the specific area be carried out before starting any works.

3.1.4 Where there are large numbers of identical items distributed in numerous locations throughout the site, e.g. cement flue pipes, oven door seals etc., a single analysis will have been carried out by the surveyor and the client must assume that all identical items have the same composition as the one specified.

3.1.5 Where a 'NO ACCESS' is used, it indicates that the area specified was not accessible to the analyst at the time of the survey, either because of locked rooms or because to gain entry, would require an unreasonable degree of dismantling of the structure of the building. The client is advised to be alert to the possibility of there being asbestos materials in such areas.

#### **4.0 PRIORITY RATING/RISK ASSESSMENT**

4.1 For ease of reference of this report and easy use where asbestos bearing material has been identified a priority rating system has been implemented based on condition, which will allow the client the opportunity to plan any requirement for the remedial action and expenditure. This system operates as follows:

4.2 A priority rating has been assigned to each sample taken and is based on a method of summarising the surveyor's estimate of the condition of the material examined. It is included to assist the client in determining priorities when drawing up a programme of action for asbestos abatement, however, it must be stressed that priorities for action must be drawn up using the priority together with a consideration of the location of the material and any work methods and schedules which may result in disturbance of the material. To assist, a material risk assessment score has been applied to each sample based on the likelihood of asbestos fibres being released into the breathing zone of persons at risk. A single example can be used to illustrate this point; a partition consisting of asbestos insulating board containing amosite observed at the time of the

survey to be in good physical condition with no breaks or abrasions would be given a priority rating of **Low**, i.e. low hazard not requiring urgent attention. If the location of the board is such that it is not subjected to impact or abrasions by normal work activities then the priority for action is also low. The priority would, of course, change to priority **High** if it is decided to carry out works such as upgrading, which would require substantial disturbance of the material.

- 4.3 To summarise, the priority assessment is also the priority for action in cases where the material remains undisturbed through normal work activities. Changes in priorities can be assessed only by the client's representative on site in the light of planned or unscheduled maintenance requirements or changes in normal working patterns as they arise.
- 4.4 The priorities are defined as follows:
- 4.5 **No priority has been assigned - for a material where no asbestos has been detected.**
- 4.6 **VERY LOW (Score 9 or lower)** - indicates a composite asbestos material which has a very low potential to release asbestos fibres in its normal occupation unless damage occurs.
- 4.7 **LOW (Score 10-12)** - indicates a more friable material that contains asbestos but is in a condition and/or location which does not give rise to a significant health risk, **PROVIDED IT REMAINS UNDISTURBED** either by routine maintenance or by personnel carrying out routine daily work activities which could cause impact or abrasion of the material. Priority **Low** is valid as a priority rating only if this proviso is maintained. Minor remedial action such as very minor encapsulation may be required in order that the material may remain in-situ. Clients are advised to be alert to any changes in work activities in areas where priority **Low** material is located. Permit to work scheme must be operated ensuring contractors, building occupants and maintenance operatives who need to know about asbestos are effectively alerted to its presence before undertaking any works in the area.
- 4.8 **MEDIUM (Score 13-15)** - indicates the material contains asbestos and is in a location and/or condition which requires some remedial action. The remedial action may be relatively simple such as applying a sealant coat to the surfaces of boards. Priority **Medium** materials may be encapsulated by appropriate remedial action but it is recommended that they be stripped or cleaned as appropriate as soon as resources become available.
- 4.9 **HIGH (Score ≥16)** - indicates materials which contain asbestos and which are in a condition and/or location which requires urgent attention. Priority **High** materials are usually not suited to any form of containment programme and should be stripped or cleaned as appropriate as soon as possible.

#### 4.10 Material Assessment Algorithm (MA)

Each of the parameters given below are assessed during material risk assessment.

Variable	Score	Examples
Product type* (or debris from product)	1 (Low)	Composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, paints, decorative finishes, cement, textured coating etc.
	2 (Medium)	AIB, textiles, gaskets, ropes paper etc.
	3 (High)	Lagging, spray coatings, loose asbestos etc.
Surface Treatment*	0	Non-friable composite asbestos/ encapsulated cement
	1 (Low)	Enclosed sprays/ lagging/ board or bare cement/ textured coating
	2 (Medium)	Bare AIB or encapsulated lagging/ spray material/ rope
	3 (High)	Unsealed lagging/ spray material/ loose asbestos.
Extent of damage*	0 (None)	No visible damage
	1 (Low)	Few scratches/ marks, broken edges etc.
	2 (Medium)	Significant breakage of non-friable materials or several small areas of damage to friable material
	3 (High)	High damage/ visible debris.
Asbestos Type*	0	No asbestos detected.
	1	Chrysotile
	2	Amphibole asbestos excluding Crocidolite.
	3	Crocidolite.

The Material Assessment score is calculated by adding the parameters above and the potential for releasing fibres assigned as detailed below.

Material Assessment Score	Fibre Release Potential
10 or higher	High
7 - 9	Medium
5 - 6	Low
4 or lower	Very Low

#### 4.11 Priority Assessment Algorithm (PA)

Each of the parameters given below are assessed during priority risk assessment.

Variable	Score	Examples
Vulnerability to damage ✓	0	Rare disturbance activity -  Only during structural alteration.
	1	Low disturbance activity -  Office type activity
	2	Periodic disturbance activity -  e.g. Industrial or vehicular activity which may contact ACMs.
	3	High levels of disturbance -  e.g. Fire door with A.I.B. sheet in constant use
Extent ✓	0	Small amounts or items (e.g. strings, gaskets)
	1	< 10 m <sup>2</sup> / pipe run
	2	> 10 - 50 m <sup>2</sup> / pipe run
	3	> 50 m <sup>2</sup> / pipe run
Location ✓	0	External
	1	Internal
	2	Heat
	4	Air Conditioning
Number of occupants ✓	0	None
	1	1 - 3
	2	4 - 10
	3	> 10

Priority Assessment + Material Assessment Score	Total Risk Assessment (Priority Rating)
≥ 16	High
13 - 15	Medium
10 - 12	Low
9 or lower	Very Low

The total risk assessment score is calculated by adding the priority assessment and material assessment score.



- 4.12 We have assigned a priority rating in accordance with the algorithm. The priority rating risk assessment is established by adding the material assessment and priority assessment to provide a total risk assessment score.
- 4.13 The Risk Assessment Algorithm is purely guidance to establishing a priority rating which can be adapted to allow for other factors. The survey shall take into account other parameters making adjustment to the priority rating as required to ensure the priority rating is appropriate.
- 4.14 To minimise the risk of exposure to fibres and damage to decorations or fabric, not all asbestos containing materials were sampled. Some were strongly presumed or presumed to contain asbestos.

*"Strongly presumed"* is where the surveyor has confirmed by Laboratory Analysis the presence of asbestos or non asbestos in a material and the surveyor has used this information by extrapolating the results for the material of similar construction. Also this terminology will be used where asbestos has been known to have been commonly used in manufacturing and where access restricts the possibility of sampling eg. corrugated cement roofs.

*"Presumed"* asbestos is a *default situation* where there is insufficient evidence to confirm that it is asbestos free ie where there is no samples taken during a survey as requested by the client or where an area cannot be inspected or accessed. In both cases the areas must be presumed to contain asbestos unless there is strong evidence to prove otherwise.

*"Presumed" or "Strongly presumed"* asbestos containing materials are scored as Crocidolite (3) unless analysis of similar samples from the building shows a different asbestos type.

- 4.15 The priority assigned to a specific material to remain in-situ is representative and transient, hence, routine periodic audits must be conducted to reassess the condition on a regular basis at least annually or sooner if there is a particular concern or problem highlighted.
- 4.16 A permit to work scheme must be operated ensuring contractors, building occupants and maintenance operatives who need to know about asbestos are effectively alerted to its presence before undertaking any works in the area.

#### **4.17 Management Plan**

A management plan should be developed based on this risk assessment. The management plan may include the following :-

- .. Clean up debris
- .. Repair
- .. Encapsulate
- .. Enclosed
- .. Remove
- .. Maintain and update log of asbestos containing materials
- .. Monitor condition
- .. Restrict access

- “ Label or colour code
- “ Inform
- “ Train
- “ Define safe systems of work
- “ Operate a permit to work system

To manage the risk effectively you will need to:

- “ Keep and maintain an up to date record of the location, condition, maintenance and removal of all asbestos materials on your premises
- “ Repair, seal or remove if there is a risk of exposure
- “ Maintain in a good state of repair and regularly monitor the condition
- “ Inform anyone likely to disturb asbestos of its location and condition
- “ Have arrangements in place so that work which disturbs asbestos complies with the Control of Asbestos Regulations (CAR)
- “ Review the plan at regular intervals and update if circumstances change

- 4.18 Generally, work with asbestos insulation, insulating board and spray coating **must not** be carried out without a licence from the HSE although there are exceptions for very minor works - more information is available in "*Work with materials containing asbestos - L143*". As a general guideline, work on these materials should be carried out inside full enclosures incorporating negative pressure and decontamination facilities although minor works may be carried out in accordance with the "*Asbestos Essentials Task Manual*" (HSG210).
- 4.19 The removal of asbestos insulation, insulating board and spray coating is subject to a statutory 14 day notification to the Health and Safety Executive. The notification period is a condition of the removal contractor's licence. Note, also there may be additional restrictions placed on a licence at the discretion of the HSE.
- 4.20 Following the introduction of the *Hazardous Waste (England & Wales) Regulations 2005*, all materials with an asbestos content greater than 0.1% by weight - including asbestos cement where applicable - is now classified as a Special Waste and must be disposed of at a site licensed to accept such waste. An appropriate consignment note is also required.
- 4.21 Although not a legal requirement, it is recommended that a licensed asbestos contractor is engaged for any work with asbestos - including cement products - to ensure full compliance with all current legislation.

## 5.0 UKAS

- 5.1 In accordance with current legislation as of August 1999, as an employer, you must only engage laboratories to carry out air monitoring, clearance sampling and analysis who can demonstrate that they conform to *European Standard ISO 17025* by accreditation with a recognised accreditation body.
- 5.2 Environtec Ltd are accredited by *UKAS (United Kingdom Accreditation Service)* for fibre counting, clearance sampling, bulk sampling and bulk analysis (**Testing 2030**) thereby assuring our audit system, quality system, calibration and testing operations are in compliance with the

relevant requirements and are regularly assessed both internally and externally. Environtec Ltd is a UKAS accredited inspection body for asbestos surveying in complying with the standard **ISO 17020 (Inspection 197)**.

- 5.3 Environtec Ltd has a wealth of experience and knowledge to ensure maximum standards are maintained and that the reporting to the client is of the highest quality achievable. Views and interpretations expressed within the content of this report are outside the scope of UKAS.

## **6.0 AIR SAMPLE ANALYSIS RESULTS**

- 6.1 If required, air tests were taken in accordance with **HSG 248** and our UKAS accreditation for fibre counting and sampling. Air test filters were cleared using acetone/triacetin and read using phase contrast microscopy.

Environtec Ltd are participants, with current satisfactory performance in the RICE scheme (The Regular Inter-Laboratory Counting Exchange), which formally established in 1984 as the UK National Proficiency Testing Scheme for laboratories using the membrane filter method.

## **7.0 DISCLAIMER**

- 7.1 This consultancy contract was completed by Environtec Ltd on the basis of a defined programme of work and terms and conditions agreed with the Client. This report was compiled with all reasonable care and attention, bearing in mind the project objectives, the agreed scope of works, prevailing site conditions and the degree of manpower and resources allocated to the project, as agreed.
- 7.2 Environtec Ltd cannot accept responsibility to any parties whatsoever, following the issue of this report, for any matters arising which may be considered outside of the agreed scope of works.
- 7.3 This report is issued in confidence to the client and Environtec Ltd cannot accept responsibility to any third parties to whom this report may be circulated, in part or in full, and any such parties rely on the contents of the report solely at their own risk.

The measurements given within this report for all sampled asbestos/non asbestos materials are approximations only. Environtec Ltd cannot accept responsibility for discrepancies on these measurements. Any future asbestos removal projects should be priced on the basis that the material has been accurately measured by the removing party themselves

- 7.4 Any questions or matters arising from this report may be addressed in the first instance to the Surveyor.

## 8.0 CONCLUSION

### 8.1 General

- 8.1.1 Where asbestos materials have been positively identified to this property remedial action may be required to be completed to render them safe. Some asbestos materials may remain in-situ in their present condition to fulfil their life expectancy, providing they remain undisturbed and undamaged.
- 8.1.2 Careful consideration must be given to all maintenance and associated operations that will or are likely to disturb any asbestos bearing materials that remain in-situ.
- 8.1.3 It must be considered that whilst asbestos materials remain in-situ a primary source of contamination will exist with secondary contamination by air movement and traffic through which will continue to spread asbestos contamination over a wider extensive area with risk to health and cost implications to the client.
- 8.1.4 It must be noted that demolition works prior to refurbishment or similar may expose asbestos materials that were physically and visually impossible to locate and identify within the restraints of this survey. Caution should therefore always be adopted where there is a question of doubt.
- 8.1.5 Caution must therefore be adopted when maintenance works are conducted, should any suspect materials be revealed then the works must stop immediately and expert advice sought.
- 8.1.6 The test results set out within the appendices show the nature and condition of the asbestos present in the building. Should the building be programmed for major demolition and redevelopment works all asbestos materials positively identified must be removed under controlled conditions by a registered licensed asbestos removal contractor and disposed of as special waste, prior to the commencement of such works.

## 9.0 RECOMMENDATIONS

- 9.1.1 This survey report and recommendations detailed shall form part of the asbestos management plan in accordance with **regulation 4 of the (CAR 2012)**.
- 9.1.2 To comply with and ensure that the requirements of ***The Control of Asbestos Regulations 2012, Health and Safety at Work Act 1974, The Management of the Health & Safety at Work Regulations 1999, Construction (Design and Management) Regulations 2007 and ACoP The Management of Asbestos in Non Domestic Premises*** - It is proposed and recommended that the following are implemented and actioned:-
- 9.1.3 That access and disturbance to all areas containing loose or substantially damaged/ deteriorated asbestos materials with a priority **High** be restricted immediately.
- 9.1.4 That all asbestos materials listed under priority **High** be the subject of removal/ remedial action to be implemented immediately to render them safe. This action to include all necessary environmental decontamination and cleaning as necessary.

- 9.1.5 That those items listed under priority **Medium** which are vulnerable to damage be removed and replaced with a non-asbestos substitute or if the ACM is not vulnerable to damage then the ACM must be encapsulated within 12 months of the date of this report.
- 9.1.6 That all individual recommendations relating to ACM occurrences listed within the asbestos register are implemented within 12 months or sooner of the date of this report, depending on the individual circumstances. The prefix word "Programme for removal" shall indicate a less urgent ACM occurrence that requires remedial action to be implemented at a later date depending upon budget restraints.
- 9.1.7 That those items listed under priority **Low/Very Low** may remain in situ unless there is a high vulnerability to damage and/or disturbance as a result of routine occupational activity or maintenance/refurbishment.
- 9.1.8 That all asbestos containing materials that are to remain in place are clearly labelled with statutory warning labels. Labelling of ACMs that are in good condition and may remain in-situ is purely a recommendation. We appreciate in certain circumstances asbestos can be an emotive subject and labelling of asbestos may draw unwanted attention to the said material. Other warning systems can be applied to the ACMs for example a colour coding and/or permit to work scheme should be operated ensuring contractors, building occupants and maintenance operatives who need to know about asbestos are effectively alerted to its presence before undertaking any works in the area. Environtec Ltd can provide full details of a comprehensive permit to work scheme upon request.
- 9.1.9 Consideration should be given to future proposed refurbishment work and the asbestos removal abatement works programmed in to take advantage of that opportunity. If during refurbishment of a building it becomes necessary for asbestos materials to be worked upon or disturbed in any way there is a requirement under the **CAR 2012** to carry out a risk assessment.
- 9.1.10 That all removal, encapsulation and abatement works are undertaken and completed in compliance with a detailed specification and method statement for asbestos works.
- 9.1.11 That where asbestos materials are to remain insitu then regular, at least annual periodic audit inspections are carried out to monitor and maintain the condition of the asbestos materials such that the risks to health are reduced to the minimum possible so far as is reasonably practicable.
- 9.1.12 That those employed in management positions directly or indirectly having control of the building (dutyholder) and/or any works within these premises are made fully aware of this report and all asbestos materials identified. Those management have a responsibility to provide awareness training for all personnel, site and office based.
- 9.1.13 Those who have repair and maintenance responsibilities for the premises because of a contract or tenancy or those in control of the premises if no such contract or tenancy exists are the "duty holder". The dutyholder shall adopt all liabilities for management of ACMs.
- 9.1.14 That all contractors and those who visit site to undertake any works be notified and made aware of this report and that asbestos materials are present prior to the undertaking of such works to

enable suitable precautionary actions to maintain and reduce the risk to health.

- 9.1.15 That asbestos airborne fibre monitoring be completed to all areas where asbestos materials have been listed under priority **High or Medium** which are programmed for removal at a later date, to identify if airborne fibres are being generated under prevailing conditions. It is considered that this monitoring exercise will act as a reassurance confirmation as it is not expected that airborne fibres will be generated.

This monitoring should be maintained periodically until the said asbestos materials are made safe by removal or abatement works.

- 9.1.16 That all asbestos removal/abatement works are undertaken by a licensed asbestos removal contractor under the direct supervision of Environtec Ltd appointed by the client and that all analytical attendance and monitoring be completed by Environtec Ltd in accordance with our UKAS accreditation.
- 9.1.17 That competitive quotations/tendering procedures are employed to achieve the most economically favourable costings and programme.

## **10.0 CLIENT OPTIONS**

- 10.1 Environtec Limited, on the basis of the survey report can assist the duty holder in compiling a detailed management plan and asbestos policy on behalf of the client which shall incorporate involve asbestos remedial works. If necessary, together with future updates to the register, asbestos awareness training together with our comprehensive popular permit to work scheme.
- 10.2 Environtec Ltd can also undertake annual inspections/re-surveys of premises on behalf of clients to assess in-situ asbestos containing materials and inspect areas originally omitted from the survey with the purpose of updating the asbestos register especially when remedial works or maintenance works take place. The register shall be issued with updates on a regular basis one copy to the client and one for the premises.
- 10.3 Where remedial works are identified, Environtec Ltd can prepare a detailed specification or method statement for the safe removal/containment and any decontamination of all asbestos identified. The specification will encompass all current legislation, extent of works and any site restrictions.
- 10.4 The works can be programmed to progress in phases in order to keep staff disturbance to a minimum. All works to be managed and monitored by Environtec Limited who will provide all necessary certification upon successful completion of the works.
- 10.5 Environtec Limited have been involved as Project Managers on asbestos projects acting as principles for clients for some years, and as such, have compiled a list of reputable Licensed Asbestos Contractors. The contractors are familiar with our Specification and are usually selected for their particular experience or location to the particular site.
- 10.6 Returned tenders will be vetted by Environtec Limited to ensure that contractors have demonstrated a thorough understanding of the proposed works and provided all necessary

supporting information. From the details returned, a recommendation will be made of the most suitable tender received. The tenderers and recommendations will be submitted to the client in the form of a tender summary report.

- 10.7 Budget prices based on our knowledge and experience in the industry can be prepared if requested.
- 10.8 The client should consider undertaking asbestos surveys of other properties under their control and management to formulate and generate an asbestos risk register for their portfolio of buildings so that the asbestos can be effectively controlled and managed. This should be undertaken prior to future projects enabling the client to account for any additional costs/timescale additions necessary on such projects as well as locating previously unidentified asbestos material. Current legislation has placed a statutory obligation on the dutyholder to manage ACMs in non-domestic premises. The asbestos register will form part of the management plan. It is a requirement that all properties controlled by the dutyholder have a management plan that incorporates an asbestos register.
- 10.9 Environtec Ltd can provide a computer web-based database system so that asbestos risk registers for various buildings can be properly managed and updated accordingly incorporating current legislation.

## **11.0 REGULATIONS ON ASBESTOS IN BUILDINGS**

### **11.1 General**

- 11.1.1 Prior to any work involving the disturbance or removal of asbestos containing materials, points that must be noted:

In accordance with the *Approved Code of Practice, (ACoP), entitled 'Work materials containing asbestos - L143*, all work with asbestos falls within the scope of the Code of Practice and guidance therein. In general terms, if the code applies, various provisions and regulations have to be complied with. Although failure to observe any provision of this code is not in itself an offence, that failure may be taken by a court in criminal proceedings as proof that a person has contravened a regulation to which the provision relates.

- 11.1.2 An additional *ACoP entitled The Management of Asbestos in Non-Domestic Premises (second edition November 2012) - L127* is aimed at those who have repair and maintenance responsibilities for non-domestic premises.

#### **11.1.3 Definitions**

- a) Control Limits: The single control limit for all asbestos types is 0.1 fibres per cubic centimeter averaged over a continuous 4 hour period.

For further reference, please refer to the following Guidance Notes:-

- 1) *HSG248 - Asbestos: The analyst's guide for sampling, analysis & clearance procedures*, published by the Health and Safety Executive.



- 11.1.4 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 after a survey that 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 then 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 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) or other similar subsequent regulations 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 just 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 present and presumed 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 less densely contaminated at certain locations (textured coating for example). Where this is the case the sample taken 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.

- Environtec Limited cannot accept any liability for loss, injury, damage or penalty issues due to errors or omissions within this report. Environtec Limited 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 damage is unavoidable and will be limited to just that necessary for the taking of the sample.

As a general guide:

- a) Asbestos materials which are sound, undamaged and not releasing dusts, should not be disturbed unless for refurbishment works and then, all necessary precautions must be taken and in accordance with the ACoP document, entitled '*Work with materials containing asbestos*' - **L143**.

- b) Those activities that are likely to produce a release of asbestos dust should be avoided as far as possible.

- c) The concentration of airborne asbestos in occupied areas should be reduced to the lowest, reasonably practicable level.

## 11.2 Specific

11.2.1 **Section 2(d) of the Health and Safety at Work Act 1974 (Chapter 37)**, places a general duty on employers to:

'So far as is reasonably practicable as regards any place of work under the employers control, the maintenance of it in a condition that is safe and without risk to health, and adequate as regards facilities and arrangement for their welfare at work'.

**Section 3** of the Act places general duties on employers and the self employed persons other than their employees:

'It shall be the duty of every employer to conduct his undertaking in such a way to ensure, so far as is reasonably practicable, that persons not in his employment who may be affected, thereby are not exposed to such risks to their health or safety'.

**Section 4** places general duties on persons concerned with premises to persons other than their employees in non-domestic premises:

'... to take such measures as it is reasonably practicable, that the premises ....., and any plant or substance in the premises or, as the case may be, provided for use there, is or are safe and without risk to health'.

11.2.2 The **Control of Asbestos Regulations 2012 (CAR)** requires employers to prevent the exposure of employees to asbestos. If this is not reasonably practicable the law says their exposure should be controlled to the lowest possible level. Before any work with asbestos is carried out, the

Regulations require employers to make an assessment of the likely exposure of employees to asbestos dust. The assessment should include a description of the precautions that are to be taken to control dust release and to protect workers and others who may be affected by that work. If you are employing a contractor to work in your building make sure that either the work will not lead to asbestos exposures or that they have carried out this assessment and identified work practices to reduce exposures.

11.2.3 The ***Construction (Design and Management) Regulations 2007*** require the client to provide the CDM co-ordinator with information about the project that is relevant to health and safety. This information might, for instance, include previous surveys of the building for asbestos. Not all projects come within the scope of these Regulations. These Regulations place duties on clients, clients' agents (where appointed), designers and contractors to ensure that the health and safety aspects of the work are taken into account, and then co-ordinated and managed effectively throughout all the stages of a construction project. This includes all stages in the life cycle of a project, from conception, design and planning through to the execution of works on site and subsequent construction, maintenance and repair.

11.2.4 These Regulations apply to the planning and execution of much construction work that involves asbestos cement. Where CDM applies, the following conditions apply:

- clients should provide information about the location, type and condition of asbestos cement;
- designers should take account of this information by altering their designs to remove or reduce the need to work with asbestos cement;
- CDM co-ordinators should ensure information about asbestos, relevant to the work in hand, is available to designers and the principal contractor;
- the principal contractor should ensure that individual contractors are aware of the relevant information, and workers should be briefed;
- anyone arranging for someone to undertake construction work should be reasonably satisfied that their appointees are competent to undertake the work safely and without risk to health;
- where work with asbestos cement is part of the construction work, anyone arranging for someone to do work should be reasonably satisfied that they are competent in work of that type;
- at the end of a project, a health and safety file should be prepared which includes relevant information about asbestos.

11.2.5 Assessment of work which exposes employees to asbestos (as detailed in regulation 6 of the ***Control of Asbestos Regulations 2012***):

The ***Control of Asbestos Regulations 2012*** place strict duties on those who have repair and maintenance responsibilities for premises, because of a contract or tenancy, to manage the risk from asbestos in those premises. Where there is no contract or tenancy the person in control will be the duty holder. There is also a duty of co-operation on other parties. The duty is supported by an ***Approved Code of Practice -The Management of Asbestos in Non-Domestic Premises -***

## ***L124.***

### **Who has a duty to Manage asbestos?**

A wide range of people potentially have obligations under this regulation, including employers and the self-employed, if they have responsibilities for maintaining or repairing non-domestic premises, and the owner of those premises, whether they are occupied or vacant. In all these cases, regulation 4 of CAR may apply, but the extent of the practical duties will be determined by contractual and other existing legal obligations towards the property.

### ***Specific legal duties under regulation 4 of CAR 2012***

The broad requirements on employers and others are to:

- Take reasonable steps to find materials likely to contain asbestos;
- Presume materials contain asbestos, unless there is strong evidence to suppose they do not;
- Assess the risk of the likelihood of anyone being exposed to asbestos from these materials;
- Make a written record of the location and the condition of the ACMs and presumed ACMs and keep it up to date;
- Repair or remove any material the contains or is presumed to contain asbestos, is necessary, because of the likelihood of disturbance, and its location or condition;
- Prepare a plan to manage that risk and put it into effect to ensure that;
  - Information on the location and condition of ACMs is given to people who may disturb them;
  - any material known or presumed to contain asbestos is kept in a good state of repair;
- Monitor the condition of ACMs and presumed ACMs; and
- Review and monitor the action plan and the arrangements made to put it in place;

#### **11.2.6 Information, Instruction and Training (as detailed in Regulation 10 of CAR 2012):**

Every employer shall ensure that adequate information, instruction and training is given to his employees who are liable to be exposed to asbestos so that they are aware of the risks and the precautions that should be observed.

#### **11.2.7 Use of *Control Measures* (as detailed in Regulation 12 of CAR 2012):**

Every employer who provides personal protective equipment shall ensure that it is properly used. Every employer shall make full and proper use of any personal protective equipment and if he discovers any defect he shall report it to his employer.

#### 11.2.8 Maintenance of *Control Measures (as detailed in Regulation 13 of CAR 2012)*:

Every employer who provides any personal protective equipment shall ensure that it is maintained in a clean and efficient state, in efficient working order and in good repair.

#### 11.2.9 *Provision and Cleaning of Protective Clothing (as detailed in Regulation 14 of CAR 2012)*:

Every employer shall provide adequate and suitable protective clothing for his employees who are exposed to asbestos. The employer shall ensure that any protective clothing provided, is either disposed of as asbestos waste or adequately cleaned.

### 11.3 Removal

- 11.3.1 When it is not possible to seal an asbestos material effectively and it is likely to release dust, it may be decided to remove it completely. If it is necessary to disturb asbestos materials frequently, for example, for maintenance purposes, the cost of the precautions required may make it more cost effective to replace them. However, it should be recognised that removal often leads to higher short-term dust levels than sealing the material in place, and appropriate precautions must be taken.

Removal may involve complete removal of board or lagging for example, or simply removal of a small vulnerable area from an installation. Temporary repair, sealing or enclosure may be required to render asbestos material safe pending removal. When asbestos fire protection material is removed, it must be immediately replaced with materials having at least an equivalent fire rating.

Removal of sprayed asbestos, lagging and asbestos insulating board should generally be carried out by a Contractor licensed by the Health and Safety Executive (HSE).

Work with materials in which the asbestos fibres are firmly linked in a matrix do not require to be conducted by a licensed contractor as long as the conditions set out in Regulation 3(2) are fulfilled (Refer to paragraphs 34-39 of ACoP L127), although it is recommended that all such works are undertaken by a licensed contractor.

- 11.3.2 The *Control of Asbestos Regulations 2012, entitled 'Asbestos'* sets down a single control limit for the level of airborne asbestos fibres for all asbestos types, this being 0.1 fibres per cubic centimeter averaged over a continuous 4 hour period.

It should be noted, however, that this level refers to those who would expect to come into contact with asbestos as part of their employment. There are currently no levels set for the general public. However, in terms of non-occupation exposure, airborne fibre levels should be controlled to as low as reasonably practicable. For most practicable purposes, this effectively means less than 0.01 fibres/ml.

Should one wish to disturb this material, the above level must not be exceeded.

- 11.3.3 Any intended de-contamination/removal work should be undertaken in accordance with a

detailed specification.

The specification should include for:-

a)The continued operational requirements.

b)The continuation of the current refurbishment works and the following legislation:-

- 1) *The Control of Asbestos Regulations (CAR) 2012. Approved Code of Practice's - Work with materials containing asbestos - L143 and The Management in Non-Domestic Premises - L127.*
- 2) *Health and Safety at Work etc Act 1974.*
- 3) *HSG248: Asbestos: The analysts' guide for the sampling, analysis and clearance procedures.*
- 4) *Construction (Design and Management) Regulations 2007.*
- 5) *Control of Substances Hazardous to Health Regulations 2002.*
- 6) *HSG247 Asbestos: The Licensed Contractors' Guide*
- 7) *Respiratory Protective Equipment at Work; A Practical Guide HSG53.*
- 8) *A comprehensive guide to Managing Asbestos in Buildings HSG227.*
- 9) *HSG 264: Asbestos: The Survey Guide*
- 10) *Asbestos Essentials Task Manual HSG210.*
- 11) *Introduction to Asbestos Essentials HSG213.*
- 12) *The Hazardous Waste Regulations 2005*

c)Further reading:

- *Working with asbestos cement HSG 189/2.*
- *Asbestos MS13.*



## Sampling Survey

LLYS BEN BOWEN THOMAS  
GELLIGALED STREET  
YSTRAD  
CF41 7SB  
UPRN: 0272-501

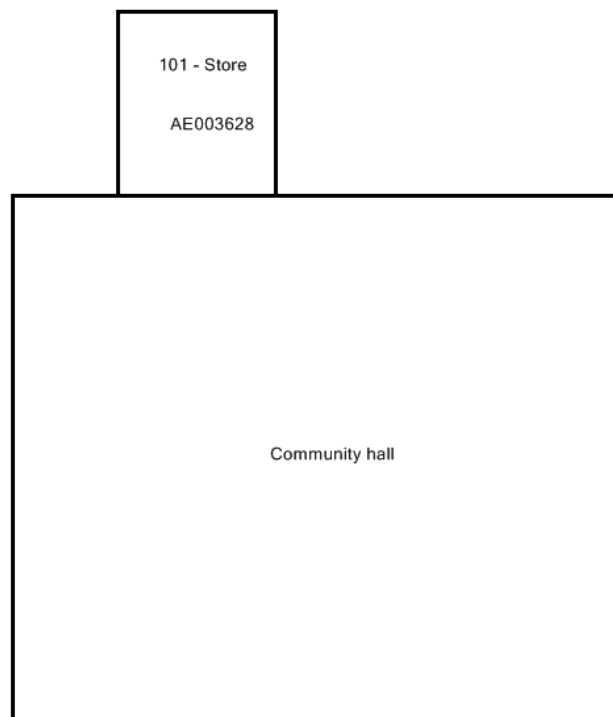


### Kovia

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SN4 7HF

Email: [info@kovia.co.uk](mailto:info@kovia.co.uk)  
Tel: 01752 358572



**Plan Key:**

Positive or Strongly  
Presumed Asbestos  
in area / room



No Access within or  
to area / room

Client: Wales & West Housing

Site: LLYS BEN BOWEN THOMAS

Building: Main Block

Floor: 1st Floor

UPRN No: 0272-501

**KOVIA**



Our Ref: J127799 FI: 1  
Your Ref: J12028  
Date: 01/09/2017

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



Tel: (01329) 287777  
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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:** LLYS BEN BOWEN THOMAS, GELLIGALED STREET, YSTRAD, CF41 7SB

**Sampled By:** Kovia Asbestos Management Consultancy

**Date sampled/received:** 30th August 2017

**Date analysed:** 1st September 2017

**Analyst/s:** Ewelina Kowalczyk Pariyar

**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
AE003628	BS437245	1st Floor, Store, Insulating board	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: *Kowalczyk*

Authorised signatory

PRINT NAME: Ewelina Kowalczyk Pariyar

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





## Refurbishment Survey to the Boxing within Ground Floor Stores

LLYS BEN BOWEN THOMAS  
GELLIGALED STREET  
YSTRAD  
CF41 7SB  
UPRN: 0272-501



### Kovia

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Lime Kiln  
Royal Wootton Bassett  
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Tel: 01752 358572



## Contents:

**KOVIA**

## Contents

1. Executive Summary [Conclusions and actions]
2. Contract Review
3. Introduction - Purpose, Aims and Objectives
4. Desk Top Review and Survey Planning
5. Survey Method
6. Exclusions and Caveats
7. Sampling and Analysis
8. Survey Results - Interpretation
9. Recommendations

### APPENDICES - Survey Results

Appendix 1 - Asbestos Register - Results

Appendix 2 - Negative Register - Results

Appendix 3 - Survey Data Sheet(s)

Appendix 4 - Non Asbestos Materials Register

Appendix 5 - Analysis Certificate(s)

Appendix 6 - Plans

## 1.0 Executive summary:



Asbestos Containing Materials have been identified during the Refurbishment 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
----------	-------	------	-------------	----------	-----------------------	-----------------

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
----------	-------	------	-------------	----------	-----------------------	-----------------

There were no results found.

1.0 Executive summary:

KOVIA

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
----------	-------	------	-------------	----------	-----------------------	-----------------

There were no results found.

1.0 Executive summary:

KOVIA

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
----------	-------	-----------	----------------


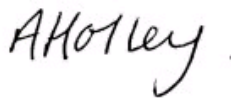
There were no results found.

Building Notes:

Internal notes:  
External notes:

## 2.0 Contract Review:

**KOVIA**

Name and address of site:	LLYS BEN BOWEN THOMAS, GELLIGALD STREET, YSTRAD		
Name and address of client:	Wales & West Housing, Head Office, Archway House, 77 Parc Ty Glas, Llanishen, Cardiff		
Client contact:	Perry Dobbins		
Type of survey:	Refurbishment Survey (with MA + PA)		
Date of survey:	3 Oct 2017		
Report Revision Number:	1		
TEAMS internal job number:	J012590		
Lead surveyor[s]:	Ben Coleman	Signature:	
Technically reviewed by:	Aimee Holley	Signature:	
Report issue date:	9 Oct 2017		

## 3.0 Introduction / Objectives:

**KOVIA**

Kovia received an order of confirmation to undertake a Refurbishment 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 Refurbishment' of:

LLYS BEN BOWEN THOMAS  
GELLIGALED STREET  
YSTRAD  
CF41 7SB

The survey was carried out by Ben Coleman.

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

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 Major refurbishment 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.
4. Locate all ACM's within the fabric of the building prior to refurbishment

## **3.0 Introduction / Objectives (Cont):**

### **- Type of Survey**

**KOVIA**

#### **3.4 Type of Survey – Refurbishment Survey**

The purpose of this major refurbishment survey is to identify ACM's to be removed prior to any major refurbishment work being carried out. This type of survey is used to locate and describe as far as is reasonably practicable all ACM's in the whole building if major refurbishment is planned.

Major refurbishment surveys are intended to locate all asbestos within the building. It is a disruptive, fully intrusive survey that involves destructive inspection techniques that penetrate the building structure extensively. This involves breaking into floors, through walls, into wall voids ceilings, cladding, boxing, as necessary to gain access to all areas, including the inner fabric of the building. A full sampling programme is undertaken to identify possible ACM's and estimate their quantities.

The survey is designed to be used to help the tendering process, and should be used to start generating a specification for tendering the removal of ACM's from the building prior to major refurbishment.

Whilst all asbestos materials have been identified as far as is reasonably practicable, some asbestos materials may remain unidentified buried within the fabric of the building during the survey. Asbestos shuttering buried within concrete slabs, asbestos hidden by structural supports, asbestos hidden behind other asbestos products, and building structures which are unsafe to fully access are potential locations.

It must be presumed that asbestos may remain unidentified to these type of areas and if suspect materials are uncovered during major refurbishment then samples should be taken for analysis.



## 4.0 Desk Top Review and Survey Planning:

**KOVIA**

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:

LLYS BEN BOWEN THOMAS  
GELLIGALED STREET  
YSTRAD  
CF41 7SB

**Building Designation:** Block 1-40

**Building Description:** Three storey, purpose-built, residential block.

**Age of Building:** 1982.

**Construction Type:** Traditional brickwork construction with a pitched, tiled roof.

**Scope of Works:** The Refurbishment Survey was carried out to the boxing within ground floor communal stores as instructed on site.

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

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



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 refurbishment 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:

**KOVIA**

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

Where areas have been designated as 'no access' or 'restricted access', unless further inspection/sampling proves otherwise, the presumption has been made that these structures/areas contain asbestos materials.

During the course of the survey it may not have been possible to access all areas of the site. Details of areas requiring further access are identified within the Data Sheets of this report. In accordance with HSG 264, 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 HSG 264.

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.

It was agreed with the client that core boring into the concrete slabs was not required within the survey.

Wales & West Housing has requested a less intrusive survey to existing doors and windows with no intrusive inspection to be carried out to, or within the immediate area of, these features.

Underground services were not included in the survey.

It was agreed with Wales & West Housing that there were no unsafe structures on site.

## 7.0 Sampling and Analysis:

**KOVIA**

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:

**KOVIA**

### 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):

**KOVIA**

### 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 <sup>2</sup> Confined spaces
		0 1 2 3	Usually inaccessible or unlikely to be disturbed Occasionally likely to be disturbed Easily disturbed Routinely disturbed
	Accessibility	0 1 2 3	Usually inaccessible or unlikely to be disturbed Occasionally likely to be disturbed Easily disturbed Routinely disturbed
		0 1 2 3	Small amounts or items (e.g. strings, gaskets) ≤10m <sup>2</sup> or ≤10m pipe run >10m <sup>2</sup> to ≤50m <sup>2</sup> or >10m to ≤50m pipe run >50m <sup>2</sup> or >50m pipe run
	Extent/amount	0 1 2 3	Small amounts or items (e.g. strings, gaskets) ≤10m <sup>2</sup> or ≤10m pipe run >10m <sup>2</sup> to ≤50m <sup>2</sup> or >10m to ≤50m pipe run >50m <sup>2</sup> or >50m pipe run
		0 1 2 3	Small amounts or items (e.g. strings, gaskets) ≤10m <sup>2</sup> or ≤10m pipe run >10m <sup>2</sup> to ≤50m <sup>2</sup> or >10m to ≤50m pipe run >50m <sup>2</sup> or >50m pipe run
		0 1 2 3	Small amounts or items (e.g. strings, gaskets) ≤10m <sup>2</sup> or ≤10m pipe run >10m <sup>2</sup> to ≤50m <sup>2</sup> or >10m to ≤50m pipe run >50m <sup>2</sup> or >50m pipe run
		0 1 2 3	Small amounts or items (e.g. strings, gaskets) ≤10m <sup>2</sup> or ≤10m pipe run >10m <sup>2</sup> to ≤50m <sup>2</sup> or >10m to ≤50m pipe run >50m <sup>2</sup> or >50m pipe run
Human exposure potential	Number of occupants	0 1 2 3	None 1 to 3 4 to 10 >10
		0 1 2 3	Infrequent Monthly Weekly Daily
	Frequency of use of area	0 1 2 3	Infrequent Monthly Weekly Daily
		0 1 2 3	<1 hour >1 to <3 hours >3 to <6 hours >6 hours
	Average time area is in use	0 1 2 3	<1 hour >1 to <3 hours >3 to <6 hours >6 hours
		0 1 2 3	<1 hour >1 to <3 hours >3 to <6 hours >6 hours
Maintenance activity	Type of maintenance activity	0 1 2 3	Minor disturbance (e.g. possibility of contact when gaining access) Low disturbance (e.g. changing light bulbs in asbestos insulating board ceiling) Medium disturbance (e.g. lifting one or two asbestos insulating board ceiling tiles to access a valve) High disturbance (e.g. removing a number of asbestos insulating board ceiling tiles to replace a valve or for re-cabling)
		0 1 2 3	ACM unlikely to be disturbed for maintenance ≤1 per year >1 per year >1 per month
	Frequency of maintenance activity	0 1 2 3	ACM unlikely to be disturbed for maintenance ≤1 per year >1 per year >1 per month
		0 1 2 3	ACM unlikely to be disturbed for maintenance ≤1 per year >1 per year >1 per month
		0 1 2 3	ACM unlikely to be disturbed for maintenance ≤1 per year >1 per year >1 per month
		0 1 2 3	ACM unlikely to be disturbed for maintenance ≤1 per year >1 per year >1 per month
		0 1 2 3	ACM unlikely to be disturbed for maintenance ≤1 per year >1 per year >1 per month
		0 1 2 3	ACM unlikely to be disturbed for maintenance ≤1 per year >1 per year >1 per month
		0 1 2 3	ACM unlikely to be disturbed for maintenance ≤1 per year >1 per year >1 per month
		0 1 2 3	ACM unlikely to be disturbed for maintenance ≤1 per year >1 per year >1 per month
		0 1 2 3	ACM unlikely to be disturbed for maintenance ≤1 per year >1 per year >1 per month
		0 1 2 3	ACM unlikely to be disturbed for maintenance ≤1 per year >1 per year >1 per month

**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:



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/cm<sup>3</sup>. A licensed asbestos removal contractor must undertake this work and a 14-day notice must be given to the HSE prior to the commencement of the work.

### Notifiable Non-Licensed Work

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

- Notification of the work 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
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There were no results found.

KEY:

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

# Appendix 2 – Negative Register – Results



Building	Floor	Location /Room	S,P,SP,AS Sample No	Product Type	Condition	Surface Treatment	Asbestos Type	Quantity	Accessibility	Material Score	Priority Score	Total PA risk assessment score	Recommendation
Block 1-40													
Block 1-40	Ground	Store G01, Insulating board panels forming horizontal boxing.	S AI003646	Insulation board	N/A	N/A	No Asbestos detected	N/A	N/A	N/A	N/A	N/A	No further action required

## KEY:

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


# Appendix 3 – Survey Data Sheets



Service Type	Refurbishment Survey		
Report Revision Number	1	Surveyors	Ben Coleman
TEAMS Job Number	J012590	Survey Date	3 Oct 2017
Site Address:	LLYS BEN BOWEN THOMAS GELLIGALED STREET YSTRAD CF41 7SB	Bulk Analysis Laboratory	Envirochem
		Sample Analysis Date	6 Oct 2017

## Survey Data Sheets

**KOVIA**

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	3 Oct 2017	Ben Coleman	Refurbishment Survey	Ground	No Asbestos Detected (0)
	Building	Room	Item	Quantity	
	Block 1-40	Store G01	Insulating board panels forming horizontal boxing.	1m <sup>2</sup>	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	AI003646 (S)	Insulation board (2)	Surface Sealed (1)	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	Please refer to Section 6.2 of this report and project desktop study (additional inspection required if going beyond suspect material).						

KEY:

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

## Survey Data Sheets (cont)

**KOVIA**

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	3 Oct 2017	Ben Coleman	Refurbishment Survey	Ground	N/A
	Building	Room	Item	Quantity	
	Block 1-40	Store G02	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

# Appendix 4 - Non-Asbestos Materials Register



Building	Floor	Room No:	Room Type	Item
Block 1-40				
Block 1-40	Ground Floor	G01	Store	N/A
Block 1-40	Ground Floor	G02	Store	Single layered plasterboard forming high level horizontal boxing with timber framework with non-suspect void beyond.

