



Management Survey

10 Llys Nazareth
Llewellyn Street
Pentre
Rhondda
CF41 7BS
UPRN: 5464



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Contents:

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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 - Survey Data Sheet

Appendix 3 - Non Asbestos Materials Register

Appendix 4 - Analysis Certificates

Appendix 5 - Plans

1.0 Executive summary:



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

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

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

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

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

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

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

1.0 Executive summary:



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

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

Building	Floor	Room	Description	Material	Risk assessment Score	Recommendations
Main Flat.						
Main Flat.	1st	Shower Room 101	Strongly presumed vinyl floor tiles and bitumen adhesive to concrete floor beneath fixed non-suspect vinyl flooring	Reinforced Composite	VERY LOW (2 / 6)	E - Inspection required
Main Flat.	1st	Lounge 102	Strongly presumed vinyl floor tiles and bitumen adhesive to concrete floor beneath fixed non-suspect timber-effect laminate flooring	Reinforced Composite	VERY LOW (2 / 7)	E - Inspection required
Main Flat.	1st	Kitchen 103	Strongly presumed vinyl floor tiles and bitumen adhesive to concrete floor beneath fixed non-suspect timber-effect laminate flooring	Reinforced Composite	VERY LOW (2 / 6)	E - Inspection required

1.0 Executive summary:

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PRESUMED ASBESTOS / NO ACCESS AREA

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

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

Building Notes:

Internal notes:

External notes:

2.0 Contract Review:



Name and address of site:	10 Llys Nazareth, Llewellyn Street, Pentre, Rhondda		
Name and address of client:	Wales & West Housing, 3 Alexandra Gate, Ffordd Pengam, Tremorfa, Cardiff		
Client contact:	Perry Dobbins		
Type of survey:	Management Survey (with MA and PA)		
Date of survey:	16 Sep 2015		
Report Revision Number:	1		
TEAMS internal job number:	J002256		
Lead surveyor[s]:	Sebastian Lawniczak	Signature:	
Technically reviewed by:	David Young	Signature:	
Report issue date:	28 Sep 2015		

3.0 Introduction / Objectives:

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

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

10 Llys Nazareth
Llewellyn Street
Pentre
Rhondda
CF41 7BS

The survey was carried out by Sebastian Lawniczak.

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

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

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

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

Purpose of Survey

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

Aim of Survey

The aim of the survey was to:

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

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

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3.4 Type of Survey – Management Survey

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

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

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

Management surveys will involve minor intrusive work and some disturbance. The extent of the intrusion will vary between premises and depend on what is reasonably practicable for individual properties; such as the type of building, nature of construction, etc.

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

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

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

4.0 Desk Top Review and Survey Planning:

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

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

10 Llys Nazareth
Llewellyn Street
Pentre
Rhondda
CF41 7BS

Building Designation: Main Flat.

Building Description: One bedroom, first floor flat within a three storey, purpose-built, residential block.

Age of Building: 1990's.

Construction Type: Solid brick/blockwork walls with a pitched, tiled roof.

Scope of Works: The 'Asbestos Management Survey' was carried out to management survey to all internal areas of the flat.

Exclusions: The following areas were excluded from the 'Asbestos Management Survey': All external and communal areas of the building.

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 WWHA and Kovia to enable survey planning in accordance with 'HSG264 Asbestos: The Survey Guide'.

5.0 Survey Method

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

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

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

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

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

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

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

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

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

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

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

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

6.0 Exclusions and Caveats:

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

Access to internal wall linings and general cavities was restricted to avoid excessive damage to surface finishes.

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

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

It is recommended that further intrusive inspection and sampling be carried out where site refurbishment, maintenance or similar may disturb asbestos containing materials that have remained inaccessible during this survey. This should be a refurbishment / demolition survey as described in HSG264.

Residual asbestos material may be present beneath re-lagged services and cannot be detected unless the re-lagging is systematically removed. Caution should therefore be taken when working on such materials for the potential presence of asbestos residue.

This report does not include investigations into land contamination associated with asbestos or any other contaminant.

6.2 - Specific caveats

It was agreed with the client that access above or behind known or suspected ACM's was not required at the time of the survey.

Underground services were not included in the survey.

