

Asbestos Survey Report
Project Ref. No: M10538
Common Areas Llys Bryn Felin
Full type 2 survey

Manestream Ltd

Wales & West Housing

Common Areas Llys Bryn Felin



Survey Date: 10/04/2008 to 10/04/2008
Surveyor: C Tolley & M Walters
Report Print Date: 15/05/2008
Report Authorised By: Arif Palejwala - Project Manager

Signature:



Report created using Environmental Management Program Release 3

Common Areas Llys Bryn Felin



Report edition history

Type of report	Edition number	Date(s)
Survey	Edition 1	10/04/2008 to 10/04/2008

Common Areas Llys Bryn Felin



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Common Areas Llys Bryn Felin



1.0 Contact Information

Client

Wales & West HA
3 Alexandra Gate
Ffordd Pengam
Tremorfa
Cardiff
CF24 2UD

Contact: Jen Barton
Telephone: 02920 414 088
Fax: 02920 415 380
E-Mail: Jen.barton@wwha.co.uk

Instructing Party

Wales & West HA
3 Alexandra Gate
Ffordd Pengam
Tremorfa
Cardiff
CF24 2UD

Contact: Jen Barton
Telephone: 02920 414 088
Fax: 02920 415 380
E-Mail: Jen.barton@wwha.co.uk

Site Address

Common Areas Llys Bryn Felin
Mill Street
Tonyrefail
Rhondda
CF24 2UD

Contact: n/a
Telephone: n/a
Fax: n/a
E-Mail: n/a

Report Author

Manestream Ltd
Unit 1
Great Cambridge Industrial Estate
Lincoln Road
Enfield
EN1 1SH

Contact: C Tolley
Telephone: 0208 805 8282
Fax: 0208 805 2470
E-Mail: info@manestream.co.uk

Common Areas Llys Bryn Felin



2.0 Site Description

General Information

The site generally consisted of three blocks of flats. Brick construction with sloping walkways. 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	Flats 7 - 10, Ground floor, Lobby & Stairwell	Yes
Suspected asbestos materials sampled (see appendix A).		
2	Flats 7 - 10, Ground floor, Ramp	Yes
Limited access (see section 7).		
3	Flats 7 - 10, 1st floor, Lobby & Stairwell	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.

Common Areas Llys Bryn Felin



7.0 Specific Reservations

The following specific reservations are applicable to this survey.

Limited access to ramp area.

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

Common Areas Llys Bryn Felin



9.0 Register of Asbestos Containing Materials

Approximate costs summary

High risks:	N/A	Medium risks:	N/A
Low risks:	N/A	Minor risks:	N/A

Asbestos Containing Materials

There are no asbestos containing materials in this survey.

Common Areas Llys Bryn Felin



Asbestos Sample Record - 01a

Flats 7 - 10, Ground floor, Lobby & Stairwell

General

Inspection Dates:	10/04/2008 to 10/04/2008	Reference No.:	01a
Surveyor:	CT&MW	Survey/Inspection:	Survey
Component:	Textured coatings and plaster		
Asbestos?:	No		
Asbestos type(s):	N/A		

Risk Analysis

Condition:	Good	Accessibility:	Low
Friability:	Low	Exposure:	Public
Surface:	Fully sealed	Amount:	10 m ²
Position:	Internal	RISK:	NONE



Comments

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

Remedial / Management Action Required

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

Common Areas Llys Bryn Felin



Asbestos Sample Record - 02a

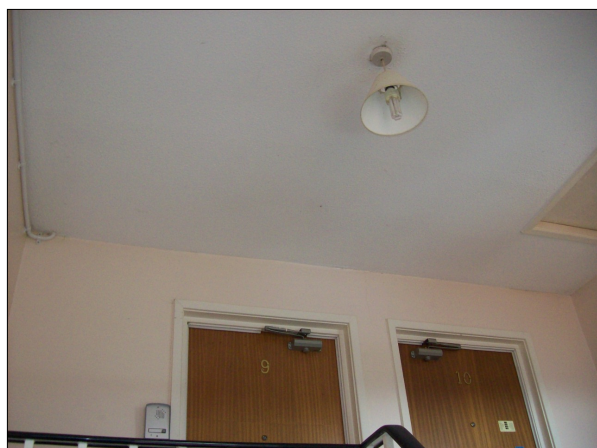
Flats 7 - 10, 1st floor, Lobby & Stairwell