# Appendix 5 – Analysis Certificate(s)

**KOVIA**





Our Ref: J130063 FI: 1  
Your Ref: J12414  
Date: 06/10/2017

**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:** LLYS BEN BOWEN THOMAS, GELLIGALED STREET, YSTRAD, CF41 7SB

**Sampled By:** Kovia Asbestos Management Consultancy

**Date sampled/received:** 6th October 2017

**Date analysed:** 6th October 2017

**Analyst/s:** Matt Hurst

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

### ANALYTICAL PROCEDURE

Fibre identification was carried out in accordance with the documented 'in-house' 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
AI003646	BS442961	Ground Floor, Store, Insulating board panels	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:

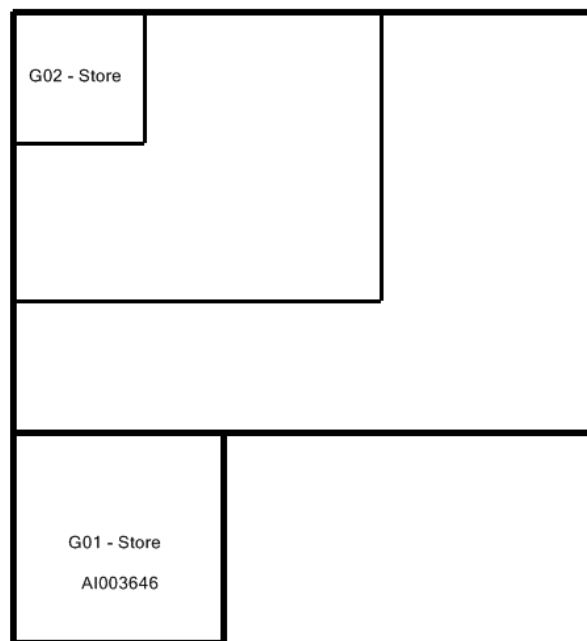
Authorised signatory

PRINT NAME: Frances Scott

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: LLYS BEN BOWEN THOMAS      Building: Block 1-40  
Floor: Ground Floor  
UPRN No: 0272-501

**KOVIA**

## Refurbishment Survey to Specific Areas

LLYS BEN BOWEN THOMAS  
GELLIGALED STREET  
YSTRAD  
CF41 7SB  
UPRN: N/A



### Kovia

**Lime Kiln House  
Lime Kiln  
Royal Wootton Bassett  
Wiltshire  
SN4 7HF**

**Email: [info@kovia.co.uk](mailto:info@kovia.co.uk)  
Tel: 01752 358572**



## Contents

1. Executive Summary [Conclusions and actions]
2. Contract Review
3. Introduction - Purpose, Aims and Objectives
4. Desk Top Review and Survey Planning
5. Survey Method
6. Exclusions and Caveats
7. Sampling and Analysis
8. Survey Results - Interpretation
9. Recommendations

### APPENDICES - Survey Results

Appendix 1 - Asbestos Register - Results

Appendix 2 - Negative Register - Results

Appendix 3 - Survey Data Sheet(s)

Appendix 4 - Non Asbestos Materials Register

Appendix 5 - Analysis Certificate(s)

Appendix 6 - Plans

## 1.0 Executive summary:

Asbestos Containing Materials have been identified during the Refurbishment 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
----------	-------	------	-------------	----------	-----------------------	-----------------

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. These materials require labelling and the condition of them require re-inspecting at 12-monthly intervals.

Building	Floor	Room	Description	Material	Risk assessment Score	Recommendations
Block 1-40 Llys Ben Bowen Thomas, Communal Areas						
Block 1-40 Llys Ben Bowen Thomas, Communal Areas	2nd	Store 202	Textured coating to plasterboard ceiling with non-suspect void above (viewed from corridor).	Textured Coating	VERY LOW (2 / 8)	Manage in-situ or remove if affected by works
Block 1-40 Llys Ben Bowen Thomas, Communal Areas	1st	Store cupboard 102	Textured coating to plasterboard ceiling.	Textured Coating	VERY LOW (2 / 8)	Manage in-situ or remove if affected by works
Block 1-40 Llys Ben Bowen Thomas, Communal Areas	1st	Corridor 2 103	Textured coating to plasterboard ceiling above doors to toilets and guest shower room.	Textured Coating	VERY LOW (2 / 8)	Manage in-situ or remove if affected by works
Block 1-40 Llys Ben Bowen Thomas, Communal Areas	1st	Disabled WC 105	Textured coating to plasterboard ceiling.	Textured Coating	VERY LOW (2 / 8)	Manage in-situ or remove if affected by works
Block 1-40 Llys Ben Bowen Thomas, Communal Areas	1st	Guest shower room 106	Textured coating to plasterboard ceiling.	Textured Coating	VERY LOW (3 / 8)	Manage in-situ or remove if affected by works
Block 1-40 Llys Ben Bowen Thomas, Communal Areas	1st	Communal room 107	Textured coating to plasterboard ceiling.	Textured Coating	VERY LOW (2 / 9)	Manage in-situ or remove if affected by works

Building	Floor	Room	Description	Material	Risk assessment Score	Recommendations
Block 1-40 Llys Ben Bowen Thomas, Communal Areas	1st	Kitchen 108	Textured coating to plasterboard ceiling.	Textured Coating	VERY LOW (2 / 8)	Manage in-situ or remove if affected by works
Block 1-40 Llys Ben Bowen Thomas, Communal Areas	Ground	Boiler room G02	Strongly presumed textile flash guards within electrical switch gear.	Asbestos Textiles/Paper	VERY LOW (4 / 7)	Inspection required
Block 1-40 Llys Ben Bowen Thomas, Communal Areas	Ground	Boiler room G02	Cement panels above doors.	Asbestos Cement	VERY LOW (3 / 7)	Manage in-situ or remove if affected by works
Block 1-40 Llys Ben Bowen Thomas, Communal Areas	Ground	Boiler room G02	Gasket to metal pipework.	Gasket	LOW (5 / 7)	Manage in-situ or remove if affected by works
Block 1-40 Llys Ben Bowen Thomas, Communal Areas	Ground	Office 2 G12	Textured coating to plasterboard ceiling.	Textured Coating	VERY LOW (2 / 8)	Manage in-situ or remove if affected by works
Block 1-40 Llys Ben Bowen Thomas, Flat 25						
Block 1-40 Llys Ben Bowen Thomas, Flat 25	1st	Bedroom 101	Textured coating to plasterboard ceiling.	Textured Coating	VERY LOW (2 / 9)	Manage in-situ or remove if affected by works
Block 1-40 Llys Ben Bowen Thomas, Flat 25	1st	Bedroom cupboard 102	Textured coating to plasterboard ceiling.	Textured Coating	VERY LOW (2 / 8)	Manage in-situ or remove if affected by works
Block 1-40 Llys Ben Bowen Thomas, Flat 25	1st	Airing cupboard 103	Textured coating to plasterboard ceiling.	Textured Coating	VERY LOW (2 / 8)	Manage in-situ or remove if affected by works
Block 1-40 Llys Ben Bowen Thomas, Flat 25	1st	Hall 104	Textured coating to plasterboard ceiling.	Textured Coating	VERY LOW (2 / 8)	Manage in-situ or remove if affected by works



Building	Floor	Room	Description	Material	Risk assessment Score	Recommendations
Block 1-40 Llys Ben Bowen Thomas, Flat 25	1st	Cupboard 105	Textured coating to plasterboard ceiling.	Textured Coating	VERY LOW (2 / 8)	Manage in-situ or remove if affected by works
Block 1-40 Llys Ben Bowen Thomas, Flat 25	1st	Shower room 106	Textured coating to plasterboard ceiling.	Textured Coating	VERY LOW (2 / 8)	Manage in-situ or remove if affected by works
Block 1-40 Llys Ben Bowen Thomas, Flat 25	1st	Kitchen 107	Textured coating to plasterboard ceiling.	Textured Coating	VERY LOW (2 / 8)	Manage in-situ or remove if affected by works
Block 1-40 Llys Ben Bowen Thomas, Flat 25	1st	Lounge 108	Textured coating to plasterboard ceiling.	Textured Coating	VERY LOW (2 / 8)	Manage in-situ or remove if affected by works
Block 1-40 Llys Ben Bowen Thomas, Flat 30						
Block 1-40 Llys Ben Bowen Thomas, Flat 30	2nd	Kitchen 201	Textured coating to plasterboard ceiling.	Textured Coating	VERY LOW (2 / 8)	Manage in-situ or remove if affected by works
Block 1-40 Llys Ben Bowen Thomas, Flat 30	2nd	Lounge/bedroom 202	Textured coating to plasterboard ceiling.	Textured Coating	VERY LOW (2 / 8)	Manage in-situ or remove if affected by works
Block 1-40 Llys Ben Bowen Thomas, Flat 30	2nd	Airing Cupboard 203	Textured coating to plasterboard ceiling.	Textured Coating	VERY LOW (2 / 8)	Manage in-situ or remove if affected by works
Block 1-40 Llys Ben Bowen Thomas, Flat 30	2nd	Shower room 204	Textured coating to plasterboard ceiling.	Textured Coating	VERY LOW (2 / 8)	Manage in-situ or remove if affected by works
Block 1-40 Llys Ben Bowen Thomas, Flat 30	2nd	Hall 205	Textured coating to plasterboard ceiling.	Textured Coating	VERY LOW (2 / 8)	Manage in-situ or remove if affected by works

Building	Floor	Room	Description	Material	Risk assessment Score	Recommendations
Block 1-40 Llys Ben Bowen Thomas, Flat 30	2nd	Electric cupboard 206	Textured coating to plasterboard ceiling.	Textured Coating	VERY LOW (2 / 8)	Manage in-situ or remove if affected by works

## 1.0 Executive summary:

### **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
Block 1-40 Llys Ben Bowen Thomas, Communal Areas			
Block 1-40 Llys Ben Bowen Thomas, Communal Areas	1st	WC 104	E - Inspection required
Block 1-40 Llys Ben Bowen Thomas, Communal Areas	1st	Cupboard 111	E - Inspection required
Block 1-40 Llys Ben Bowen Thomas, Communal Areas	1st	Computer room 113	E - Inspection required
Block 1-40 Llys Ben Bowen Thomas, Communal Areas	Ground	Store G08	E - Inspection required
Block 1-40 Llys Ben Bowen Thomas, Communal Areas	Ground	Telephone room G10	E - Inspection required
Block 1-40 Llys Ben Bowen Thomas, Communal Areas	Ground	Office G11	E - Inspection required



### **Building Notes:**

Internal notes:

External notes:

## 2.0 Contract Review:

**KOVIA**

Name and address of site:	LLYS BEN BOWEN THOMAS, GELLIGLED STREET, YSTRAD		
Name and address of client:	Wales & West Housing, Head Office, Archway House, 77 Parc Ty Glas, Llanishen, Cardiff		
Client contact:	Perry Dobbins		
Type of survey:	Refurbishment Survey (with MA + PA)		
Date of survey:	24 May 2017		
Report Revision Number:	1		
TEAMS internal job number:	J010764		
Lead surveyor[s]:	Dave Milton	Signature:	
Technically reviewed by:	Sebastian Lawniczak	Signature:	
Report issue date:	6 Jun 2017		

## 3.0 Introduction / Objectives:

Kovia received an order of confirmation to undertake a Refurbishment 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 Refurbishment' of:

LLYS BEN BOWEN THOMAS  
GELLIGALED STREET  
YSTRAD  
CF41 7SB

The survey was carried out by Dave Milton.

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

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 Major refurbishment 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.
4. Locate all ACM's within the fabric of the building prior to refurbishment

## 3.0 Introduction / Objectives (Cont):

### - Type of Survey

#### 3.4 Type of Survey – Refurbishment Survey

The purpose of this major refurbishment survey is to identify ACM's to be removed prior to any major refurbishment work being carried out. This type of survey is used to locate and describe as far as is reasonably practicable all ACM's in the whole building if major refurbishment is planned.

Major refurbishment surveys are intended to locate all asbestos within the building. It is a disruptive, fully intrusive survey that involves destructive inspection techniques that penetrate the building structure extensively. This involves breaking into floors, through walls, into wall voids ceilings, cladding, boxing, as necessary to gain access to all areas, including the inner fabric of the building. A full sampling programme is undertaken to identify possible ACM's and estimate their quantities.

The survey is designed to be used to help the tendering process, and should be used to start generating a specification for tendering the removal of ACM's from the building prior to major refurbishment.

Whilst all asbestos materials have been identified as far as is reasonably practicable, some asbestos materials may remain unidentified buried within the fabric of the building during the survey. Asbestos shuttering buried within concrete slabs, asbestos hidden by structural supports, asbestos hidden behind other asbestos products, and building structures which are unsafe to fully access are potential locations.

It must be presumed that asbestos may remain unidentified to these type of areas and if suspect materials are uncovered during major refurbishment then samples should be taken for analysis.

## 4.0 Desk Top Review and Survey Planning:

4.1 Details of information requested from the Duty Holder by Kovia in order to carry out a desktop review and plan the survey in accordance with HSG264 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:

LLYS BEN BOWEN THOMAS  
GELLIGALED STREET  
YSTRAD  
CF41 7SB

**Building Designation:** Block 1-40 Llys Ben Bowen Thomas, Communal Areas, Block 1-40 Llys Ben Bowen Thomas, Flat 25, Block 1-40 Llys Ben Bowen Thomas, Flat 30

**Building Description:** Three storey, purpose-built, residential block.

**Age of Building:** 1982.

**Construction Type:** Traditional brickwork construction with a pitched, tiled roof.

**Scope of Works:** The Refurbishment Survey was carried out to the specific areas of the scheme as instructed on site by Ceri Dawe of Gibson STS.

**Exclusions:** The following areas were excluded from the 'Asbestos Refurbishment Survey': All other areas of the scheme beyond those mentioned in the Scope of Work.

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

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 refurbishment 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:

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

Where areas have been designated as 'no access' or 'restricted access', unless further inspection/sampling proves otherwise, the presumption has been made that these structures/areas contain asbestos materials.

During the course of the survey it may not have been possible to access all areas of the site. Details of areas requiring further access are identified within the Data Sheets of this report. In accordance with HSG 264, 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 HSG 264.

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.

It was agreed with the client that core boring into the concrete slabs was not required within the survey.

Wales & West Housing has requested a less intrusive survey to existing doors and windows with no intrusive inspection to be carried out to, or within the immediate area of, these features.

Underground services were not included in the survey.

It was agreed with Wales & West Housing that there were no unsafe structures on site.

## 7.0 Sampling and Analysis:

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

### 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 As above	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) As above
	Secondary activities for area		
Likelihood of disturbance	Location	0 1 2 3	Outdoors Large rooms or well ventilated areas Rooms up to 100m <sup>2</sup> Confined spaces
		0 1 2 3	Usually inaccessible or unlikely to be disturbed Occasionally likely to be disturbed Easily disturbed Routinely disturbed
	Accessibility	0 1 2 3	Usually inaccessible or unlikely to be disturbed Occasionally likely to be disturbed Easily disturbed Routinely disturbed
		0 1 2 3	Small amounts or items (e.g. strings, gaskets) ≤10m <sup>2</sup> or ≤10m pipe run >10m <sup>2</sup> to ≤50m <sup>2</sup> or >10m to ≤50m pipe run >50m <sup>2</sup> or >50m pipe run
	Extent/amount	0 1 2 3	Small amounts or items (e.g. strings, gaskets) ≤10m <sup>2</sup> or ≤10m pipe run >10m <sup>2</sup> to ≤50m <sup>2</sup> or >10m to ≤50m pipe run >50m <sup>2</sup> or >50m pipe run
		0 1 2 3	Small amounts or items (e.g. strings, gaskets) ≤10m <sup>2</sup> or ≤10m pipe run >10m <sup>2</sup> to ≤50m <sup>2</sup> or >10m to ≤50m pipe run >50m <sup>2</sup> or >50m pipe run
		0 1 2 3	Small amounts or items (e.g. strings, gaskets) ≤10m <sup>2</sup> or ≤10m pipe run >10m <sup>2</sup> to ≤50m <sup>2</sup> or >10m to ≤50m pipe run >50m <sup>2</sup> or >50m pipe run
		0 1 2 3	Small amounts or items (e.g. strings, gaskets) ≤10m <sup>2</sup> or ≤10m pipe run >10m <sup>2</sup> to ≤50m <sup>2</sup> or >10m to ≤50m pipe run >50m <sup>2</sup> or >50m pipe run
Human exposure potential	Number of occupants	0 1 2 3	None 1 to 3 4 to 10 >10
		0 1 2 3	Infrequent Monthly Weekly Daily
	Frequency of use of area	0 1 2 3	Infrequent Monthly Weekly Daily
		0 1 2 3	<1 hour >1 to <3 hours >3 to <6 hours >6 hours
	Average time area is in use	0 1 2 3	<1 hour >1 to <3 hours >3 to <6 hours >6 hours
		0 1 2 3	<1 hour >1 to <3 hours >3 to <6 hours >6 hours
Maintenance activity	Type of maintenance activity	0 1 2 3	Minor disturbance (e.g. possibility of contact when gaining access) Low disturbance (e.g. changing light bulbs in asbestos insulating board ceiling) Medium disturbance (e.g. lifting one or two asbestos insulating board ceiling tiles to access a valve) High disturbance (e.g. removing a number of asbestos insulating board ceiling tiles to replace a valve or for re-cabling)
		0 1 2 3	ACM unlikely to be disturbed for maintenance ≤1 per year >1 per year >1 per month
	Frequency of maintenance activity	0 1 2 3	ACM unlikely to be disturbed for maintenance ≤1 per year >1 per year >1 per month
		0 1 2 3	ACM unlikely to be disturbed for maintenance ≤1 per year >1 per year >1 per month
		0 1 2 3	ACM unlikely to be disturbed for maintenance ≤1 per year >1 per year >1 per month
		0 1 2 3	ACM unlikely to be disturbed for maintenance ≤1 per year >1 per year >1 per month
	Frequency of maintenance activity	0 1 2 3	ACM unlikely to be disturbed for maintenance ≤1 per year >1 per year >1 per month
		0 1 2 3	ACM unlikely to be disturbed for maintenance ≤1 per year >1 per year >1 per month
		0 1 2 3	ACM unlikely to be disturbed for maintenance ≤1 per year >1 per year >1 per month
		0 1 2 3	ACM unlikely to be disturbed for maintenance ≤1 per year >1 per year >1 per month

## 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:

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/cm<sup>3</sup>. A licensed asbestos removal contractor must undertake this work and a 14-day notice must be given to the HSE prior to the commencement of the work.

### Notifiable Non-Licensed Work

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

- Notification of the work 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
Block 1-40 Llys Ben Bowen Thomas, Communal Areas													
Block 1-40 Llys Ben Bowen Thomas, Communal Areas	2nd	Store 202, Textured coating to plasterboard ceiling with non-suspect void above (viewed from corridor).	S AE003045	Textured Coating	Good Condition	Completely Sealed	Chrysotile	4m <sup>2</sup>	Occasionally likely to be disturbed	2	6	8	Manage in-situ or remove if affected by works
Block 1-40 Llys Ben Bowen Thomas, Communal Areas	1st	Store cupboard 102, Textured coating to plasterboard ceiling.	S AE003028	Textured Coating	Good Condition	Completely Sealed	Chrysotile	1m <sup>2</sup>	Occasionally likely to be disturbed	2	6	8	Manage in-situ or remove if affected by works
Block 1-40 Llys Ben Bowen Thomas, Communal Areas	1st	Corridor 2 103, Textured coating to plasterboard ceiling above doors to toilets and guest shower room.	S AE003031	Textured Coating	Good Condition	Completely Sealed	Chrysotile	4m <sup>2</sup>	Occasionally likely to be disturbed	2	6	8	Manage in-situ or remove if affected by works
Block 1-40 Llys Ben Bowen Thomas, Communal Areas	1st	WC 104, Inaccessible	P Visual	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Inspection required
Block 1-40 Llys Ben Bowen Thomas, Communal Areas	1st	Disabled WC 105, Textured coating to plasterboard ceiling.	S AE003032	Textured Coating	Good Condition	Completely Sealed	Chrysotile	4m <sup>2</sup>	Occasionally likely to be disturbed	2	6	8	Manage in-situ or remove if affected by works
Block 1-40 Llys Ben Bowen Thomas, Communal Areas	1st	Guest shower room 106, Textured coating to plasterboard ceiling.	S AE003033	Textured Coating	Low Damage	Completely Sealed	Chrysotile	6m <sup>2</sup>	Occasionally likely to be disturbed	3	5	8	Manage in-situ or remove if affected by works

## KEY:

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



# Appendix 1 – Asbestos Register – Results (cont)

Building	Floor	Location /Room	S,P,SP,AS Sample No	Product Type	Condition	Surface Treatment	Asbestos Type	Quantity	Accessibility	Material Score	Priority Score	Total PA risk assessment score	Recommendation
Block 1-40 Llys Ben Bowen Thomas, Communal Areas	1st	Communal room 107, Textured coating to plasterboard ceiling.	S AE003034	Textured Coating	Good Condition	Completely Sealed	Chrysotile	56m²	Occasionally likely to be disturbed	2	7	9	Manage in-situ or remove if affected by works
Block 1-40 Llys Ben Bowen Thomas, Communal Areas	1st	Kitchen 108, Textured coating to plasterboard ceiling.	S AE003035	Textured Coating	Good Condition	Completely Sealed	Chrysotile	16m²	Occasionally likely to be disturbed	2	6	8	Manage in-situ or remove if affected by works
Block 1-40 Llys Ben Bowen Thomas, Communal Areas	1st	Cupboard 111, Inaccessible	P Visual	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Inspection required
Block 1-40 Llys Ben Bowen Thomas, Communal Areas	1st	Computer room 113, Inaccessible	P Visual	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Inspection required
Block 1-40 Llys Ben Bowen Thomas, Communal Areas	Ground	Boiler room G02, Strongly presumed textile flash guards within electrical switch gear.	SP Visual	Asbestos Textiles/Paper	Good Condition	Surface Sealed	Chrysotile	2no.	Usually inaccessible or unlikely to be disturbed	4	3	7	Inspection required
Block 1-40 Llys Ben Bowen Thomas, Communal Areas	Ground	Boiler room G02, Gasket to metal pipework.	S AE003041	Gasket	Low Damage	Surface Sealed	Chrysotile	2no.	Usually inaccessible or unlikely to be disturbed	5	2	7	Manage in-situ or remove if affected by works

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# Appendix 1 – Asbestos Register – Results (cont)

Building	Floor	Location /Room	S,P,SP,AS Sample No	Product Type	Condition	Surface Treatment	Asbestos Type	Quantity	Accessibility	Material Score	Priority Score	Total PA risk assessment score	Recommendation
Block 1-40 Llys Ben Bowen Thomas, Communal Areas	Ground	Boiler room G02, Cement panels above doors.	S AE003039	Asbestos Cement	Good Condition	Surface Sealed	Chrysotile	3lm	Occasionally likely to be disturbed	3	4	7	Manage in-situ or remove if affected by works
Block 1-40 Llys Ben Bowen Thomas, Communal Areas	Ground	Store G08, Inaccessible	P Visual	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Inspection required
Block 1-40 Llys Ben Bowen Thomas, Communal Areas	Ground	Telephone room G10, Inaccessible	P Visual	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Inspection required
Block 1-40 Llys Ben Bowen Thomas, Communal Areas	Ground	Office G11, Inaccessible	P Visual	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Inspection required
Block 1-40 Llys Ben Bowen Thomas, Communal Areas	Ground	Office 2 G12, Textured coating to plasterboard ceiling.	S AE003070	Textured Coating	Good Condition	Completely Sealed	Chrysotile	9m <sup>2</sup>	Occasionally likely to be disturbed	2	6	8	Manage in-situ or remove if affected by works
Block 1-40 Llys Ben Bowen Thomas, Flat 25													
Block 1-40 Llys Ben Bowen Thomas, Flat 25	1st	Bedroom 101, Textured coating to plasterboard ceiling.	S AE003061	Textured Coating	Good Condition	Completely Sealed	Chrysotile	12m <sup>2</sup>	Occasionally likely to be disturbed	2	7	9	Manage in-situ or remove if affected by works

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# Appendix 1 – Asbestos Register – Results (cont)

Building	Floor	Location /Room	S,P,SP,AS Sample No	Product Type	Condition	Surface Treatment	Asbestos Type	Quantity	Accessibility	Material Score	Priority Score	Total PA risk assessment score	Recommendation
Block 1-40 Llys Ben Bowen Thomas, Flat 25	1st	Bedroom cupboard 102, Textured coating to plasterboard ceiling.	S AE003064	Textured Coating	Good Condition	Completely Sealed	Chrysotile	1m <sup>2</sup>	Occasionally likely to be disturbed	2	6	8	Manage in-situ or remove if affected by works
Block 1-40 Llys Ben Bowen Thomas, Flat 25	1st	Airing cupboard 103, Textured coating to plasterboard ceiling.	S AE003065	Textured Coating	Good Condition	Completely Sealed	Chrysotile	1m <sup>2</sup>	Occasionally likely to be disturbed	2	6	8	Manage in-situ or remove if affected by works
Block 1-40 Llys Ben Bowen Thomas, Flat 25	1st	Hall 104, Textured coating to plasterboard ceiling.	S AE003066	Textured Coating	Good Condition	Completely Sealed	Chrysotile	4m <sup>2</sup>	Occasionally likely to be disturbed	2	6	8	Manage in-situ or remove if affected by works
Block 1-40 Llys Ben Bowen Thomas, Flat 25	1st	Cupboard 105, Textured coating to plasterboard ceiling.	S AE003067	Textured Coating	Good Condition	Completely Sealed	Chrysotile	2m <sup>2</sup>	Occasionally likely to be disturbed	2	6	8	Manage in-situ or remove if affected by works
Block 1-40 Llys Ben Bowen Thomas, Flat 25	1st	Shower room 106, Textured coating to plasterboard ceiling.	S AE003063	Textured Coating	Good Condition	Completely Sealed	Chrysotile	4m <sup>2</sup>	Occasionally likely to be disturbed	2	6	8	Manage in-situ or remove if affected by works
Block 1-40 Llys Ben Bowen Thomas, Flat 25	1st	Kitchen 107, Textured coating to plasterboard ceiling.	S AE003068	Textured Coating	Good Condition	Completely Sealed	Chrysotile	4m <sup>2</sup>	Occasionally likely to be disturbed	2	6	8	Manage in-situ or remove if affected by works

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# Appendix 1 – Asbestos Register – Results (cont)

Building	Floor	Location /Room	S,P,SP,AS Sample No	Product Type	Condition	Surface Treatment	Asbestos Type	Quantity	Accessibility	Material Score	Priority Score	Total PA risk assessment score	Recommendation
Block 1-40 Llys Ben Bowen Thomas, Flat 25	1st	Lounge 108, Textured coating to plasterboard ceiling.	S  AE003069	Textured Coating	Good Condition	Completely Sealed	Chrysotile	12m <sup>2</sup>	Occasionally likely to be disturbed	2	6	8	Manage in-situ or remove if affected by works
Block 1-40 Llys Ben Bowen Thomas, Flat 30													
Block 1-40 Llys Ben Bowen Thomas, Flat 30	2nd	Kitchen 201, Textured coating to plasterboard ceiling.	S  AE003053	Textured Coating	Good Condition	Completely Sealed	Chrysotile	4m <sup>2</sup>	Occasionally likely to be disturbed	2	6	8	Manage in-situ or remove if affected by works
Block 1-40 Llys Ben Bowen Thomas, Flat 30	2nd	Lounge/bedroom 202, Textured coating to plasterboard ceiling.	S  AE003054	Textured Coating	Good Condition	Completely Sealed	Chrysotile	16m <sup>2</sup>	Occasionally likely to be disturbed	2	6	8	Manage in-situ or remove if affected by works
Block 1-40 Llys Ben Bowen Thomas, Flat 30	2nd	Airing Cupboard 203, Textured coating to plasterboard ceiling.	S  AE003055	Textured Coating	Good Condition	Completely Sealed	Chrysotile	1m <sup>2</sup>	Occasionally likely to be disturbed	2	6	8	Manage in-situ or remove if affected by works
Block 1-40 Llys Ben Bowen Thomas, Flat 30	2nd	Shower room 204, Textured coating to plasterboard ceiling.	S  AE003056	Textured Coating	Good Condition	Completely Sealed	Chrysotile	4m <sup>2</sup>	Occasionally likely to be disturbed	2	6	8	Manage in-situ or remove if affected by works
Block 1-40 Llys Ben Bowen Thomas, Flat 30	2nd	Hall 205, Textured coating to plasterboard ceiling.	S  AE003058	Textured Coating	Good Condition	Completely Sealed	Chrysotile	2m <sup>2</sup>	Occasionally likely to be disturbed	2	6	8	Manage in-situ or remove if affected by works

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# Appendix 1 – Asbestos Register – Results (cont)

Building	Floor	Location /Room	S,P,SP,AS Sample No	Product Type	Condition	Surface Treatment	Asbestos Type	Quantity	Accessibility	Material Score	Priority Score	Total PA risk assessment score	Recommendation
Block 1-40 Llys Ben Bowen Thomas, Flat 30	2nd	Electric cupboard 206, Textured coating to plasterboard ceiling.	S  AE003059	Textured Coating	Good Condition	Completely Sealed	Chrysotile	2m <sup>2</sup>	Occasionally likely to be disturbed	2	6	8	Manage in-situ or remove if affected by works

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# 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
Block 1-40 Llys Ben Bowen Thomas, Communal Areas													
Block 1-40 Llys Ben Bowen Thomas, Communal Areas	2nd	Corridor 3 201, Supalux insulating board panels forming suspended ceiling.	S AE003044	Insulation board	N/A	N/A	No Asbestos detected	N/A	N/A	N/A	N/A	N/A	No further action required
Block 1-40 Llys Ben Bowen Thomas, Communal Areas	2nd	Store 202, Paper filter within timber door.	S AE003047	Textiles/Paper	N/A	N/A	No Asbestos detected	N/A	N/A	N/A	N/A	N/A	No further action required
Block 1-40 Llys Ben Bowen Thomas, Communal Areas	2nd	Corridor 2 203, Supalux insulating board panels forming suspended ceiling.	S AE003046	Insulation board	N/A	N/A	No Asbestos detected	N/A	N/A	N/A	N/A	N/A	No further action required
Block 1-40 Llys Ben Bowen Thomas, Communal Areas	2nd	Corridor 2 203, Textured coating to timber beam beyond suspended ceiling tiles above window.	S AE003052	Textured Coating	N/A	N/A	No Asbestos detected	N/A	N/A	N/A	N/A	N/A	No further action required
Block 1-40 Llys Ben Bowen Thomas, Communal Areas	2nd	Corridor 1 204, Supalux insulating board panels forming suspended ceiling.	S AE003048	Insulation board	N/A	N/A	No Asbestos detected	N/A	N/A	N/A	N/A	N/A	No further action required
Block 1-40 Llys Ben Bowen Thomas, Communal Areas	1st	Corridor 1 101, Supalux insulating board tiles forming suspended ceiling.	S AE003027	Insulation board	N/A	N/A	No Asbestos detected	N/A	N/A	N/A	N/A	N/A	No further action required

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# Appendix 2 – Negative Register – Results (cont)

Building	Floor	Location /Room	S,P,SP,AS Sample No	Product Type	Condition	Surface Treatment	Asbestos Type	Quantity	Accessibility	Material Score	Priority Score	Total PA risk assessment score	Recommendation
Block 1-40 Llys Ben Bowen Thomas, Communal Areas	1st	Store cupboard 102, Paper filter within timber door.	S AE003029	Textiles/Paper	N/A	N/A	No Asbestos detected	N/A	N/A	N/A	N/A	N/A	No further action required
Block 1-40 Llys Ben Bowen Thomas, Communal Areas	1st	Corridor 2 103, Supalux insulating board tiles forming suspended ceiling.	S AE003030	Insulating Board	N/A	N/A	No Asbestos detected	N/A	N/A	N/A	N/A	N/A	No further action required
Block 1-40 Llys Ben Bowen Thomas, Communal Areas	1st	Kitchen 108, Supalux insulating board panels forming boxing.	S AE003036	Insulation board	N/A	N/A	No Asbestos detected	N/A	N/A	N/A	N/A	N/A	No further action required
Block 1-40 Llys Ben Bowen Thomas, Communal Areas	1st	Store 109, Supalux insulating board panels to wall to back of lift shaft.	S AE003037	Insulation board	N/A	N/A	No Asbestos detected	N/A	N/A	N/A	N/A	N/A	No further action required
Block 1-40 Llys Ben Bowen Thomas, Communal Areas	1st	Corridor 3 110, Supalux insulating board tiles forming suspended ceiling.	S AE003038	Insulation board	N/A	N/A	No Asbestos detected	N/A	N/A	N/A	N/A	N/A	No further action required
Block 1-40 Llys Ben Bowen Thomas, Communal Areas	Ground	Boiler room G02, Gasket to metal pipework.	S AE003040	Gasket	N/A	N/A	No Asbestos detected	N/A	N/A	N/A	N/A	N/A	No further action required

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# Appendix 2 – Negative Register – Results (cont)

Building	Floor	Location /Room	S,P,SP,AS Sample No	Product Type	Condition	Surface Treatment	Asbestos Type	Quantity	Accessibility	Material Score	Priority Score	Total PA risk assessment score	Recommendation
Block 1-40 Llys Ben Bowen Thomas, Communal Areas	Ground	Boiler room G02, Supalux insulating board panels to side and back walls where cable trays enter.	S AE003042	Insulation board	N/A	N/A	No Asbestos detected	N/A	N/A	N/A	N/A	N/A	No further action required
Block 1-40 Llys Ben Bowen Thomas, Communal Areas	Ground	Boiler room G02, Supalux insulating board debris on the ground to the side of each of the boiler units.	S AE003043	Insulation board	N/A	N/A	No Asbestos detected	N/A	N/A	N/A	N/A	N/A	No further action required
Block 1-40 Llys Ben Bowen Thomas, Communal Areas	Ground	Corridor 1 G04, Supalux insulating board panels forming suspended ceiling.	S AE003049	Insulation board	N/A	N/A	No Asbestos detected	N/A	N/A	N/A	N/A	N/A	No further action required
Block 1-40 Llys Ben Bowen Thomas, Communal Areas	Ground	Corridor 2 G06, Supalux insulating board panels forming suspended ceiling.	S AE003050	Insulation board	N/A	N/A	No Asbestos detected	N/A	N/A	N/A	N/A	N/A	No further action required
Block 1-40 Llys Ben Bowen Thomas, Communal Areas	Ground	Corridor 3 G07, Supalux insulating board panels forming suspended ceiling.	S AE003051	Insulation board	N/A	N/A	No Asbestos detected	N/A	N/A	N/A	N/A	N/A	No further action required
Block 1-40 Llys Ben Bowen Thomas, Flat 25													
Block 1-40 Llys Ben Bowen Thomas, Flat 25	1st	Cupboard 105, Insulating board panels forming boxing.	S AE003062	Insulation board	N/A	N/A	No Asbestos detected	N/A	N/A	N/A	N/A	N/A	No further action required

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# Appendix 2 – Negative Register – Results (cont)


Building	Floor	Location /Room	S,P,SP,AS Sample No	Product Type	Condition	Surface Treatment	Asbestos Type	Quantity	Accessibility	Material Score	Priority Score	Total PA risk assessment score	Recommendation
Block 1-40 Llys Ben Bowen Thomas, Flat 30													
Block 1-40 Llys Ben Bowen Thomas, Flat 30	2nd	Shower room 204, Insulating board forming boxing.	S AE003057	Insulation board	N/A	N/A	No Asbestos detected	N/A	N/A	N/A	N/A	N/A	No further action required
Block 1-40 Llys Ben Bowen Thomas, Flat 30	2nd	Electric cupboard 206, Paper filter within timber door.	S AE003060	Textiles/Paper	N/A	N/A	No Asbestos detected	N/A	N/A	N/A	N/A	N/A	No further action required

## KEY:

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

# Appendix 3 – Survey Data Sheets


Service Type	Refurbishment Survey		
Report Revision Number	1	Surveyors	Dave Milton
TEAMS Job Number	J010764	Survey Date	24 May 2017
Site Address:	LLYS BEN BOWEN THOMAS GELLIGALED STREET YSTRAD CF41 7SB	Bulk Analysis Laboratory	Envirochem
		Sample Analysis Date	5 Jun 2017

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	24 May 2017	Dave Milton	Refurbishment Survey	Roof	N/A
	Building	Room	Item	Quantity	
	Block 1-40 Llys Ben Bowen Thomas, Communal Areas	Loft space 1 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:**


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	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	24 May 2017	Dave Milton	Refurbishment Survey	Roof	N/A
	Building	Room	Item	Quantity	
	Block 1-40 Llys Ben Bowen Thomas, Communal Areas	Loft space 2 R02	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 Date:	Lead Surveyor	Survey Type	Floor	Analysis
	24 May 2017	Dave Milton	Refurbishment Survey	Roof	N/A
	Building	Room	Item	Quantity	
	Block 1-40 Llys Ben Bowen Thomas, Communal Areas	Loft space 3 R03	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 Date:	Lead Surveyor	Survey Type	Floor	Analysis
	24 May 2017	Dave Milton	Refurbishment Survey	Roof	N/A
	Building	Room	Item	Quantity	
	Block 1-40 Llys Ben Bowen Thomas, Communal Areas	Loft space 4 R04	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 Date:	Lead Surveyor	Survey Type	Floor	Analysis
	24 May 2017	Dave Milton	Refurbishment Survey	Roof	N/A
	Building	Room	Item	Quantity	
	Block 1-40 Llys Ben Bowen Thomas, Communal Areas	Loft space 5 R05	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 Date:	Lead Surveyor	Survey Type	Floor	Analysis
	24 May 2017	Dave Milton	Refurbishment Survey	2nd	No Asbestos Detected (0)
	Building	Room	Item	Quantity	
	Block 1-40 Llys Ben Bowen Thomas, Communal Areas	Corridor 3 201	Supalux insulating board panels forming suspended ceiling.	50m <sup>2</sup>	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	AE003044 (S)	Insulation board (2)	Surface Sealed (1)	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 Date:	Lead Surveyor	Survey Type	Floor	Analysis
	24 May 2017	Dave Milton	Refurbishment Survey	2nd	Chrysotile (1)
	Building	Room	Item	Quantity	
	Block 1-40 Llys Ben Bowen Thomas, Communal Areas	Store 202	Textured coating to plasterboard ceiling with non-suspect void above (viewed from corridor).	4m <sup>2</sup>	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	AE003045 (S)	Textured Coating (1)	Completely Sealed (0)	Good Condition (0)	Occasionally likely to be disturbed (1)

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	1	Location	2	Number of occupants	1	Type of Maintenance	1
		Accessibility	1	Frequency of use	3	Frequency of maintenance	1
		Amount	1	Average Time	0		
Average Score	1	Average Score	2	Average Score	2	Average Score	1
Average of Priority	6						
Material Assessment Score	2						
Recommendation	Manage in-situ or remove if affected by works						
Surveyor comments	N/A						

**KEY:**


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	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	24 May 2017	Dave Milton	Refurbishment Survey	2nd	No Asbestos Detected (0)
	Building	Room	Item	Quantity	
	Block 1-40 Llys Ben Bowen Thomas, Communal Areas	Store 202	Paper filter within timber door.	0.25m <sup>2</sup>	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	AE003047 (S)	Textiles/Paper (0)	Surface Sealed (1)	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 Date:	Lead Surveyor	Survey Type	Floor	Analysis
	24 May 2017	Dave Milton	Refurbishment Survey	2nd	No Asbestos Detected (0)
	Building	Room	Item	Quantity	
	Block 1-40 Llys Ben Bowen Thomas, Communal Areas	Corridor 2 203	Supalux insulating board panels forming suspended ceiling.	30m <sup>2</sup>	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	AE003046 (S)	Insulation board (2)	Surface Sealed (1)	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 Date:	Lead Surveyor	Survey Type	Floor	Analysis
	24 May 2017	Dave Milton	Refurbishment Survey	2nd	No Asbestos Detected (0)
	Building	Room	Item	Quantity	
	Block 1-40 Llys Ben Bowen Thomas, Communal Areas	Corridor 2 203	Textured coating to timber beam beyond suspended ceiling tiles above window.	1lm	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	AE003052 (S)	Textured Coating (1)	Completely Sealed (0)	Medium Damage (2)	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

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	24 May 2017	Dave Milton	Refurbishment Survey	2nd	No Asbestos Detected (0)
	Building	Room	Item	Quantity	
	Block 1-40 Llys Ben Bowen Thomas, Communal Areas	Corridor 1 204	Supalux insulating board panels forming suspended ceiling.	30m <sup>2</sup>	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	AE003048 (S)	Insulation board (2)	Surface Sealed (1)	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 Date:	Lead Surveyor	Survey Type	Floor	Analysis
	24 May 2017	Dave Milton	Refurbishment Survey	2nd	N/A
	Building	Room	Item	Quantity	
	Block 1-40 Llys Ben Bowen Thomas, Communal Areas	Stairwell 3 205	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:

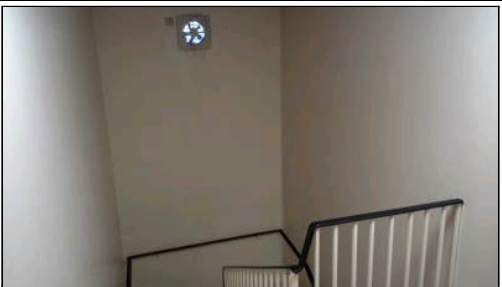
S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	24 May 2017	Dave Milton	Refurbishment Survey	2nd	N/A
	Building	Room	Item	Quantity	
	Block 1-40 Llys Ben Bowen Thomas, Communal Areas	Stairwell 2 206	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 Date:	Lead Surveyor	Survey Type	Floor	Analysis
	24 May 2017	Dave Milton	Refurbishment Survey	2nd	N/A
	Building	Room	Item	Quantity	
	Block 1-40 Llys Ben Bowen Thomas, Communal Areas	Stairwell 1 207	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 Date:	Lead Surveyor	Survey Type	Floor	Analysis
	24 May 2017	Dave Milton	Refurbishment Survey	1st	No Asbestos Detected (0)
	Building	Room	Item	Quantity	
	Block 1-40 Llys Ben Bowen Thomas, Communal Areas	Corridor 1 101	Supalux insulating board tiles forming suspended ceiling.	50m <sup>2</sup>	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	AE003027 (S)	Insulation board (2)	Surface Sealed (1)	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 Date:	Lead Surveyor	Survey Type	Floor	Analysis
	24 May 2017	Dave Milton	Refurbishment Survey	1st	Chrysotile (1)
	Building	Room	Item	Quantity	
	Block 1-40 Llys Ben Bowen Thomas, Communal Areas	Store cupboard 102	Textured coating to plasterboard ceiling.	1m <sup>2</sup>	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	AE003028 (S)	Textured Coating (1)	Completely Sealed (0)	Good Condition (0)	Occasionally likely to be disturbed (1)

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	1	Location	2	Number of occupants	1	Type of Maintenance	1
		Accessibility	1	Frequency of use	3	Frequency of maintenance	1
		Amount	1	Average Time	0		
Average Score	1	Average Score	2	Average Score	2	Average Score	1
Average of Priority	6						
Material Assessment Score	2						
Recommendation	Manage in-situ or remove if affected by works						
Surveyor comments	Please refer to Section 6.2 of this report and project desktop study (additional inspection required if going beyond suspect material).						