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

7.0 Sampling and Analysis:

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

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

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

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

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

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

Key to Analysis Results:

Chrysotile - White Asbestos

Amosite - Brown Asbestos

Crocidolite - Blue Asbestos

Tremolite - Rare Asbestos

Actinolite - Rare Asbestos

Anthophyllite - Rare Asbestos

8.0 Survey Results - Interpretation:

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Survey Results

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

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

8.0 Survey Results - Interpretation (cont):



Material Risk Assessment Algorithm

Product type [or debris from product]

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

Extent of damage/deterioration

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

Surface treatment

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

Asbestos Type

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

Priority Risk Assessment Algorithm

Assessment Factor		Score	Examples of score variables	
Normal occupant activity	Main type of activity in area	0 1 2 3	Rare disturbance activity (e.g. little used store room) Low disturbance activities (e.g. office type activity) Periodic disturbance (e.g. industrial or vehicular activity which may contact ACMs) High levels of disturbance, (e.g. fire door with asbestos insulating board sheet in constant use)	
	Secondary activities for area	As above	As above	
Likelihood of disturbance	Location	0 1 2 3	Outdoors Large rooms or well ventilated areas Rooms up to 100m ² Confined spaces	
		Accessibility	0 1 2 3	Usually inaccessible or unlikely to be disturbed Occasionally likely to be disturbed Easily disturbed Routinely disturbed
			Extent/amount	0 1 2 3
	Number of occupants	0 1 2 3		None 1 to 3 4 to 10 >10
		Frequency of use of area		0 1 2 3
			Average time area is in use	0 1 2 3
Maintenance activity	Type of maintenance activity			0 1 2 3
		Frequency of maintenance activity		0 1 2 3

Material Risk Assessment Score**KOVIA**

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

Appendix 1 - Asbestos Register



Building	Floor	Location /Room	S,P,SP,AS Sample No	Product Type	Condition	Surface Treatment	Asbestos Type	Quantity	Accessibility	Material Score	Priority Score	Total PA risk assessment score	Recommendation
Main Flat.													
Main Flat.	1st	Showroom 101, Strongly presumed vinyl floor tiles and bitumen adhesive to concrete floor beneath fixed non-suspect vinyl flooring	SP Visual	Reinforced Composite	Good Condition	Completely Sealed	Chrysotile	2m ²	Usually inaccessible or unlikely to be disturbed	2	4	6	E - Inspection required
Main Flat.	1st	Lounge 102, Strongly presumed vinyl floor tiles and bitumen adhesive to concrete floor beneath fixed non-suspect timber-effect laminate flooring	SP Visual	Reinforced Composite	Good Condition	Completely Sealed	Chrysotile	12m ²	Usually inaccessible or unlikely to be disturbed	2	5	7	E - Inspection required
Main Flat.	1st	Kitchen 103, Strongly presumed vinyl floor tiles and bitumen adhesive to concrete floor beneath fixed non-suspect timber-effect laminate flooring	SP Visual	Reinforced Composite	Good Condition	Completely Sealed	Chrysotile	6m ²	Usually inaccessible or unlikely to be disturbed	2	4	6	E - Inspection required

KEY:

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

Appendix 2 – Survey Data Sheets



Service Type	Management Survey		
Report Revision Number	1	Surveyors	Sebastian Lawniczak
TEAMS Job Number	J002256	Survey Date	16 Sep 2015
Site Address:	10 Lllys Nazareth Llewellyn Street Pentre Rhondda CF41 7BS	Bulk Analysis Laboratory	Scientific Services Ltd
		Sample Analysis Date	22 Sep 2015

Survey Data Sheets



	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	16 Sep 2015	Sebastian Lawniczak	Management Survey	1st	No Asbestos Detected (0)
	Building	Room	Item	Quantity	
	Main Flat.	Shower Room 101	Textured coating to plasterboard ceiling	3m ²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	AD001566 (S)	Textured Coating (1)	Completely Sealed (0)	Medium Damage (2)	Occasionally likely to be disturbed (1)

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

KEY:

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

Survey Data Sheets (cont)



	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	16 Sep 2015	Sebastian Lawniczak	Management Survey	1st	Chrysotile (1)
	Building	Room	Item	Quantity	
	Main Flat.	Shower Room 101	Strongly presumed vinyl floor tiles and bitumen adhesive to concrete floor beneath fixed non-suspect vinyl flooring	2m ²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (SP)	Reinforced Composite (1)	Completely Sealed (0)	Good Condition (0)	Usually inaccessible or unlikely to be disturbed (0)

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	1	Location	2	Number of occupants	1	Type of Maintenance	0
		Accessibility	0	Frequency of use	3	Frequency of maintenance	0
		Amount	1	Average Time	0		
Average Score	1	Average Score	1	Average Score	2	Average Score	0
Average of Priority	4						
Material Assessment Score	2						
Recommendation	E - Inspection required						
Surveyor comments	No inspection possible without undue damage to fixed flooring.						