General

Inspection Dates:	10/04/2008 to 10/04/2008	Reference No.:	02a
Surveyor:	CT&MW	Survey/Inspection:	Survey
Component:	Textured coatings and plaster		
Asbestos?:	No		
Asbestos type(s):	N/A		

Risk Analysis

Condition:	Good	Accessibility:	Low
Friability:	Low	Exposure:	Public
Surface:	Fully sealed	Amount:	10 m ²
Position:	Internal	RISK:	NONE



Comments

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

Remedial / Management Action Required

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

Certificate No.
ML / 08 / 01484



Devonshire Court, Unit 8 Fountain Drive, Mead Lane Industrial Estate, Hertford, Herts



2329

CERTIFICATE FOR IDENTIFICATION OF ASBESTOS FIBRES

Client:	Wales & West Housing	Report Date:	29/04/2008		
Client Address:	3 Alexandra House Fford Pengam Tremorfa Cardiff, CF24 2UD	Site Address:	Common Areas Llys Bryn Felin Mill Street, Tonyrefail Rhondda, CF39 8AB		
Sampled By:	ML	Sample/s Received:	15/04/2008	Proj. Ref.:	M10538/112
No. Samples:	2	Sample/s Analysed:	Sample/s Analysed:	Page:	1 of 1

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	-	Flats 7-10, ground floor, Lobby/stairwell, Textured coating on ceiling	N.A.D.I.S.
02a	-	Flats 7-10, ground floor, Lobby/stairwell, Textured coating on ceiling	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.

Analysed By:	Richard Brace	Authorised By:	Richard Brace	Authorised Signature:	
		Position:	Analyst		

ML-9794-112-1

- 15 of 15 -

Client:-	Wales & West
Project No:-	MT0538
Site:-	Common Areas Llys Bryn Felin
Title:-	

Drawing: 1 of 1
 Building: Main
 Floor: Ground & First
 Date: 10th April 2008

Revisions:-	
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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

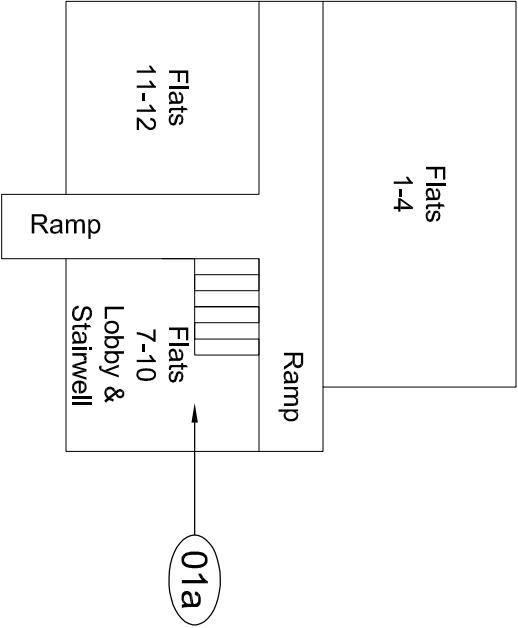
01a -DENOTES SAMPLES PRESUMED OR TESTED POSITIVE FOR ASBESTOS CONTENT

01a -DENOTES SAMPLES PRESUMED OR TESTED NEGATIVE FOR ASBESTOS CONTENT

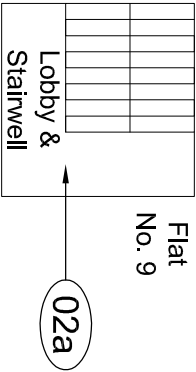
-DENOTES NO ACCESS BENEATH FITTED FLOORING



Unit 1,
 Great Cambridge Industrial Estate,
 Lincoln Road,
 Enfield,
 London,
 EN1 1SH
 Tel: 0208 6056282
 Fax: 0208 6052470



Ground Floor Plan



Flat No. 10

First Floor Plan