**KEY:**


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

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	24 May 2017	Dave Milton	Refurbishment Survey	1st	No Asbestos Detected (0)
	Building	Room	Item	Quantity	
	Block 1-40 Llys Ben Bowen Thomas, Communal Areas	Store cupboard 102	Paper filter within timber door.	0.25m <sup>2</sup>	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	AE003029 (S)	Textiles/Paper (0)	Surface Sealed (1)	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:**

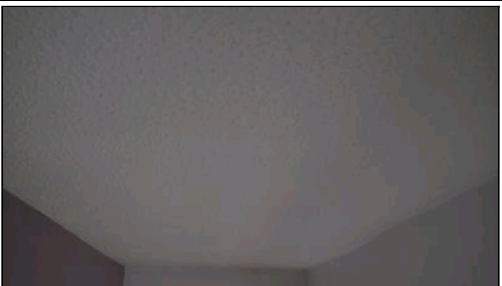
S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	24 May 2017	Dave Milton	Refurbishment Survey	1st	No Asbestos Detected (0)
	Building	Room	Item	Quantity	
	Block 1-40 Llys Ben Bowen Thomas, Communal Areas	Corridor 2 103	Supalux insulating board tiles forming suspended ceiling.	20m <sup>2</sup>	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	AE003030 (S)	Insulating Board (0)	Surface Sealed (1)	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 Date:	Lead Surveyor	Survey Type	Floor	Analysis
	24 May 2017	Dave Milton	Refurbishment Survey	1st	Chrysotile (1)
	Building	Room	Item	Quantity	
	Block 1-40 Llys Ben Bowen Thomas, Communal Areas	Corridor 2 103	Textured coating to plasterboard ceiling above doors to toilets and guest shower room.	4m <sup>2</sup>	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	AE003031 (S)	Textured Coating (1)	Completely Sealed (0)	Good Condition (0)	Occasionally likely to be disturbed (1)

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	1	Location	2	Number of occupants	3	Type of Maintenance	1
		Accessibility	1	Frequency of use	3	Frequency of maintenance	1
		Amount	1	Average Time	0		
Average Score	1	Average Score	2	Average Score	2	Average Score	1
Average of Priority	6						
Material Assessment Score	2						
Recommendation	Manage in-situ or remove if affected by works						
Surveyor comments	Please refer to Section 6.2 of this report and project desktop study (additional inspection required if going beyond suspect material).						

**KEY:**


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

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	24 May 2017	Dave Milton	Refurbishment Survey	1st	N/A
	Building	Room	Item	Quantity	
	Block 1-40 Llys Ben Bowen Thomas, Communal Areas	WC 104	Inaccessible	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	Inspection Required						
Surveyor comments	Presumed to contain asbestos - inaccessible due to locked door. No key available.						

KEY:


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

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	24 May 2017	Dave Milton	Refurbishment Survey	1st	Chrysotile (1)
	Building	Room	Item	Quantity	
	Block 1-40 Llys Ben Bowen Thomas, Communal Areas	Disabled WC 105	Textured coating to plasterboard ceiling.	4m <sup>2</sup>	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	AE003032 (S)	Textured Coating (1)	Completely Sealed (0)	Good Condition (0)	Occasionally likely to be disturbed (1)

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	1	Location	2	Number of occupants	1	Type of Maintenance	1
		Accessibility	1	Frequency of use	3	Frequency of maintenance	1
		Amount	1	Average Time	0		
Average Score	1	Average Score	2	Average Score	2	Average Score	1
Average of Priority	6						
Material Assessment Score	2						
Recommendation	Manage in-situ or remove if affected by works						
Surveyor comments	Please refer to Section 6.2 of this report and project desktop study (additional inspection required if going beyond suspect material).						

KEY:

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


	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	24 May 2017	Dave Milton	Refurbishment Survey	1st	Chrysotile (1)
	Building	Room	Item	Quantity	
	Block 1-40 Llys Ben Bowen Thomas, Communal Areas	Guest shower room 106	Textured coating to plasterboard ceiling.	6m <sup>2</sup>	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	AE003033 (S)	Textured Coating (1)	Completely Sealed (0)	Low Damage (1)	Occasionally likely to be disturbed (1)

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	1	Location	2	Number of occupants	0	Type of Maintenance	1
		Accessibility	1	Frequency of use	3	Frequency of maintenance	1
		Amount	1	Average Time	0		
Average Score	1	Average Score	2	Average Score	1	Average Score	1
Average of Priority	5						
Material Assessment Score	3						
Recommendation	Manage in-situ or remove if affected by works						
Surveyor comments	Please refer to Section 6.2 of this report and project desktop study (additional inspection required if going beyond suspect material).						

**KEY:**

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




	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	24 May 2017	Dave Milton	Refurbishment Survey	1st	Chrysotile (1)
	Building	Room	Item	Quantity	
	Block 1-40 Llys Ben Bowen Thomas, Communal Areas	Communal room 107	Textured coating to plasterboard ceiling.	56m <sup>2</sup>	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	AE003034 (S)	Textured Coating (1)	Completely Sealed (0)	Good Condition (0)	Occasionally likely to be disturbed (1)

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	1	Location	2	Number of occupants	3	Type of Maintenance	1
		Accessibility	1	Frequency of use	3	Frequency of maintenance	1
		Amount	3	Average Time	2		
Average Score	1	Average Score	2	Average Score	3	Average Score	1
Average of Priority	7						
Material Assessment Score	2						
Recommendation	Manage in-situ or remove if affected by works						
Surveyor comments	Please refer to Section 6.2 of this report and project desktop study (additional inspection required if going beyond suspect material).						

KEY:


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

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	24 May 2017	Dave Milton	Refurbishment Survey	1st	Chrysotile (1)
	Building	Room	Item	Quantity	
	Block 1-40 Llys Ben Bowen Thomas, Communal Areas	Kitchen 108	Textured coating to plasterboard ceiling.	16m <sup>2</sup>	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	AE003035 (S)	Textured Coating (1)	Completely Sealed (0)	Good Condition (0)	Occasionally likely to be disturbed (1)

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	1	Location	2	Number of occupants	1	Type of Maintenance	1
		Accessibility	1	Frequency of use	3	Frequency of maintenance	1
		Amount	2	Average Time	1		
Average Score	1	Average Score	2	Average Score	2	Average Score	1
Average of Priority	6						
Material Assessment Score	2						
Recommendation	Manage in-situ or remove if affected by works						
Surveyor comments	Please refer to Section 6.2 of this report and project desktop study (additional inspection required if going beyond suspect material).						

**KEY:**


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

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	24 May 2017	Dave Milton	Refurbishment Survey	1st	No Asbestos Detected (0)
	Building	Room	Item	Quantity	
	Block 1-40 Llys Ben Bowen Thomas, Communal Areas	Kitchen 108	Supalux insulating board panels forming boxing.	4m <sup>2</sup>	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	AE003036 (S)	Insulation board (2)	Surface Sealed (1)	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	Please refer to Section 6.2 of this report and project desktop study (additional inspection required if going beyond suspect material).'						

KEY:

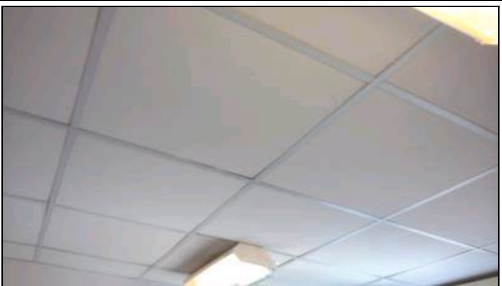
S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	24 May 2017	Dave Milton	Refurbishment Survey	1st	No Asbestos Detected (0)
	Building	Room	Item	Quantity	
	Block 1-40 Llys Ben Bowen Thomas, Communal Areas	Store 109	Supalux insulating board panels to wall to back of lift shaft.	4m <sup>2</sup>	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	AE003037 (S)	Insulation board (2)	Surface Sealed (1)	Good Condition (0)	Easily disturbed (2)

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	N/A	Location	N/A	Number of occupants	N/A	Type of Maintenance	N/A
		Accessibility	N/A	Frequency of use	N/A	Frequency of maintenance	N/A
		Amount	N/A	Average Time	N/A		
Average Score	N/A	Average Score	N/A	Average Score	N/A	Average Score	N/A
Average of Priority	N/A						
Material Assessment Score	N/A						
Recommendation	No further action required						
Surveyor comments	Please refer to Section 6.2 of this report and project desktop study (additional inspection required if going beyond suspect material).						

**KEY:**


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

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	24 May 2017	Dave Milton	Refurbishment Survey	1st	No Asbestos Detected (0)
	Building	Room	Item	Quantity	
	Block 1-40 Llys Ben Bowen Thomas, Communal Areas	Corridor 3 110	Supalux insulating board tiles forming suspended ceiling.	60m <sup>2</sup>	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	AE003038 (S)	Insulation board (2)	Surface Sealed (1)	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:**


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	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	24 May 2017	Dave Milton	Refurbishment Survey	1st	N/A
	Building	Room	Item	Quantity	
	Block 1-40 Llys Ben Bowen Thomas, Communal Areas	Cupboard 111	Inaccessible	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	Inspection Required						
Surveyor comments	Presumed to contain asbestos - inaccessible due to locked door. No key available.						

KEY:


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

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	24 May 2017	Dave Milton	Refurbishment Survey	1st	N/A
	Building	Room	Item	Quantity	
	Block 1-40 Llys Ben Bowen Thomas, Communal Areas	Stairwell 1 112	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 Date:	Lead Surveyor	Survey Type	Floor	Analysis
	24 May 2017	Dave Milton	Refurbishment Survey	1st	N/A
	Building	Room	Item	Quantity	
	Block 1-40 Llys Ben Bowen Thomas, Communal Areas	Computer room 113	Inaccessible	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	Inspection Required						
Surveyor comments	Presumed to contain asbestos - inaccessible due to locked door. No key available.						

KEY:

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




	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	24 May 2017	Dave Milton	Refurbishment Survey	1st	N/A
	Building	Room	Item	Quantity	
	Block 1-40 Llys Ben Bowen Thomas, Communal Areas	Stairwell 2 114	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 Date:	Lead Surveyor	Survey Type	Floor	Analysis
	24 May 2017	Dave Milton	Refurbishment Survey	1st	N/A
	Building	Room	Item	Quantity	
	Block 1-40 Llys Ben Bowen Thomas, Communal Areas	Stairwell 3 115	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


<b>No photographic evidence available</b>	<b>Survey Date:</b>	<b>Lead Surveyor</b>	<b>Survey Type</b>	<b>Floor</b>	<b>Analysis</b>		
	<b>24 May 2017</b>	<b>Dave Milton</b>	<b>Refurbishment Survey</b>	<b>Ground</b>	<b>N/A</b>		
	<b>Building</b>	<b>Room</b>	<b>Item</b>	<b>Quantity</b>			
	<b>Block 1-40 Llys Ben Bowen Thomas, Communal Areas</b>	<b>Laundry room G01</b>	<b>No suspect materials identified</b>	<b>N/A</b>			
	<b>Sample No (S,SP,P,As)</b>	<b>Product Type</b>	<b>Surface Treatment</b>	<b>Condition</b>	<b>Accessibility</b>		
	<b>Visual (P)</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>		

<b>Normal Occupancy</b>	<b>Score</b>	<b>Likelihood of disturbance</b>	<b>Score</b>	<b>Exposure Potential</b>	<b>Score</b>	<b>Maintenance Activity</b>	<b>Score</b>
<b>Main type of activity</b>	<b>N/A</b>	<b>Location</b>	<b>N/A</b>	<b>Number of occupants</b>	<b>N/A</b>	<b>Type of Maintenance</b>	<b>N/A</b>
		<b>Accessibility</b>	<b>N/A</b>	<b>Frequency of use</b>	<b>N/A</b>	<b>Frequency of maintenance</b>	<b>N/A</b>
		<b>Amount</b>	<b>N/A</b>	<b>Average Time</b>	<b>N/A</b>		
<b>Average Score</b>	<b>N/A</b>	<b>Average Score</b>	<b>N/A</b>	<b>Average Score</b>	<b>N/A</b>	<b>Average Score</b>	<b>N/A</b>
<b>Average of Priority</b>	<b>N/A</b>						
<b>Material Assessment Score</b>	<b>N/A</b>						
<b>Recommendation</b>	<b>No further action required</b>						
<b>Surveyor comments</b>	<b>N/A</b>						

**KEY:**


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

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	24 May 2017	Dave Milton	Refurbishment Survey	Ground	Chrysotile (1)
	Building	Room	Item	Quantity	
	Block 1-40 Llys Ben Bowen Thomas, Communal Areas	Boiler room G02	Cement panels above doors.	3lm	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	AE003039 (S)	Asbestos Cement (1)	Surface Sealed (1)	Good Condition (0)	Occasionally likely to be disturbed (1)

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	0	Location	2	Number of occupants	1	Type of Maintenance	1
		Accessibility	1	Frequency of use	2	Frequency of maintenance	1
		Amount	1	Average Time	0		
Average Score	0	Average Score	2	Average Score	1	Average Score	1
Average of Priority	4						
Material Assessment Score	3						
Recommendation	Manage in-situ or remove if affected by works						
Surveyor comments	N/A						

KEY:


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

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	24 May 2017	Dave Milton	Refurbishment Survey	Ground	No Asbestos Detected (0)
	Building	Room	Item	Quantity	
	Block 1-40 Llys Ben Bowen Thomas, Communal Areas	Boiler room G02	Gasket to metal pipework.	<12no.	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	AE003040 (S)	Gasket (2)	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	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 Date:	Lead Surveyor	Survey Type	Floor	Analysis
	24 May 2017	Dave Milton	Refurbishment Survey	Ground	Chrysotile (1)
	Building	Room	Item	Quantity	
	Block 1-40 Llys Ben Bowen Thomas, Communal Areas	Boiler room G02	Gasket to metal pipework.	2no.	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	AE003041 (S)	Gasket (2)	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	0	Location	2	Number of occupants	1	Type of Maintenance	0
		Accessibility	0	Frequency of use	2	Frequency of maintenance	0
		Amount	0	Average Time	0		
Average Score	0	Average Score	1	Average Score	1	Average Score	0
Average of Priority	2						
Material Assessment Score	5						
Recommendation	Manage in-situ or remove if affected by works						
Surveyor comments	N/A						

**KEY:**


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	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	24 May 2017	Dave Milton	Refurbishment Survey	Ground	No Asbestos Detected (0)
	Building	Room	Item	Quantity	
	Block 1-40 Llys Ben Bowen Thomas, Communal Areas	Boiler room G02	Supalux insulating board panels to side and back walls where cable trays enter.	2no.	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	AE003042 (S)	Insulation board (2)	Surface Sealed (1)	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 Date:	Lead Surveyor	Survey Type	Floor	Analysis
	24 May 2017	Dave Milton	Refurbishment Survey	Ground	No Asbestos Detected (0)
	Building	Room	Item	Quantity	
	Block 1-40 Llys Ben Bowen Thomas, Communal Areas	Boiler room G02	Supalux insulating board debris on the ground to the side of each of the boiler units.	1m <sup>2</sup>	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	AE003043 (S)	Insulation board (2)	Unsealed (2)	High Damage (3)	Routinely disturbed (3)

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	N/A	Location	N/A	Number of occupants	N/A	Type of Maintenance	N/A
		Accessibility	N/A	Frequency of use	N/A	Frequency of maintenance	N/A
		Amount	N/A	Average Time	N/A		
Average Score	N/A	Average Score	N/A	Average Score	N/A	Average Score	N/A
Average of Priority	N/A						
Material Assessment Score	N/A						
Recommendation	No further action required						
Surveyor comments	N/A						

**KEY:**

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

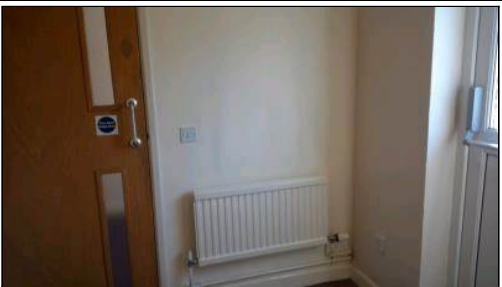


	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	24 May 2017	Dave Milton	Refurbishment Survey	Ground	Chrysotile (1)
	Building	Room	Item	Quantity	
	Block 1-40 Llys Ben Bowen Thomas, Communal Areas	Boiler room G02	Strongly presumed textile flash guards within electrical switch gear.	2no.	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (SP)	Asbestos Textiles/Paper (2)	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	2	Number of occupants	1	Type of Maintenance	1
		Accessibility	0	Frequency of use	2	Frequency of maintenance	1
		Amount	1	Average Time	0		
Average Score	0	Average Score	1	Average Score	1	Average Score	1
Average of Priority	3						
Material Assessment Score	4						
Recommendation	Inspection required						
Surveyor comments	Unable to safely inspect at time of survey due to live electrics.						

KEY:


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

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	24 May 2017	Dave Milton	Refurbishment Survey	Ground	N/A
	Building	Room	Item	Quantity	
	Block 1-40 Llys Ben Bowen Thomas, Communal Areas	Stairwell 1 G03	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:


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	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	24 May 2017	Dave Milton	Refurbishment Survey	Ground	No Asbestos Detected (0)
	Building	Room	Item	Quantity	
	Block 1-40 Llys Ben Bowen Thomas, Communal Areas	Corridor 1 G04	Supalux insulating board panels forming suspended ceiling.	30m <sup>2</sup>	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	AE003049 (S)	Insulation board (2)	Surface Sealed (1)	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 Date:	Lead Surveyor	Survey Type	Floor	Analysis
	24 May 2017	Dave Milton	Refurbishment Survey	Ground	N/A
	Building	Room	Item	Quantity	
	Block 1-40 Llys Ben Bowen Thomas, Communal Areas	Lobby G05	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 Date:	Lead Surveyor	Survey Type	Floor	Analysis
	24 May 2017	Dave Milton	Refurbishment Survey	Ground	No Asbestos Detected (0)
	Building	Room	Item	Quantity	
	Block 1-40 Llys Ben Bowen Thomas, Communal Areas	Corridor 2 G06	Supalux insulating board panels forming suspended ceiling.	20m <sup>2</sup>	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	AE003050 (S)	Insulation board (2)	Surface Sealed (1)	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 Date:	Lead Surveyor	Survey Type	Floor	Analysis
	24 May 2017	Dave Milton	Refurbishment Survey	Ground	No Asbestos Detected (0)
	Building	Room	Item	Quantity	
	Block 1-40 Llys Ben Bowen Thomas, Communal Areas	Corridor 3 G07	Supalux insulating board panels forming suspended ceiling.	50m <sup>2</sup>	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	AE003051 (S)	Insulation board (2)	Surface Sealed (1)	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 Date:	Lead Surveyor	Survey Type	Floor	Analysis
	24 May 2017	Dave Milton	Refurbishment Survey	Ground	N/A
	Building	Room	Item	Quantity	
	Block 1-40 Llys Ben Bowen Thomas, Communal Areas	Store G08	Inaccessible	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	Inspection Required						
Surveyor comments	Presumed to contain asbestos - inaccessible due to locked door. No key available.						

KEY:

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


	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	24 May 2017	Dave Milton	Refurbishment Survey	Ground	N/A
	Building	Room	Item	Quantity	
	Block 1-40 Llys Ben Bowen Thomas, Communal Areas	Stairwell 3 G09	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 Date:	Lead Surveyor	Survey Type	Floor	Analysis
	24 May 2017	Dave Milton	Refurbishment Survey	Ground	N/A
	Building	Room	Item	Quantity	
	Block 1-40 Llys Ben Bowen Thomas, Communal Areas	Telephone room G10	Inaccessible	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	Inspection Required						
Surveyor comments	Presumed to contain asbestos - inaccessible due to locked door. No key available.						

KEY:


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

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	24 May 2017	Dave Milton	Refurbishment Survey	Ground	N/A
	Building	Room	Item	Quantity	
	Block 1-40 Llys Ben Bowen Thomas, Communal Areas	Office G11	Inaccessible	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	Inspection Required						
Surveyor comments	Presumed to contain asbestos - inaccessible due to locked door. No key available.						

KEY:


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

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	24 May 2017	Dave Milton	Refurbishment Survey	Ground	Chrysotile (1)
	Building	Room	Item	Quantity	
	Block 1-40 Llys Ben Bowen Thomas, Communal Areas	Office 2 G12	Textured coating to plasterboard ceiling.	9m <sup>2</sup>	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	AE003070 (S)	Textured Coating (1)	Completely Sealed (0)	Good Condition (0)	Occasionally likely to be disturbed (1)

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	1	Location	2	Number of occupants	1	Type of Maintenance	1
		Accessibility	1	Frequency of use	3	Frequency of maintenance	1
		Amount	1	Average Time	1		
Average Score	1	Average Score	2	Average Score	2	Average Score	1
Average of Priority	6						
Material Assessment Score	2						
Recommendation	Manage in-situ or remove if affected by works						
Surveyor comments	Please refer to Section 6.2 of this report and project desktop study (additional inspection required if going beyond suspect material).						

**KEY:**


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

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	24 May 2017	Dave Milton	Refurbishment Survey	Ground	N/A
	Building	Room	Item	Quantity	
	Block 1-40 Llys Ben Bowen Thomas, Communal Areas	Stairwell 2 G13	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 Date:	Lead Surveyor	Survey Type	Floor	Analysis
	24 May 2017	Dave Milton	Refurbishment Survey	Ground	N/A
	Building	Room	Item	Quantity	
	Block 1-40 Llys Ben Bowen Thomas, Communal Areas	Lobby cupboard G14	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 Date:	Lead Surveyor	Survey Type	Floor	Analysis
	24 May 2017	Dave Milton	Refurbishment Survey	1st	Chrysotile (1)
	Building	Room	Item	Quantity	
	Block 1-40 Llys Ben Bowen Thomas, Flat 25	Bedroom 101	Textured coating to plasterboard ceiling.	12m <sup>2</sup>	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	AE003061 (S)	Textured Coating (1)	Completely Sealed (0)	Good Condition (0)	Occasionally likely to be disturbed (1)

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	1	Location	2	Number of occupants	1	Type of Maintenance	1
		Accessibility	1	Frequency of use	3	Frequency of maintenance	1
		Amount	2	Average Time	3		
Average Score	1	Average Score	2	Average Score	3	Average Score	1
Average of Priority	7						
Material Assessment Score	2						
Recommendation	Manage in-situ or remove if affected by works						
Surveyor comments	Please refer to Section 6.2 of this report and project desktop study (additional inspection required if going beyond suspect material).						

**KEY:**


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

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	24 May 2017	Dave Milton	Refurbishment Survey	1st	Chrysotile (1)
	Building	Room	Item	Quantity	
	Block 1-40 Llys Ben Bowen Thomas, Flat 25	Bedroom cupboard 102	Textured coating to plasterboard ceiling.	1m <sup>2</sup>	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	AE003064 (S)	Textured Coating (1)	Completely Sealed (0)	Good Condition (0)	Occasionally likely to be disturbed (1)

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	1	Location	2	Number of occupants	1	Type of Maintenance	1
		Accessibility	1	Frequency of use	3	Frequency of maintenance	1
		Amount	1	Average Time	0		
Average Score	1	Average Score	2	Average Score	2	Average Score	1
Average of Priority	6						
Material Assessment Score	2						
Recommendation	Manage in-situ or remove if affected by works						
Surveyor comments	Please refer to Section 6.2 of this report and project desktop study (additional inspection required if going beyond suspect material).						

**KEY:**

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

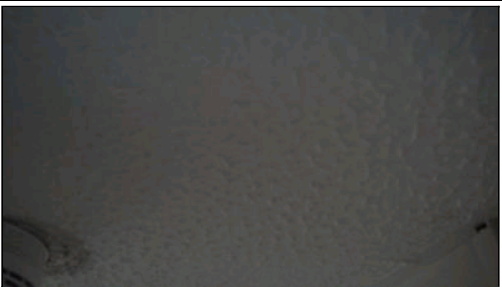
	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	24 May 2017	Dave Milton	Refurbishment Survey	1st	Chrysotile (1)
	Building	Room	Item	Quantity	
	Block 1-40 Llys Ben Bowen Thomas, Flat 25	Airing cupboard 103	Textured coating to plasterboard ceiling.	1m <sup>2</sup>	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	AE003065 (S)	Textured Coating (1)	Completely Sealed (0)	Good Condition (0)	Occasionally likely to be disturbed (1)

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	1	Location	2	Number of occupants	1	Type of Maintenance	1
		Accessibility	1	Frequency of use	3	Frequency of maintenance	1
		Amount	1	Average Time	0		
Average Score	1	Average Score	2	Average Score	2	Average Score	1
Average of Priority	6						
Material Assessment Score	2						
Recommendation	Manage in-situ or remove if affected by works						
Surveyor comments	Please refer to Section 6.2 of this report and project desktop study (additional inspection required if going beyond suspect material).						

**KEY:**

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




	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	24 May 2017	Dave Milton	Refurbishment Survey	1st	Chrysotile (1)
	Building	Room	Item	Quantity	
	Block 1-40 Llys Ben Bowen Thomas, Flat 25	Hall 104	Textured coating to plasterboard ceiling.	4m <sup>2</sup>	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	AE003066 (S)	Textured Coating (1)	Completely Sealed (0)	Good Condition (0)	Occasionally likely to be disturbed (1)

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	1	Location	2	Number of occupants	1	Type of Maintenance	1
		Accessibility	1	Frequency of use	3	Frequency of maintenance	1
		Amount	1	Average Time	0		
Average Score	1	Average Score	2	Average Score	2	Average Score	1
Average of Priority	6						
Material Assessment Score	2						
Recommendation	Manage in-situ or remove if affected by works						
Surveyor comments	Please refer to Section 6.2 of this report and project desktop study (additional inspection required if going beyond suspect material).						

**KEY:**

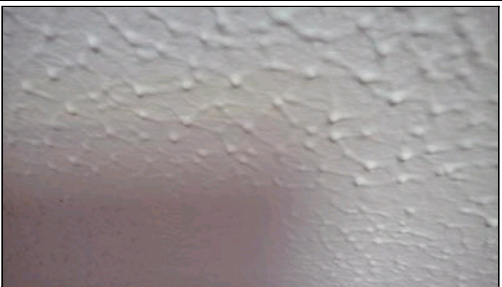
S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	24 May 2017	Dave Milton	Refurbishment Survey	1st	No Asbestos Detected (0)
	Building	Room	Item	Quantity	
	Block 1-40 Llys Ben Bowen Thomas, Flat 25	Cupboard 105	Insulating board panels forming boxing.	2m²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	AE003062 (S)	Insulation board (2)	Surface Sealed (1)	Good Condition (0)	Easily disturbed (2)

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	N/A	Location	N/A	Number of occupants	N/A	Type of Maintenance	N/A
		Accessibility	N/A	Frequency of use	N/A	Frequency of maintenance	N/A
		Amount	N/A	Average Time	N/A		
Average Score	N/A	Average Score	N/A	Average Score	N/A	Average Score	N/A
Average of Priority	N/A						
Material Assessment Score	N/A						
Recommendation	No further action required						
Surveyor comments	Please refer to Section 6.2 of this report and project desktop study (additional inspection required if going beyond suspect material).						

**KEY:**


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

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	24 May 2017	Dave Milton	Refurbishment Survey	1st	Chrysotile (1)
	Building	Room	Item	Quantity	
	Block 1-40 Llys Ben Bowen Thomas, Flat 25	Cupboard 105	Textured coating to plasterboard ceiling.	2m <sup>2</sup>	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	AE003067 (S)	Textured Coating (1)	Completely Sealed (0)	Good Condition (0)	Occasionally likely to be disturbed (1)

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	1	Location	2	Number of occupants	1	Type of Maintenance	1
		Accessibility	1	Frequency of use	3	Frequency of maintenance	1
		Amount	1	Average Time	0		
Average Score	1	Average Score	2	Average Score	2	Average Score	1
Average of Priority	6						
Material Assessment Score	2						
Recommendation	Manage in-situ or remove if affected by works						
Surveyor comments	Please refer to Section 6.2 of this report and project desktop study (additional inspection required if going beyond suspect material).						

**KEY:**

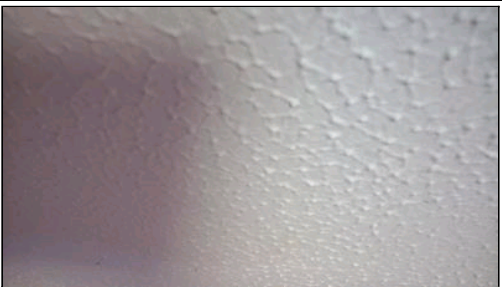
S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	24 May 2017	Dave Milton	Refurbishment Survey	1st	Chrysotile (1)
	Building	Room	Item	Quantity	
	Block 1-40 Llys Ben Bowen Thomas, Flat 25	Shower room 106	Textured coating to plasterboard ceiling.	4m <sup>2</sup>	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	AE003063 (S)	Textured Coating (1)	Completely Sealed (0)	Good Condition (0)	Occasionally likely to be disturbed (1)

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	1	Location	2	Number of occupants	1	Type of Maintenance	1
		Accessibility	1	Frequency of use	3	Frequency of maintenance	1
		Amount	1	Average Time	0		
Average Score	1	Average Score	2	Average Score	2	Average Score	1
Average of Priority	6						
Material Assessment Score	2						
Recommendation	Manage in-situ or remove if affected by works						
Surveyor comments	Please refer to Section 6.2 of this report and project desktop study (additional inspection required if going beyond suspect material).						

**KEY:**

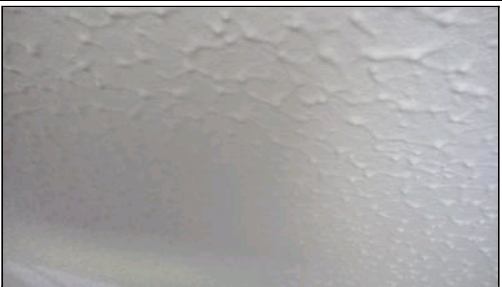
S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	24 May 2017	Dave Milton	Refurbishment Survey	1st	Chrysotile (1)
	Building	Room	Item	Quantity	
	Block 1-40 Llys Ben Bowen Thomas, Flat 25	Kitchen 107	Textured coating to plasterboard ceiling.	4m <sup>2</sup>	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	AE003068 (S)	Textured Coating (1)	Completely Sealed (0)	Good Condition (0)	Occasionally likely to be disturbed (1)

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	1	Location	2	Number of occupants	1	Type of Maintenance	1
		Accessibility	1	Frequency of use	3	Frequency of maintenance	1
		Amount	1	Average Time	1		
Average Score	1	Average Score	2	Average Score	2	Average Score	1
Average of Priority	6						
Material Assessment Score	2						
Recommendation	Manage in-situ or remove if affected by works						
Surveyor comments	Please refer to Section 6.2 of this report and project desktop study (additional inspection required if going beyond suspect material).						

**KEY:**


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

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	24 May 2017	Dave Milton	Refurbishment Survey	1st	Chrysotile (1)
	Building	Room	Item	Quantity	
	Block 1-40 Llys Ben Bowen Thomas, Flat 25	Lounge 108	Textured coating to plasterboard ceiling.	12m <sup>2</sup>	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	AE003069 (S)	Textured Coating (1)	Completely Sealed (0)	Good Condition (0)	Occasionally likely to be disturbed (1)

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	1	Location	2	Number of occupants	1	Type of Maintenance	1
		Accessibility	1	Frequency of use	3	Frequency of maintenance	1
		Amount	2	Average Time	2		
Average Score	1	Average Score	2	Average Score	2	Average Score	1
Average of Priority	6						
Material Assessment Score	2						
Recommendation	Manage in-situ or remove if affected by works						
Surveyor comments	Please refer to Section 6.2 of this report and project desktop study (additional inspection required if going beyond suspect material).						

**KEY:**


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

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	24 May 2017	Dave Milton	Refurbishment Survey	Roof	N/A
	Building	Room	Item	Quantity	
	Block 1-40 Llys Ben Bowen Thomas, Flat 30	Loft space 1 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 Date:	Lead Surveyor	Survey Type	Floor	Analysis
	24 May 2017	Dave Milton	Refurbishment Survey	2nd	Chrysotile (1)
	Building	Room	Item	Quantity	
	Block 1-40 Llys Ben Bowen Thomas, Flat 30	Kitchen 201	Textured coating to plasterboard ceiling.	4m <sup>2</sup>	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	AE003053 (S)	Textured Coating (1)	Completely Sealed (0)	Good Condition (0)	Occasionally likely to be disturbed (1)

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	1	Location	2	Number of occupants	1	Type of Maintenance	1
		Accessibility	1	Frequency of use	3	Frequency of maintenance	1
		Amount	1	Average Time	1		
Average Score	1	Average Score	2	Average Score	2	Average Score	1
Average of Priority	6						
Material Assessment Score	2						
Recommendation	Manage in-situ or remove if affected by works						
Surveyor comments	Please refer to Section 6.2 of this report and project desktop study (additional inspection required if going beyond suspect material).						

**KEY:**

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

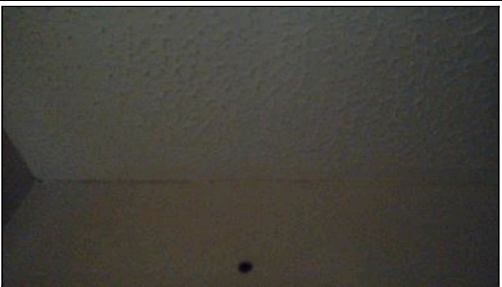


	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	24 May 2017	Dave Milton	Refurbishment Survey	2nd	Chrysotile (1)
	Building	Room	Item	Quantity	
	Block 1-40 Llys Ben Bowen Thomas, Flat 30	Lounge/bedroom 202	Textured coating to plasterboard ceiling.	16m <sup>2</sup>	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	AE003054 (S)	Textured Coating (1)	Completely Sealed (0)	Good Condition (0)	Occasionally likely to be disturbed (1)

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	1	Location	2	Number of occupants	1	Type of Maintenance	1
		Accessibility	1	Frequency of use	3	Frequency of maintenance	1
		Amount	2	Average Time	2		
Average Score	1	Average Score	2	Average Score	2	Average Score	1
Average of Priority	6						
Material Assessment Score	2						
Recommendation	Manage in-situ or remove if affected by works						
Surveyor comments	Please refer to Section 6.2 of this report and project desktop study (additional inspection required if going beyond suspect material).						

**KEY:**


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

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	24 May 2017	Dave Milton	Refurbishment Survey	2nd	Chrysotile (1)
	Building	Room	Item	Quantity	
	Block 1-40 Llys Ben Bowen Thomas, Flat 30	Airing Cupboard 203	Textured coating to plasterboard ceiling.	1m <sup>2</sup>	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	AE003055 (S)	Textured Coating (1)	Completely Sealed (0)	Good Condition (0)	Occasionally likely to be disturbed (1)

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	1	Location	2	Number of occupants	1	Type of Maintenance	1
		Accessibility	1	Frequency of use	3	Frequency of maintenance	1
		Amount	1	Average Time	0		
Average Score	1	Average Score	2	Average Score	2	Average Score	1
Average of Priority	6						
Material Assessment Score	2						
Recommendation	Manage in-situ or remove if affected by works						
Surveyor comments	Please refer to Section 6.2 of this report and project desktop study (additional inspection required if going beyond suspect material).						

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

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	24 May 2017	Dave Milton	Refurbishment Survey	2nd	Chrysotile (1)
	Building	Room	Item	Quantity	
	Block 1-40 Llys Ben Bowen Thomas, Flat 30	Shower room 204	Textured coating to plasterboard ceiling.	4m <sup>2</sup>	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	AE003056 (S)	Textured Coating (1)	Completely Sealed (0)	Good Condition (0)	Occasionally likely to be disturbed (1)

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	1	Location	2	Number of occupants	1	Type of Maintenance	1
		Accessibility	1	Frequency of use	3	Frequency of maintenance	1
		Amount	1	Average Time	0		
Average Score	1	Average Score	2	Average Score	2	Average Score	1
Average of Priority	6						
Material Assessment Score	2						
Recommendation	Manage in-situ or remove if affected by works						
Surveyor comments	Please refer to Section 6.2 of this report and project desktop study (additional inspection required if going beyond suspect material).						

**KEY:**

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


	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis	
	24 May 2017	Dave Milton	Refurbishment Survey	2nd	No Asbestos Detected (0)	
	Building	Room	Item	Quantity		
	Block 1-40 Llys Ben Bowen Thomas, Flat 30	Shower room 204	Insulating board forming boxing.	2m²		
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility	
	AE003057 (S)	Insulation board (2)	Surface Sealed (1)	Good Condition (0)	Easily disturbed (2)	

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	N/A	Location	N/A	Number of occupants	N/A	Type of Maintenance	N/A
		Accessibility	N/A	Frequency of use	N/A	Frequency of maintenance	N/A
		Amount	N/A	Average Time	N/A		
Average Score	N/A	Average Score	N/A	Average Score	N/A	Average Score	N/A
Average of Priority	N/A						
Material Assessment Score	N/A						
Recommendation	No further action required						
Surveyor comments	Please refer to Section 6.2 of this report and project desktop study (additional inspection required if going beyond suspect material).						

**KEY:**


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

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	24 May 2017	Dave Milton	Refurbishment Survey	2nd	Chrysotile (1)
	Building	Room	Item	Quantity	
	Block 1-40 Llys Ben Bowen Thomas, Flat 30	Hall 205	Textured coating to plasterboard ceiling.	2m <sup>2</sup>	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	AE003058 (S)	Textured Coating (1)	Completely Sealed (0)	Good Condition (0)	Occasionally likely to be disturbed (1)

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	1	Location	2	Number of occupants	1	Type of Maintenance	1
		Accessibility	1	Frequency of use	3	Frequency of maintenance	1
		Amount	1	Average Time	0		
Average Score	1	Average Score	2	Average Score	2	Average Score	1
Average of Priority	6						
Material Assessment Score	2						
Recommendation	Manage in-situ or remove if affected by works						
Surveyor comments	Please refer to Section 6.2 of this report and project desktop study (additional inspection required if going beyond suspect material).						

**KEY:**


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

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	24 May 2017	Dave Milton	Refurbishment Survey	2nd	Chrysotile (1)
	Building	Room	Item	Quantity	
	Block 1-40 Llys Ben Bowen Thomas, Flat 30	Electric cupboard 206	Textured coating to plasterboard ceiling.	2m <sup>2</sup>	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	AE003059 (S)	Textured Coating (1)	Completely Sealed (0)	Good Condition (0)	Occasionally likely to be disturbed (1)

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	1	Location	2	Number of occupants	1	Type of Maintenance	1
		Accessibility	1	Frequency of use	3	Frequency of maintenance	1
		Amount	1	Average Time	0		
Average Score	1	Average Score	2	Average Score	2	Average Score	1
Average of Priority	6						
Material Assessment Score	2						
Recommendation	Manage in-situ or remove if affected by works						
Surveyor comments	Please refer to Section 6.2 of this report and project desktop study (additional inspection required if going beyond suspect material).						

**KEY:**

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

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	24 May 2017	Dave Milton	Refurbishment Survey	2nd	No Asbestos Detected (0)
	Building	Room	Item	Quantity	
	Block 1-40 Llys Ben Bowen Thomas, Flat 30	Electric cupboard 206	Paper filter within timber door.	0.25m <sup>2</sup>	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	AE003060 (S)	Textiles/Paper (0)	Surface Sealed (1)	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

# Appendix 4 - Non-Asbestos Materials Register

Building	Floor	Room No:	Room Type	Item
Block 1-40 Llys Ben Bowen Thomas, Communal Areas				
Block 1-40 Llys Ben Bowen Thomas, Communal Areas	Roof Void	R01	Loft space 1	Loft space above Communal Room. Non-suspect sarking felt, MMMF insulation with plasterboard floor beneath, timber loft hatch, MMMF lagged metal pipes with non-suspect cloth wrap, block walls, metal flue pipe.
Block 1-40 Llys Ben Bowen Thomas, Communal Areas	Roof Void	R02	Loft space 2	Loft space above Stairwell 3. Non-suspect sarking felt, plasterboard floor, block walls, timber loft hatch, MMMF firebreak with non-suspect coating to corridor.
Block 1-40 Llys Ben Bowen Thomas, Communal Areas	Roof Void	R03	Loft space 3	Loft space above Stairwell 2. Non-suspect sarking felt, MMMF insulation with plasterboard floor beneath, metal cable trunking, block walls, timber loft hatch.
Block 1-40 Llys Ben Bowen Thomas, Communal Areas	Roof Void	R04	Loft space 4	Loft space above Corridor. Non-suspect sarking felt, MMMF lagging with plasterboard floor beneath, MMMF lagged metal pipes with non-suspect cloth wrap, MMMF lagged metal water tanks on raised timber platform, non-suspect fabric firebreak to ceiling void above Corridor 2, metal cable trunking, block walls, timber loft hatch.
Block 1-40 Llys Ben Bowen Thomas, Communal Areas	Roof Void	R05	Loft space 5	Loft space above Stairwell 1. Non-suspect sarking felt, MMMF insulation with plasterboard floor beneath, metal cable trunking, block walls, timber loft hatch.
Block 1-40 Llys Ben Bowen Thomas, Communal Areas	2nd Floor	201	Corridor 3	MMMF insulation and non-suspect sarking roof felt within ceiling void, plastered block walls, timber doors, UPVC windows and cills, concrete floor beneath blue carpet tiles, metal radiator. MMMF insulation in a non-suspect paint coating below acting as a firebreak between corridor and stairwell. Adjacent each flat entrance door there are timber panels to enclave around fibreglass electric meter cupboard (with chipboard panel and live non-suspect electrical switchgear inside) and timber boxing with electrical cables within.



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

Building	Floor	Room No:	Room Type	Item
Block 1-40 Llys Ben Bowen Thomas, Communal Areas	2nd Floor	202	Store	Plastered block walls, timber door, concrete floor beneath non-suspect beige vinyl sheeting.
Block 1-40 Llys Ben Bowen Thomas, Communal Areas	2nd Floor	203	Corridor 2	MMMF insulation and non-suspect sarking roof felt within ceiling void, plastered block walls, timber doors, UPVC windows and cills, concrete floor beneath blue carpet tiles, metal radiator, timber strip panels to walls, plasterboard panels above and below window with non-suspect void behind.
Block 1-40 Llys Ben Bowen Thomas, Communal Areas	2nd Floor	204	Corridor 1	MMMF insulation and non-suspect sarking felt within ceiling void, plastered block walls, timber doors, UPVC windows and cills, concrete floor beneath blue carpet tiles, timber loft hatch, metal radiator. Adjacent each flat entrance door there are timber panels to enclave around fibreglass electric meter cupboard (with chipboard panel and live non- suspect electrical switch gear inside) and timber boxing with electrical cables within.
Block 1-40 Llys Ben Bowen Thomas, Communal Areas	2nd Floor	205	Stairwell 3	Plasterboard ceiling with non-suspect void above, plastered block walls, timber door, non-suspect rubber stair nosing, fixed live extractor fan unit to wall at high level, concrete floor beneath brown carpet.
Block 1-40 Llys Ben Bowen Thomas, Communal Areas	2nd Floor	206	Stairwell 2	Plasterboard ceiling with non-suspect void above, plastered block walls, timber door, non-suspect rubber stair nosing, fixed metal vent to ceiling, concrete floor beneath brown carpet.
Block 1-40 Llys Ben Bowen Thomas, Communal Areas	2nd Floor	207	Stairwell 1	Plasterboard ceiling with non-suspect void above, plastered block walls, timber door, non-suspect rubber stair nosing, fixed metal vent to ceiling, fixed live high level extractor fan unit to wall, concrete floor beneath brown carpet.