KEY:

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

Survey Data Sheets (cont)



	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	16 Sep 2015	Sebastian Lawniczak	Management Survey	1st	No Asbestos Detected (0)
	Building	Room	Item	Quantity	
	Main Flat.	Lounge 102	Textured coating to plasterboard ceiling	12m ²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	As AD001566 (SP)	Textured Coating (1)	Completely Sealed (0)	Good Condition (0)	Occasionally likely to be disturbed (1)

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

KEY:

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

Survey Data Sheets (cont)



	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	16 Sep 2015	Sebastian Lawniczak	Management Survey	1st	Chrysotile (1)
	Building	Room	Item	Quantity	
	Main Flat.	Lounge 102	Strongly presumed vinyl floor tiles and bitumen adhesive to concrete floor beneath fixed non-suspect timber-effect laminate flooring	12m²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
Visual (SP)	Reinforced Composite (1)	Completely Sealed (0)	Good Condition (0)	Usually inaccessible or unlikely to be disturbed (0)	

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	1	Location	2	Number of occupants	1	Type of Maintenance	0
		Accessibility	0	Frequency of use	3	Frequency of maintenance	0
		Amount	2	Average Time	2		
Average Score	1	Average Score	2	Average Score	2	Average Score	0
Average of Priority	5						
Material Assessment Score	2						
Recommendation	E - Inspection required						
Surveyor comments	No inspection possible without undue damage to fixed flooring.						

KEY:

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Survey Data Sheets (cont)



	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	16 Sep 2015	Sebastian Lawniczak	Management Survey	1st	No Asbestos Detected (0)
	Building	Room	Item	Quantity	
	Main Flat.	Kitchen 103	Textured coating to plasterboard ceiling	6m ²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
As AD001566 (SP)	Textured Coating (1)	Completely Sealed (0)	Good Condition (0)	Occasionally likely to be disturbed (1)	

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

KEY:

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Survey Data Sheets (cont)



	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	16 Sep 2015	Sebastian Lawniczak	Management Survey	1st	Chrysotile (1)
	Building	Room	Item	Quantity	
	Main Flat.	Kitchen 103	Strongly presumed vinyl floor tiles and bitumen adhesive to concrete floor beneath fixed non-suspect timber-effect laminate flooring	6m ²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
Visual (SP)	Reinforced Composite (1)	Completely Sealed (0)	Good Condition (0)	Usually inaccessible or unlikely to be disturbed (0)	

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	1	Location	2	Number of occupants	1	Type of Maintenance	0
		Accessibility	0	Frequency of use	3	Frequency of maintenance	0
		Amount	1	Average Time	1		
Average Score	1	Average Score	1	Average Score	2	Average Score	0
Average of Priority	4						
Material Assessment Score	2						
Recommendation	E - Inspection required						
Surveyor comments	No inspection possible without undue damage to fixed flooring.						

KEY:

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Survey Data Sheets (cont)



	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	16 Sep 2015	Sebastian Lawniczak	Management Survey	1st	No Asbestos Detected (0)
	Building	Room	Item	Quantity	
	Main Flat.	Store Cupboard 104	Textured coating to plasterboard ceiling	2m ²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
AD001567 (S)	Textured Coating (1)	Completely Sealed (0)	Good Condition (0)	Occasionally likely to be disturbed (1)	

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

KEY:

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Survey Data Sheets (cont)



Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
16 Sep 2015	Sebastian Lawniczak	Management Survey	1st	No Asbestos Detected (0)
Building	Room	Item	Quantity	
Main Flat.	Store Cupboard 104	Insulating board forming riser boxing to back wall	2m ²	
Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
AD001568 (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	N/A						

KEY:

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

Survey Data Sheets (cont)



	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	16 Sep 2015	Sebastian Lawniczak	Management Survey	1st	
	Building	Room	Item	Quantity	
	Main Flat.	Store Cupboard 104	Beige vinyl tiles to timber floor	2m ²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	AD001569 (S)	Vinyl floor tiles (1)	Completely Sealed (0)	Good Condition (0)	Routinely disturbed (3)

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

KEY:

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

Survey Data Sheets (cont)



	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	16 Sep 2015	Sebastian Lawniczak	Management Survey	1st	No Asbestos Detected (0)
	Building	Room	Item	Quantity	
	Main Flat.	Bedroom 105	Textured coating to plasterboard ceiling	8m ²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
As AD001567 (SP)	Textured Coating (1)	Completely Sealed (0)	Good Condition (0)	Occasionally likely to be disturbed (1)	