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

Building	Floor	Room No:	Room Type	Item
Block 1-40 Llys Ben Bowen Thomas, Communal Areas	1st Floor	101	Corridor 1	Concrete ceiling and MMMF lagged metal pipework with non-suspect cloth wrap, plastered block walls, timber doors, UPVC window and cill, concrete floor beneath blue carpet tiles, metal radiator. Part plasterboard ceiling adjacent to store with concrete ceiling above and MMMF insulation within a non-suspect paint coating below. Adjacent each flat entrance door there are timber panels to enclose surrounding fibreglass electric meter cupboard (with chipboard panel and live non-suspect electrical switchgear inside) and timber boxing with electrical cables within.
Block 1-40 Llys Ben Bowen Thomas, Communal Areas	1st Floor	102	Store cupboard	Plastered block walls, timber door, concrete floor beneath non-suspect beige vinyl sheeting.
Block 1-40 Llys Ben Bowen Thomas, Communal Areas	1st Floor	103	Corridor 2	Concrete ceiling and MMMF lagged metal pipework with non-suspect cloth wrap, timber strip panels to walls, plastered block walls, timber and composite doors, UPVC window and cill, concrete floor beneath blue carpet tiles, metal radiator.
Block 1-40 Llys Ben Bowen Thomas, Communal Areas	1st Floor	104	WC	Presumed to contain asbestos - inaccessible due to locked door. No key available.
Block 1-40 Llys Ben Bowen Thomas, Communal Areas	1st Floor	105	Disabled WC	Plastered block walls, ceramic cistern, ceramic tiles to wall above sink, UPVC window and cill, timber door, concrete floor beneath non-suspect beige vinyl sheeting.
Block 1-40 Llys Ben Bowen Thomas, Communal Areas	1st Floor	106	Guest shower room	Plastered block walls, ceramic tiles to wall around shower area, UPVC window and cill, metal radiator, timber door, concrete floor beneath non-suspect beige vinyl sheeting.

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

Building	Floor	Room No:	Room Type	Item
Block 1-40 Llys Ben Bowen Thomas, Communal Areas	1st Floor	107	Communal room	Plastered block walls, UPVC windows and cills, metal radiators, timber doors, concrete floor beneath carpet, timber loft hatch, MMMF lagged metal pipes with non-suspect cloth wrap within plasterboard boxing.
Block 1-40 Llys Ben Bowen Thomas, Communal Areas	1st Floor	108	Kitchen	Part ceramic tiled plastered block walls, metal radiator, non-suspect sink pads, timber doors, concrete floor beneath non-suspect beige vinyl sheeting.
Block 1-40 Llys Ben Bowen Thomas, Communal Areas	1st Floor	109	Store	Plasterboard ceiling with non-suspect void above, plastered block walls, timber door, concrete floor beneath non-suspect beige vinyl sheeting.
Block 1-40 Llys Ben Bowen Thomas, Communal Areas	1st Floor	110	Corridor 3	Concrete ceiling and MMMF lagged metal pipework with non-suspect cloth wrap, plastered block walls, timber doors, UPVC windows and cills, concrete floor beneath blue carpet tiles, metal radiator. Plasterboard ceiling adjacent store with concrete ceiling above and MMMF firebreak with non-suspect paint coating below. MMMF firebreak with non-suspect coating in ceiling void between corridor and seating area. Adjacent to each flat entrance door there are timber panels to enclose surrounding fibreglass electric meter cupboard (with chipboard panel and non-suspect electrical switch gear inside) and timber boxing with electrical cables within.
Block 1-40 Llys Ben Bowen Thomas, Communal Areas	1st Floor	111	Cupboard	Presumed to contain asbestos - inaccessible due to locked door. No key available.
Block 1-40 Llys Ben Bowen Thomas, Communal Areas	1st Floor	112	Stairwell 1	Plasterboard ceiling (not inspected above as radiator pipes run through wall), plaster to breeze block walls, timber door, metal radiator, non-suspect rubber stair nosing, concrete floor beneath brown carpet.

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

Building	Floor	Room No:	Room Type	Item
Block 1-40 Llys Ben Bowen Thomas, Communal Areas	1st Floor	113	Computer room	Presumed to contain asbestos - inaccessible due to locked door. No key available.
Block 1-40 Llys Ben Bowen Thomas, Communal Areas	1st Floor	114	Stairwell 2	Plasterboard ceiling with non-suspect void above, plastered block walls, timber door, non-suspect rubber stair nosing, concrete floor beneath brown carpet.
Block 1-40 Llys Ben Bowen Thomas, Communal Areas	1st Floor	115	Stairwell 3	Plasterboard ceiling (not inspected above as radiator pipes run through wall), plastered block walls, timber door, metal radiator, non-suspect rubber stair nosing, concrete floor beneath brown carpet.
Block 1-40 Llys Ben Bowen Thomas, Communal Areas	Ground Floor	G01	Laundry room	Plasterboard ceiling with non-suspect void above, part ceramic tiled plastered block walls, timber and composite doors, timber window with ceramic tiled cill, chipboard panel to wall, metal radiator, ceramic tiles to concrete floor.
Block 1-40 Llys Ben Bowen Thomas, Communal Areas	Ground Floor	G02	Boiler room	Concrete ceiling, block walls, MMMF insulation to metal pipes with plastic and foil wraps, metal and MMMF clad metal tank, foam clad copper pipes, two non-suspect metal clad boiler units on concrete plinths, MMMF insulation with non-suspect coating above, composite doors.
Block 1-40 Llys Ben Bowen Thomas, Communal Areas	Ground Floor	G03	Stairwell 1	Plasterboard ceiling (not inspected above as radiator pipes run through wall), metal radiator, timber and composite doors, plastered block walls, non-suspect stair nosing, concrete floor beneath brown carpet.

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

Building	Floor	Room No:	Room Type	Item
Block 1-40 Llys Ben Bowen Thomas, Communal Areas	Ground Floor	G04	Corridor 1	Concrete ceiling and MMMF lagged metal pipework with non-suspect cloth wrap, metal cable tray within ceiling void, plastered block walls, timber doors, UPVC window and cill, concrete floor beneath blue carpet tiles, metal radiator, MMMF insulation and non-suspect cloth wrap to metal radiator pipework. Adjacent each flat entrance door there are timber panels to enclose surrounding fibreglass electric meter cupboard (with chipboard panel and live non-suspect electric switch gear inside) and timber boxing with electric cables within.
Block 1-40 Llys Ben Bowen Thomas, Communal Areas	Ground Floor	G05	Lobby	Concrete ceiling, metal beam above plasterboard suspended ceiling tiles, plastered breeze block walls, timber doors, metal radiator, concrete floor beneath blue carpet.
Block 1-40 Llys Ben Bowen Thomas, Communal Areas	Ground Floor	G06	Corridor 2	Concrete ceiling and MMMF lagged metal pipework with non-suspect cloth wrap, metal cable tray within ceiling void, plastered block walls, timber and composite doors, UPVC windows, concrete floor beneath blue carpet, metal radiator, metal beam, loose MMMF insulation, timber strip panels to walls, MMMF firebreak with non-suspect coating within ceiling void between corridors 2 and 3.
Block 1-40 Llys Ben Bowen Thomas, Communal Areas	Ground Floor	G07	Corridor 3	Concrete ceiling and MMMF lagged metal pipework with non-suspect cloth wrap, metal cable tray within ceiling void, plastered block walls, timber doors, UPVC window and cill, concrete floor beneath blue carpet tiles, metal radiator, MMMF insulation and non-suspect cloth wrap to metal radiator pipework. Adjacent each flat entrance door there are timber panels to enclose surrounding fibreglass electric meter cupboard (with chipboard panel and live non-suspect electric switch gear inside) and timber boxing with electrical cables within.
Block 1-40 Llys Ben Bowen Thomas, Communal Areas	Ground Floor	G08	Store	Presumed to contain asbestos - inaccessible due to locked door. No key available.
Block 1-40 Llys Ben Bowen Thomas, Communal Areas	Ground Floor	G09	Stairwell 3	Plasterboard ceiling (not inspected above as radiator pipes run through wall), metal radiator, concrete underside of stairs, timber and composite doors, plastered block walls, non-suspect stair nosing, concrete floor beneath brown carpet.

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

Building	Floor	Room No:	Room Type	Item
Block 1-40 Llys Ben Bowen Thomas, Communal Areas	Ground Floor	G10	Telephone room	Presumed to contain asbestos - inaccessible due to locked door. No key available.
Block 1-40 Llys Ben Bowen Thomas, Communal Areas	Ground Floor	G11	Office	Presumed to contain asbestos - inaccessible due to locked door. No key available.
Block 1-40 Llys Ben Bowen Thomas, Communal Areas	Ground Floor	G12	Office 2	Plastered blockwork walls, UPVC window and panel beneath, timber door, metal radiator, plaster panel to wall, concrete floor beneath brown carpet, plastic soil pipe, metal radiator pipes.
Block 1-40 Llys Ben Bowen Thomas, Communal Areas	Ground Floor	G13	Stairwell 2	Plasterboard ceiling (not inspected above as radiator pipes run through wall), metal radiator, timber door, concrete underside of stairs, plastered block walls, non-suspect stair nosing, concrete floor beneath brown carpet.
Block 1-40 Llys Ben Bowen Thomas, Communal Areas	Ground Floor	G14	Lobby cupboard	Plastered breeze block walls, concrete ceiling, concrete floor beneath carpet, timber doors.
Block 1-40 Llys Ben Bowen Thomas, Flat 25				
Block 1-40 Llys Ben Bowen Thomas, Flat 25	1st Floor	101	Bedroom	Plastered block walls, UPVC window and cill, metal radiator, timber doors, concrete floor beneath carpet.

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

Building	Floor	Room No:	Room Type	Item
Block 1-40 Llys Ben Bowen Thomas, Flat 25	1st Floor	102	Bedroom cupboard	Plastered block walls, timber door, concrete floor beneath carpet.
Block 1-40 Llys Ben Bowen Thomas, Flat 25	1st Floor	103	Airing cupboard	Plastered block walls, timber door, concrete floor beneath carpet.
Block 1-40 Llys Ben Bowen Thomas, Flat 25	1st Floor	104	Hall	Plastered block walls, timber doors, fixed plasterboard boxing to ceiling (beyond scope of survey) concrete floor beneath brown non-suspect vinyl sheeting.
Block 1-40 Llys Ben Bowen Thomas, Flat 25	1st Floor	105	Cupboard	Plastered block walls, timber door, concrete floor beneath carpet and brown non-suspect vinyl sheeting.
Block 1-40 Llys Ben Bowen Thomas, Flat 25	1st Floor	106	Shower room	Part ceramic tiled plastered block walls, timber door, ceramic cistern, concrete floor beneath non-suspect blue vinyl sheeting, fixed ceramic tiled plasterboard and timber boxing (beyond scope of survey).
Block 1-40 Llys Ben Bowen Thomas, Flat 25	1st Floor	107	Kitchen	Part ceramic tiled plastered block walls, concrete floor beneath non-suspect brown vinyl sheeting, non-suspect sink pad, UPVC window and cill, fixed live extractor fan unit to wall, fixed plasterboard boxing (beyond scope of survey).

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

Building	Floor	Room No:	Room Type	Item
Block 1-40 Llys Ben Bowen Thomas, Flat 25	1st Floor	108	Lounge	Plastered block walls, concrete floor beneath brown carpet, metal radiator, UPVC window and cill, timber door.
Block 1-40 Llys Ben Bowen Thomas, Flat 30				
Block 1-40 Llys Ben Bowen Thomas, Flat 30	Roof Void	R01	Loft space 1	Non-suspect sarking felt, MMMF insulation to plasterboard floor, timber loft hatch, block walls.
Block 1-40 Llys Ben Bowen Thomas, Flat 30	2nd Floor	201	Kitchen	Part ceramic tiled plastered block walls, UPVC window and cill, timber door, non-suspect sink pad, non-suspect blue vinyl sheeting to concrete floor.
Block 1-40 Llys Ben Bowen Thomas, Flat 30	2nd Floor	202	Lounge/bedroom	Plastered block walls, UPVC window and cill, timber doors, concrete floor beneath brown carpet.
Block 1-40 Llys Ben Bowen Thomas, Flat 30	2nd Floor	203	Airing Cupboard	Plastered block walls, timber door, concrete floor beneath carpet.
Block 1-40 Llys Ben Bowen Thomas, Flat 30	2nd Floor	204	Shower room	Part ceramic tiled plastered block walls, fixed UPVC boxing behind toilet (beyond scope of survey), ceramic cistern, timber door, fixed live extractor fan unit to wall, non-suspect beige vinyl sheeting to concrete floor.



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

Building	Floor	Room No:	Room Type	Item
Block 1-40 Llys Ben Bowen Thomas, Flat 30	2nd Floor	205	Hall	Plastered block walls, timber loft hatch, timber doors, concrete floor beneath brown carpet.
Block 1-40 Llys Ben Bowen Thomas, Flat 30	2nd Floor	206	Electric cupboard	Plastered block walls, timber door, concrete floor beneath non-suspect brown vinyl sheeting, live non-suspect electrical fuse box.

## Appendix 5 – Analysis Certificate(s)

**KOVIA**



Our Ref: J121994 FI: 44  
Your Ref: J010764  
Date: 05/06/2017

# ENVIROCHEM

Analytical Laboratories Ltd.  
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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:** LLYS BEN BOWEN THOMAS, GELLIGALED STREET, YSTRAD, CF41 7SB

**Sampled By:** Kovia Asbestos Management Consultancy

**Date sampled/received:** 1st June 2017

**Date analysed:** 5th June 2017

**Analyst/s:** Ewelina Kowalczyk Pariyar

**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
AE003027	BS421225	1st Floor, Corridor 1, Supalux tiles	No	
AE003028	BS421226	1st Floor, Store cupboard, Textured coating	Yes	Chrysotile
AE003029	BS421227	1st Floor, Store cupboard, Paper filter	No	
AE003030	BS421228	1st Floor, Corridor 2, Supalux tiles	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: Frances Scott

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



Our Ref: J121994 FI: 44  
Your Ref: J010764  
Date: 05/06/2017

# ENVIROCHEM

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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:** LLYS BEN BOWEN THOMAS, GELLIGALED STREET, YSTRAD, CF41 7SB

**Sampled By:** Kovia Asbestos Management Consultancy

**Date sampled/received:** 1st June 2017

**Date analysed:** 5th June 2017

**Analyst/s:** Ewelina Kowalczyk Pariyar

**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
AE003031	BS421229	1st Floor, Corridor 2, Texture coating	Yes	Chrysotile
AE003032	BS421230	1st Floor, Disabled WC, Textured coating	Yes	Chrysotile
AE003033	BS421231	1st Floor, Guest shower room, Textured coating	Yes	Chrysotile
AE003034	BS421232	1st Floor, Communal room, Textured coating	Yes	Chrysotile

#### NOTES:

1. Sample(s) were examined for the presence of 6 types of asbestos fibres: crocidolite (blue), amosite (brown), chrysotile (white), anthophyllite, actinolite and tremolite.
2. 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: Frances Scott

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



Our Ref: J121994 FI: 44  
Your Ref: J010764  
Date: 05/06/2017

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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:** LLYS BEN BOWEN THOMAS, GELLIGALED STREET, YSTRAD, CF41 7SB

**Sampled By:** Kovia Asbestos Management Consultancy

**Date sampled/received:** 1st June 2017

**Date analysed:** 5th June 2017

**Analyst/s:** Ewelina Kowalczyk Pariyar

**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
AE003035	BS421233	1st Floor, Kitchen, Textured coating	Yes	Chrysotile
AE003036	BS421234	1st Floor, Kitchen, Supalux panels	No	
AE003037	BS421235	1st Floor, Store, Supalux panels	No	
AE003038	BS421236	1st Floor, Corridor 3, Supalux tiles	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: Frances Scott

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



Our Ref: J121994 FI: 44  
Your Ref: J010764  
Date: 05/06/2017

# ENVIROCHEM

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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:** LLYS BEN BOWEN THOMAS, GELLIGALED STREET, YSTRAD, CF41 7SB

**Sampled By:** Kovia Asbestos Management Consultancy

**Date sampled/received:** 1st June 2017

**Date analysed:** 5th June 2017

**Analyst/s:** Ewelina Kowalczyk Pariyar

**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
AE003039	BS421237	Ground Floor, Boiler room, Cement panels	Yes	Chrysotile
AE003040	BS421238	Ground Floor, Boiler room, Gasket	No	
AE003041	BS421239	Ground Floor, Boiler room, Gasket	Yes	Chrysotile
AE003042	BS421240	Ground Floor, Boiler room, Supalux panels	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.
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**Sampled By:** Kovia Asbestos Management Consultancy

**Date sampled/received:** 1st June 2017

**Date analysed:** 5th June 2017

**Analyst/s:** Ewelina Kowalczyk Pariyar

**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
AE003043	BS421241	Ground Floor, Boiler room, Supalux debris	No	
AE003044	BS421242	2nd Floor, Corridor 3, Supalux panels	No	
AE003045	BS421243	2nd Floor, Store, Textured coating	Yes	Chrysotile
AE003046	BS421244	2nd Floor, Corridor 2, Supalux panels	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.
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**Site Address:** LLYS BEN BOWEN THOMAS, GELLIGALED STREET, YSTRAD, CF41 7SB

**Sampled By:** Kovia Asbestos Management Consultancy

**Date sampled/received:** 1st June 2017

**Date analysed:** 5th June 2017

**Analyst/s:** Ewelina Kowalczyk Pariyar

**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
AE003047	BS421245	2nd Floor, Store, Paper filter	No	
AE003048	BS421246	2nd Floor, Corridor 1, Supalux panels	No	
AE003049	BS421247	Ground Floor, Corridor 1, Supalux panels	No	
AE003050	BS421248	Ground Floor, Corridor 2, Supalux panels	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.
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**Site Address:** LLYS BEN BOWEN THOMAS, GELLIGALED STREET, YSTRAD, CF41 7SB

**Sampled By:** Kovia Asbestos Management Consultancy

**Date sampled/received:** 1st June 2017

**Date analysed:** 5th June 2017

**Analyst/s:** Ewelina Kowalczyk Pariyar

**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
AE003051	BS421249	Ground Floor, Corridor 3, Supalux panels	No	
AE003052	BS421250	2nd Floor, Corridor 2, Textured coating	No	
AE003053	BS421251	2nd Floor, Kitchen, Textured coating	Yes	Chrysotile
AE003054	BS421252	2nd Floor, Lounge/bedroom, Textured coating	Yes	Chrysotile

#### NOTES:

1. Sample(s) were examined for the presence of 6 types of asbestos fibres: crocidolite (blue), amosite (brown), chrysotile (white), anthophyllite, actinolite and tremolite.
2. Samples collected by the client are evaluated using information provided by the client. For samples collected by the client the date of receipt is deemed to be the same as the date sampled.
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**Site Address:** LLYS BEN BOWEN THOMAS, GELLIGALED STREET, YSTRAD, CF41 7SB

**Sampled By:** Kovia Asbestos Management Consultancy

**Date sampled/received:** 1st June 2017

**Date analysed:** 5th June 2017

**Analyst/s:** Ewelina Kowalczyk Pariyar

**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
AE003055	BS421253	2nd Floor, Airing Cupboard, Textured coating	Yes	Chrysotile
AE003056	BS421254	2nd Floor, Shower room, Textured coating	Yes	Chrysotile
AE003057	BS421255	2nd Floor, Shower room, Insulating board	No	
AE003058	BS421256	2nd Floor, Hall, Textured coating	Yes	Chrysotile

#### NOTES:

1. Sample(s) were examined for the presence of 6 types of asbestos fibres: crocidolite (blue), amosite (brown), chrysotile (white), anthophyllite, actinolite and tremolite.
2. Samples collected by the client are evaluated using information provided by the client. For samples collected by the client the date of receipt is deemed to be the same as the date sampled.
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**Site Address:** LLYS BEN BOWEN THOMAS, GELLIGALED STREET, YSTRAD, CF41 7SB

**Sampled By:** Kovia Asbestos Management Consultancy

**Date sampled/received:** 1st June 2017

**Date analysed:** 5th June 2017

**Analyst/s:** Ewelina Kowalczyk Pariyar

**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
AE003059	BS421257	2nd Floor, Electric cupboard, Textured coating	Yes	Chrysotile
AE003060	BS421258	2nd Floor, Electric cupboard, Paper filter	No	
AE003061	BS421259	1st Floor, Bedroom, Textured coating	Yes	Chrysotile
AE003062	BS421260	1st Floor, Cupboard, Insulating board	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.
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4th Floor, Salt Quay House, 6 North East Quay, Sutton Harbour, Plymouth, PL4 0HP

**Site Address:** LLYS BEN BOWEN THOMAS, GELLIGALED STREET, YSTRAD, CF41 7SB

**Sampled By:** Kovia Asbestos Management Consultancy

**Date sampled/received:** 1st June 2017

**Date analysed:** 5th June 2017

**Analyst/s:** Ewelina Kowalczyk Pariyar

**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
AE003063	BS421261	1st Floor, Shower room, Textured coating	Yes	Chrysotile
AE003064	BS421262	1st Floor, Bedroom cupboard, Textured coating	Yes	Chrysotile
AE003065	BS421263	1st Floor, Airing cupboard, Textured coating	Yes	Chrysotile
AE003066	BS421264	1st Floor, Hall, Textured coating	Yes	Chrysotile

#### NOTES:

1. Sample(s) were examined for the presence of 6 types of asbestos fibres: crocidolite (blue), amosite (brown), chrysotile (white), anthophyllite, actinolite and tremolite.
2. Samples collected by the client are evaluated using information provided by the client. For samples collected by the client the date of receipt is deemed to be the same as the date sampled.
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**Analyst/s:** Ewelina Kowalczyk Pariyar

**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
AE003067	BS421265	1st Floor, Cupboard, Textured coating	Yes	Chrysotile
AE003068	BS421266	1st Floor, Kitchen, Textured coating	Yes	Chrysotile
AE003069	BS421267	1st Floor, Lounge, Textured coating	Yes	Chrysotile
AE003070	BS421268	Ground Floor, Office 2, Textured coating	Yes	Chrysotile

#### NOTES:

1. Sample(s) were examined for the presence of 6 types of asbestos fibres: crocidolite (blue), amosite (brown), chrysotile (white), anthophyllite, actinolite and tremolite.
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SIGNATURE:

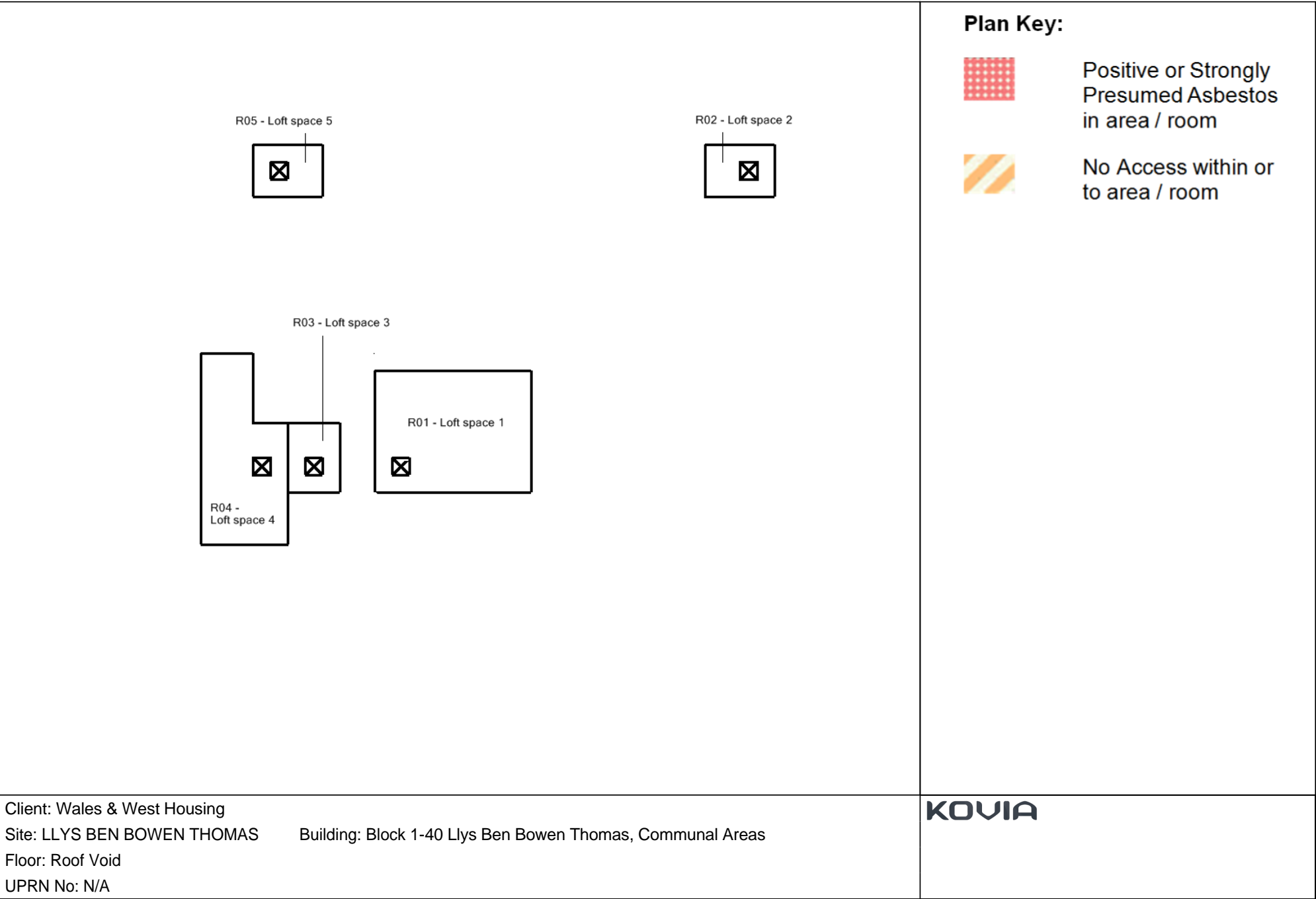
Authorised signatory

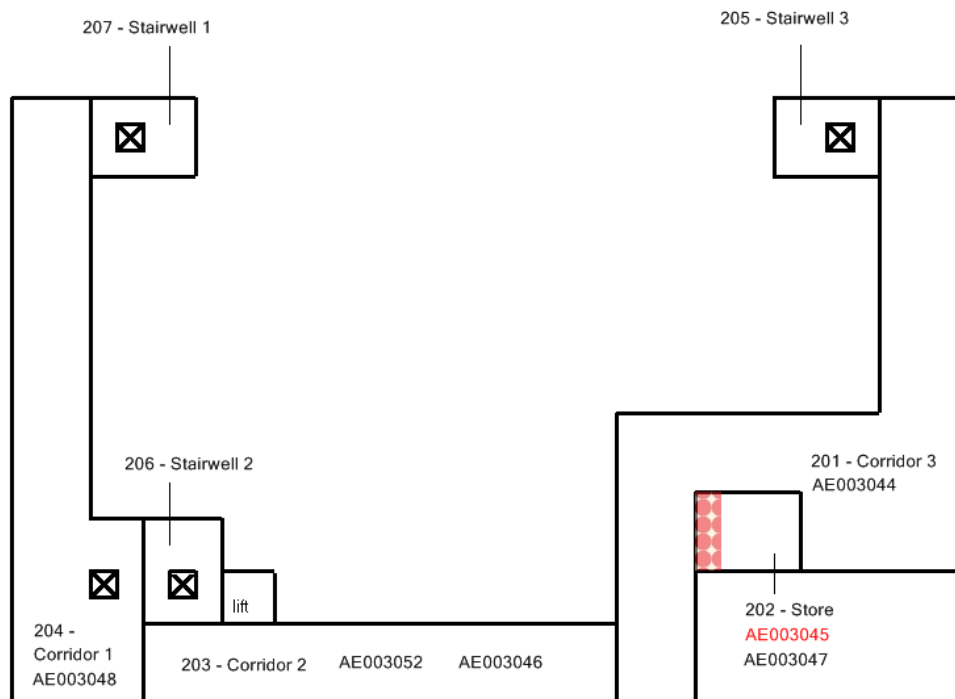
PRINT NAME: Frances Scott

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# Appendix 6 – Plans

**KOVIA**





### Plan Key:



Positive or Strongly Presumed Asbestos in area / room



No Access within or to area / room

Client: Wales & West Housing

Site: LLYS BEN BOWEN THOMAS

Floor: 2nd Floor

UPRN No: N/A

Building: Block 1-40 Lllys Ben Bowen Thomas, Communal Areas

**KOVIA**





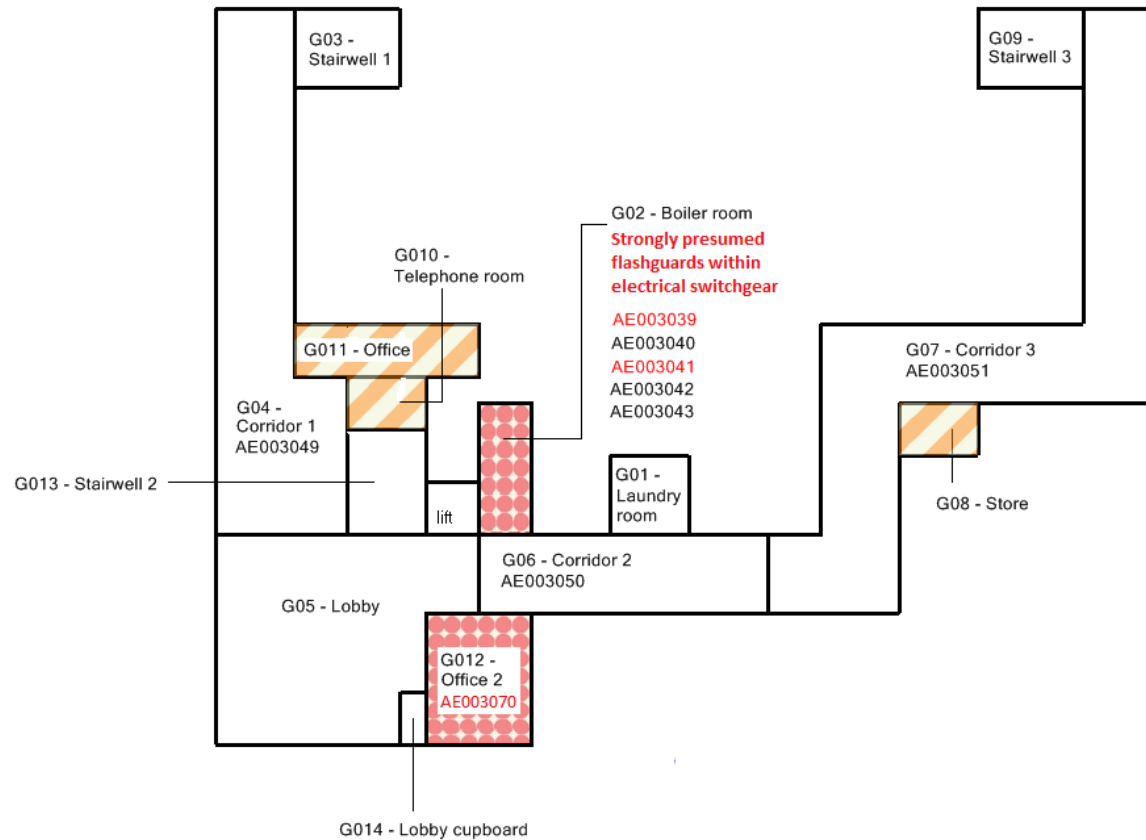
### Plan Key:



Positive or Strongly Presumed Asbestos in area / room

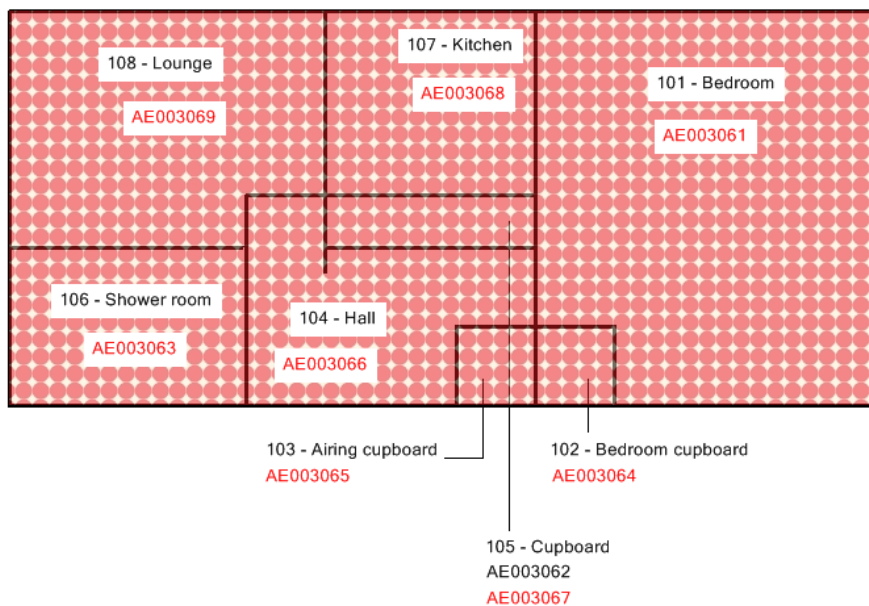


No Access within or to area / room



Client: Wales & West Housing  
 Site: LLYS BEN BOWEN THOMAS Building: Block 1-40 Lllys Ben Bowen Thomas, Communal Areas  
 Floor: Ground Floor  
 UPRN No: N/A

**KOVIA**



### Plan Key:



Positive or Strongly Presumed Asbestos in area / room



No Access within or to area / room

Client: Wales & West Housing

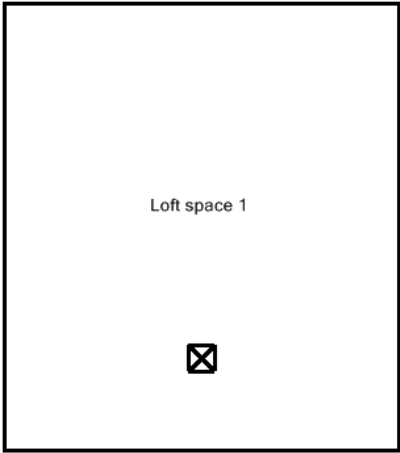


Site: LLYS BEN BOWEN THOMAS

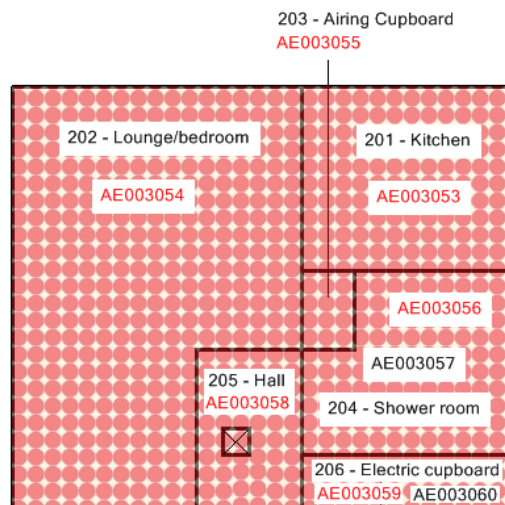
Floor: 1st Floor

UPRN No: N/A

Building: Block 1-40 Llys Ben Bowen Thomas, Flat 25

**KOVIA**

 <p>Loft space 1</p>	<p><b>Plan Key:</b></p> <div><p>Positive or Strongly Presumed Asbestos in area / room</p></div> <div><p>No Access within or to area / room</p></div>
<p>Client: Wales &amp; West Housing Site: LLYS BEN BOWEN THOMAS      Building: Block 1-40 Llys Ben Bowen Thomas, Flat 30 Floor: Roof Void UPRN No: N/A</p>	<p><b>KOVIA</b></p>



### Plan Key:



Positive or Strongly Presumed Asbestos in area / room



No Access within or to area / room

Client: Wales & West Housing

Site: LLYS BEN BOWEN THOMAS

Floor: 2nd Floor

UPRN No: N/A

Building: Block 1-40 Lllys Ben Bowen Thomas, Flat 30

**KOVIA**

**CLIENT:**

**WALES & WEST HOUSING  
ASSOCIATION  
3 ALEXANDRA GATE  
FFORDD PENGAM  
TREMORFA  
CARDIFF  
CF24 2UD**



INTERNATIONAL ENVIRONMENTAL CONSULTANTS

[www.envirotec.com](http://www.envirotec.com)

**UPRN NO:** N/A

**PROJECT NO:** J172407

**DATE:** APRIL 2014

**ASBESTOS MANAGEMENT SURVEY  
OF SPECIFIC AREAS OF  
LLYS BEN BOWEN THOMAS, GELLIGALED STREET, YSTRAD, CF41 7SB**



Office Locations Chelmsford • Newport • Mansfield • Brighouse • Newcastle upon Tyne • Hamilton • Aberdeen

Registered Address Envirotec Limited, Envirotec House, The Street, Hatfield Peverel, Chelmsford, Essex CM3 2EJ

Registered in England No. 2981693 • VAT No. 630 8944 29

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4.0 SPECIFIC SURVEY INFORMATION	8
5.0 CAVEATS	10
6.0 QUALITY ASSURANCE STATEMENT	11

## **APPENDICES**

APPENDIX 1	ASBESTOS REGISTER
APPENDIX 2	PHOTOGRAPHS
APPENDIX 3	BULK ANALYSIS CERTIFICATE
APPENDIX 4	SKETCH/PLANS
APPENDIX 5	GENERAL SURVEY INFORMATION

## 1.0 EXECUTIVE SUMMARY

1.1 Asbestos containing materials have been identified or strongly presumed in the following locations

Location	Description	Priority/Risk	Recommendation
Hobbies room. (003) / Ground Floor	Textured coating to plasterboard ceiling.	Very Low	Manage, label, monitor and inform maintenance personnel prior to relevant works
Store adjacent flat 12. (001) / Ground Floor	Textured coating to plasterboard ceiling.	Very Low	Manage, label, monitor and inform maintenance personnel prior to relevant works
Communal Kitchen. (106) / 1st Floor	Textured coating to plasterboard ceiling.	Very Low	Manage, label, monitor and inform maintenance personnel prior to relevant works
Guest Room. (101) / 1st Floor	Textured coating to plasterboard ceiling.	Very Low	Manage, label, monitor and inform maintenance personnel prior to relevant works
Shower. (105) / 1st Floor	Textured coating to plasterboard ceiling.	Very Low	Manage, label, monitor and inform maintenance personnel prior to relevant works
Store Adjacent Flat 26. (107) / 1st Floor	Textured coating to plasterboard ceiling.	Very Low	Manage, label, monitor and inform maintenance personnel prior to relevant works
Store Adjacent to Guest Room. (102) / 1st Floor	Textured coating to plasterboard ceiling.	Very Low	Manage, label, monitor and inform maintenance personnel prior to relevant works
W.C. (103) / 1st Floor	Textured coating to plasterboard ceiling.	Very Low	Manage, label, monitor and inform maintenance personnel prior to relevant works
W.C. (104) / 1st Floor	Textured coating to plasterboard ceiling.	Very Low	Manage, label, monitor and inform maintenance personnel prior to relevant works
Store adjacent flat 39. (201) / 2nd Floor	Textured coating to plasterboard ceiling.	Very Low	Manage, label, monitor and inform maintenance personnel prior to relevant works



- 1.2 The following areas were not accessed during the survey and must be presumed to contain asbestos materials.

Location	No Access Area	Reason For No Access
There were no inaccessible areas recorded.		

- 1.2.1 The client should note that if demolition or refurbishment works are to be undertaken in any part of this property which was not included in the scope of this survey, or was physically and visually impossible to access, further investigations should be carried out before any works commence.

## 2.0 INTRODUCTION

- 2.1 Following evaluation of the clients requirements and considering the aim and purpose of the survey and detailed planning considerations we have undertaken an **Asbestos Management Survey** where reasonably practicable of *Llys Ben Bowen Thomas, Gelligaled Street, Ystrad CF41 7SB*
- 2.2 The building is a typical sheltered housing scheme.
- 2.3 The building consists of a ground floor, first floor and second floor of residential apartments.
- 2.4 The site survey has been undertaken and report compiled in accordance with the **HSG 264: Asbestos: The Survey Guide**.

*Priority Assessment is outside the scope of our UKAS accreditation to HSG264 Asbestos: The Survey Guide*

The type of survey undertaken may vary, depending on the aim and purpose for which it is to be used. Surveys before demolition and refurbishment will continue to be required under **Control of Asbestos Regulations (CAR) 2012** and the **Construction (Design & Management) Regulations 2007**. However, it is anticipated that most surveys will be undertaken to comply with the **Duty to Manage Asbestos in Non-Domestic Premises Regulation 4 of the Control of Asbestos Regulations 2012**. In these cases, the aim of an asbestos survey is, as far as reasonably practical, to locate and assess all the Asbestos Containing Materials (ACMs) present in the building and its purpose is to present the information collected in a way which allows the employer to manage the risk.

- 2.5 This survey report is in a number of sections, the essential sections will be the Asbestos Register (Appendix 1) which is a detailed systematic diligent inspection and sampling report of each room with enhanced annotated Plans (Appendix 4) indicating where samples have been taken and asbestos positively identified.

### 3.0 SURVEY TYPE

#### 3.1 Management Survey

- 3.1.1 A *management survey* is the standard survey. Its purpose is to locate as far as reasonably practicable, the presence and extent of any suspect Asbestos Containing Materials in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition.
- 3.1.2 The purpose of the survey is to assist the client to comply with the *Health and Safety at Work Act 1974* and the *Control of Asbestos Regulations 2012 (Regulation 4)* which contains an explicit duty on the owners and occupiers of non domestic premises who have maintenance and repair responsibilities, to assess and manage the risks from the presence of asbestos.
- 3.1.3 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.
- 3.1.4 Survey techniques used involves trained and experienced surveyors using the combined diligent approach with regard to visual examination and necessary bulk sampling. It is always possible after a survey that 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.
  - 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. ( This is covered in the scope of a Refurbishment and Demolition Survey )
- 3.1.5 Where suspected asbestos materials form a duct cover, false ceiling, etc. or where these materials would require disturbing to gain access to an area behind or below the suspect material, they have not been displaced, as any physical disturbance of these materials may have resulted in a release of airborne asbestos fibres which may pose a hazard to health. These areas have been no accessed and are detailed in section 1.2.1
- 3.1.6 A limited inspection only has been carried out of pipework concealed by overlying non-asbestos insulation. Inspection of pipework has been restricted primarily to areas where insulation was removed it is not practicable to inspect the entire pipework which would require the removal and replacement of all overlying non-asbestos insulation, therefore this has been considered outside

the scope of this survey.

- 3.1.7 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 in sensitive location or just simply no access as keys not available such as a sub-station.
- 3.1.8 Access for the survey may be restricted for many reasons beyond our control such as where electrical equipment is present and live. Our operatives have a duty of care under the Health and Safety at Work act (1974) for both themselves and others.
- 3.1.9 Certain materials contain asbestos to varying degrees and some may not be uniformed (textured coating for example). Where this is the case the samples will be taken in accordance with the sampling regime however this may not be representative of the whole product throughout.
- 3.1.10 This survey is purely an Asbestos Management survey which involves minor intrusive works. We have not inspected flues, ducts, risers, undercrofts, voids or any similarly enclosed areas, the access to which necessitated the use of specialist equipment or tools, or which would have caused damage to decoration, fixtures, fittings or the structure there may be asbestos concealed in these voids, risers, undercrofts etc. These areas will **not** be mentioned as a **no access** area in this report as the report will be misleading to the client as these areas and asbestos identified in these areas are outside the scope of an Asbestos Management Survey.
- 3.1.11 We have not inspected lift shafts, plant rooms or similar which require the attendance of a specialist engineer.

#### 4.0 SITE SPECIFIC SURVEY INFORMATION

- 4.1 The report is the result of the analysis of suspect materials and a visual inspection.
- 4.2 The survey was undertaken and completed by an Environtec Ltd asbestos survey team.
- 4.3 Access was arranged with Jen Barton who enabled and provided all keys and access facilities to all necessary areas of the building.
- 4.4 The physical survey was undertaken on the 16th April 2014 to 17th April 2014.

**For buildings where positive asbestos materials have been identified, a further inspection will be required no later than 16th April 2015. For areas of high risk the Client should implement more regular inspections to assess the condition of the materials.**

- 4.5 The site survey was undertaken by Andrew Collins, during normal business hours of 9.00 am to 5.00 pm.

- 4.6 The bulk analysis of suspect materials for asbestos content was undertaken as follows :-

Date Analysed	Laboratory Technician(s)
16/05/2014	Bethan Anstey
15/05/2014	Jonathan Baker

- 4.7 During the site survey work the building remained occupied.
- 4.8 Samples were taken of suspected materials and where possible photographs of the samples taken. Clearly it is not possible to sample every material encountered therefore, where common areas and features exist, representative samples were taken and extrapolations were made to the nature of the material.
- 4.9 Photographs have been included in the report to highlight particular instances or detail as required.
- 4.10 Plans of the premises were provided by the client/prepared by Environtec Ltd to assist in the

location and designation of rooms for ease of reference. It must be noted that these plans are not to be regarded as accurate but for assistance purposes only. These plans are located within the appendices of this report.

4.11 During the period of the survey electrical supplies and artificial illumination were operative in all areas of the building.

4.12 It must be noted that the information contained within this report is compiled and dealt with in a number of sections to enable and give a complete overall assessment and conclusion when considering the asbestos materials positively identified and possible potential hazards.

It is therefore recommended that when passing information onto third parties such as contractors etc that the complete report be issued to ensure that all information is available to such responsible parties that they may consider all options and actions to be undertaken to so far as is reasonably practicable.

The measurements given within this report for all sampled asbestos/non asbestos materials are approximations only. Environtec Ltd cannot accept responsibility for discrepancies on these measurements. Any future asbestos removal projects should be priced on the basis that the material has been accurately measured by the removing party themselves.

4.13 The survey included the following areas of the site:

Ground floor: telephone room, hobbies room, store adjacent to flat 12; First floor: two cupboards adjacent to guest room, guest room, store adjacent to flat 26, store adjacent to flat 16; Second floor: store adjacent to flat 39. In addition, bulk samples to be taken in the following specific areas: first floor communal kitchen, textured coated ceiling first floor WC, textured coated ceiling first floor, 2 x shower rooms, - Bulk sample textured coated ceiling

4.14 The following areas were specifically excluded from the survey:

All other areas beyond those detailed in section 4.13

## **5.0 CAVEATS**

- 5.1 We have not inspected any part requiring specialist access equipment other than stepladders. Any requirement for specialist access equipment has been specifically excluded unless otherwise stated.
- 5.2 Whilst every effort will have been made to identify the true nature and extent of the asbestos material present in the building to be surveyed, no responsibility has been accepted for the presence of asbestos in materials other than those sampled at the requisite density i.e. if 5 out of 20 samples of visually identified ceiling tiles were analysed negative, there could be a possibility of one tile being asbestos but could easily be missed.
- 5.3 Accessible is defined as reasonably and safely reachable by foot or reachable from a step ladder up to 3m. Opening electrical equipment (e.g. switchboxes), plant (e.g. boilers, air handling units and ducted systems) and hazardous installation (e.g. chemical containers) are specifically excluded.
- 5.4 Where suspected asbestos materials form a duct cover, false ceiling, etc or where these materials would require disturbing to gain access to an area, they have not been displaced, as any physical disturbance of these materials may have resulted in a release of airborne asbestos fibres which may pose a hazard to health.
- 5.5 Due to the non uniform matrix of textured coatings, where some textured coatings have proved to be asbestos containing and further samples have given negative results, we would urge the Client to treat all textured coatings as asbestos containing and implement the relevant management of such materials.

## 6.0 QUALITY ASSURANCE STATEMENT

Project Ref: J172407

This report has been compiled by the following authorised staff member of Environtec Ltd.

**Name:** Andrew Collins

**Signed:**



**Date:**  
30 June 2014

Senior Consultant

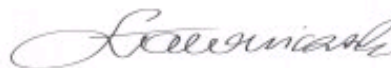
**Designation:**

The contents of this report have been checked by the Survey Quality Administrator.

The results are accurate and any conclusions and recommendations made are suitable and in line with current company policy.

**Name:** Sebastian Lawniczak

**Signed:**



**Date:** 30 June 2014

Quality Administrator

**Designation:**



## **APPENDIX 1**

### **ASBESTOS REGISTER**

**The following are the summary of asbestos materials and priority rating assessments and should be read in conjunction with the attached plans and report**

SITE ADDRESS: LLYS BEN BOWEN THOMAS, GELLIGALED STREET, YSTRAD, CF41 7SB									DATE: 16/04/2014 to 17/04/2014	
SURVEY TYPE: MANAGEMENT SURVEY									PROJECT REF: J172407	
Location ✓ A	No. of Occupants ✓ B	Description (product type) *C	Approx Extent of Material ✓ D	Condition (Surface Treatment *E	Condition (Damage/ Deterioration) *F	Vulnerability to Damage ✓ G	Sample No/ Analytical Result (Asbestos Type) *H	Total Score MA +PA = * ✓	Priority/Risk	Recommendations
MAIN BUILDING										
Ground Floor / Store adjacent flat 12. (001) (1)	None (0)	Textured coating to plasterboard ceiling. (1)	4m <sup>2</sup> (1)	Sealed (0)	Good Condition (0)	Low (1)	DK003333 / <b>Chrysotile</b> (1)	2 + 3 = 5	Very Low	Manage, label, monitor and inform maintenance personnel prior to relevant works
Ground Floor / Store adjacent flat 12. (001)	None	Fixed boxing.	2m <sup>L</sup>	Sealed	Good Condition	Low	DK003334 / No Asbestos Detected	-	-	No further action required
Ground Floor / Store adjacent flat 12. (001)	-	All other areas visually no asbestos identified.	-	-	-	-		-	-	No further action required
Ground Floor / Store adjacent flat 12. (001)		Block walls, metal pipework, timber shelving, timber skirting, fixed modern vinyl flooring, timber door and frame.								
Ground Floor / Telephone room. (002)	None	Textured coating to plasterboard ceiling.	2m <sup>2</sup>	Sealed	Good Condition	Low	DK003335 / No Asbestos Detected	-	-	No further action required
Ground Floor / Telephone room. (002)	-	All other areas visually no asbestos identified.	-	-	-	-		-	-	No further action required
Ground Floor / Telephone room. (002)		Fixed fibreboard suspended ceiling tiles, block walls, timber skirting, fixed carpet, timber door and frame.								
Indicates parameter for Material Assessment algorithm(MA)			Product type *C Surface Treatment *E Extent of damage *F Asbestos Type *H					Priority Rating: Very low <9 Low 10-12 Medium 13-15 High ≥16		
Indicates parameter for Priority Assessment algorithm(PA)			Location ✓ A No.of Occupants ✓ B Vulnerability to damage ✓ G Extent of materials ✓ D							
All the following areas have been checked:			A: Roof/external eaves and soffits B: Boilers/vessels pipes C: Ceilings D: Ducts E: Flooring F: Air handling systems G: Industrial appliances H: Heating system I: Interior walls panels							

SITE ADDRESS: LLYS BEN BOWEN THOMAS, GELLIGALED STREET, YSTRAD, CF41 7SB									DATE: 16/04/2014 to 17/04/2014		
SURVEY TYPE: MANAGEMENT SURVEY									PROJECT REF: J172407		
Location ✓ A	No. of Occupants ✓ B	Description (product type) *C	Approx Extent of Material ✓ D	Condition (Surface Treatment *E	Condition (Damage/ Deterioration) *F	Vulnerability to Damage ✓ G	Sample No/ Analytical Result (Asbestos Type) *H	Total Score MA +PA = * ✓	Priority/Risk	Recommendations	
Ground Floor / Hobbies room. (003) (1)	4 - 10 (2)	Textured coating to plasterboard ceiling. (1)	12m <sup>2</sup> (2)	Sealed (0)	Good Condition (0)	Low (1)	DK003336 / Chrysotile (1)	2 + 6 = 8	Very Low	Manage, label, monitor and inform maintenance personnel prior to relevant works	
Ground Floor / Hobbies room. (003)	-	All other areas visually no asbestos identified.	-	-	-	-		-	-	No further action required	
Ground Floor / Hobbies room. (003)		Block walls, fixed plasterboard boxing, UPVC window frame and sill, modern sink pad, timber shelving, timber skirting, concrete floor beneath carpet, timber door and frame.									
1st Floor / Guest Room. (101) (1)	1 - 3 (1)	Textured coating to plasterboard ceiling. (1)	12m <sup>2</sup> (2)	Sealed (0)	Good Condition (0)	Low (1)	DK003325 / Chrysotile (1)	2 + 5 = 7	Very Low	Manage, label, monitor and inform maintenance personnel prior to relevant works	
1st Floor / Guest Room. (101)	-	All other areas visually no asbestos identified.	-	-	-	-		-	-	No further action required	
1st Floor / Guest Room. (101)		Block walls, UPVC window frame, UPVC cladding to timber sill, metal radiator and pipework, ceramic sink, timber skirting, fixed carpet, timber door and frame.									
1st Floor / Store Adjacent to Guest Room. (102) (1)	None (0)	Textured coating to plasterboard ceiling. (1)	2m <sup>2</sup> (1)	Sealed (0)	Good Condition (0)	Low (1)	DK003326 / Chrysotile (1)	2 + 3 = 5	Very Low	Manage, label, monitor and inform maintenance personnel prior to relevant works	
Indicates parameter for Material Assessment algorithm(MA)			Product type *C Surface Treatment *E Extent of damage *F Asbestos Type *H					Priority Rating: Very low <9 Low 10-12 Medium 13-15 High ≥16			
Indicates parameter for Priority Assessment algorithm(PA)			Location ✓ A No.of Occupants ✓ B Vulnerability to damage ✓ G Extent of materials ✓ D								
All the following areas have been checked:			A: Roof/external eaves and soffits B: Boilers/vessels pipes C: Ceilings D: Ducts E: Flooring F: Air handling systems G: Industrial appliances H: Heating system I: Interior walls panels								


SITE ADDRESS: LLYS BEN BOWEN THOMAS, GELLIGALED STREET, YSTRAD, CF41 7SB									DATE: 16/04/2014 to 17/04/2014	
SURVEY TYPE: MANAGEMENT SURVEY									PROJECT REF: J172407	
Location ✓ A	No. of Occupants ✓ B	Description (product type) *C	Approx Extent of Material ✓ D	Condition (Surface Treatment *E	Condition (Damage/ Deterioration) *F	Vulnerability to Damage ✓ G	Sample No/ Analytical Result (Asbestos Type) *H	Total Score MA +PA = * ✓	Priority/Risk	Recommendations
1st Floor / Store Adjacent to Guest Room. (102)	None	Insulation lining to safe.	2m²	Debris/Loose material	High Damage	Low	DK003327 / No Asbestos Detected	-	-	No further action required
1st Floor / Store Adjacent to Guest Room. (102)	-	All other areas visually no asbestos identified.	-	-	-	-		-	-	No further action required
1st Floor / Store Adjacent to Guest Room. (102)		Block walls, metal pipework, timber shelving, timber skirting, fixed modern vinyl flooring, timber door and frame.								
1st Floor / W.C. (103) (1)	4 - 10 (2)	Textured coating to plasterboard ceiling. (1)	2m² (1)	Sealed (0)	Good Condition (0)	Low (1)	DK003328 / Chrysotile (1)	2 + 5 = 7	Very Low	Manage, label, monitor and inform maintenance personnel prior to relevant works
1st Floor / W.C. (103)										
1st Floor / W.C. (104) (1)	4 - 10 (2)	Textured coating to plasterboard ceiling. (1)	4m² (1)	Sealed (0)	Good Condition (0)	Low (1)	DK003329 / Chrysotile (1)	2 + 5 = 7	Very Low	Manage, label, monitor and inform maintenance personnel prior to relevant works
1st Floor / W.C. (104)										
1st Floor / Shower. (105) (1)	4 - 10 (2)	Textured coating to plasterboard ceiling. (1)	6m² (1)	Sealed (0)	Good Condition (0)	Low (1)	DK003330 / Chrysotile (1)	2 + 5 = 7	Very Low	Manage, label, monitor and inform maintenance personnel prior to relevant works
1st Floor / Shower. (105)										
Indicates parameter for Material Assessment algorithm(MA)			Product type *C Surface Treatment *E Extent of damage *F Asbestos Type *H					Priority Rating: Very low <9 Low 10-12 Medium 13-15 High ≥16		
Indicates parameter for Priority Assessment algorithm(PA)			Location ✓ A No.of Occupants ✓ B Vulnerability to damage ✓ G Extent of materials ✓ D							
All the following areas have been checked:			A: Roof/external eaves and soffits B: Boilers/vessels pipes C: Ceilings D: Ducts E: Flooring F: Air handling systems G: Industrial appliances H: Heating system I: Interior walls panels							


SITE ADDRESS: LLYS BEN BOWEN THOMAS, GELLIGALED STREET, YSTRAD, CF41 7SB									DATE: 16/04/2014 to 17/04/2014	
SURVEY TYPE: MANAGEMENT SURVEY									PROJECT REF: J172407	
Location ✓ A	No. of Occupants ✓ B	Description (product type) *C	Approx Extent of Material ✓ D	Condition (Surface Treatment *E	Condition (Damage/ Deterioration) *F	Vulnerability to Damage ✓ G	Sample No/ Analytical Result (Asbestos Type) *H	Total Score MA +PA = * ✓	Priority/Risk	Recommendations
1st Floor / Communal Kitchen. (106) (1)	>10 (3)	Textured coating to plasterboard ceiling. (1)	16m² (2)	Sealed (0)	Good Condition (0)	Low (1)	DK003331 / Chrysotile (1)	2 + 7 = 9	Very Low	Manage, label, monitor and inform maintenance personnel prior to relevant works
1st Floor / Communal Kitchen. (106)										
1st Floor / Store Adjacent Flat 26. (107) (1)	None (0)	Textured coating to plasterboard ceiling. (1)	4m² (1)	Sealed (0)	Good Condition (0)	Low (1)	DK003332 / Chrysotile (1)	2 + 3 = 5	Very Low	Manage, label, monitor and inform maintenance personnel prior to relevant works
1st Floor / Store Adjacent Flat 26. (107)	-	All other areas visually no asbestos identified.	-	-	-	-		-	-	No further action required
1st Floor / Store Adjacent Flat 26. (107)		Block walls, fixed plasterboard boxing, metal pipework, timber shelving, timber skirting, fixed modern vinyl flooring, timber door and frame.								
2nd Floor / Store adjacent flat 39. (201) (1)	None (0)	Textured coating to plasterboard ceiling. (1)	4m² (1)	Sealed (0)	Good Condition (0)	Low (1)	DK003324 / Chrysotile (1)	2 + 3 = 5	Very Low	Manage, label, monitor and inform maintenance personnel prior to relevant works
2nd Floor / Store adjacent flat 39. (201)	-	All other areas visually no asbestos identified.	-	-	-	-		-	-	No further action required
2nd Floor / Store adjacent flat 39. (201)		Block walls, modern electrics, fixed modern vinyl flooring, timber skirting, timber door and frame.								
Indicates parameter for Material Assessment algorithm(MA)			Product type *C Surface Treatment *E Extent of damage *F Asbestos Type *H					Priority Rating: Very low <9 Low 10-12 Medium 13-15 High ≥16		
Indicates parameter for Priority Assessment algorithm(PA)			Location ✓ A No.of Occupants ✓ B Vulnerability to damage ✓ G Extent of materials ✓ D							
All the following areas have been checked:			A: Roof/external eaves and soffits B: Boilers/vessels pipes C: Ceilings D: Ducts E: Flooring F: Air handling systems G: Industrial appliances H: Heating system I: Interior walls panels							

## **APPENDIX 2**

### **PHOTO PAGES OF ASBESTOS OCCURENCES**


<b>ADDRESS:</b>	<b>Llys Ben Bowen Thomas, Gelligaled Street, Ystrad, CF41 7SB</b>
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<b>FLOOR/LOCATION:</b>	Ground Floor Store adjacent flat 12. (001)	
<b>DESCRIPTION:</b>	Textured coating to plasterboard ceiling.	
<b>RECOMMENDATIONS:</b>	Manage, label, monitor and inform maintenance personnel prior to relevant works	
<b>EXTENT:</b>	<10m² or <10m pipe run	
<b>SAMPLE REF:</b>	DK003333	
<b>RESULT:</b>	Chrysotile	


<b>FLOOR/LOCATION:</b>	Ground Floor Hobbies room. (003)	
<b>DESCRIPTION:</b>	Textured coating to plasterboard ceiling.	
<b>RECOMMENDATIONS:</b>	Manage, label, monitor and inform maintenance personnel prior to relevant works	
<b>EXTENT:</b>	10 - 50 m² or 10 - 50m pipe run	
<b>SAMPLE REF:</b>	DK003336	
<b>RESULT:</b>	Chrysotile	

<b>FLOOR/LOCATION:</b>	1st Floor Guest Room. (101)	
<b>DESCRIPTION:</b>	Textured coating to plasterboard ceiling.	
<b>RECOMMENDATIONS:</b>	Manage, label, monitor and inform maintenance personnel prior to relevant works	
<b>EXTENT:</b>	10 - 50 m² or 10 - 50m pipe run	
<b>SAMPLE REF:</b>	DK003325	
<b>RESULT:</b>	Chrysotile	

<b>ADDRESS:</b>	<b>Llys Ben Bowen Thomas, Gelligaled Street, Ystrad, CF41 7SB</b>
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<b>FLOOR/LOCATION:</b>	1st Floor Store Adjacent to Guest Room. (102)	
<b>DESCRIPTION:</b>	Textured coating to plasterboard ceiling.	
<b>RECOMMENDATIONS:</b>	Manage, label, monitor and inform maintenance personnel prior to relevant works	
<b>EXTENT:</b>	<10m² or <10m pipe run	
<b>SAMPLE REF:</b>	DK003326	
<b>RESULT:</b>	Chrysotile	


<b>FLOOR/LOCATION:</b>	1st Floor W.C. (103)	
<b>DESCRIPTION:</b>	Textured coating to plasterboard ceiling.	
<b>RECOMMENDATIONS:</b>	Manage, label, monitor and inform maintenance personnel prior to relevant works	
<b>EXTENT:</b>	<10m² or <10m pipe run	
<b>SAMPLE REF:</b>	DK003328	
<b>RESULT:</b>	Chrysotile	


<b>FLOOR/LOCATION:</b>	1st Floor W.C. (104)	
<b>DESCRIPTION:</b>	Textured coating to plasterboard ceiling.	
<b>RECOMMENDATIONS:</b>	Manage, label, monitor and inform maintenance personnel prior to relevant works	
<b>EXTENT:</b>	<10m² or <10m pipe run	
<b>SAMPLE REF:</b>	DK003329	
<b>RESULT:</b>	Chrysotile	




<b>ADDRESS:</b>	<b>Llys Ben Bowen Thomas, Gelligaled Street, Ystrad, CF41 7SB</b>
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<b>FLOOR/LOCATION:</b>	1st Floor Shower. (105)	
<b>DESCRIPTION:</b>	Textured coating to plasterboard ceiling.	
<b>RECOMMENDATIONS:</b>	Manage, label, monitor and inform maintenance personnel prior to relevant works	
<b>EXTENT:</b>	<10m² or <10m pipe run	
<b>SAMPLE REF:</b>	DK003330	
<b>RESULT:</b>	Chrysotile	

<b>FLOOR/LOCATION:</b>	1st Floor Communal Kitchen. (106)	
<b>DESCRIPTION:</b>	Textured coating to plasterboard ceiling.	
<b>RECOMMENDATIONS:</b>	Manage, label, monitor and inform maintenance personnel prior to relevant works	
<b>EXTENT:</b>	10 - 50 m² or 10 - 50m pipe run	
<b>SAMPLE REF:</b>	DK003331	
<b>RESULT:</b>	Chrysotile	

<b>FLOOR/LOCATION:</b>	1st Floor Store Adjacent Flat 26. (107)	
<b>DESCRIPTION:</b>	Textured coating to plasterboard ceiling.	
<b>RECOMMENDATIONS:</b>	Manage, label, monitor and inform maintenance personnel prior to relevant works	
<b>EXTENT:</b>	<10m² or <10m pipe run	
<b>SAMPLE REF:</b>	DK003332	
<b>RESULT:</b>	Chrysotile	

<b>ADDRESS:</b>	<b>Llys Ben Bowen Thomas, Gelligaled Street, Ystrad, CF41 7SB</b>
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<b>FLOOR/LOCATION:</b>	2nd Floor Store adjacent flat 39. (201)	
<b>DESCRIPTION:</b>	Textured coating to plasterboard ceiling.	
<b>RECOMMENDATIONS:</b>	Manage, label, monitor and inform maintenance personnel prior to relevant works	
<b>EXTENT:</b>	<10m <sup>2</sup> or <10m pipe run	
<b>SAMPLE REF:</b>	DK003324	
<b>RESULT:</b>	Chrysotile	

## **APPENDIX 3**

### **BULK ANALYSIS CERTIFICATE**

## CERTIFICATE FOR THE IDENTIFICATION OF ASBESTOS FIBRES

Client:	Wales & West Housing Association	Surveyor:	Andrew Collins
Client Address:	3 Alexandra Gate, Ffordd Pengam, Tremorfa, Cardiff, CF24 2UD	Analysis Report No:	J172407
Attention of:	Jen Barton	Report Date:	30 June 2014
Site Address:	Llys Ben Bowen Thomas, Gelligaled Street, Ystrad, CF41 7SB	Site Reference No:	N/A
Date Samples Taken:	16th April 2014	No. of Samples:	13
Date Samples Received:	17th April 2014	Obtained:	13
Date of Analysis:	15th May 2014		
Analysed By:	Bethan Anstey Jonathan Baker		

### Method Statement

Samples of material, referenced below, have been examined to determine the presence of asbestos fibres, using Environtec 'In House' documented technical method of transmitted/polarised light microscopy and centre stop dispersion staining, in accordance with our UKAS Accreditation, based on the HSG 248 Asbestos: The Analyst Guide. Calibration of equipment and general quality control procedures are in accordance with our in house quality control document. Sampling methods are in accordance with documented in-house procedures and UKAS Accreditation.

### Disclaimer


If samples have been DELIVERED the site address and actual sample location or sample type is given by the client at the time of delivery. Environtec are not responsible for the accuracy or competence of the sampling by third parties. Under these circumstances Environtec cannot be held responsible for the interpretation of the results shown. When the test certificate indicates that bulk samples were taken by the client, they are outside the scope of our UKAS Accreditation for sampling. Environtec takes responsibility of information reported, only when a staff member of Environtec takes the sample(s).

Sample Number	Client Ref	Sample Location / Sample Type	Fibre Type Detected
DK003324		2nd Floor / Store adjacent flat 39. (201) / Textured coating to plasterboard ceiling. - Textured Coating	Chrysotile
DK003325		1st Floor / Guest Room. (101) / Textured coating to plasterboard ceiling. - Textured Coating	Chrysotile
DK003326		1st Floor / Store Adjacent to Guest Room. (102) / Textured coating to plasterboard ceiling. - Textured Coating	Chrysotile
DK003327		1st Floor / Store Adjacent to Guest Room. (102) / Insulation lining to safe. - Insulation	NADIS
DK003328		1st Floor / W.C. (103) / Textured coating to plasterboard ceiling. - Textured Coating	Chrysotile
DK003329		1st Floor / W.C. (104) / Textured coating to plasterboard ceiling. - Textured Coating	Chrysotile
DK003330		1st Floor / Shower. (105) / Textured coating to plasterboard ceiling. - Textured Coating	Chrysotile
DK003331		1st Floor / Communal Kitchen. (106) / Textured coating to plasterboard ceiling. - Textured Coating	Chrysotile

Sample Number	Client Ref	Sample Location / Sample Type	Fibre Type Detected
DK003332		1st Floor / Store Adjacent Flat 26. (107) / Textured coating to plasterboard ceiling. - Textured Coating	Chrysotile
DK003333		Ground Floor / Store adjacent flat 12. (001) / Textured coating to plasterboard ceiling. - Textured Coating	Chrysotile
DK003334		Ground Floor / Store adjacent flat 12. (001) / Fixed boxing. - Superlux	NADIS
DK003335		Ground Floor / Telephone room. (002) / Textured coating to plasterboard ceiling. - Superlux	NADIS
DK003336		Ground Floor / Hobbies room. (003) / Textured coating to plasterboard ceiling. - Textured Coating	Chrysotile

Material type is a subjective opinion by the analyst based on asbestos content, appearance and experience. On rare occasions where there is an element of doubt for samples which are borderline or too insignificant to determine whether the material is asbestos insulation board or asbestos cement, you will be notified and offered a water absorption test. A water absorption test is a longer process undertaken to a supplement asbestos analysis and has a cost implication. We will advise you accordingly should this situation arise. Environtec Ltd cannot be held responsible for inaccuracies based on the material type opinion if a water absorption test has been offered and refused. Material type opinion falls outside the scope of our UKAS accreditation.

K    E   Y	NADIS	= NO ASBESTOS DETECTED IN SAMPLE
	CROCIDOLITE	= Typically Known as Blue Asbestos (Amphibole Group)
	AMOSITE	= Typically Known as Brown Asbestos (Amphibole Group)
	CHRYSTILE	= Typically Known as White Asbestos (Serpentine Group)
	ANTHOPHYLLITE	= Asbestos (Amphibole Group)
	ACTINOLITE	= Asbestos (Amphibole Group)
	TREMOLITE	= Asbestos (Amphibole Group)
All samples will be retained in the laboratory for a minimum of 6 Months.		

Typed By:	Bethan Anstey Jonathan Baker	Authorised Signatory:	
Position::	Laboratory Technician Laboratory Technician	Print Name:	Bethan Anstey
UKAS/New AFI/Statements/EA			

## **APPENDIX 4**

### **SKETCH / PLANS**

**These plans are provided to assist in the location and designation of rooms etc**

**The accuracy of the plans / sketches cannot be guaranteed.**

Environtec House  
The Street  
Hatfield Peverel  
Chelmsford ESSEX  
CM3 2EJ  
Tel:01245 381900  
Fax:01245 381666

(S) = Sample Location

■ = Identified, strongly presumed and presumed asbestos

■ = No access - presumed asbestos within these rooms

■ = Outside Scope of Survey

Client: Wales & West Housing Association  
3 Alexandra Gate  
Ffordd Pengam  
Tremorfa  
Cardiff  
CF24 2UD

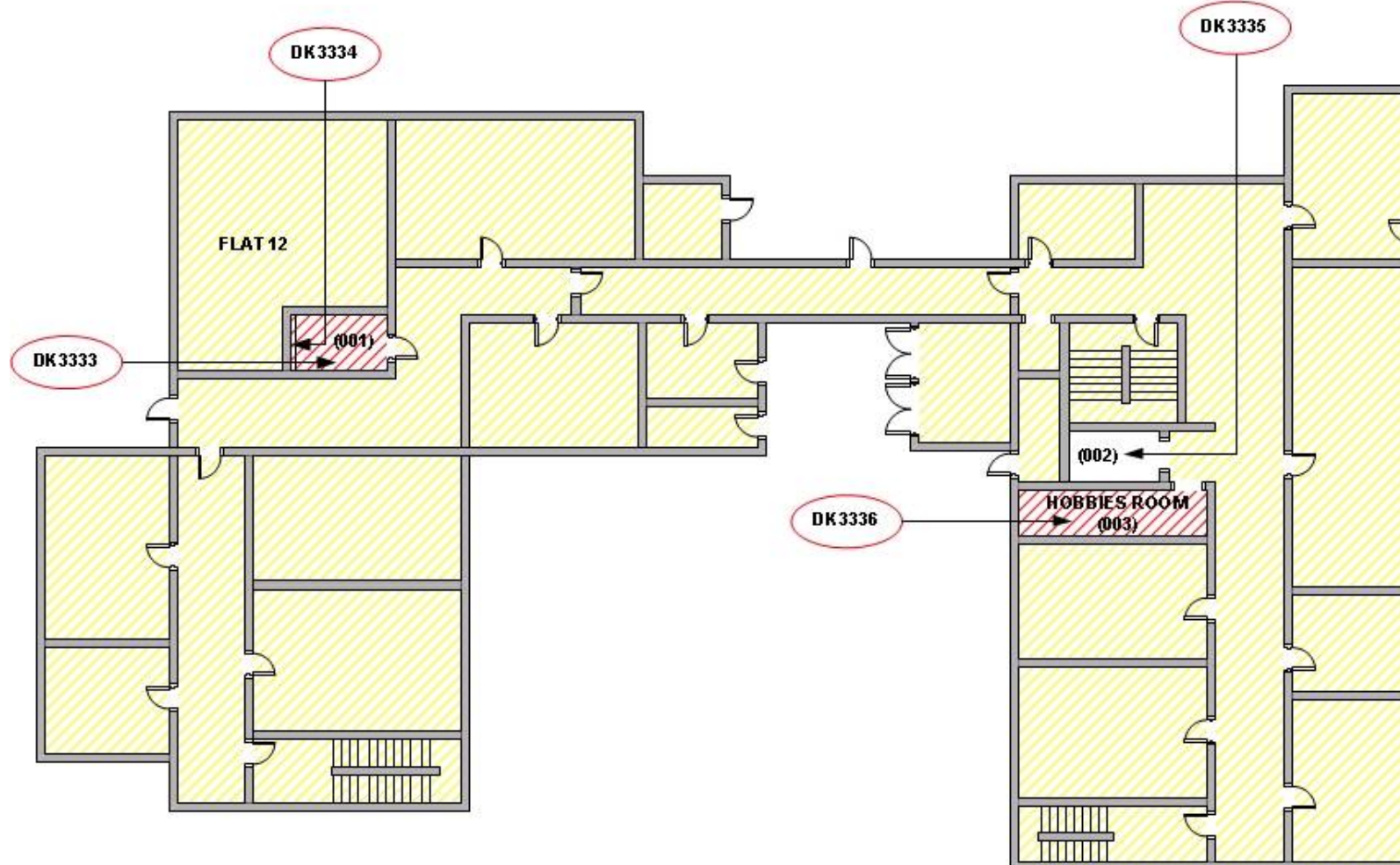
Project: J172407

Site: Llys Ben Bowen Thomas  
Gelligaed Street  
Ystrad  
CF41 7SB

Building:

Floor: Ground Floor

N.T.S (Not To Scale)

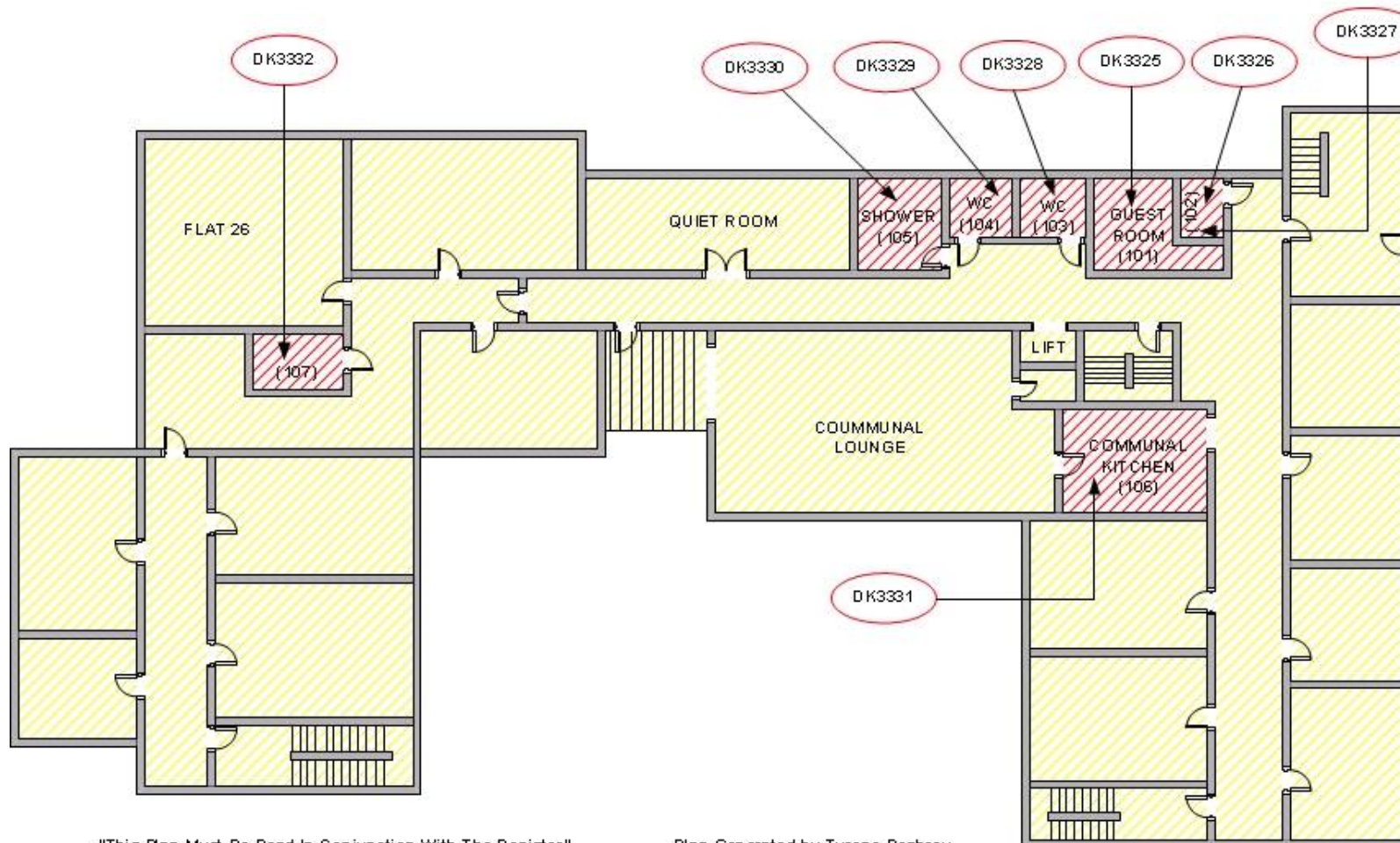


"This Plan Must Be Read In Conjunction With The Register"

Plan Generated by Tyrone Deabreu



Environtec House  
The Street  
Hatfield Peverel  
Chelmsford ESSEX  
CM3 2EJ  
Tel:01245 381900  
Fax:01245 381666



"This Plan Must Be Read In Conjunction With The Register"

Plan Generated by Tyrone Deabreu

(S) = Sample Location

Red = Identified, strongly presumed and presumed asbestos

Blue = No access - presumed asbestos within these rooms

Yellow = Outside Scope of Survey

Client: Wales & West Housing Association  
3 Alexandra Gate  
Ffordd Pengam  
Tremorfa  
Cardiff  
CF24 2UD

Project: J172407

Site: Llys Ben Bowen Thomas  
Gelligaed Street  
Ystrad  
CF41 7SB

Building:

Floor: 1st Floor

N.T.S (Not To Scale)



Environtec House  
The Street  
Hatfield Peverel  
Chelmsford ESSEX  
CM3 2EJ  
Tel:01245 381900  
Fax:01245 381666

(S) = Sample Location

■ = Identified, strongly presumed and presumed asbestos

■ = No access - presumed asbestos within these rooms

■ = Outside Scope of Survey

Client: Wales & West Housing Association  
3 Alexandra Gate  
Ffordd Pengam  
Tremorfa  
Cardiff  
CF24 2UD

Project: J172407

Site: Llys Ben Bowen Thomas  
Gelligaled Street  
Ystrad  
CF41 7SB

Building:

Floor: 2nd Floor

N.T.S (Not To Scale)

DK3324

FLAT 39

(2011)

"This Plan Must Be Read In Conjunction With The Register"

Plan Generated by Tyrone Desbreaux

## **APPENDIX 5**

### **GENERAL SURVEY INFORMATION**

## **GENERAL SURVEY INFORMATION**

### **1.0 SURVEY METHOD**

- 1.1 The survey was conducted by means of visual inspection and subsequent sampling of suspect bulk materials. Environtec Ltd is accredited by UKAS for surveying, this incorporates carrying out sampling of suspect asbestos bulk materials. Where the surveyor suspected a material of containing asbestos, a sample was taken for analysis. The samples taken were chosen as being representative of the material under investigation. Therefore, where there are visually similar materials, they have been regarded as being uniform composition.

### **1.2 Health & Safety**

#### **1.2.1 Working at Heights**

All high-level survey work was undertaken in accordance with The Work at Height Regulations 2005 where a risk assessment is undertaken prior to the use of Step ladders where a second operative may have been required to assist in stabilising ladders, etc. In certain instances where the operative was at risk from falling a harness would be worn and / or scaffold platforms erected.

#### **1.2.2 Entry into Confined Spaces**

Entry into confined spaces was only permitted to staff holding a current confined space training certificate. All necessary equipment such as escape packs, gas monitors and intrinsically safe electrical equipment and then only after authorisation from the site/ building manager was given and investigating the atmosphere for fumes / oxygen deficiency, etc. Once the responsible person was satisfied that the confined space was safe for the inspection to take place, a second operative waited outside and kept in regular contact with the surveyor. For areas of particular concern and large duct systems the surveyor was provided with a harness and rope.

#### **1.2.3 Loft Space and Roof Structures**

Surveyors would only enter roof spaces and flat-roof structures when they were considered safe to do so. Surveyors would enter loft spaces if they were boarded across the joists or could be assured to remain on the timber joists if their strength permits. Environtec Ltd policy on loft spaces if not boarded, is to visually inspect the loft area from the loft hatch and make presumptive statements to any potential ACMs visible.

#### **1.2.4 Inadequate Lighting**

All surveyors would use torches for buildings with no natural or electrical illumination and would have full use of mobile phones in case of emergency. Surveyors would work in pairs in these circumstances.

### 1.2.5 **Construction and Demolition Sites**

When surveys or sampling was to take place on construction or demolition sites the operatives would wear hard hats, protective footwear and luminous jackets, all of which would have been provided. Surveyors would work in pairs and have had full use of mobile phones for case of emergency in these circumstances.

### 1.2.6 **Working on Machinery**

Working on machinery that was not guarded or that was functional was not permitted.

### 1.2.7 **Chemical Hazards**

Surveyors would access the premise's COSHH register and identify any chemical hazards that need the appropriate action to be taken prior to entering such areas.

### 1.2.8 **Biological Hazards**

Surveyors would only enter areas identified as biological hazards after donning the appropriate personal protective equipment in accordance with the client's instructions, training and warning signs when safe to access. Should other biological hazards such as pigeon excrement, rats or needles be encountered, surveyors would don the appropriate personal protective equipment; including overalls, gloves, boots and respiratory equipment.

### 1.2.9 **Noise Hazards**

Surveyors would don the appropriate ear defenders or plugs when entering areas that had a noise hazard in accordance with the client's instructions, training and warning signage.

### 1.2.10 **Sampling Safety**

All surveyors conducting sampling would don protective disposable overalls and overboots and wear suitable RPE; mostly an orinasal mask would be adequate, but higher protection may have been needed for severely contaminated buildings or higher risk materials e.g. sprayed coating.

Care would always be exercised when carrying out bulk sampling to ensure that the disturbance of the materials being sampled is minimised. When carrying out sampling it would be ensured that the area from which the sample was taken was repaired and no loose materials were spread around the area.

This would be undertaken by minimizing emission of asbestos fibres by use of a water spray or PVA/water mixture spray to damp down a panel or lagging. A polythene sheet laid under the sample point was used to collect any debris, this was wiped down with wet wipes before removing. An "H" type vacuum cleaner was used if available. All sampling tools were cleaned before moving on to the next sample, placing dirty wet wipes into a sealable sample bag, which upon filling would be double bagged and transferred to the asbestos waste bag in the laboratory.

Operatives undertaking the survey would have relevant Company identification and would undertake their duties discreetly without causing alarm or stress to occupants by unnecessary conversation or remarks.

Staff involved in taking samples of this nature would be fully acquainted with the environmental hazards and would take essential precautions for both their own protection and that of personnel in the vicinity. All samples would be taken while the area is not occupied, but explanations to personnel present what was being done would be undertaken, with as much honesty as the client and the situation demands. In an occupied building, sampling may have been undertaken during lunch breaks or after normal working hours.

Deviations from the above method may have been required where instances are such that wearing full protective clothing cannot be worn without being alarmist to occupants. It would have been suggested to the client that the sampling be conducted out of hours or alternatively recommended air monitoring been conducted whilst sampling was in progress to reassure occupants.

### **2.3 Sampling Techniques for Bulk Materials**

When taking a sample care would be exercised to minimise the damage caused. Often it is possible to find a damaged area of boarding or insulation from which a sample would be removed without causing further damage. When it was necessary to make a fresh hole to take a sample this would be done with a sharp implement such as a stanley knife, bradawl, cork borer or a hand drill. The sample would be extracted and placed directly into self-seal plastic bags and double bagged. The sample reference number was allocated to each sample taken and recorded on the sample bag ensuring that the dust suppressant was sprayed within the vicinity and over the sampling surface.

The damaged material would be repaired with either polyfilla and/or fabric tape.

Labels indicating sample location were left in-situ if permitted by the client.

## **2.0 SAMPLING STRATEGY**

- 2.1 The object of carrying out sampling was to identify the nature and extent of any visible asbestos bearing material.

All sampling was undertaken causing the minimum possible nuisance and potential risk to health of building occupants and visitors.

### **2.2 Sampling Strategies to Locate Asbestos**

The strategy was based on a systematic diligent visual examination of a building, based on the procedures detailed in Environtec's Technical Procedures Manual and usually in conjunction with the scope of work and building plans supplied by the client.

When accessing voids, it was essential to inspect for debris from damaged asbestos either from

previous installation or careless removals. Floors would not usually contain asbestos but may well have debris of Asbestolux panels or cement sheets in existence.

Also inspections under existing non-asbestos insulation for asbestos residue from a previously inadequate asbestos removal operation would have been undertaken.

#### 2.2.1 Visual Inspections

If the surveyor can confirm from a visual basis that the asbestos material was uniform then it is possible to extrapolate sampling information from identical locations to keep unnecessary sampling to a minimum.

#### 2.2.2 Panels

Samples of every single ceiling panel was evidently not required but sufficient were needed to be sure of locating all the same installations of a particular type. It was recommended that at least one sample per room be taken or every 25 m<sup>2</sup> or increase the frequency should it be required. However, samples of each type of asbestos panel occurrence would be taken throughout each floor.

#### 2.2.3 Doors and Windows

Doors would be inspected adjacent to the door furniture and if visible, a sample of the internal lining would be taken where exposed. For Refurbishment and Demolition Surveys, it is not reasonably practicable to remove all door and window frames, only a random selection will be removed to ascertain if there are any hidden asbestos packers or spacers in existence.

#### 2.2.4 Floor Tiles

One sample of each obvious type of vinyl and colour floor tile. Should it be deemed that all floor tiles are the same then one sample per 25 m<sup>2</sup> sections would be sufficient.

#### 2.2.5 Gaskets

One sample of each type of gasket was recommended.

#### 2.2.6 Bitumen Products

The variation between each type of bitumen product is not uncommon therefore, for example, one sample of each bitumastic under sink was required.

#### 2.2.7 Textured Coating

A 5cm<sup>2</sup> sample will be taken from 2 locations in the same room, both samples will be scrapped into one sample bag. Within larger buildings or areas more samples may be required. If the textured coating can be positively confirmed to be of the same batch and applied at the same time then samples may be cross referenced through a maximum of 3 rooms. Textured coating must never be cross referenced to another sample between different floors.

### 2.2.8 Cement Products

Cement products e.g. corrugated roofs, rain water goods etc. tend to be uniform, therefore for a large scale roof a maximum of 4 samples would be deemed sufficient. Samples should be taken by carefully removing pieces of approximately 5 cm<sup>2</sup>. If panels are visibly different a sample from each different panel should be taken separately. Any other cement product should have a representative sample from each type.

### 2.2.9 Sprayed Coating

Different mixtures containing different materials may have been used in different areas and layers. Material may also have been removed, repaired or patched at various times. Samples would be taken by carefully removing pieces of approximately 5 cm<sup>2</sup>, where the material appears uniform and consistent, two samples should usually be enough if taken at either end of the sprayed surface in installations exceeding 100m<sup>2</sup>, one sample per 25-35 m<sup>2</sup>. At least one sample would be taken from each patched area. Care would be taken to include all layers of sprayed coating through to the covered surface.

### 2.2.10 Lagging

The number of samples would depend on the intended treatment. If the entire boiler house has to be stripped, then it was probably only necessary to prove that one sample contains asbestos. In general one sample should be taken per 3m run of pipe with particular attention paid to different layers and functional items (valves etc). For long runs of pipe, eg > 20m, one sample per 6m item will usually be enough. If only a small part of the lagging was evidently asbestos, then it would have been necessary to inspect all branches of the pipework with particular attention to damaged/repaired lagging and extensions to the system.

Fibreglass lagging can be often found on straight portions of pipe runs, but the bends may be wound with asbestos chrysotile rope or packed with an asbestos composite insulation.

## 3.0 **SURVEY STRATEGY**

### 3.1 **Visual Inspection and Sampling**

3.1.1 The site survey and report has been undertaken in accordance with the latest version of **HSG 264: Asbestos: The Survey Guide** incorporating our procedures accredited by UKAS for surveying. A strategy has been established to keep to a minimum, the number of bulk/dust samples taken for analysis and hence minimise the cost of the survey. The strategy employed a combination of visual inspection and sampling of bulk materials thus:

3.1.2 Where the surveyor suspected a material containing asbestos, a bulk sample was taken for analysis. In areas where there were substantial quantities of visually uniform materials, then a small number of samples were taken as being representative of the whole area. Because of this strategy, the client must interpret the results such that where asbestos is detected in a material



(such as board or beam cladding) then all visually similar material in the same area must be assumed to contain asbestos.

- 3.1.3 Where the surveyor reports a material as **non asbestos** by visual inspection and with no analysis of samples (e.g. recently lagged pipework covered with metal cladding) then the client must exercise caution in interpreting the results. It is **IMPORTANT** to stress that in such circumstances, it is possible that there are residues of asbestos trapped under the newly applied lagging (e.g. from poor quality stripping methods carried out at some time in the past).

It is not practicable to detect such residues until substantial disturbance of the material takes place, e.g. during major alterations, and Environtec cannot accept liability for the detection of such residues in this survey. If the client undertakes major alterations in a specific area where it is possible that residual asbestos may be found, we recommend that a further investigation of the specific area be carried out before starting any works.

- 3.1.4 Where there are large numbers of identical items distributed in numerous locations throughout the site, e.g. cement flue pipes, oven door seals etc., a single analysis will have been carried out by the surveyor and the client must assume that all identical items have the same composition as the one specified.
- 3.1.5 Where a 'NO ACCESS' is used, it indicates that the area specified was not accessible to the Surveyor at the time of the survey, either because of locked rooms or because to gain entry, would require an unreasonable degree of dismantling of the structure of the building. The client is advised to be alert to the possibility of there being asbestos materials in such areas.

#### **4.0 PRIORITY RATING/RISK ASSESSMENT**

- 4.1 For ease of reference of this report and easy use where asbestos bearing material has been identified a priority rating system has been implemented based on condition, which will allow the client the opportunity to plan any requirement for the remedial action and expenditure. This system operates as follows:
- 4.2 A priority rating has been assigned to each sample taken and is based on a method of summarising the surveyor's estimate of the condition of the material examined. It is included to assist the client in determining priorities when drawing up a programme of action for asbestos abatement, however, it must be stressed that priorities for action must be drawn up using the priority together with a consideration of the location of the material and any work methods and schedules which may result in disturbance of the material. To assist, a material risk assessment score has been applied to each sample based on the likelihood of asbestos fibres being released into the breathing zone of persons at risk. A single example can be used to illustrate this point; a partition consisting of asbestos insulating board containing amosite observed at the time of the survey to be in good physical condition with no breaks or abrasions would be given a priority rating of **Low**, i.e. low hazard not requiring urgent attention. If the location of the board is such that it is not subjected to impact or abrasions by normal work activities then the priority for action is also low. The priority would, of course, change to priority **High** if it is decided to carry out works such as upgrading, which would require substantial disturbance of the material.
- 4.3 To summarise, the priority assessment is also the priority for action in cases where the material



remains undisturbed through normal work activities. Changes in priorities can be assessed only by the client's representative on site in the light of planned or unscheduled maintenance requirements or changes in normal working patterns as they arise.

- 4.4 The priorities are defined as follows:
- 4.5 **No priority has been assigned - for a material where no asbestos has been detected.**
- 4.6 **VERY LOW (Score 9 or lower)** - indicates a composite asbestos material which has a very low potential to release asbestos fibres in its normal occupation unless damage occurs.
- 4.7 **LOW (Score 10-12)** - indicates a more friable material that contains asbestos but is in a condition and/or location which does not give rise to a significant health risk, **PROVIDED IT REMAINS UNDISTURBED** either by routine maintenance or by personnel carrying out routine daily work activities which could cause impact or abrasion of the material. Priority **Low** is valid as a priority rating only if this proviso is maintained. Minor remedial action such as very minor encapsulation may be required in order that the material may remain in-situ. Clients are advised to be alert to any changes in work activities in areas where priority **Low** material is located. Permit to work scheme must be operated ensuring contractors, building occupants and maintenance operatives who need to know about asbestos are effectively alerted to its presence before undertaking any works in the area.
- 4.8 **MEDIUM (Score 13-15)** - indicates the material contains asbestos and is in a location and/or condition which requires some remedial action. The remedial action may be relatively simple such as applying a sealant coat to the surfaces of boards. Priority **Medium** materials may be encapsulated by appropriate remedial action but it is recommended that they be stripped or cleaned as appropriate as soon as resources become available.
- 4.9 **HIGH (Score ≥16)** - indicates materials which contain asbestos and which are in a condition and/or location which requires urgent attention. Priority **High** materials are usually not suited to any form of containment programme and should be stripped or cleaned as appropriate as soon as possible.

#### 4.10 Material Assessment Algorithm (MA)

Each of the parameters given below are assessed during material risk assessment.

Variable	Score	Examples
Product type* (or debris from product)	1 (Low)	Composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, paints, decorative finishes, cement, textured coating etc.
	2 (Medium)	AIB, textiles, gaskets, ropes paper etc.
	3 (High)	Lagging, spray coatings, loose asbestos etc.
Surface Treatment*	0	Non-friable composite asbestos/ encapsulated cement
	1 (Low)	Enclosed sprays/ lagging/ board or bare cement/ textured coating
	2 (Medium)	Bare AIB or encapsulated lagging/ spray material/ rope
	3 (High)	Unsealed lagging/ spray material/ loose asbestos.
Extent of damage*	0 (None)	No visible damage
	1 (Low)	Few scratches/ marks, broken edges etc.
	2 (Medium)	Significant breakage of non-friable materials or several small areas of damage to friable material
	3 (High)	High damage/ visible debris.
Asbestos Type*	0	No asbestos detected.
	1	Chrysotile
	2	Amphibole asbestos excluding Crocidolite.
	3	Crocidolite.

The Material Assessment score is calculated by adding the parameters above and the potential for releasing fibres assigned as detailed below.

Material Assessment Score	Fibre Release Potential
10 or higher	High
7 - 9	Medium
5 - 6	Low
4 or lower	Very Low

#### 4.11 Priority Assessment Algorithm (PA)

Each of the parameters given below are assessed during priority risk assessment.

Variable	Score	Examples
Vulnerability to damage ✓	0	Rare disturbance activity -  Only during structural alteration.
	1	Low disturbance activity -  Office type activity
	2	Periodic disturbance activity -  e.g. Industrial or vehicular activity which may contact ACMs.
	3	High levels of disturbance -  e.g. Fire door with A.I.B. sheet in constant use
Extent ✓	0	Small amounts or items (e.g. strings, gaskets)
	1	< 10 m <sup>2</sup> / pipe run
	2	> 10 - 50 m <sup>2</sup> / pipe run
	3	> 50 m <sup>2</sup> / pipe run
Location ✓	0	External
	1	Internal
	2	Heating - Boiler Rooms
	4	Air Conditioning
Number of occupants ✓	0	None
	1	1 - 3
	2	4 - 10
	3	> 10

Priority Assessment + Material Assessment Score	Total Risk Assessment (Priority Rating)
≥ 16	High
13 - 15	Medium
10 - 12	Low
9 or lower	Very Low

The total risk assessment score is calculated by adding the priority assessment and material assessment score.

- 4.12 We have assigned a priority rating in accordance with the algorithm. The priority rating risk assessment is established by adding the material assessment and priority assessment to provide a total risk assessment score.
- 4.13 The Risk Assessment Algorithm is purely guidance to establishing a priority rating which can be adapted to allow for other factors. The survey shall take into account other parameters making adjustment to the priority rating as required to ensure the priority rating is appropriate.
- 4.14 To minimise the risk of exposure to fibres and damage to decorations or fabric, not all asbestos containing materials were sampled. Some were strongly presumed or presumed to contain asbestos.

**"Strongly presumed"** is where the surveyor has confirmed by Laboratory Analysis the presence of asbestos or non asbestos in a material and the surveyor has used this information by extrapolating the results for the material of similar construction. Also this terminology will be used where asbestos has been known to have been commonly used in manufacturing and where access restricts the possibility of sampling eg. corrugated cement roofs.

**"Presumed"** asbestos is a **default situation** where there is insufficient evidence to confirm that it is asbestos free ie where there is no samples taken during a survey as requested by the client or where an area cannot be inspected or accessed. In both cases the areas must be presumed to contain asbestos unless there is strong evidence to prove otherwise.

**"Presumed" or "Strongly presumed"** asbestos containing materials are scored as Crocidolite (3) unless analysis of similar samples from the building shows a different asbestos type.

- 4.15 The priority assigned to a specific material to remain in-situ is representative and transient, hence, routine periodic audits must be conducted to reassess the condition on a regular basis at least annually or sooner if there is a particular concern or problem highlighted.
- 4.16 A permit to work scheme must be operated ensuring contractors, building occupants and maintenance operatives who need to know about asbestos are effectively alerted to its presence before undertaking any works in the area.

#### **4.17 Management Plan**

A management plan should be developed based on this risk assessment. The management plan may include the following :-

- .. Clean up debris
- .. Repair
- .. Encapsulate
- .. Enclosed
- .. Remove
- .. Maintain and update log of asbestos containing materials
- .. Monitor condition
- .. Restrict access

- “ Label or colour code
- “ Inform
- “ Train
- “ Define safe systems of work
- “ Operate a permit to work system

To manage the risk effectively you will need to:

- “ Keep and maintain an up to date record of the location, condition, maintenance and removal of all asbestos materials on your premises
- “ Repair, seal or remove if there is a risk of exposure
- “ Maintain in a good state of repair and regularly monitor the condition
- “ Inform anyone likely to disturb asbestos of its location and condition
- “ Have arrangements in place so that work which disturbs asbestos complies with the Control of Asbestos Regulations (CAR)
- “ Review the plan at regular intervals and update if circumstances change

- 4.18 Generally, work with asbestos insulation, insulating board and spray coating **must not** be carried out without a licence from the HSE although there are exceptions for very minor works - more information is available in Managing and working with asbestos Control of Asbestos Regulations 2012 Approved Code of Practice and guidance L143 (Second edition) Published 2013. As a general guideline, work on these materials should be carried out inside full enclosures incorporating negative pressure and decontamination facilities although minor works may be carried out in accordance with the "*Asbestos Essentials Task Manual*" (HSG210).
- 4.19 The removal of asbestos insulation, insulating board and spray coating is subject to a statutory 14 day notification to the Health and Safety Executive. The notification period is a condition of the removal contractor's licence. Note, also there may be additional restrictions placed on a licence at the discretion of the HSE.
- 4.20 Following the introduction of The *Hazardous Waste (England & Wales) Regulations 2005 as amended by the Hazardous Waste (England & Wales) Regulations 2009*, all materials with an asbestos content greater than 0.1% by weight - including asbestos cement where applicable - are now classified as a Hazardous Waste and must be disposed of at a site licensed to accept such waste. An appropriate consignment note is also required.
- 4.21 Although not a legal requirement, it is recommended that a licensed asbestos contractor is engaged for any work with asbestos - including cement products - to ensure full compliance with all current legislation.

## 5.0 UKAS

- 5.1 In accordance with current legislation as of August 1999, as an employer, you must only engage laboratories to carry out air monitoring, clearance sampling and analysis who can demonstrate that they conform to *European Standard ISO 17025* by accreditation with a recognised accreditation body.
- 5.2 Environtec Ltd are accredited by *UKAS (United Kingdom Accreditation Service)* for fibre

counting, clearance sampling, bulk sampling and bulk analysis (**Testing 2030**) thereby assuring our audit system, quality system, calibration and testing operations are in compliance with the relevant requirements and are regularly assessed both internally and externally. Environtec Ltd is a UKAS accredited inspection body for asbestos surveying in complying with the standard **ISO 17020 (Inspection 197)**.

- 5.3 Environtec Ltd has a wealth of experience and knowledge to ensure maximum standards are maintained and that the reporting to the client is of the highest quality achievable. Views and interpretations expressed within the content of this report are outside the scope of UKAS.

## **6.0 AIR SAMPLE ANALYSIS RESULTS**

- 6.1 If required, air tests were taken in accordance with **HSG 248** and our UKAS accreditation for fibre counting and sampling. Air test filters were cleared using acetone/triacetin and read using phase contrast microscopy.

Environtec Ltd are participants, with current satisfactory performance in the RICE scheme (The Regular Inter-Laboratory Counting Exchange), which formally established in 1984 as the UK National Proficiency Testing Scheme for laboratories using the membrane filter method.

## **7.0 DISCLAIMER**

- 7.1 This consultancy contract was completed by Environtec Ltd on the basis of a defined programme of work and terms and conditions agreed with the Client. This report was compiled with all reasonable care and attention, bearing in mind the project objectives, the agreed scope of works, prevailing site conditions and the degree of manpower and resources allocated to the project, as agreed.
- 7.2 Environtec Ltd cannot accept responsibility to any parties whatsoever, following the issue of this report, for any matters arising which may be considered outside of the agreed scope of works.
- 7.3 This report is issued in confidence to the client and Environtec Ltd cannot accept responsibility to any third parties to whom this report may be circulated, in part or in full, and any such parties rely on the contents of the report solely at their own risk.

The measurements given within this report for all sampled asbestos/non asbestos materials are approximations only. Environtec Ltd cannot accept responsibility for discrepancies on these measurements. Any future asbestos removal projects should be priced on the basis that the material has been accurately measured by the removing party themselves

## 8.0 CONCLUSION

### 8.1 General

- 8.1.1 Where asbestos materials have been positively identified to this property remedial action may be required to be completed to render them safe. Some asbestos materials may remain in-situ in their present condition to fulfil their life expectancy, providing they remain undisturbed and undamaged.
- 8.1.2 Careful consideration must be given to all maintenance and associated operations that will or are likely to disturb any asbestos bearing materials that remain in-situ.
- 8.1.3 It must be considered that whilst asbestos materials remain in-situ a primary source of contamination will exist with secondary contamination by air movement and traffic through which will continue to spread asbestos contamination over a wider extensive area with risk to health and cost implications to the client.
- 8.1.4 It must be noted that demolition works prior to refurbishment or similar may expose asbestos materials that were physically and visually impossible to locate and identify within the restraints of this survey. Caution should therefore always be adopted where there is a question of doubt.
- 8.1.5 Caution must therefore be adopted when maintenance works are conducted, should any suspect materials be revealed then the works must stop immediately and expert advice sought.
- 8.1.6 The test results set out within the appendices show the nature and condition of the asbestos present in the building. Should the building be programmed for major demolition and redevelopment works all asbestos materials positively identified must be removed under controlled conditions by a registered licensed asbestos removal contractor and disposed of as special waste, prior to the commencement of such works.

## 9.0 RECOMMENDATIONS

- 9.1.1 This survey report and recommendations detailed shall form part of the asbestos management plan in accordance with **regulation 4 of the (CAR 2012)**.
- 9.1.2 To comply with and ensure that the requirements of ***Managing and working with asbestos, The Control of Asbestos Regulations 2012 Approved Code of Practice and guidance, Health and Safety at Work Act 1974, The Management of the Health & Safety at Work Regulations 1999 and Construction (Design and Management) Regulations 2007*** It is proposed and recommended that the following are implemented and actioned:-
- 9.1.3 That access and disturbance to all areas containing loose or substantially damaged/ deteriorated asbestos materials with a priority **High** be restricted immediately.
- 9.1.4 That all asbestos materials listed under priority **High** be the subject of removal/ remedial action to be implemented immediately to render them safe. This action to include all necessary environmental decontamination and cleaning as necessary.

- 9.1.5 That those items listed under priority **Medium** which are vulnerable to damage be removed and replaced with a non-asbestos substitute or if the ACM is not vulnerable to damage then the ACM must be encapsulated within 12 months of the date of this report.
- 9.1.6 That all individual recommendations relating to ACM occurrences listed within the asbestos register are implemented within 12 months or sooner of the date of this report, depending on the individual circumstances. The prefix word "Programme for removal" shall indicate a less urgent ACM occurrence that requires remedial action to be implemented at a later date depending upon budget restraints.
- 9.1.7 That those items listed under priority **Low/Very Low** may remain in situ unless there is a high vulnerability to damage and/or disturbance as a result of routine occupational activity or maintenance/refurbishment.
- 9.1.8 That all asbestos containing materials that are to remain in place are clearly labelled with statutory warning labels. Labelling of ACMs that are in good condition and may remain in-situ is purely a recommendation. We appreciate in certain circumstances asbestos can be an emotive subject and labelling of asbestos may draw unwanted attention to the said material. Other warning systems can be applied to the ACMs for example a colour coding and/or permit to work scheme should be operated ensuring contractors, building occupants and maintenance operatives who need to know about asbestos are effectively alerted to its presence before undertaking any works in the area. Environtec Ltd can provide full details of a comprehensive permit to work scheme upon request.
- 9.1.9 Consideration should be given to future proposed refurbishment work and the asbestos removal abatement works programmed in to take advantage of that opportunity. If during refurbishment of a building it becomes necessary for asbestos materials to be worked upon or disturbed in any way there is a requirement under the **CAR 2012** to carry out a risk assessment.
- 9.1.10 That all removal, encapsulation and abatement works are undertaken and completed in compliance with a detailed specification and method statement for asbestos works.
- 9.1.11 That where asbestos materials are to remain insitu then regular, at least annual periodic audit inspections are carried out to monitor and maintain the condition of the asbestos materials such that the risks to health are reduced to the minimum possible so far as is reasonably practicable.
- 9.1.12 That those employed in management positions directly or indirectly having control of the building (dutyholder) and/or any works within these premises are made fully aware of this report and all asbestos materials identified. Those management have a responsibility to provide awareness training for all personnel, site and office based.
- 9.1.13 Those who have repair and maintenance responsibilities for the premises because of a contract or tenancy or those in control of the premises if no such contract or tenancy exists are the "duty holder". The dutyholder shall adopt all liabilities for management of ACMs.
- 9.1.14 That all contractors and those who visit site to undertake any works be notified and made aware of this report and that asbestos materials are present prior to the undertaking of such works to



enable suitable precautionary actions to maintain and reduce the risk to health.

- 9.1.15 That asbestos airborne fibre monitoring be completed to all areas where asbestos materials have been listed under priority **High or Medium** which are programmed for removal at a later date, to identify if airborne fibres are being generated under prevailing conditions. It is considered that this monitoring exercise will act as a reassurance confirmation as it is not expected that airborne fibres will be generated.

This monitoring should be maintained periodically until the said asbestos materials are made safe by removal or abatement works.

- 9.1.16 That all asbestos removal/abatement works are undertaken by a licensed asbestos removal contractor under the direct supervision of Environtec Ltd appointed by the client and that all analytical attendance and monitoring be completed by Environtec Ltd in accordance with our UKAS accreditation.
- 9.1.17 That competitive quotations/tendering procedures are employed to achieve the most economically favourable costings and programme.

## **10.0 CLIENT OPTIONS**

- 10.1 Environtec Limited, on the basis of the survey report can assist the duty holder in compiling a detailed management plan and asbestos policy on behalf of the client which shall incorporate involve asbestos remedial works. If necessary, together with future updates to the register, asbestos awareness training together with our comprehensive popular permit to work scheme.
- 10.2 Environtec Ltd can also undertake annual inspections/re-surveys of premises on behalf of clients to assess in-situ asbestos containing materials and inspect areas originally omitted from the survey with the purpose of updating the asbestos register especially when remedial works or maintenance works take place. The register shall be issued with updates on a regular basis one copy to the client and one for the premises.
- 10.3 Where remedial works are identified, Environtec Ltd can prepare a detailed specification or method statement for the safe removal/containment and any decontamination of all asbestos identified. The specification will encompass all current legislation, extent of works and any site restrictions.
- 10.4 The works can be programmed to progress in phases in order to keep staff disturbance to a minimum. All works to be managed and monitored by Environtec Limited who will provide all necessary certification upon successful completion of the works.
- 10.5 Environtec Limited have been involved as Project Managers on asbestos projects acting as principles for clients for some years, and as such, have compiled a list of reputable Licensed Asbestos Contractors. The contractors are familiar with our Specification and are usually selected for their particular experience or location to the particular site.
- 10.6 Returned tenders will be vetted by Environtec Limited to ensure that contractors have demonstrated a thorough understanding of the proposed works and provided all necessary

supporting information. From the details returned, a recommendation will be made of the most suitable tender received. The tenderers and recommendations will be submitted to the client in the form of a tender summary report.

- 10.7 Budget prices based on our knowledge and experience in the industry can be prepared if requested.
- 10.8 The client should consider undertaking asbestos surveys of other properties under their control and management to formulate and generate an asbestos risk register for their portfolio of buildings so that the asbestos can be effectively controlled and managed. This should be undertaken prior to future projects enabling the client to account for any additional costs/timescale additions necessary on such projects as well as locating previously unidentified asbestos material. Current legislation has placed a statutory obligation on the dutyholder to manage ACMs in non-domestic premises. The asbestos register will form part of the management plan. It is a requirement that all properties controlled by the dutyholder have a management plan that incorporates an asbestos register.
- 10.9 Environtec Ltd can provide a computer web-based database system so that asbestos risk registers for various buildings can be properly managed and updated accordingly incorporating current legislation.

## **11.0 REGULATIONS ON ASBESTOS IN BUILDINGS**

### **11.1 General**

- 11.1.1 Prior to any work involving the disturbance or removal of asbestos containing materials, points that must be noted:

In accordance with the **Managing and working with asbestos, The Control of Asbestos Regulations 2012 Approved Code of Practice and guidance**, all work with asbestos falls within the scope of the Code of Practice and guidance therein. In general terms, if the code applies, various provisions and regulations have to be complied with. Although failure to observe any provision of this code is not in itself an offence, that failure may be taken by a court in criminal proceedings as proof that a person has contravened a regulation to which the provision relates.

- 11.1.2 Guidance within Managing and working with asbestos, The Control of Asbestos Regulations 2012 Approved Code of Practice and guidance is aimed at those who have repair and maintenance responsibilities for non-domestic premises.

#### 11.1.3 Definitions

- a) Control Limits: The single control limit for all asbestos types is 0.1 fibres per cubic centimeter averaged over a continuous 4 hour period.

For further reference, please refer to the following Guidance Notes:-

- 1) *HSG248 - Asbestos: The analyst's guide for sampling, analysis & clearance procedures*,

published by the Health and Safety Executive.

- 11.1.4 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 after a survey that 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 then 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 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) or other similar subsequent regulations 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 just 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 present and presumed 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 less densely contaminated at certain locations (textured coating for example). Where this is the case the

sample taken 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.

- Environtec Limited cannot accept any liability for loss, injury, damage or penalty issues due to errors or omissions within this report. Environtec Limited 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 damage is unavoidable and will be limited to just that necessary for the taking of the sample.

As a general guide:

- a) Asbestos materials which are sound, undamaged and not releasing dusts, should not be disturbed unless for refurbishment works and then, all necessary precautions must be taken and in accordance with Managing and working with asbestos, The Control of Asbestos Regulations 2012 Approved Code of Practice and guidance.
- b) Those activities that are likely to produce a release of asbestos dust should be avoided as far as possible.
- c) The concentration of airborne asbestos in occupied areas should be reduced to the lowest, reasonably practicable level.

## 11.2 Specific

### 11.2.1 *Section 2(d) of the Health and Safety at Work Act 1974 (Chapter 37)*, places a general duty on employers to:

'So far as is reasonably practicable as regards any place of work under the employers control, the maintenance of it in a condition that is safe and without risk to health, and adequate as regards facilities and arrangement for their welfare at work'.

*Section 3* of the Act places general duties on employers and the self employed persons other than their employees:

'It shall be the duty of every employer to conduct his undertaking in such a way to ensure, so far as is reasonably practicable, that persons not in his employment who may be affected, thereby are not exposed to such risks to their health or safety'.

*Section 4* places general duties on persons concerned with premises to persons other than their employees in non-domestic premises:

'... to take such measures as it is reasonably practicable, that the premises ....., and any plant or substance in the premises or, as the case may be, provided for use there, is or are safe and without risk to health'.

### 11.2.2 The *Control of Asbestos Regulations 2012 (CAR)* requires employers to prevent the exposure of employees to asbestos. If this is not reasonably practicable the law says their exposure should

be controlled to the lowest possible level. Before any work with asbestos is carried out, the Regulations require employers to make an assessment of the likely exposure of employees to asbestos dust. The assessment should include a description of the precautions that are to be taken to control dust release and to protect workers and others who may be affected by that work. If you are employing a contractor to work in your building make sure that either the work will not lead to asbestos exposures or that they have carried out this assessment and identified work practices to reduce exposures.

11.2.3 The ***Construction (Design and Management) Regulations 2007*** require the client to provide the CDM co-ordinator with information about the project that is relevant to health and safety. This information might, for instance, include previous surveys of the building for asbestos. The Regulations cover all projects but an F10 notification to the HSE is required for projects where the construction phase is more than 30 days in duration or greater than 500 person days. These Regulations place duties on clients, clients' agents (where appointed), designers and contractors to ensure that the health and safety aspects of the work are taken into account, and then co-ordinated and managed effectively throughout all the stages of a construction project. This includes all stages in the life cycle of a project, from conception, design and planning through to the execution of works on site and subsequent construction, maintenance and repair.

11.2.4 These Regulations apply to the planning and execution of much construction work that involves asbestos cement. Where CDM applies, the following conditions apply:

- clients should provide information about the location, type and condition of asbestos cement;
- designers should take account of this information by altering their designs to remove or reduce the need to work with asbestos cement;
- CDM co-ordinators should ensure information about asbestos, relevant to the work in hand, is available to designers and the principal contractor;
- the principal contractor should ensure that individual contractors are aware of the relevant information, and workers should be briefed;
- anyone arranging for someone to undertake construction work should be reasonably satisfied that their appointees are competent to undertake the work safely and without risk to health;
- where work with asbestos cement is part of the construction work, anyone arranging for someone to do work should be reasonably satisfied that they are competent in work of that type;
- at the end of a project, a health and safety file should be prepared which includes relevant information about asbestos.

11.2.5 Assessment of work which exposes employees to asbestos (as detailed in regulation 6 of the ***Control of Asbestos Regulations 2012***):

***Managing and working with asbestos, The Control of Asbestos Regulations 2012 Approved Code of Practice and guidance*** place strict duties on those who have repair and maintenance responsibilities for premises, because of a contract or tenancy, to manage the risk from asbestos

in those premises. Where there is no contract or tenancy the person in control will be the duty holder. There is also a duty of co-operation on other parties under the Approved Code of Practice and guidance.

### **Who has a duty to Manage asbestos?**

A wide range of people potentially have obligations under this regulation, including employers and the self-employed, if they have responsibilities for maintaining or repairing non-domestic premises, and the owner of those premises, whether they are occupied or vacant. In all these cases, regulation 4 of CAR may apply, but the extent of the practical duties will be determined by contractual and other existing legal obligations towards the property.

### ***Specific legal duties under regulation 4 of CAR 2012***

The broad requirements on employers and others are to:

- Take reasonable steps to find materials likely to contain asbestos;
- Presume materials contain asbestos, unless there is strong evidence to suppose they do not;
- Assess the risk of the likelihood of anyone being exposed to asbestos from these materials;
- Make a written record of the location and the condition of the ACMs and presumed ACMs and keep it up to date;
- Repair or remove any material the contains or is presumed to contain asbestos, is necessary, because of the likelihood of disturbance, and its location or condition;
- Prepare a plan to manage that risk and put it into effect to ensure that;
  - Information on the location and condition of ACMs is given to people who may disturb them;
  - any material known or presumed to contain asbestos is kept in a good state of repair;
- Monitor the condition of ACMs and presumed ACMs; and
- Review and monitor the action plan and the arrangements made to put it in place;

#### **11.2.6 Information, Instruction and Training (as detailed in Regulation 10 of CAR 2012):**

Every employer shall ensure that adequate information, instruction and training is given to his employees who are liable to be exposed to asbestos so that they are aware of the risks and the precautions that should be observed.

#### **11.2.7 Use of *Control Measures* (as detailed in Regulation 12 of CAR 2012):**

Every employer who provides personal protective equipment shall ensure that it is properly used. Every employer shall make full and proper use of any personal protective equipment and if he

discovers any defect he shall report it to his employer.

11.2.8 Maintenance of ***Control Measures (as detailed in Regulation 13 of CAR 2012):***

Every employer who provides any personal protective equipment shall ensure that it is maintained in a clean and efficient state, in efficient working order and in good repair.

11.2.9 ***Provision and Cleaning of Protective Clothing (as detailed in Regulation 14 of CAR 2012):***

Every employer shall provide adequate and suitable protective clothing for his employees who are exposed to asbestos. The employer shall ensure that any protective clothing provided, is either disposed of as asbestos waste or adequately cleaned.

11.3 **Removal**

11.3.1 When it is not possible to seal an asbestos material effectively and it is likely to release dust, it may be decided to remove it completely. If it is necessary to disturb asbestos materials frequently, for example, for maintenance purposes, the cost of the precautions required may make it more cost effective to replace them. However, it should be recognised that removal often leads to higher short-term dust levels than sealing the material in place, and appropriate precautions must be taken.

Removal may involve complete removal of board or lagging for example, or simply removal of a small vulnerable area from an installation. Temporary repair, sealing or enclosure may be required to render asbestos material safe pending removal. When asbestos fire protection material is removed, it must be immediately replaced with materials having at least an equivalent fire rating.

Removal of sprayed asbestos, lagging and asbestos insulating board should generally be carried out by a Contractor licensed by the Health and Safety Executive (HSE).

Work with materials in which the asbestos fibres are firmly linked in a matrix do not require to be conducted by a licensed contractor. The definition of licensable work is given in paragraph 30 Managing and working with asbestos. The Control of Asbestos Regulations 2012 Approved Code of Practice and guidance, although it is recommended that all such works are undertaken by a licensed contractor.

11.3.2 The ***Control of Asbestos Regulations 2012, entitled 'Asbestos:*** sets down a single control limit for the level of airborne asbestos fibres for all asbestos types, this being 0.1 fibres per cubic centimeter averaged over a continuous 4 hour period.

It should be noted, however, that this level refers to those who would expect to come into contact with asbestos as part of their employment. There are currently no levels set for the general public. However, in terms of non-occupation exposure, airborne fibre levels should be controlled to as low as reasonably practicable. For most practicable purposes, this effectively means less than 0.01 fibres/ml.

Should one wish to disturb this material, the above level must not be exceeded.



- 11.3.3 Any intended de-contamination/removal work should be undertaken in accordance with a detailed specification.

The specification should include for:-

a) The continued operational requirements.

b) The continuation of the current refurbishment works and the following legislation:-

- 1) *Managing and working with asbestos, The Control of Asbestos Regulations 2012 Approved Code of Practice and guidance L143 (Second edition) Published 2013*
- 2) *Health and Safety at Work etc Act 1974.*
- 3) *HSG248: Asbestos: The analysts' guide for the sampling, analysis and clearance procedures.*
- 4) *Construction (Design and Management) Regulations 2007.*
- 5) *Control of Substances Hazardous to Health Regulations 2002.*
- 6) *HSG247 Asbestos: The Licensed Contractors' Guide*
- 7) *Respiratory Protective Equipment at Work; A Practical Guide HSG53.*
- 8) *A comprehensive guide to Managing Asbestos in Buildings HSG227.*
- 9) *HSG 264: Asbestos: The Survey Guide*
- 10) *Asbestos Essentials Task Manual HSG210.*
- 11) *The Hazardous Waste (England & Wales) Regulations 2005 as amended by the Hazardous Waste (England & Wales) Regulations 2009*

c) Further reading:

- *Asbestos MS13.*



**Asbestos Survey Report**  
**Project Ref. No: M10538**  
**Communal Areas Lllys Ben Bowen Thomas**  
**Full type 2 survey**

# **Manestream Ltd**

## **Wales & West Housing**

### **Communal Areas Llys Ben Bowen Thomas**



**Survey Date:** 31/03/2008 to 31/03/2008

**Surveyor:** G Mogford

**Report Print Date:** 08/05/2008

**Report Authorised By:** Gareth Cargill - Surveyor

**Signature:**

**Report created using Environmental Management Program Release 3**

# Communal Areas Llys Ben Bowen Thomas

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## Report edition history

Type of report	Edition number	Date(s)
Survey	Edition 1	31/03/2008 to 31/03/2008

# Communal Areas Llys Ben Bowen Thomas

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# Communal Areas Llys Ben Bowen Thomas

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## 1.0 Contact Information

### Client

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### Site Address

<b>Communal Areas Llys Ben Bowe...</b>	<b>Contact:</b>	n/a
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# Communal Areas Llys Ben Bowen Thomas



## 2.0 Site Description

### General Information

The site generally consisted of all communal areas at Llys Ben Bowen Thomas. Built approx 1980's.

The following provides a definitive list of all areas accessed during the course of the survey. In addition reference has been made to any fibrous materials which the surveyor/survey team perceives to be non-asbestos and may be mistaken for suspected asbestos containing materials by other personnel.

### Key

Compartment number	Building, floor, room / area	Accessed
Comments		

### Areas Accessed

1	<b>Main, 1st floor, External</b>	Yes
Suspected asbestos materials sampled (see appendix A).		
2	<b>Main, 1st floor, Staircase 2</b>	Yes
Suspected asbestos materials sampled (see appendix A).		
3	<b>Main, Ground floor, Switch Room</b>	Yes
Suspected asbestos materials sampled (see appendix A).		
4	<b>Main, Ground floor, Lobby 1</b>	Yes
Suspected asbestos materials sampled (see appendix A).		
5	<b>Main, Ground floor, Shed</b>	Yes
No suspect asbestos, no assumed non-asbestos fibrous materials present.		

## 2.0 Site Description (Cont'd...)

6	<b>Main, Ground floor, Boiler Room</b>	Yes
Suspected asbestos materials sampled (see appendix A).		
7	<b>Main, Ground floor, Lift</b>	No
Room/area locked and inaccessible.		
8	<b>Main, Ground floor, Laundry</b>	Yes
No suspect asbestos, no assumed non-asbestos fibrous materials present.		
9	<b>Main, Ground floor, Store 1</b>	Yes
Suspected asbestos materials sampled (see appendix A).		
10	<b>Main, Ground floor, Store 2</b>	Yes
No suspect asbestos, no assumed non-asbestos fibrous materials present.		
11	<b>Main, Ground floor, Corridor 1</b>	Yes
Suspected asbestos materials sampled (see appendix A).		
12	<b>Main, Ground floor, Staircase 1</b>	Yes
Suspected asbestos materials sampled (see appendix A).		
13	<b>Main, Ground floor, Corridor 2</b>	Yes
Suspected asbestos materials sampled (see appendix A).		
14	<b>Main, Ground floor, Staircase 2</b>	Yes
Suspected asbestos materials sampled (see appendix A).		
15	<b>Main, Ground floor, Corridor 3</b>	Yes
Suspected asbestos materials sampled (see appendix A).		

## 2.0 Site Description (Cont'd...)

16	<b>Main, Ground floor, Staircase 3</b>	Yes
Suspected asbestos materials sampled (see appendix A).		
17	<b>Main, Ground floor, External</b>	Yes
Suspected asbestos materials sampled (see appendix A).		
18	<b>Main, 1st floor, Staircase 1</b>	Yes
Suspected asbestos materials sampled (see appendix A).		
19	<b>Main, 1st floor, Corridor 1</b>	Yes
Suspected asbestos materials sampled (see appendix A).		
20	<b>Main, 1st floor, Kitchen</b>	Yes
Suspected asbestos materials sampled (see appendix A).		
21	<b>Main, 1st floor, Lounge</b>	Yes
Suspected asbestos materials sampled (see appendix A).		
22	<b>Main, 1st floor, Cupboard 1</b>	Yes
Suspected asbestos materials sampled (see appendix A).		
23	<b>Main, 1st floor, Lift</b>	No
Room/area locked and inaccessible.		
24	<b>Main, 1st floor, Loftspace</b>	No
Access to room/area restricted or refused (see section 7).		
25	<b>Main, 1st floor, Corridor 2</b>	Yes
Suspected asbestos materials sampled (see appendix A).		



## 2.0 Site Description (Cont'd...)

26	<b>Main, 1st floor, WC 1</b>	Yes
Suspected asbestos materials sampled (see appendix A).		
27	<b>Main, 1st floor, WC 2</b>	Yes
Suspected asbestos materials sampled (see appendix A).		
28	<b>Main, 1st floor, WC 3</b>	Yes
Suspected asbestos materials sampled (see appendix A).		
29	<b>Main, 1st floor, Study Room</b>	Yes
No suspect asbestos, no assumed non-asbestos fibrous materials present.		
30	<b>Main, 1st floor, Balcony 1</b>	Yes
Suspected asbestos materials sampled (see appendix A).		
31	<b>Main, 1st floor, Corridor 3</b>	Yes
Suspected asbestos materials sampled (see appendix A).		
32	<b>Main, 1st floor, Staircase 3</b>	Yes
Suspected asbestos materials sampled (see appendix A).		
33	<b>Main, 2nd floor, Staircase 1</b>	Yes
Suspected asbestos materials sampled (see appendix A).		
34	<b>Main, 2nd floor, Corridor 1</b>	Yes
Suspected asbestos materials sampled (see appendix A).		
35	<b>Main, 2nd floor, Lift Motor Room 1</b>	Yes
Suspected asbestos materials sampled (see appendix A).		

## 2.0 Site Description (Cont'd...)

36	<b>Main, 2nd floor, Lift Motor Room 2</b>	Yes
Suspected asbestos materials sampled (see appendix A).		
37	<b>Main, 2nd floor, Staircase 2</b>	Yes
Suspected asbestos materials sampled (see appendix A).		
38	<b>Main, 2nd floor, Lift</b>	No
Room/area locked and inaccessible.		
39	<b>Main, 2nd floor, Corridor 2</b>	Yes
Suspected asbestos materials sampled (see appendix A).		
40	<b>Main, 2nd floor, Corridor 3</b>	Yes
Suspected asbestos materials sampled (see appendix A).		
41	<b>Main, 2nd floor, Staircase 3</b>	Yes
Suspected asbestos materials sampled (see appendix A).		
42	<b>Main, 3rd floor, Loft space 1</b>	Yes
Suspected asbestos materials sampled (see appendix A).		
43	<b>Main, 3rd floor, Loft space 2</b>	Yes
Suspected asbestos materials sampled (see appendix A).		

## 3.0 Survey Brief

To undertake a **Type 2: Standard sampling, identification and assessment survey. (Sampling Survey).**

The purpose of this survey was to locate, as far as reasonably practicable, the presence and extent of any suspect asbestos containing materials in the building and assess their condition. Representative samples were collected and analysed for the presence of asbestos. Samples from each type of suspect asbestos containing materials found, were collected and analysed to confirm asbestos type and content. Where the materials sampled were found to contain asbestos, other similar homogeneous materials used in the same way have been presumed to contain asbestos.

In addition, Manestream Limited have:

Attempted to investigate all agreed areas, although not all could be fully accessed (see Section 7)

Recorded the present condition of the asbestos containing materials identified.

Provided a Materials and Priority assessment for each individual sample / inspection.

Produced a report to identify areas of known or suspected / presumed asbestos materials.

Provided the basis for an asbestos register for the site.

Provided the basic information from which an effective asbestos management plan can be instigated.

Highlighted the requirement for urgent action to reduce the risk of exposure to asbestos fibres.

Created an awareness that other presumed asbestos materials may be present but not found and which should be added to the register when identified, moreover, have created an awareness that other asbestos materials may be present but not found and which may require removal prior to refurbishment or demolition works.

Referenced any fibrous materials which were considered to be non-asbestos and may be mistaken for suspected asbestos containing materials by other personnel.

**This report should not to be used for direct contractual, quotations or remediation purposes.**

**The measurements within this report are approximations only.**

**This report should only be used for the basis to provide information necessary for asbestos remediation, management and tendering purposes.**

## 4.0 Survey Techniques

The area (s) set out within the survey brief underwent inspection for suspect asbestos containing materials (s) (ACM's).

Each room/area was viewed for materials suspected to contain asbestos and representative samples taken for confirmation. Where present, and where possible, individual ceiling tiles were removed. Existing access hatches were used to gain access to any service ducts or other hidden areas. Materials of a similar type were representatively sampled. It was assumed that surfaces identical to a sampled location were of a similar composition.

Photographs were taken at all of the inspection locations (unless otherwise stated).

There were no deviations from the standard methods used.

This survey/inspection was carried out in accordance with Manestream Limited's documented 'in-house' procedure PRO 01 'Inspection/Survey and Sampling Procedures' based on MDHS 100 'Surveying, sampling and assessment of asbestos containing materials'.

The asbestos survey/inspection records state information recorded at the time of the survey only, based on visual assessment and the following inspection criteria:

CONDITION of material.

FRIABILITY of material.

Any SURFACE TREATMENT to the material.

The material's POSITION (internal or external).

ACCESSIBILITY to the material.

The asbestos TYPE and ANALYSIS (content).

A risk evaluation has been provided for the identified asbestos incidences based on an algorithm derived by applying numerical values to the above criteria.

The final risk terms (**None**, **Minor**, **Low**, **Medium**, **High**) have been based on interpretation of current legislation and guidance; the evaluation (s) and associated terms shall require review when other considerations, such as; future legislation or building use, come into effect.

These risk terms should be considered as a guide to the overall probability of the asbestos containing materials to release asbestos fibre. Changes to any of the above criteria shall necessitate the need for reassessment of the risk value.

Descriptions for locations were obtained from site signs or site users; where no descriptions were available, suitable terms have been used for this report and accompanying drawings.

## 5.0 Sample Analysis and Referencing

Asbestos bulk sample analysis is conducted using polarised light and dispersion staining techniques. Dispersion staining is used to describe the colour effects produced when a particle or fibre is immersed in a liquid having a refractive index near to that of the particle or fibre when viewed under a microscope using transmitted white light. (Based on HSG 248 'Asbestos: The analysts' guide for sampling, analysis and clearance procedures' - current version).

Formal analysis results are shown within Appendix B.

All samples were analysed in Manestream Limited's UKAS accredited base laboratory.

Sample suffixes shown within the Asbestos Sample Records are to be interpreted as follows:

**05a.....**Analysed Sample

**05m01.....**The first sample referenced to sample 05a

**05Vis.....**No sample taken, visual reference only

Where a material is not sampled, for example during a Type 1 survey or where samples have been visualised or mastered the asbestos type will be presumed as crocidolite, unless:

- Sample analysis of similar materials within the building show a different asbestos type (mastered samples).
- Or there is reasoned argument that another type of asbestos was almost always used and will be based on professional judgement and experience.

Similarly asbestos content will be presumed as high in absence of the above.

## 6.0 Reservations

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 identify the physical presence of materials containing asbestos within the areas of the building.

It is known that asbestos materials are frequently concealed within the fabric of buildings or within sealed building voids so therefore it is not possible to regard the findings of any survey as being definitive. It shall always remain a possibility that further asbestos containing materials may be found. For reasons set out in this report Manestream Limited cannot give an assurance that all asbestos materials have been found.

Asbestos may be under or hidden from view by other materials which have been used for over-cladding. In-filling, alteration and refurbishment work which, has taken place in the past, may also hide asbestos containing materials.

Installations that are suspected to contain asbestos but have not been inspected internally for reasons of safety (e.g. live electrical switchgear) or because it would entail destructive testing procedures (e.g. fire doors) have been documented and a generic material/priority assessment applied.

Equipment, machinery, ducting etc were not moved, opened up or examined for the purpose of this investigation except where hatches were available. However, a reference has been made in this report to such items if they were suspected to contain asbestos.

Access may not have been gained to several areas of the site, for example:- Sealed or inaccessible loft spaces or inaccessible lift shafts and escalators.

Where asbestos containing materials have been presumed / detected, it is possible that past degradation (or future deterioration) may contaminate localised areas. The presence or extent of any such contamination cannot be visually identified or assessed without the use of airborne fibre monitoring and swab sampling techniques etc being employed, unless visible debris was present at the time of undertaking the survey. This exercise would require a separate instruction / visit and would be the subject to further charges.

Floor tiles (or similar material) may include a bitumastic adhesive. It is known that some proprietary brands of bitumen have an asbestos content and this will be included as an integral part of the bulk sample or presumptive analysis unless otherwise stated.

We recommend that samples be taken of suspect materials, which may be uncovered within any areas, which were not included in this survey. No air monitoring was carried out whilst the survey was undertaken. Care was taken not to cause disturbance of fibre or contamination of clean surfaces. Use may have been made of both asbestos and non-asbestos materials in close proximity to one another. Caution must therefore be adopted when disturbing areas of mixed materials and all should be treated as asbestos.



### 6.0 Reservations (Cont'd...)

Any diagrams in the report are not to scale and are illustrative only to indicate approximate locations. The descriptions used are for location identification purposes.

All the recommendations described in this report are standardised and based upon material and priority assessments for each individual inspection. The assessments take into account the type, location and condition to generate the associated risk evaluation. Recommendations should still be reviewed for suitability for each circumstance, however, statutory authorities or others bodies, may require amendments based upon local knowledge, change in legislation, change in use or other criteria.

Future refurbishment or demolition works may disturb or damage asbestos containing materials. Such materials should be suitably treated and some may require removal by a Licensed Asbestos Removal Contractor. The report may be used as an initial asbestos register to which any later discoveries should be added. Its findings will instigate programming of the asbestos management plan.

## 7.0 Specific Reservations

The following specific reservations are applicable to this survey.

### Ground Floor

No access to live electric boxes in Switch Room.

No access to live boiler in Boiler Room.

No access to live electrics in Boiler Room.

No access beneath fitted carpets in:

Staircase 1

Staircase 2

Staircase 3

Corridor 1

Corridor 2

Corridor 3

Laundry Room

No access to lift - lift engineer required.

### First Floor

No access behind bath panel in WC 3.

No access to lift - lift engineer required.

No access to loftspace 1 due to lone working.

No access beneath fitted carpet in:

Staircase 1

Staircase 2

Staircase 3

Corridor 1

Corridor 2

Corridor 3

Lounge

Study

### Second Floor

No access beneath fitted carpet in:

Staircase 1

Staircase 2



### 7.0 Specific Reservations (Cont'd...)

Staircase 3  
Corridor 1  
Corridor 2  
Corridor 3

No access to lift - lift engineer required.

No access to electrics in Lift Motor Rooms 1 & 2.

No access to lift motor in Lift Motor Room 2.

#### Third Floor

Limited access in Loft Void 1 & 2 due to height restrictions (lone working) & the amount of MMMF.

## 8.0 Recommendations for Management Actions

### GENERAL

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 staff, contractors and others who may be affected. Labelling of the material may be appropriate. Periodic condition inspections shall be a prerequisite of any successful asbestos management plan.

Any person undertaking work within the premises should be told of the presence of asbestos. This briefing also applies to any other person associated with the site, including staff, sub-contractors and others.

Under no circumstance must any work with asbestos be undertaken without an assessment of work as detailed in Regulation 6 of the Control of Asbestos Regulations being undertaken. All works must be conducted in accordance with the Control of Asbestos Regulations.

If any suspicious materials thought to contain asbestos are found, and not included in this report, they should be sampled and analysed by a specialist laboratory. Work is not to continue until analysis of the material is obtained, and appropriate action taken.

For materials in poor condition remedial works including encapsulation or removal may be required. Access to areas containing asbestos in poor condition may need to be restricted until remedial measures have been completed.

The key legislative documents relating to works with asbestos materials are:

- The Health and Safety at Work Act (1974)
- The Control of Asbestos Regulations (2006)
- The Management of Health and Safety at Work Regulations (1999)

Recommendations for action have been made based on the risk evaluation indicated in the appropriate survey record. In general the following will be applicable; exceptions will be made where specific circumstances apply.

### MATERIAL AND PRIORITY ASSESSMENTS

For each sample/inspection, a material/priority assessment has been compiled using an algorithm. A point score (weighting) is allocated on the basis of the examination of a number of parameters as detailed below. The value assigned to each of these parameters is added together to give a total score, the higher scores indicating high risk materials.

This system is based on the method as described in MDHS 100 Surveying, Sampling and Assessment of Asbestos Containing Materials.

### 8.0 Recommendations for Management Actions (Cont'd...)

**FRIABILITY:** Low = 0, Medium = 1, High = 4

**SURFACE TREATMENT:** Fully Sealed = 0, Fully Sealed and Labelled = 0, Partial Seal = 2, None = 4

**CONDITION:** Good = 0, Fair = 1, Poor = 4, Debris = 6

Friability, surface treatment and condition are contributory factors in the likelihood that an asbestos containing product will give rise to airborne fibres. Sealed or encapsulated surfaces are less likely to release fibres. Damaged or bare surfaces will readily release fibres.

**ACCESSIBILITY:** Low = 0, Medium = 1, High = 2

**AIR MOVEMENT / POSITION:** External = 0, Internal = 1, Induced Vent = 2

Accessibility and air movement / position contribute to the priority assessment. A highly accessible material will if damaged give rise to a higher level of exposure, as would an asbestos material in an airflow

#### **ASBESTOS TYPE:**

N.A.D.I.S = 0 (No Asbestos Detected in Sample)

Chrysotile = 1

Amphibole asbestos excluding crocidolite = 2 (amosite, anthophyllite, actinolite, tremolite)

Crocidolite = 3

#### **ANALYSIS CONTENT:**

Trace = 1, Low = 1, Medium = 2, High = 3

Asbestos type and analysis content are contributory factors in the likelihood that an asbestos containing product will give rise to airborne fibres. A trace of an amphibole can carry a comparable algorithmic 'score' as a high concentration of chrysotile.

The asbestos risk assessment system adopted must concentrate solely on the likelihood of fibre release from asbestos based materials into the breathing zone of persons at risk. This is the singular most important factor in assessing the likelihood of that person being exposed to asbestos fibres which may be injurious to their health.

Although recommendations which are issued will vary according to each individual situation, it is desirable that some standardisation of action is achieved to allow the 'duty holder' to identify areas that require immediate attention, and to instigate planned preventive maintenance / management of asbestos containing materials.

### **RISK EVALUATION DEFINITIONS**

### 8.0 Recommendations for Management Actions (Cont'd...)

#### **HIGH RISK MATERIAL REQUIRING URGENT ATTENTION 18 Points or more**

The potential hazard arising from this category warrants urgent action.

Immediate plans should be made for the removal of the asbestos containing material. If delay of removal is likely to occur the asbestos should be sealed / encapsulated and approved warning labels (A Labels) positioned to help to prevent accidental damage to the material. In most cases it shall be necessary to prevent access or occupation.

#### **MEDIUM RISK MATERIAL REQUIRING NEAR TERM ATTENTION 14-17 Points**

This category indicates that deterioration in any of the contributory factors may result in asbestos fibre release. Therefore all asbestos, within this category, would typically warrant removal on a programmed basis usually within a specified time scale. The condition of the asbestos material should be regularly monitored and, where necessary, sealed / re-encapsulated until removal takes place. Approved warning labels (A Labels) should be positioned to help to prevent any accidental damage to the material. In some cases it shall be necessary to prevent access or occupation.

#### **LOW RISK MATERIAL REQUIRING REGULAR INSPECTION 9-13 Points**

This category indicates the need for regular monitoring as although the current risk of fibre release is low, this risk may rapidly alter should any number of factors contribute to the materials deterioration. It is recommended that asbestos in this category is visually inspected on a three to six monthly basis to ascertain any change in condition. Where such a change occurs re-prioritisation to a higher risk category shall be necessary. Approved warning labels (A Labels) should be positioned to help to prevent accidental damage to the material.

#### **MINOR RISK MATERIAL REQUIRING ANNUAL INSPECTION 1-8 Points**

This category indicates low priority. Visual inspections should be made on an annual basis to ascertain any change in condition. Where such a change occurs re-prioritisation to a higher risk category may be necessary. Approved warning labels (A Labels) should be positioned to help to prevent accidental damage to the material.

#### **NONE 0 points**

No action necessary

## 9.0 Register of Asbestos Containing Materials

### Approximate costs summary

<b>High risks:</b>	N/A	<b>Medium risks:</b>	N/A
<b>Low risks:</b>	N/A	<b>Minor risks:</b>	N/A

### Asbestos Containing Materials

<b>Sample ref.:</b>	<b>06a</b>	<b>Next action due date:</b>	30/09/2008
<b>Remedial action:</b>	Label & inspect		
<b>Timescale:</b>	Within 6 months	<b>Approx. cost:</b>	N/A
<b>Location-component:</b>	Main, Ground floor, Boiler Room - Gaskets		

<b>Sample ref.:</b>	<b>21m01</b>	<b>Next action due date:</b>	30/09/2008
<b>Remedial action:</b>	Remove		
<b>Timescale:</b>	Within 6 months	<b>Approx. cost:</b>	N/A
<b>Location-component:</b>	Main, 2nd floor, Lift Motor Room 2 - Textured coatings and plaster		

<b>Sample ref.:</b>	<b>15a</b>	<b>Next action due date:</b>	31/03/2009
<b>Remedial action:</b>	Label & inspect		
<b>Timescale:</b>	Within 12 months	<b>Approx. cost:</b>	N/A
<b>Location-component:</b>	Main, 1st floor, Lounge - Textured coatings and plaster		

<b>Sample ref.:</b>	<b>15m01</b>	<b>Next action due date:</b>	31/03/2009
<b>Remedial action:</b>	Label & inspect		
<b>Timescale:</b>	Within 12 months	<b>Approx. cost:</b>	N/A
<b>Location-component:</b>	Main, 1st floor, Cupboard 1 - Textured coatings and plaster		

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## 9.0 Register of Asbestos Containing Materials

<b>Sample ref.:</b>	<b>15m02</b>	<b>Next action due date:</b>	31/03/2009
<b>Remedial action:</b>	Label & inspect		
<b>Timescale:</b>	Within 12 months	<b>Approx. cost:</b>	N/A
<b>Location-component:</b>	Main, 1st floor, Kitchen - Textured coatings and plaster		

<b>Sample ref.:</b>	<b>15m03</b>	<b>Next action due date:</b>	31/03/2009
<b>Remedial action:</b>	Label & inspect		
<b>Timescale:</b>	Within 12 months	<b>Approx. cost:</b>	N/A
<b>Location-component:</b>	Main, 1st floor, WC 1 - Textured coatings and plaster		

<b>Sample ref.:</b>	<b>15m04</b>	<b>Next action due date:</b>	31/03/2009
<b>Remedial action:</b>	Label & inspect		
<b>Timescale:</b>	Every 12 months	<b>Approx. cost:</b>	N/A
<b>Location-component:</b>	Main, 1st floor, WC 2 - Textured coatings and plaster		

<b>Sample ref.:</b>	<b>15m05</b>	<b>Next action due date:</b>	31/03/2009
<b>Remedial action:</b>	Label & inspect		
<b>Timescale:</b>	Within 12 months	<b>Approx. cost:</b>	N/A
<b>Location-component:</b>	Main, 1st floor, WC 3 - Textured coatings and plaster		

<b>Sample ref.:</b>	<b>21a</b>	<b>Next action due date:</b>	N/A
<b>Remedial action:</b>	None		
<b>Timescale:</b>	N/A	<b>Approx. cost:</b>	N/A
<b>Location-component:</b>	Main, 2nd floor, Lift Motor Room 1 - Textured coatings and plaster		

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### 9.0 Register of Asbestos Containing Materials

<b>Sample ref.:</b>	<b>26vis</b>	<b>Next action due date:</b>	31/03/2009
<b>Remedial action:</b>	Label & inspect		
<b>Timescale:</b>	Within 12 months	<b>Approx. cost:</b>	N/A
<b>Location-component:</b>	Main, 3rd floor, Loft space 2 - Composite (bituminous)		

<b>Sample ref.:</b>	<b>27vis</b>	<b>Next action due date:</b>	31/03/2009
<b>Remedial action:</b>	Inspect		
<b>Timescale:</b>	Every 12 months	<b>Approx. cost:</b>	N/A
<b>Location-component:</b>	Main, 1st floor, External - Cement		

<b>Sample ref.:</b>	<b>28vis</b>	<b>Next action due date:</b>	31/03/2009
<b>Remedial action:</b>	Label & inspect		
<b>Timescale:</b>	Within 12 months	<b>Approx. cost:</b>	N/A
<b>Location-component:</b>	Main, 3rd floor, Loft space 1 - Comp mastics adhesive putties		

# Communal Areas Llys Ben Bowen Thomas



## Asbestos Sample Record - 01a

Main, Ground floor, Switch Room

### General

<b>Inspection Dates:</b>	31/03/2008 to 31/03/2008	<b>Reference No.:</b>	01a
<b>Surveyor:</b>	GM	<b>Survey/Inspection:</b>	Survey
<b>Component:</b>	Insulation board		
<b>Asbestos?:</b>	No		
<b>Asbestos type(s):</b>	N/A		

### Risk Analysis

<b>Condition:</b>	Fair	<b>Accessibility:</b>	Medium
<b>Friability:</b>	Medium	<b>Exposure:</b>	Staff & maintenance
<b>Surface:</b>	None	<b>Amount:</b>	1 m <sup>2</sup>
<b>Position:</b>	Internal	<b>RISK:</b>	<b>NONE</b>



### Comments

N.A.D.I.S insulating board to wall.

### Remedial / Management Action Required

<b>Action required:</b>	None		
<b>Next action due date:</b>	N/A	<b>Approximate cost:</b>	



# Communal Areas Llys Ben Bowen Thomas



## Asbestos Sample Record - 02a

Main, Ground floor, Switch Room

### General

<b>Inspection Dates:</b>	31/03/2008 to 31/03/2008	<b>Reference No.:</b>	02a
<b>Surveyor:</b>	GM	<b>Survey/Inspection:</b>	Survey
<b>Component:</b>	Insulation board		
<b>Asbestos?:</b>	No		
<b>Asbestos type(s):</b>	N/A		

### Risk Analysis

<b>Condition:</b>	Fair	<b>Accessibility:</b>	Medium
<b>Friability:</b>	Medium	<b>Exposure:</b>	Public
<b>Surface:</b>	None	<b>Amount:</b>	1 m <sup>2</sup>
<b>Position:</b>	Internal	<b>RISK:</b>	<b>NONE</b>



### Comments

N.A.D.I.S insulating board to ceiling.

### Remedial / Management Action Required

<b>Action required:</b>	None		
<b>Next action due date:</b>	N/A	<b>Approximate cost:</b>	

# Communal Areas Llys Ben Bowen Thomas



## Asbestos Sample Record - 03a

Main, Ground floor, Lobby 1

### General

<b>Inspection Dates:</b>	31/03/2008 to 31/03/2008	<b>Reference No.:</b>	03a
<b>Surveyor:</b>	GM	<b>Survey/Inspection:</b>	Survey
<b>Component:</b>	Composite (bituminous)		
<b>Asbestos?:</b>	No		
<b>Asbestos type(s):</b>	N/A		

### Risk Analysis

<b>Condition:</b>	Fair	<b>Accessibility:</b>	High
<b>Friability:</b>	Low	<b>Exposure:</b>	Public
<b>Surface:</b>	Partial seal	<b>Amount:</b>	2 Lm
<b>Position:</b>	External	<b>RISK:</b>	<b>NONE</b>



### Comments

N.A.D.I.S bitumen wrap to pipe.

### Remedial / Management Action Required

<b>Action required:</b>	None		
<b>Next action due date:</b>	N/A	<b>Approximate cost:</b>	

# Communal Areas Llys Ben Bowen Thomas



## Asbestos Sample Record - 04a

Main, Ground floor, Lobby 1

### General

<b>Inspection Dates:</b>	31/03/2008 to 31/03/2008	<b>Reference No.:</b>	04a
<b>Surveyor:</b>	GM	<b>Survey/Inspection:</b>	Survey
<b>Component:</b>	Textured coatings and plaster		
<b>Asbestos?:</b>	No		
<b>Asbestos type(s):</b>	N/A		

### Risk Analysis

<b>Condition:</b>	Good	<b>Accessibility:</b>	Low
<b>Friability:</b>	Low	<b>Exposure:</b>	Public
<b>Surface:</b>	Fully sealed	<b>Amount:</b>	12 m <sup>2</sup>
<b>Position:</b>	External	<b>RISK:</b>	<b>NONE</b>



### Comments

N.A.D.I.S textured coating to plasterboard ceiling.

### Remedial / Management Action Required

<b>Action required:</b>	None		
<b>Next action due date:</b>	N/A	<b>Approximate cost:</b>	

# Communal Areas Llys Ben Bowen Thomas



## Asbestos Sample Record - 05a

Main, Ground floor, Lobby 1

### General

<b>Inspection Dates:</b>	31/03/2008 to 31/03/2008	<b>Reference No.:</b>	05a
<b>Surveyor:</b>	GM	<b>Survey/Inspection:</b>	Survey
<b>Component:</b>	Insulation board		
<b>Asbestos?:</b>	No		
<b>Asbestos type(s):</b>	N/A		

### Risk Analysis

<b>Condition:</b>	Good	<b>Accessibility:</b>	Medium
<b>Friability:</b>	Medium	<b>Exposure:</b>	Public
<b>Surface:</b>	Fully sealed	<b>Amount:</b>	10 Lm
<b>Position:</b>	External	<b>RISK:</b>	<b>NONE</b>



### Comments

N.A.D.I.S insulating board.

### Remedial / Management Action Required

<b>Action required:</b>	None		
<b>Next action due date:</b>	N/A	<b>Approximate cost:</b>	

# Communal Areas Llys Ben Bowen Thomas



## Asbestos Sample Record - 06a

Main, Ground floor, Boiler Room

### General

<b>Inspection Dates:</b>	31/03/2008 to 31/03/2008	<b>Reference No.:</b>	06a
<b>Surveyor:</b>	GM	<b>Survey/Inspection:</b>	Survey
<b>Component:</b>	Gaskets		
<b>Asbestos?:</b>	Yes		
<b>Asbestos type(s):</b>	Chrysotile		

### Risk Analysis

<b>Condition:</b>	Fair	<b>Accessibility:</b>	Low
<b>Friability:</b>	Medium	<b>Exposure:</b>	Staff & maintenance
<b>Surface:</b>	None	<b>Amount:</b>	Small Amounts No units
<b>Position:</b>	Internal	<b>RISK:</b>	<b>LOW (11)</b>



### Comments

Asbestos gasket to pipework under jackets.

### Remedial / Management Action Required

<b>Action required:</b>	Label & inspect		
<b>Next action due date:</b>	30/09/2008	<b>Approximate cost:</b>	

# Communal Areas Llys Ben Bowen Thomas



## Asbestos Sample Record - 02m01

Main, Ground floor, Boiler Room

### General

<b>Inspection Dates:</b>	31/03/2008 to 31/03/2008	<b>Reference No.:</b>	02m01
<b>Surveyor:</b>	GM	<b>Survey/Inspection:</b>	Survey
<b>Component:</b>	Insulation board		
<b>Asbestos?:</b>	No		
<b>Asbestos type(s):</b>	N/A		

### Risk Analysis

<b>Condition:</b>	Good	<b>Accessibility:</b>	Low
<b>Friability:</b>	Medium	<b>Exposure:</b>	Staff & maintenance
<b>Surface:</b>	None	<b>Amount:</b>	1 m <sup>2</sup>
<b>Position:</b>	Internal	<b>RISK:</b>	<b>NONE</b>



### Comments

N.A.D.I.S insulating board to wall.

### Remedial / Management Action Required

<b>Action required:</b>	None		
<b>Next action due date:</b>	N/A	<b>Approximate cost:</b>	



# Communal Areas Llys Ben Bowen Thomas



## Asbestos Sample Record - 04m01

Main, Ground floor, Store 1

### General

<b>Inspection Dates:</b>	31/03/2008 to 31/03/2008	<b>Reference No.:</b>	04m01
<b>Surveyor:</b>	GM	<b>Survey/Inspection:</b>	Survey
<b>Component:</b>	Textured coatings and plaster		
<b>Asbestos?:</b>	No		
<b>Asbestos type(s):</b>	N/A		

### Risk Analysis

<b>Condition:</b>	Good	<b>Accessibility:</b>	Medium
<b>Friability:</b>	Low	<b>Exposure:</b>	Public
<b>Surface:</b>	Fully sealed	<b>Amount:</b>	8 m <sup>2</sup>
<b>Position:</b>	Internal	<b>RISK:</b>	<b>NONE</b>



### Comments

N.A.D.I.S textured coating to plasterboard ceiling.

### Remedial / Management Action Required

<b>Action required:</b>	None		
<b>Next action due date:</b>	N/A	<b>Approximate cost:</b>	

# Communal Areas Llys Ben Bowen Thomas



## Asbestos Sample Record - 05m01

Main, Ground floor, Store 1

### General

<b>Inspection Dates:</b>	31/03/2008 to 31/03/2008	<b>Reference No.:</b>	05m01
<b>Surveyor:</b>	GM	<b>Survey/Inspection:</b>	Survey
<b>Component:</b>	Insulation board		
<b>Asbestos?:</b>	No		
<b>Asbestos type(s):</b>	N/A		

### Risk Analysis

<b>Condition:</b>	Good	<b>Accessibility:</b>	Medium
<b>Friability:</b>	Medium	<b>Exposure:</b>	Public
<b>Surface:</b>	Fully sealed	<b>Amount:</b>	6 Lm
<b>Position:</b>	Internal	<b>RISK:</b>	<b>NONE</b>



### Comments

N.A.D.I.S insulating board to walls.

### Remedial / Management Action Required

<b>Action required:</b>	None		
<b>Next action due date:</b>	N/A	<b>Approximate cost:</b>	



# Communal Areas Llys Ben Bowen Thomas



## Asbestos Sample Record - 07a

Main, Ground floor, Corridor 1

### General

<b>Inspection Dates:</b>	31/03/2008 to 31/03/2008	<b>Reference No.:</b>	07a
<b>Surveyor:</b>	GM	<b>Survey/Inspection:</b>	Survey
<b>Component:</b>	Insulation board		
<b>Asbestos?:</b>	No		
<b>Asbestos type(s):</b>	N/A		

### Risk Analysis

<b>Condition:</b>	Good	<b>Accessibility:</b>	Medium
<b>Friability:</b>	Low	<b>Exposure:</b>	Public
<b>Surface:</b>	Fully sealed	<b>Amount:</b>	20 m <sup>2</sup>
<b>Position:</b>	Internal	<b>RISK:</b>	<b>NONE</b>



### Comments

N.A.D.I.S insulating board ceiling tiles.

### Remedial / Management Action Required

<b>Action required:</b>	None		
<b>Next action due date:</b>	N/A	<b>Approximate cost:</b>	

# Communal Areas Llys Ben Bowen Thomas



## Asbestos Sample Record - 08a

Main, Ground floor, Corridor 2

### General

<b>Inspection Dates:</b>	31/03/2008 to 31/03/2008	<b>Reference No.:</b>	08a
<b>Surveyor:</b>	GM	<b>Survey/Inspection:</b>	Survey
<b>Component:</b>	Insulation board		
<b>Asbestos?:</b>	No		
<b>Asbestos type(s):</b>	N/A		

### Risk Analysis

<b>Condition:</b>	Good	<b>Accessibility:</b>	Medium
<b>Friability:</b>	Medium	<b>Exposure:</b>	Public
<b>Surface:</b>	Fully sealed	<b>Amount:</b>	20 m <sup>2</sup>
<b>Position:</b>	Internal	<b>RISK:</b>	<b>NONE</b>



### Comments

N.A.D.I.S insulating board ceiling tiles.

### Remedial / Management Action Required

<b>Action required:</b>	None		
<b>Next action due date:</b>	N/A	<b>Approximate cost:</b>	

# Communal Areas Llys Ben Bowen Thomas



## Asbestos Sample Record - 09a

Main, Ground floor, Corridor 2

### General

<b>Inspection Dates:</b>	31/03/2008 to 31/03/2008	<b>Reference No.:</b>	09a
<b>Surveyor:</b>	GM	<b>Survey/Inspection:</b>	Survey
<b>Component:</b>	Sprayed material		
<b>Asbestos?:</b>	No		
<b>Asbestos type(s):</b>	N/A		

### Risk Analysis

<b>Condition:</b>	Debris	<b>Accessibility:</b>	High
<b>Friability:</b>	High	<b>Exposure:</b>	Public
<b>Surface:</b>	None	<b>Amount:</b>	<1 m <sup>2</sup>
<b>Position:</b>	Internal	<b>RISK:</b>	<b>NONE</b>



### Comments

N.A.D.I.S insulating board ceiling tiles debris.

### Remedial / Management Action Required

<b>Action required:</b>	None		
<b>Next action due date:</b>	N/A	<b>Approximate cost:</b>	

# Communal Areas Llys Ben Bowen Thomas



## Asbestos Sample Record - 10a

Main, Ground floor, Corridor 3

### General

<b>Inspection Dates:</b>	31/03/2008 to 31/03/2008	<b>Reference No.:</b>	10a
<b>Surveyor:</b>	GM	<b>Survey/Inspection:</b>	Survey
<b>Component:</b>	Insulation board		
<b>Asbestos?:</b>	No		
<b>Asbestos type(s):</b>	N/A		

### Risk Analysis

<b>Condition:</b>	Good	<b>Accessibility:</b>	Medium
<b>Friability:</b>	Low	<b>Exposure:</b>	Public
<b>Surface:</b>	Fully sealed	<b>Amount:</b>	12 m <sup>2</sup>
<b>Position:</b>	Internal	<b>RISK:</b>	<b>NONE</b>



### Comments

N.A.D.I.S insulating board ceiling tiles.

### Remedial / Management Action Required

<b>Action required:</b>	None		
<b>Next action due date:</b>	N/A	<b>Approximate cost:</b>	

# Communal Areas Llys Ben Bowen Thomas



## Asbestos Sample Record - 11a

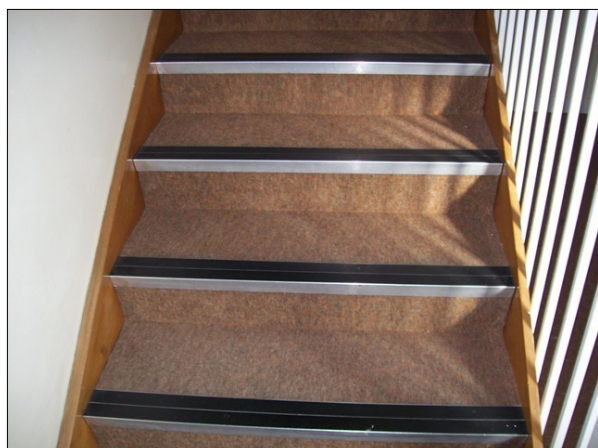
Main, Ground floor, Staircase 3

### General

<b>Inspection Dates:</b>	31/03/2008 to 31/03/2008	<b>Reference No.:</b>	11a
<b>Surveyor:</b>	GM	<b>Survey/Inspection:</b>	Survey
<b>Component:</b>	Composite plastic		
<b>Asbestos?:</b>	No		
<b>Asbestos type(s):</b>	N/A		

### Risk Analysis

<b>Condition:</b>	Good	<b>Accessibility:</b>	High
<b>Friability:</b>	Low	<b>Exposure:</b>	Public
<b>Surface:</b>	None	<b>Amount:</b>	22 Lm
<b>Position:</b>	Internal	<b>RISK:</b>	<b>NONE</b>



### Comments

N.A.D.I.S thermoplastic stair nosing to steps.

### Remedial / Management Action Required

<b>Action required:</b>	None		
<b>Next action due date:</b>	N/A	<b>Approximate cost:</b>	

# Communal Areas Llys Ben Bowen Thomas



## Asbestos Sample Record - 11m01

Main, Ground floor, Staircase 2

### General

<b>Inspection Dates:</b>	31/03/2008 to 31/03/2008	<b>Reference No.:</b>	11m01
<b>Surveyor:</b>	GM	<b>Survey/Inspection:</b>	Survey
<b>Component:</b>	Composite plastic		
<b>Asbestos?:</b>	No		
<b>Asbestos type(s):</b>	N/A		

### Risk Analysis

<b>Condition:</b>	Good	<b>Accessibility:</b>	High
<b>Friability:</b>	Low	<b>Exposure:</b>	Public
<b>Surface:</b>	None	<b>Amount:</b>	22 Lm
<b>Position:</b>	Internal	<b>RISK:</b>	<b>NONE</b>



### Comments

N.A.D.I.S thermoplastic stair nosing to steps.

### Remedial / Management Action Required

<b>Action required:</b>	None		
<b>Next action due date:</b>	N/A	<b>Approximate cost:</b>	

# Communal Areas Llys Ben Bowen Thomas



## Asbestos Sample Record - 11m02

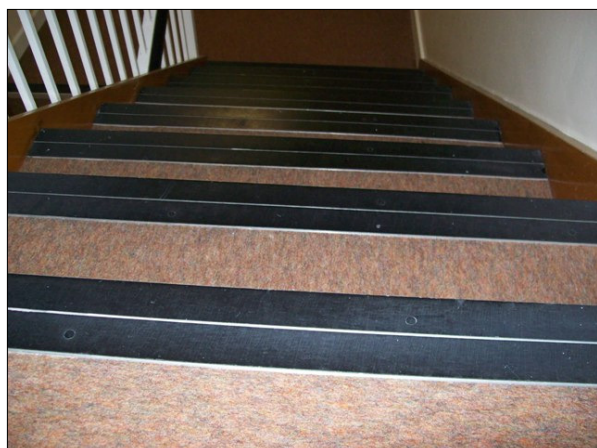
Main, Ground floor, Staircase 1

### General

<b>Inspection Dates:</b>	31/03/2008 to 31/03/2008	<b>Reference No.:</b>	11m02
<b>Surveyor:</b>	GM	<b>Survey/Inspection:</b>	Survey
<b>Component:</b>	Composite plastic		
<b>Asbestos?:</b>	No		
<b>Asbestos type(s):</b>	N/A		

### Risk Analysis

<b>Condition:</b>	Good	<b>Accessibility:</b>	High
<b>Friability:</b>	Low	<b>Exposure:</b>	Public
<b>Surface:</b>	None	<b>Amount:</b>	22 Lm
<b>Position:</b>	Internal	<b>RISK:</b>	<b>NONE</b>



### Comments

N.A.D.I.S thermoplastic stair nosing to steps.

### Remedial / Management Action Required

<b>Action required:</b>	None		
<b>Next action due date:</b>	N/A	<b>Approximate cost:</b>	



# Communal Areas Llys Ben Bowen Thomas



## Asbestos Sample Record - 12a

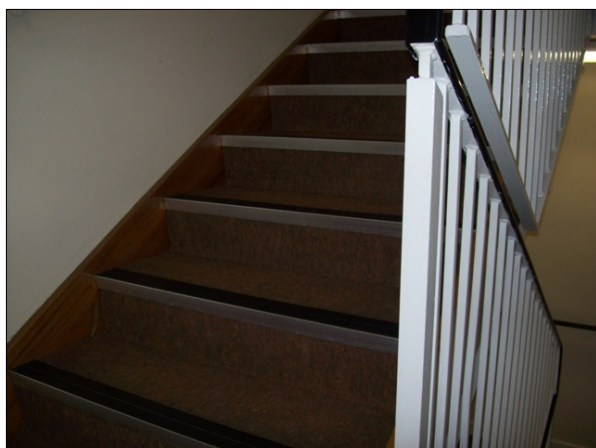
Main, 1st floor, Staircase 3

### General

<b>Inspection Dates:</b>	31/03/2008 to 31/03/2008	<b>Reference No.:</b>	12a
<b>Surveyor:</b>	GM	<b>Survey/Inspection:</b>	Survey
<b>Component:</b>	Composite plastic		
<b>Asbestos?:</b>	No		
<b>Asbestos type(s):</b>	N/A		

### Risk Analysis

<b>Condition:</b>	Good	<b>Accessibility:</b>	High
<b>Friability:</b>	Low	<b>Exposure:</b>	Public
<b>Surface:</b>	None	<b>Amount:</b>	22 Lm
<b>Position:</b>	Internal	<b>RISK:</b>	<b>NONE</b>



### Comments

N.A.D.I.S thermoplastic stair nosing to steps.

### Remedial / Management Action Required

<b>Action required:</b>	None		
<b>Next action due date:</b>	N/A	<b>Approximate cost:</b>	



# Communal Areas Llys Ben Bowen Thomas



## Asbestos Sample Record - 13a

Main, 1st floor, Corridor 3

### General

<b>Inspection Dates:</b>	31/03/2008 to 31/03/2008	<b>Reference No.:</b>	13a
<b>Surveyor:</b>	GM	<b>Survey/Inspection:</b>	Survey
<b>Component:</b>	Insulation board		
<b>Asbestos?:</b>	No		
<b>Asbestos type(s):</b>	N/A		

### Risk Analysis

<b>Condition:</b>	Good	<b>Accessibility:</b>	Medium
<b>Friability:</b>	Low	<b>Exposure:</b>	Public
<b>Surface:</b>	Fully sealed	<b>Amount:</b>	12 m <sup>2</sup>
<b>Position:</b>	Internal	<b>RISK:</b>	<b>NONE</b>



### Comments

N.A.D.I.S insulating board ceiling tiles.

### Remedial / Management Action Required

<b>Action required:</b>	None		
<b>Next action due date:</b>	N/A	<b>Approximate cost:</b>	

# Communal Areas Llys Ben Bowen Thomas



## Asbestos Sample Record - 14a

Main, 1st floor, Corridor 2

### General

<b>Inspection Dates:</b>	31/03/2008 to 31/03/2008	<b>Reference No.:</b>	14a
<b>Surveyor:</b>	GM	<b>Survey/Inspection:</b>	Survey
<b>Component:</b>	Insulation board		
<b>Asbestos?:</b>	No		
<b>Asbestos type(s):</b>	N/A		

### Risk Analysis

<b>Condition:</b>	Good	<b>Accessibility:</b>	Medium
<b>Friability:</b>	Low	<b>Exposure:</b>	Public
<b>Surface:</b>	Fully sealed	<b>Amount:</b>	20 m <sup>2</sup>
<b>Position:</b>	Internal	<b>RISK:</b>	<b>NONE</b>



### Comments

N.A.D.I.S insulating board ceiling tiles.

### Remedial / Management Action Required

<b>Action required:</b>	None		
<b>Next action due date:</b>	N/A	<b>Approximate cost:</b>	

# Communal Areas Llys Ben Bowen Thomas



## Asbestos Sample Record - 15a

Main, 1st floor, Lounge

### General

Inspection Dates:	31/03/2008 to 31/03/2008	Reference No.:	15a
Surveyor:	GM	Survey/Inspection:	Survey
Component:	Textured coatings and plaster		
Asbestos?:	Yes		
Asbestos type(s):	Chrysotile		

### Risk Analysis

Condition:	Good	Accessibility:	Medium
Friability:	Low	Exposure:	Public
Surface:	Fully sealed	Amount:	8 m <sup>2</sup>
Position:	Internal	RISK:	<b>MINOR (6)</b>



### Comments

Asbestos textured coating to plasterboard ceiling.

### Remedial / Management Action Required

Action required:	Label & inspect		
Next action due date:	31/03/2009	Approximate cost:	

# Communal Areas Llys Ben Bowen Thomas



## Asbestos Sample Record - 15m01

Main, 1st floor, Cupboard 1

### General

<b>Inspection Dates:</b>	31/03/2008 to 31/03/2008	<b>Reference No.:</b>	15m01
<b>Surveyor:</b>	GM	<b>Survey/Inspection:</b>	Survey
<b>Component:</b>	Textured coatings and plaster		
<b>Asbestos?:</b>	Strongly presumed		
<b>Asbestos type(s):</b>	Chrysotile		

### Risk Analysis

<b>Condition:</b>	Good	<b>Accessibility:</b>	Medium
<b>Friability:</b>	Low	<b>Exposure:</b>	Public
<b>Surface:</b>	Fully sealed	<b>Amount:</b>	2 m <sup>2</sup>
<b>Position:</b>	Internal	<b>RISK:</b>	<b>MINOR (6)</b>



### Comments

Strongly presumed asbestos textured coating to plasterboard ceiling.

### Remedial / Management Action Required

<b>Action required:</b>	Label & inspect		
<b>Next action due date:</b>	31/03/2009	<b>Approximate cost:</b>	

# Communal Areas Llys Ben Bowen Thomas



## Asbestos Sample Record - 16a

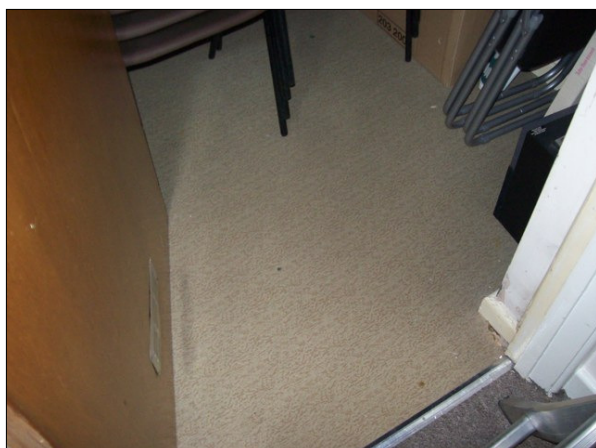
Main, 1st floor, Cupboard 1

### General

<b>Inspection Dates:</b>	31/03/2008 to 31/03/2008	<b>Reference No.:</b>	16a
<b>Surveyor:</b>	GM	<b>Survey/Inspection:</b>	Survey
<b>Component:</b>	Composite vinyl tiles		
<b>Asbestos?:</b>	No		
<b>Asbestos type(s):</b>	N/A		

### Risk Analysis

<b>Condition:</b>	Good	<b>Accessibility:</b>	High
<b>Friability:</b>	Low	<b>Exposure:</b>	Public
<b>Surface:</b>	None	<b>Amount:</b>	2 m <sup>2</sup>
<b>Position:</b>	Internal	<b>RISK:</b>	<b>NONE</b>



### Comments

N.A.D.I.S beige floor vinyl.

### Remedial / Management Action Required

<b>Action required:</b>	None		
<b>Next action due date:</b>	N/A	<b>Approximate cost:</b>	

# Communal Areas Llys Ben Bowen Thomas



## Asbestos Sample Record - 15m02

Main, 1st floor, Kitchen

### General

<b>Inspection Dates:</b>	31/03/2008 to 31/03/2008	<b>Reference No.:</b>	15m02
<b>Surveyor:</b>	GM	<b>Survey/Inspection:</b>	Survey
<b>Component:</b>	Textured coatings and plaster		
<b>Asbestos?:</b>	Strongly presumed		
<b>Asbestos type(s):</b>	Chrysotile		

### Risk Analysis

<b>Condition:</b>	Good	<b>Accessibility:</b>	Medium
<b>Friability:</b>	Low	<b>Exposure:</b>	Public
<b>Surface:</b>	Fully sealed	<b>Amount:</b>	6 m <sup>2</sup>
<b>Position:</b>	Internal	<b>RISK:</b>	<b>MINOR (6)</b>



### Comments

Strongly presumed asbestos textured coating to plasterboard ceiling.

### Remedial / Management Action Required

<b>Action required:</b>	Label & inspect		
<b>Next action due date:</b>	31/03/2009	<b>Approximate cost:</b>	

# Communal Areas Llys Ben Bowen Thomas



## Asbestos Sample Record - 16m01

Main, 1st floor, Kitchen

### General

<b>Inspection Dates:</b>	31/03/2008 to 31/03/2008	<b>Reference No.:</b>	16m01
<b>Surveyor:</b>	GM	<b>Survey/Inspection:</b>	Survey
<b>Component:</b>	Composite vinyl tiles		
<b>Asbestos?:</b>	No		
<b>Asbestos type(s):</b>	N/A		

### Risk Analysis

<b>Condition:</b>	Good	<b>Accessibility:</b>	High
<b>Friability:</b>	Low	<b>Exposure:</b>	Public
<b>Surface:</b>	None	<b>Amount:</b>	6 m <sup>2</sup>
<b>Position:</b>	Internal	<b>RISK:</b>	<b>NONE</b>



### Comments

N.A.D.I.S beige floor vinyl.

### Remedial / Management Action Required

<b>Action required:</b>	None		
<b>Next action due date:</b>	N/A	<b>Approximate cost:</b>	



# Communal Areas Llys Ben Bowen Thomas



## Asbestos Sample Record - 17a

Main, 1st floor, Kitchen

### General

<b>Inspection Dates:</b>	31/03/2008 to 31/03/2008	<b>Reference No.:</b>	17a
<b>Surveyor:</b>	GM	<b>Survey/Inspection:</b>	Survey
<b>Component:</b>	Composite (bituminous)		
<b>Asbestos?:</b>	No		
<b>Asbestos type(s):</b>	N/A		

### Risk Analysis

<b>Condition:</b>	Good	<b>Accessibility:</b>	Low
<b>Friability:</b>	Low	<b>Exposure:</b>	Public
<b>Surface:</b>	None	<b>Amount:</b>	<1 m <sup>2</sup>
<b>Position:</b>	Internal	<b>RISK:</b>	<b>NONE</b>



### Comments

N.A.D.I.S bitumastic sink pad under sink unit.

### Remedial / Management Action Required

<b>Action required:</b>	None		
<b>Next action due date:</b>	N/A	<b>Approximate cost:</b>	



# Communal Areas Llys Ben Bowen Thomas



## Asbestos Sample Record - 12m01

Main, 1st floor, Staircase 2

### General

<b>Inspection Dates:</b>	31/03/2008 to 31/03/2008	<b>Reference No.:</b>	12m01
<b>Surveyor:</b>	GM	<b>Survey/Inspection:</b>	Survey
<b>Component:</b>	Composite plastic		
<b>Asbestos?:</b>	No		
<b>Asbestos type(s):</b>	N/A		

### Risk Analysis

<b>Condition:</b>	Good	<b>Accessibility:</b>	High
<b>Friability:</b>	Low	<b>Exposure:</b>	Public
<b>Surface:</b>	None	<b>Amount:</b>	22 Lm
<b>Position:</b>	Internal	<b>RISK:</b>	<b>NONE</b>



### Comments

N.A.D.I.S thermoplastic stair nosing to steps.

### Remedial / Management Action Required

<b>Action required:</b>	None		
<b>Next action due date:</b>	N/A	<b>Approximate cost:</b>	

# Communal Areas Llys Ben Bowen Thomas



## Asbestos Sample Record - 15m03

Main, 1st floor, WC 1

### General

<b>Inspection Dates:</b>	31/03/2008 to 31/03/2008	<b>Reference No.:</b>	15m03
<b>Surveyor:</b>	GM	<b>Survey/Inspection:</b>	Survey
<b>Component:</b>	Textured coatings and plaster		
<b>Asbestos?:</b>	Strongly presumed		
<b>Asbestos type(s):</b>	Chrysotile		

### Risk Analysis

<b>Condition:</b>	Good	<b>Accessibility:</b>	Medium
<b>Friability:</b>	Low	<b>Exposure:</b>	Public
<b>Surface:</b>	Fully sealed	<b>Amount:</b>	2 m <sup>2</sup>
<b>Position:</b>	Internal	<b>RISK:</b>	<b>MINOR (6)</b>



### Comments

Strongly presumed asbestos textured coating to plasterboard ceiling.

### Remedial / Management Action Required

<b>Action required:</b>	Label & inspect		
<b>Next action due date:</b>	31/03/2009	<b>Approximate cost:</b>	

# Communal Areas Llys Ben Bowen Thomas



## Asbestos Sample Record - 15m04

Main, 1st floor, WC 2

### General

<b>Inspection Dates:</b>	31/03/2008 to 31/03/2008	<b>Reference No.:</b>	15m04
<b>Surveyor:</b>	GM	<b>Survey/Inspection:</b>	Survey
<b>Component:</b>	Textured coatings and plaster		
<b>Asbestos?:</b>	Strongly presumed		
<b>Asbestos type(s):</b>	Chrysotile		

### Risk Analysis

<b>Condition:</b>	Good	<b>Accessibility:</b>	Medium
<b>Friability:</b>	Low	<b>Exposure:</b>	Public
<b>Surface:</b>	Fully sealed	<b>Amount:</b>	2 m <sup>2</sup>
<b>Position:</b>	Internal	<b>RISK:</b>	<b>MINOR (6)</b>



### Comments

Strongly presumed asbestos textured coating to plasterboard ceiling.

### Remedial / Management Action Required

<b>Action required:</b>	Label & inspect		
<b>Next action due date:</b>	31/03/2009	<b>Approximate cost:</b>	

# Communal Areas Llys Ben Bowen Thomas



## Asbestos Sample Record - 15m05

Main, 1st floor, WC 3

### General

<b>Inspection Dates:</b>	31/03/2008 to 31/03/2008	<b>Reference No.:</b>	15m05
<b>Surveyor:</b>	GM	<b>Survey/Inspection:</b>	Survey
<b>Component:</b>	Textured coatings and plaster		
<b>Asbestos?:</b>	Strongly presumed		
<b>Asbestos type(s):</b>	Chrysotile		

### Risk Analysis

<b>Condition:</b>	Good	<b>Accessibility:</b>	Medium
<b>Friability:</b>	Low	<b>Exposure:</b>	Public
<b>Surface:</b>	Fully sealed	<b>Amount:</b>	2 m <sup>2</sup>
<b>Position:</b>	Internal	<b>RISK:</b>	<b>MINOR (6)</b>



### Comments

Strongly presumed asbestos textured coating to plasterboard ceiling.

### Remedial / Management Action Required

<b>Action required:</b>	Label & inspect		
<b>Next action due date:</b>	31/03/2009	<b>Approximate cost:</b>	

# Communal Areas Llys Ben Bowen Thomas



## Asbestos Sample Record - 18a

Main, 1st floor, Corridor 1

### General

<b>Inspection Dates:</b>	31/03/2008 to 31/03/2008	<b>Reference No.:</b>	18a
<b>Surveyor:</b>	GM	<b>Survey/Inspection:</b>	Survey
<b>Component:</b>	Insulation board		
<b>Asbestos?:</b>	No		
<b>Asbestos type(s):</b>	N/A		

### Risk Analysis

<b>Condition:</b>	Good	<b>Accessibility:</b>	Medium
<b>Friability:</b>	Medium	<b>Exposure:</b>	Public
<b>Surface:</b>	None	<b>Amount:</b>	15 m <sup>2</sup>
<b>Position:</b>	Internal	<b>RISK:</b>	<b>NONE</b>



### Comments

N.A.D.I.S insulating board ceiling tiles.

### Remedial / Management Action Required

<b>Action required:</b>	None		
<b>Next action due date:</b>	N/A	<b>Approximate cost:</b>	

# Communal Areas Llys Ben Bowen Thomas



## Asbestos Sample Record - 12m02

Main, 1st floor, Staircase 1

### General

<b>Inspection Dates:</b>	31/03/2008 to 31/03/2008	<b>Reference No.:</b>	12m02
<b>Surveyor:</b>	GM	<b>Survey/Inspection:</b>	Survey
<b>Component:</b>	Composite plastic		
<b>Asbestos?:</b>	No		
<b>Asbestos type(s):</b>	N/A		

### Risk Analysis

<b>Condition:</b>	Good	<b>Accessibility:</b>	High
<b>Friability:</b>	Low	<b>Exposure:</b>	Public
<b>Surface:</b>	None	<b>Amount:</b>	22 Lm
<b>Position:</b>	Internal	<b>RISK:</b>	<b>NONE</b>



### Comments

N.A.D.I.S thermoplastic stair nosing to steps.

### Remedial / Management Action Required

<b>Action required:</b>	None		
<b>Next action due date:</b>	N/A	<b>Approximate cost:</b>	

# Communal Areas Llys Ben Bowen Thomas



## Asbestos Sample Record - 19a

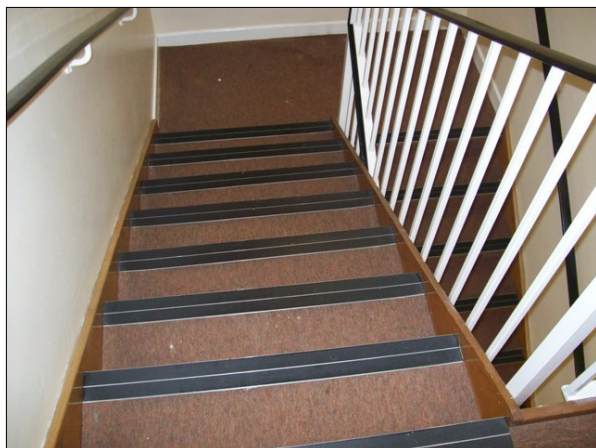
Main, 2nd floor, Staircase 1

### General

<b>Inspection Dates:</b>	31/03/2008 to 31/03/2008	<b>Reference No.:</b>	19a
<b>Surveyor:</b>	GM	<b>Survey/Inspection:</b>	Survey
<b>Component:</b>	Composite plastic		
<b>Asbestos?:</b>	No		
<b>Asbestos type(s):</b>	N/A		

### Risk Analysis

<b>Condition:</b>	Good	<b>Accessibility:</b>	High
<b>Friability:</b>	Low	<b>Exposure:</b>	Public
<b>Surface:</b>	None	<b>Amount:</b>	10 m <sup>2</sup>
<b>Position:</b>	Internal	<b>RISK:</b>	<b>NONE</b>



### Comments

N.A.D.I.S thermoplastic stair nosing to steps.

### Remedial / Management Action Required

<b>Action required:</b>	None		
<b>Next action due date:</b>	N/A	<b>Approximate cost:</b>	



# Communal Areas Llys Ben Bowen Thomas



## Asbestos Sample Record - 20a

Main, 2nd floor, Corridor 1

### General

<b>Inspection Dates:</b>	31/03/2008 to 31/03/2008	<b>Reference No.:</b>	20a
<b>Surveyor:</b>	GM	<b>Survey/Inspection:</b>	Survey
<b>Component:</b>	Insulation board		
<b>Asbestos?:</b>	No		
<b>Asbestos type(s):</b>	N/A		

### Risk Analysis

<b>Condition:</b>	Good	<b>Accessibility:</b>	Medium
<b>Friability:</b>	Low	<b>Exposure:</b>	Public
<b>Surface:</b>	Fully sealed	<b>Amount:</b>	15 m <sup>2</sup>
<b>Position:</b>	Internal	<b>RISK:</b>	<b>NONE</b>



### Comments

N.A.D.I.S insulating board ceiling tiles.

### Remedial / Management Action Required

<b>Action required:</b>	None		
<b>Next action due date:</b>	N/A	<b>Approximate cost:</b>	



# Communal Areas Llys Ben Bowen Thomas



## Asbestos Sample Record - 21a

Main, 2nd floor, Lift Motor Room 1

### General

<b>Inspection Dates:</b>	31/03/2008 to 31/03/2008	<b>Reference No.:</b>	21a
<b>Surveyor:</b>	GM	<b>Survey/Inspection:</b>	Survey
<b>Component:</b>	Textured coatings and plaster		
<b>Asbestos?:</b>	Yes		
<b>Asbestos type(s):</b>	Chrysotile		

### Risk Analysis

<b>Condition:</b>	Good	<b>Accessibility:</b>	Medium
<b>Friability:</b>	Low	<b>Exposure:</b>	Public
<b>Surface:</b>	Fully sealed	<b>Amount:</b>	2 m <sup>2</sup>
<b>Position:</b>	Internal	<b>RISK:</b>	<b>MINOR (6)</b>



### Comments

Asbestos textured coating to plasterboard ceiling.

### Remedial / Management Action Required

<b>Action required:</b>	None		
<b>Next action due date:</b>	N/A	<b>Approximate cost:</b>	

# Communal Areas Llys Ben Bowen Thomas



## Asbestos Sample Record - 21m01

Main, 2nd floor, Lift Motor Room 2

### General

<b>Inspection Dates:</b>	31/03/2008 to 31/03/2008	<b>Reference No.:</b>	21m01
<b>Surveyor:</b>	GM	<b>Survey/Inspection:</b>	Survey
<b>Component:</b>	Textured coatings and plaster		
<b>Asbestos?:</b>	Strongly presumed		
<b>Asbestos type(s):</b>	Chrysotile		

### Risk Analysis

<b>Condition:</b>	Poor	<b>Accessibility:</b>	Medium
<b>Friability:</b>	High	<b>Exposure:</b>	Public
<b>Surface:</b>	Fully sealed	<b>Amount:</b>	2 m <sup>2</sup>
<b>Position:</b>	Internal	<b>RISK:</b>	<b>LOW (10)</b>



### Comments

Strongly presumed asbestos textured coating to plasterboard ceiling which is falling down.

### Remedial / Management Action Required

<b>Action required:</b>	Remove		
<b>Next action due date:</b>	30/09/2008	<b>Approximate cost:</b>	

# Communal Areas Llys Ben Bowen Thomas



## Asbestos Sample Record - 19m01

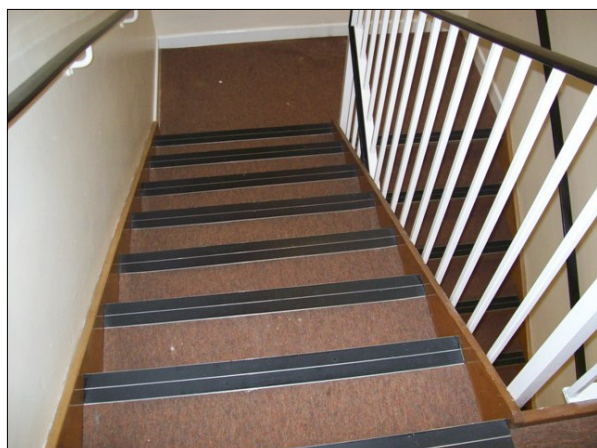
Main, 2nd floor, Staircase 2

### General

<b>Inspection Dates:</b>	31/03/2008 to 31/03/2008	<b>Reference No.:</b>	19m01
<b>Surveyor:</b>	GM	<b>Survey/Inspection:</b>	Survey
<b>Component:</b>	Composite plastic		
<b>Asbestos?:</b>	No		
<b>Asbestos type(s):</b>	N/A		

### Risk Analysis

<b>Condition:</b>	Good	<b>Accessibility:</b>	High
<b>Friability:</b>	Low	<b>Exposure:</b>	Public
<b>Surface:</b>	None	<b>Amount:</b>	10 Lm
<b>Position:</b>	Internal	<b>RISK:</b>	<b>NONE</b>



### Comments

N.A.D.I.S thermoplastic stair nosing to steps.

### Remedial / Management Action Required

<b>Action required:</b>	None		
<b>Next action due date:</b>	N/A	<b>Approximate cost:</b>	

# Communal Areas Llys Ben Bowen Thomas



## Asbestos Sample Record - 22a

Main, 2nd floor, Corridor 2

### General

<b>Inspection Dates:</b>	31/03/2008 to 31/03/2008	<b>Reference No.:</b>	22a
<b>Surveyor:</b>	GM	<b>Survey/Inspection:</b>	Survey
<b>Component:</b>	Insulation board		
<b>Asbestos?:</b>	No		
<b>Asbestos type(s):</b>	N/A		

### Risk Analysis

<b>Condition:</b>	Good	<b>Accessibility:</b>	Medium
<b>Friability:</b>	Low	<b>Exposure:</b>	Public
<b>Surface:</b>	Fully sealed	<b>Amount:</b>	24 m <sup>2</sup>
<b>Position:</b>	Internal	<b>RISK:</b>	<b>NONE</b>



### Comments

N.A.D.I.S insulating board ceiling tiles.

### Remedial / Management Action Required

<b>Action required:</b>	None		
<b>Next action due date:</b>	N/A	<b>Approximate cost:</b>	

# Communal Areas Llys Ben Bowen Thomas



## Asbestos Sample Record - 23a

Main, 2nd floor, Corridor 3

### General

<b>Inspection Dates:</b>	31/03/2008 to 31/03/2008	<b>Reference No.:</b>	23a
<b>Surveyor:</b>	GM	<b>Survey/Inspection:</b>	Survey
<b>Component:</b>	Insulation board		
<b>Asbestos?:</b>	No		
<b>Asbestos type(s):</b>	N/A		

### Risk Analysis

<b>Condition:</b>	Good	<b>Accessibility:</b>	Medium
<b>Friability:</b>	Low	<b>Exposure:</b>	Public
<b>Surface:</b>	Fully sealed	<b>Amount:</b>	12 m <sup>2</sup>
<b>Position:</b>	Internal	<b>RISK:</b>	<b>NONE</b>



### Comments

N.A.D.I.S insulating board ceiling tiles.

### Remedial / Management Action Required

<b>Action required:</b>	None		
<b>Next action due date:</b>	N/A	<b>Approximate cost:</b>	

# Communal Areas Llys Ben Bowen Thomas



## Asbestos Sample Record - 19m02

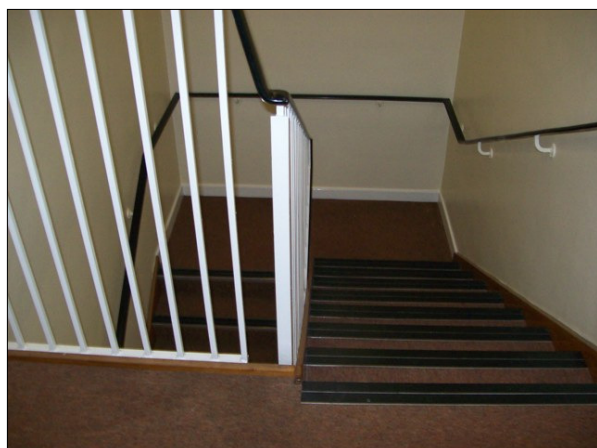
Main, 2nd floor, Staircase 3

### General

<b>Inspection Dates:</b>	31/03/2008 to 31/03/2008	<b>Reference No.:</b>	19m02
<b>Surveyor:</b>	GM	<b>Survey/Inspection:</b>	Survey
<b>Component:</b>	Composite plastic		
<b>Asbestos?:</b>	No		
<b>Asbestos type(s):</b>	N/A		

### Risk Analysis

<b>Condition:</b>	Good	<b>Accessibility:</b>	High
<b>Friability:</b>	Low	<b>Exposure:</b>	Public
<b>Surface:</b>	None	<b>Amount:</b>	10 m <sup>2</sup>
<b>Position:</b>	Internal	<b>RISK:</b>	<b>NONE</b>



### Comments

N.A.D.I.S thermoplastic stair nosing.

### Remedial / Management Action Required

<b>Action required:</b>	None		
<b>Next action due date:</b>	N/A	<b>Approximate cost:</b>	

# Communal Areas Llys Ben Bowen Thomas



## Asbestos Sample Record - 24a

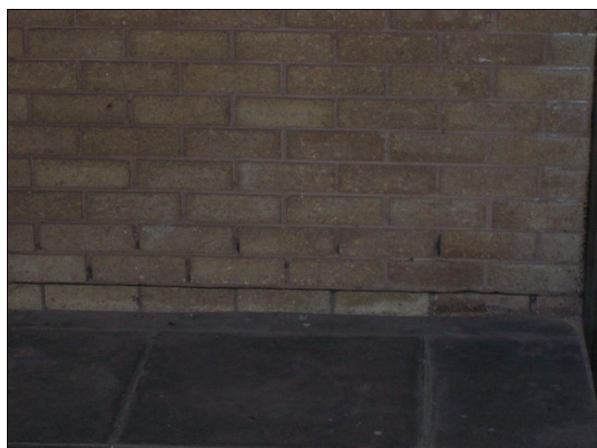
Main, Ground floor, External

### General

<b>Inspection Dates:</b>	31/03/2008 to 31/03/2008	<b>Reference No.:</b>	24a
<b>Surveyor:</b>	GM	<b>Survey/Inspection:</b>	Survey
<b>Component:</b>	Composite (bituminous)		
<b>Asbestos?:</b>	No		
<b>Asbestos type(s):</b>	N/A		

### Risk Analysis

<b>Condition:</b>	Good	<b>Accessibility:</b>	High
<b>Friability:</b>	Low	<b>Exposure:</b>	Public
<b>Surface:</b>	None	<b>Amount:</b>	80 Lm
<b>Position:</b>	External	<b>RISK:</b>	<b>NONE</b>



### Comments

N.A.D.I.S bitumastic damp proof course to external walls.

### Remedial / Management Action Required

<b>Action required:</b>	None		
<b>Next action due date:</b>	N/A	<b>Approximate cost:</b>	



# Communal Areas Llys Ben Bowen Thomas



## Asbestos Sample Record - 25a

Main, 1st floor, Balcony 1

### General

<b>Inspection Dates:</b>	31/03/2008 to 31/03/2008	<b>Reference No.:</b>	25a
<b>Surveyor:</b>	GM	<b>Survey/Inspection:</b>	Survey
<b>Component:</b>	Cement		
<b>Asbestos?:</b>	No		
<b>Asbestos type(s):</b>	N/A		

### Risk Analysis

<b>Condition:</b>	Good	<b>Accessibility:</b>	High
<b>Friability:</b>	Low	<b>Exposure:</b>	Public
<b>Surface:</b>	None	<b>Amount:</b>	4 m <sup>2</sup>
<b>Position:</b>	External	<b>RISK:</b>	<b>NONE</b>



### Comments

N.A.D.I.S cement promenade tiles.

### Remedial / Management Action Required

<b>Action required:</b>	None		
<b>Next action due date:</b>	N/A	<b>Approximate cost:</b>	



# Communal Areas Llys Ben Bowen Thomas



## Asbestos Sample Record - 26vis

Main, 3rd floor, Loft space 2

### General

Inspection Dates:	31/03/2008 to 31/03/2008	Reference No.:	26vis
Surveyor:	GM	Survey/Inspection:	Survey
Component:	Composite (bituminous)		
Asbestos?:	Presumed		
Asbestos type(s):	Chrysotile		

### Risk Analysis

Condition:	Good	Accessibility:	Low
Friability:	Low	Exposure:	Maintenance
Surface:	None	Amount:	180 m <sup>2</sup>
Position:	Internal	RISK:	<b>MINOR (7)</b>



### Comments

Presumed asbestos bitumastic roof felt.

### Remedial / Management Action Required

Action required:	Label & inspect		
Next action due date:	31/03/2009	Approximate cost:	

# Communal Areas Llys Ben Bowen Thomas



## Asbestos Sample Record - 27vis

Main, 1st floor, External

### General

<b>Inspection Dates:</b>	31/03/2008 to 31/03/2008	<b>Reference No.:</b>	27vis
<b>Surveyor:</b>	GM	<b>Survey/Inspection:</b>	Survey
<b>Component:</b>	Cement		
<b>Asbestos?:</b>	Presumed		
<b>Asbestos type(s):</b>	Chrysotile		

### Risk Analysis

<b>Condition:</b>	Good	<b>Accessibility:</b>	Low
<b>Friability:</b>	Low	<b>Exposure:</b>	Maintenance
<b>Surface:</b>	None	<b>Amount:</b>	20 Lm
<b>Position:</b>	External	<b>RISK:</b>	<b>MINOR (7)</b>



### Comments

Presumed asbestos cement undercloaking.

### Remedial / Management Action Required

<b>Action required:</b>	Inspect		
<b>Next action due date:</b>	31/03/2009	<b>Approximate cost:</b>	

# Communal Areas Llys Ben Bowen Thomas



## Asbestos Sample Record - 28vis

Main, 3rd floor, Loft space 1

### General

Inspection Dates:	31/03/2008 to 31/03/2008	Reference No.:	28vis
Surveyor:	GM	Survey/Inspection:	Survey
Component:	Comp mastics adhesive putties		
Asbestos?:	Presumed		
Asbestos type(s):	Chrysotile		

### Risk Analysis

Condition:	Good	Accessibility:	Low
Friability:	Low	Exposure:	Maintenance
Surface:	None	Amount:	180 m <sup>2</sup>
Position:	Internal	RISK:	<b>MINOR (7)</b>



### Comments

Presumed asbestos bitumastic roof felt.

### Remedial / Management Action Required

Action required:	Label & inspect		
Next action due date:	31/03/2009	Approximate cost:	

**Certificate No.**  
ML / 08 / 01444



Devonshire Court, Unit 8 Fountain Drive, Mead Lane Industrial Estate, Hertford, Herts



2329

## CERTIFICATE FOR IDENTIFICATION OF ASBESTOS FIBRES

<b>Client:</b>	Wales & West Housing	<b>Report Date:</b>	29/04/2008		
<b>Client Address:</b>	3 Alexandra House Fford Pengam Tremorfa Cardiff, CF24 2UD	<b>Site Address:</b>	Llys Ben Bowen Thomas Gelligaled Road, Ystrad, Rhondda CF41 7SB (Communal Areas)		
<b>Sampled By:</b>	ML	<b>Sample/s Received:</b>	08/04/2008	<b>Proj. Ref.:</b>	M10538/097
<b>No. Samples:</b>	25	<b>Sample/s Analysed:</b>	Sample/s Analysed:	<b>Page:</b>	1 of 3

All analysis is conducted in accordance with Manestream Ltd in-house method PRO-02 and HSG248 Asbestos: 'The analysts' guide for sampling, analysis and clearance procedures'. Manestream Ltd is not responsible for interpretation or validity of sampling of materials, or the interpretation and use of concentrations, undertaken by anyone other than Manestream Ltd staff. Manestream Ltd is not responsible for the validity of sample location and material type by anyone other than Manestream Ltd. Some textured coating and bitumen products may contain a low proportion of asbestos, commonly Chrysotile, which is so finely divided so as not to be detected by the dispersion staining method in accordance with HSG248. In this instance Manestream Ltd recommend that a proportion of the samples be analysed using Scanning Electron Microscopy to verify any asbestos content.

Ref No.	Client Ref No.	Sample Location	Asbestos Type & Concentration
01a	-	Main, ground floor, Switch room, Insulating board	N.A.D.I.S.
02a	-	Main, ground floor, Switch room, Insulating board	N.A.D.I.S.
03a	-	Main, ground floor, Lobby 1, Bitumastic	N.A.D.I.S.
04a	-	Main, ground floor, Lobby 1, Textured coating	N.A.D.I.S.
05a	-	Main, ground floor, Lobby 1, Insulating board	N.A.D.I.S.
06a	-	Main, ground floor, Boiler room, Gaskets	Chrysotile (H)
07a	-	Main, ground floor, Corridor 1, Insulating board ceiling tiles	N.A.D.I.S.
08a	-	Main, ground floor, Corridor 2, Insulating board ceiling tiles	N.A.D.I.S.
09a	-	Main, ground floor, Corridor 2, Insulating board debris	N.A.D.I.S.
10a	-	Main, ground floor, Corridor 3, Insulating board ceiling tiles	N.A.D.I.S.

Opinions and interpretations expressed herein are outside the scope of UKAS Accreditation. This includes reference to asbestos concentrations. (T) = Trace - significant manipulation required to detect fibres in sample, (L) = Low - fibres found more easily in sample, (M) = Medium - fibres abundant in sample, (H) = High - fibres abundant and constitute a higher proportion of the sample than the matrix, NADIS = No Asbestos Detected in Sample.

The results detailed on this certificate shall not be reproduced except in full, without written approval of the Testing Laboratory.

<b>Analysed By:</b>	Richard Brace	<b>Authorised By:</b>	Richard Brace	<b>Authorised Signature:</b>	
		<b>Position:</b>	Analyst		

ML-9794-097-1

- 64 of 66 -

**Certificate No.**  
ML / 08 / 01444



Devonshire Court, Unit 8 Fountain Drive, Mead Lane Industrial Estate, Hertford, Herts



2329

## CERTIFICATE FOR IDENTIFICATION OF ASBESTOS FIBRES

<b>Client:</b>	Wales & West Housing	<b>Report Date:</b>	29/04/2008		
<b>Client Address:</b>	3 Alexandra House Fford Pengam Tremorfa Cardiff, CF24 2UD	<b>Site Address:</b>	Llys Ben Bowen Thomas Gelligaled Road, Ystrad, Rhondda CF41 7SB (Communal Areas)		
<b>Sampled By:</b>	ML	<b>Sample/s Received:</b>	08/04/2008	<b>Proj. Ref.:</b>	M10538/097
<b>No. Samples:</b>	25	<b>Sample/s Analysed:</b>	Sample/s Analysed:	<b>Page:</b>	2 of 3

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Ref No.	Client Ref No.	Sample Location	Asbestos Type & Concentration
11a	-	Main, ground floor, Staircase 3, Stair nosing	N.A.D.I.S.
12a	-	Main, 1st floor, Staircase 3, Stair nosing	N.A.D.I.S.
13a	-	Main, 1st floor, Corridor 3, Insulating board ceiling tiles	N.A.D.I.S.
14a	-	Main, 1st floor, Corridor 2, Insulating board ceiling tiles	N.A.D.I.S.
15a	-	Main, 1st floor, Lounge, Textured coating	Chrysotile (T)
16a	-	Main, 1st floor, Cupboard 1, Floor vinyl	N.A.D.I.S.
17a	-	Main, 1st floor, Kitchen, Bitumastic	N.A.D.I.S.
18a	-	Main, 1st floor, Corridor 1, Insulating board ceiling tiles	N.A.D.I.S.
19a	-	Main, 2nd floor, Staircase 1, Stair nosing	N.A.D.I.S.
20a	-	Main, 2nd floor, Corridor 1, Insulating board ceiling tiles	N.A.D.I.S.

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The results detailed on this certificate shall not be reproduced except in full, without written approval of the Testing Laboratory.

<b>Analysed By:</b>	Richard Brace	<b>Authorised By:</b>	Richard Brace	<b>Authorised Signature:</b>	
		<b>Position:</b>	Analyst		

ML-9794-097-1

- 65 of 66 -

**Certificate No.**  
ML / 08 / 01444



Devonshire Court, Unit 8 Fountain Drive, Mead Lane Industrial Estate, Hertford, Herts



2329

## CERTIFICATE FOR IDENTIFICATION OF ASBESTOS FIBRES

<b>Client:</b>	Wales & West Housing	<b>Report Date:</b>	29/04/2008		
<b>Client Address:</b>	3 Alexandra House Fford Pengam Tremorfa Cardiff, CF24 2UD	<b>Site Address:</b>	Llys Ben Bowen Thomas Gelligaled Road, Ystrad, Rhondda CF41 7SB (Communal Areas)		
<b>Sampled By:</b>	ML	<b>Sample/s Received:</b>	08/04/2008	<b>Proj. Ref.:</b>	M10538/097
<b>No. Samples:</b>	25	<b>Sample/s Analysed:</b>	Sample/s Analysed:	<b>Page:</b>	3 of 3

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Ref No.	Client Ref No.	Sample Location	Asbestos Type & Concentration
21a	-	Main, 2nd floor, Lift motor room 1 , Textured coating	Chrysotile (T)
22a	-	Main, 2nd floor, Corridor 2, Insulating board ceiling tiles	N.A.D.I.S.
23a	-	Main, 2nd floor, Corridor 3, Insulating board ceiling tiles	N.A.D.I.S.
24a	-	Main, ground floor, External, Damp proof course	N.A.D.I.S.
25a	-	Main, 1st floor, Balcony, Cement	N.A.D.I.S.

Opinions and interpretations expressed herein are outside the scope of UKAS Accreditation. This includes reference to asbestos concentrations.  
(T) = Trace - significant manipulation required to detect fibres in sample, (L) = Low - fibres found more easily in sample, (M) = Medium - fibres abundant in sample, (H) = High - fibres abundant and constitute a higher proportion of the sample than the matrix,  
NADIS = No Asbestos Detected in Sample.

The results detailed on this certificate shall not be reproduced except in full, without written approval of the Testing Laboratory.

<b>Analysed By:</b>	Richard Brace	<b>Authorised By:</b>	Richard Brace	<b>Authorised Signature:</b>	
		<b>Position:</b>	Analyst		

**ML-9794-097-1**

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Client:-  
Wales & West

Project No:-  
M10538

Site:-  
Carmarthen Area Llys Ben Bowen Thomas

Title:-

Drawing: 1 of 4

Building: Main  
Floor: Ground

Date: 31st March 2008

Revisions:-

Notes:-

-DENOTES AREA OF LIMITED/NO ACCESS OR AREA EXCLUDED FROM SURVEY BRIEF

-DENOTES EXTENT OF KNOWN OR PRESUMED ASBESTOS CONTAINING MATERIAL(S)

-DENOTES AREA OF FLOOR TILES

-DENOTES EXTENT OF TEXTURED COATING

01a

-DENOTES SAMPLES PRESUMED OR TESTED POSITIVE FOR ASBESTOS CONTENT

01a

-DENOTES SAMPLES PRESUMED OR TESTED NEGATIVE FOR ASBESTOS CONTENT

-DENOTES NO ACCESS BENEATH FITTED FLOORING

-DENOTES EXTENT OF TEXTURED COATING

01a

-DENOTES SAMPLES PRESUMED OR TESTED POSITIVE FOR ASBESTOS CONTENT

01a

-DENOTES SAMPLES PRESUMED OR TESTED NEGATIVE FOR ASBESTOS CONTENT

-DENOTES NO ACCESS BENEATH FITTED FLOORING

Drawn By:- CS

Report No:-

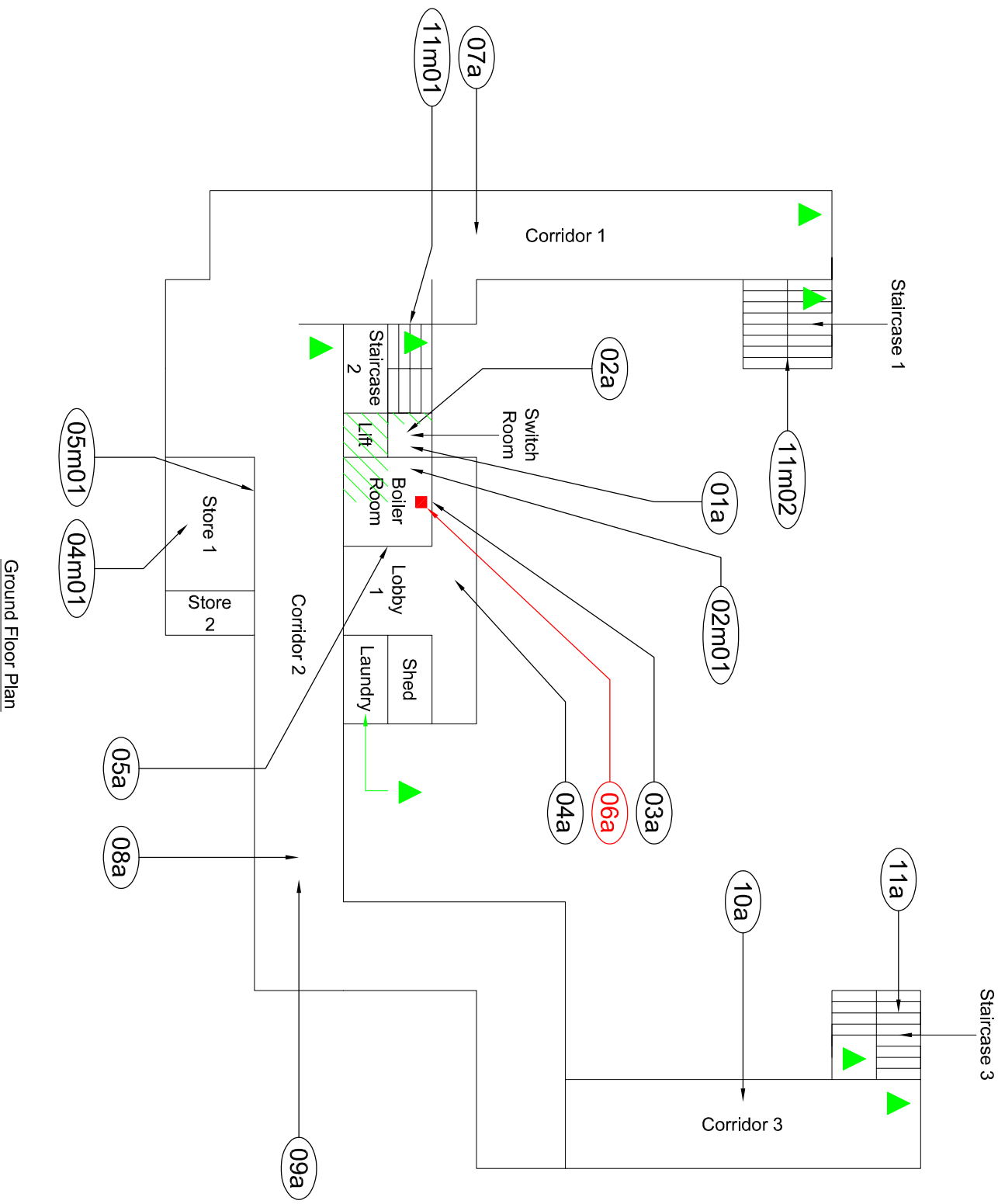
ML-07/94-097-1

Scale:- NTS

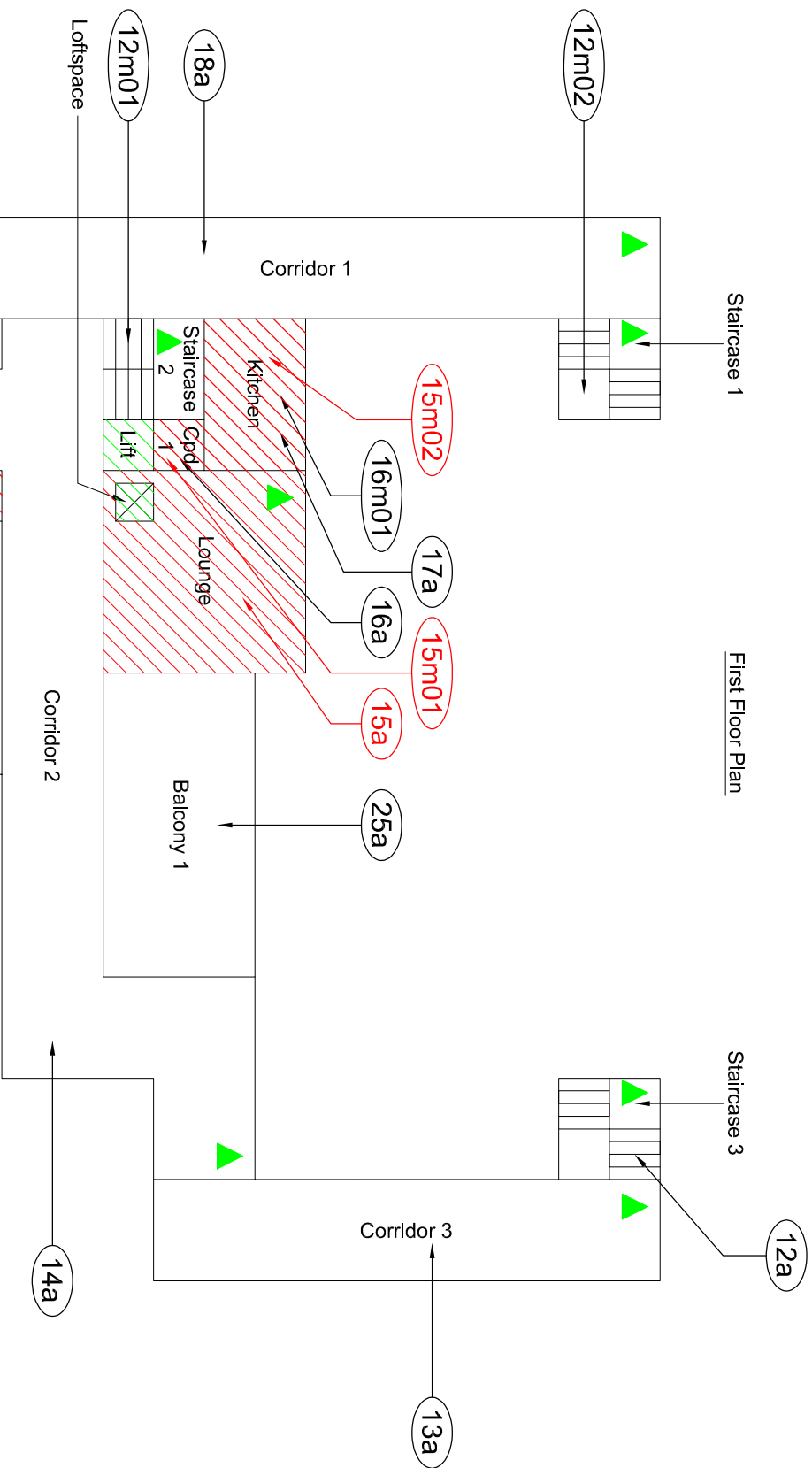
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London,  
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Fax: 0208 6052470

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London,  
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Ground Floor Plan



First Floor Plan

Client:-	Wales & West
Project No:-	M10538
Site:-	Commercial Areas Llys Ben Bowen Thomas
Title:-	
Drawing: 2 of 4	
Building: Main	
Floor: First	
Date: 31st March 2008	
Revisions:-	
Notes:-	
-DENOTES AREA OF LIMITED/NO ACCESS OR AREA EXCLUDED FROM SURVEY BRIEF	
-DENOTES EXTENT OF KNOWN OR PRESUMED ASBESTOS CONTAINING MATERIAL(S)	
-DENOTES AREA OF FLOOR TILES	
-DENOTES EXTENT OF TEXTURED COATING	
01a -DENOTES SAMPLES PRESUMED OR TESTED POSITIVE FOR ASBESTOS CONTENT	
01a -DENOTES SAMPLES PRESUMED OR TESTED NEGATIVE FOR ASBESTOS CONTENT	
-DENOTES NO ACCESS BENEATH FITTED FLOORING	
Drawn By:- CS	
Report No:-	
ML-97/94-097-1	
Scale:- NTS	
	
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Client:-	Wales & West
Project No:-	M10338
Site:-	Commercial Areas Llys Ben Bowen Thomas
Title:-	

Drawing: 3 of 4  
 Building: Main  
 Floor: Second  
 Date: 31st March 2008

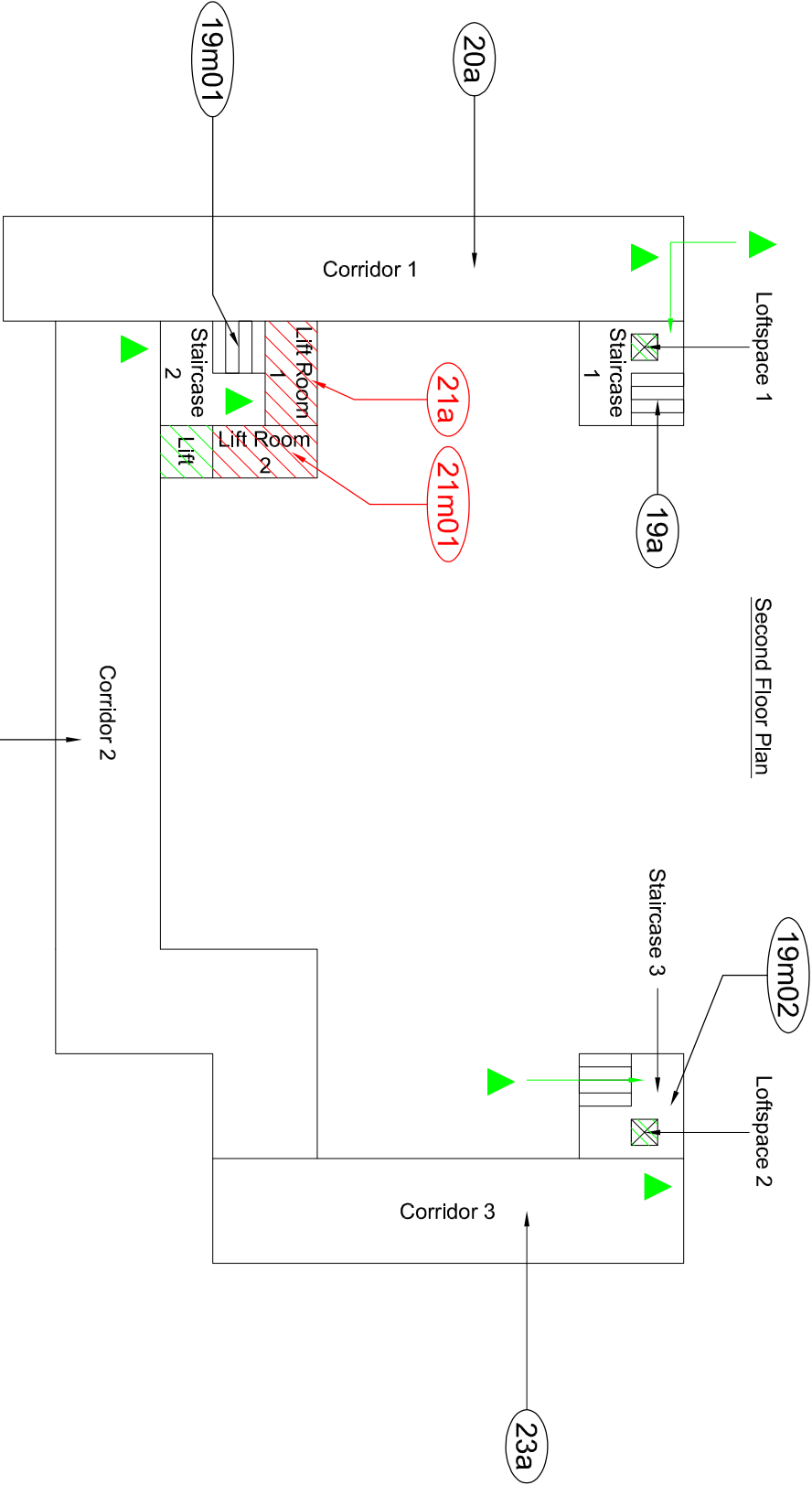
Revisions:-	
Notes:-	

- DENOTES AREA OF LIMITED/NO ACCESS OR AREA EXCLUDED FROM SURVEY BRIEF
- DENOTES EXTENT OF KNOWN OR PRESUMED ASBESTOS CONTAINING MATERIAL(S)
- DENOTES AREA OF FLOOR TILES
- DENOTES EXTENT OF TEXTURED COATING
- 01a -DENOTES SAMPLES PRESUMED OR TESTED POSITIVE FOR ASBESTOS CONTENT
- 01a -DENOTES SAMPLES PRESUMED OR TESTED NEGATIVE FOR ASBESTOS CONTENT
- DENOTES NO ACCESS BENEATH FITTED FLOORING

Drawn By:- CS	
Report No:-	
ML-97/94-097-1	
Scale:- NTS	



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 Enfield,  
 London,  
 EN1 1SH  
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 Fax: 0208 6052470



Client:-	Wales & West
Project No:-	MT0538
Site:-	Commercial Areas Llys Ben Bowen Thomas

Title:-

Drawing: 4 of 4

Building: Main  
Floor: Third

Date: 31st March 2008

Revisions:-

Notes:-
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- DENOTES AREA OF LIMITED/NO ACCESS OR AREA EXCLUDED FROM SURVEY BRIEF
- DENOTES EXTENT OF KNOWN OR PRESUMED ASBESTOS CONTAINING MATERIAL(S)
- DENOTES AREA OF FLOOR TILES
- DENOTES EXTENT OF TEXTURED COATING
- 01a -DENOTES SAMPLES PRESUMED OR TESTED POSITIVE FOR ASBESTOS CONTENT
- 01a -DENOTES SAMPLES PRESUMED OR TESTED NEGATIVE FOR ASBESTOS CONTENT
- DENOTES NO ACCESS BENEATH FITTED FLOORING

Drawn By:- CS
Report No:-
ML-97/94-097-1
Scale:- NTS



Unit 1,  
Great Cambridge Industrial Estate,  
Lincoln Road,  
Enfield,  
London,  
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### Third Floor Plan