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

KEY:

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

Survey Data Sheets (cont)



	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	16 Sep 2015	Sebastian Lawniczak	Management Survey	1st	
	Building	Room	Item	Quantity	
	Main Flat.	Bedroom 105	Beige vinyl floor tiles to timber floor beneath carpet	8m²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
As AD001569 (SP)	Vinyl floor tiles (1)	Completely Sealed (0)	Good Condition (0)	Usually inaccessible or unlikely to be disturbed (0)	

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

KEY:

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

Survey Data Sheets (cont)



	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	16 Sep 2015	Sebastian Lawniczak	Management Survey	1st	No Asbestos Detected (0)
	Building	Room	Item	Quantity	
	Main Flat.	Hallway 106	Textured coating to plasterboard ceiling	4m ²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
As AD001567 (SP)	Textured Coating (1)	Completely Sealed (0)	Good Condition (0)	Occasionally likely to be disturbed (1)	

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

KEY:

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

Survey Data Sheets (cont)



	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	16 Sep 2015	Sebastian Lawniczak	Management Survey	1st	
	Building	Room	Item	Quantity	
	Main Flat.	Hallway 106	Beige vinyl floor tiles to timber floor beneath carpet	4m ²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
As AD001569 (SP)	Vinyl floor tiles (1)	Completely Sealed (0)	Good Condition (0)	Usually inaccessible or unlikely to be disturbed (0)	

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	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 3 - Non-Asbestos Materials Register



Building	Floor	Room No:	Room Type	Item
Main Flat.				
Main Flat.	1st Floor	101	Shower Room	Solid walls. Ceramic tiles to shower area walls. Ceramic basin, toilet bowl and cistern. Metal and plastic pipework. Timber door, frame and skirting boards. Metal and plastic cover to live electric extractor fan.
Main Flat.	1st Floor	102	Lounge	Solid walls. Timber doors, frames and skirting boards. Metal pipework and radiator. UPVC window frame with timber sill.
Main Flat.	1st Floor	103	Kitchen	Solid walls. Plastic cover to non-suspect live electric extractor fan with timber panel behind. UPVC window frame with timber sill. Ceramic tiled splashback to walls. Non-suspect Vaillant ecoTEC pro 24 combi boiler mounted to wall. Metal and plastic pipework. Metal sink and drainer unit with non-suspect pad to underside. Metal radiator.
Main Flat.	1st Floor	104	Store Cupboard	Solid walls. Timber door, frame and skirting boards. Metal pipework and radiator.
Main Flat.	1st Floor	105	Bedroom	Solid walls. Timber door, frame and skirting boards. Metal pipework and radiator. UPVC window frame with timber sill.
Main Flat.	1st Floor	106	Hallway	Solid walls. Timber doors, frames and skirting boards. Metal pipework and radiator. Non-suspect fuse board.

Appendix 4 – Analysis Certificates





ASBESTOS BULK ANALYSIS TEST REPORT

TEST REPORT NUMBER: **J108233** Issue No: 1

Report Date: 22 Sep 2015

Kovia Ltd (Swindon)
 Lime Kiln House, Lime Kiln, Royal Wootton Bassett,
 Wiltshire
 SN4 7HF
 Date samples received by Lab:- 21/09/2015

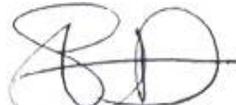
Location:- 10 Llys Nazareth, Llewellyn Street,
 Pentre, Rhondda, CF41 7BS
 Date Sampled:- 16/09/2015
 Date Tested:- 22/09/2015
 Your Order:- 45

TEST RESULTS

SSL Number	Client Sample Number	Sample Type	Sample Details	Asbestos Type(s) Present
BS039874	AD001566	Textured Coating	1st Floor, Shower Room, Textured coating, to plasterboard ceiling	No Asbestos Detected
BS039875	AD001567	Textured Coating	1st Floor, Store Cupboard, Textured coating, to plasterboard ceiling	No Asbestos Detected
BS039876	AD001568	Insulating Board	1st Floor, Store Cupboard, Insulating board forming riser boxing, to back wall	No Asbestos Detected
BS039877	AD001569	Vinyl Floor Tiles	1st Floor, Store Cupboard, Beige vinyl tiles, to timber floor	No Asbestos Detected

Additional Comments:
 N/A

Analysed By:
 Victoria Denny
 Approved By:
 Stephanie Delbridge

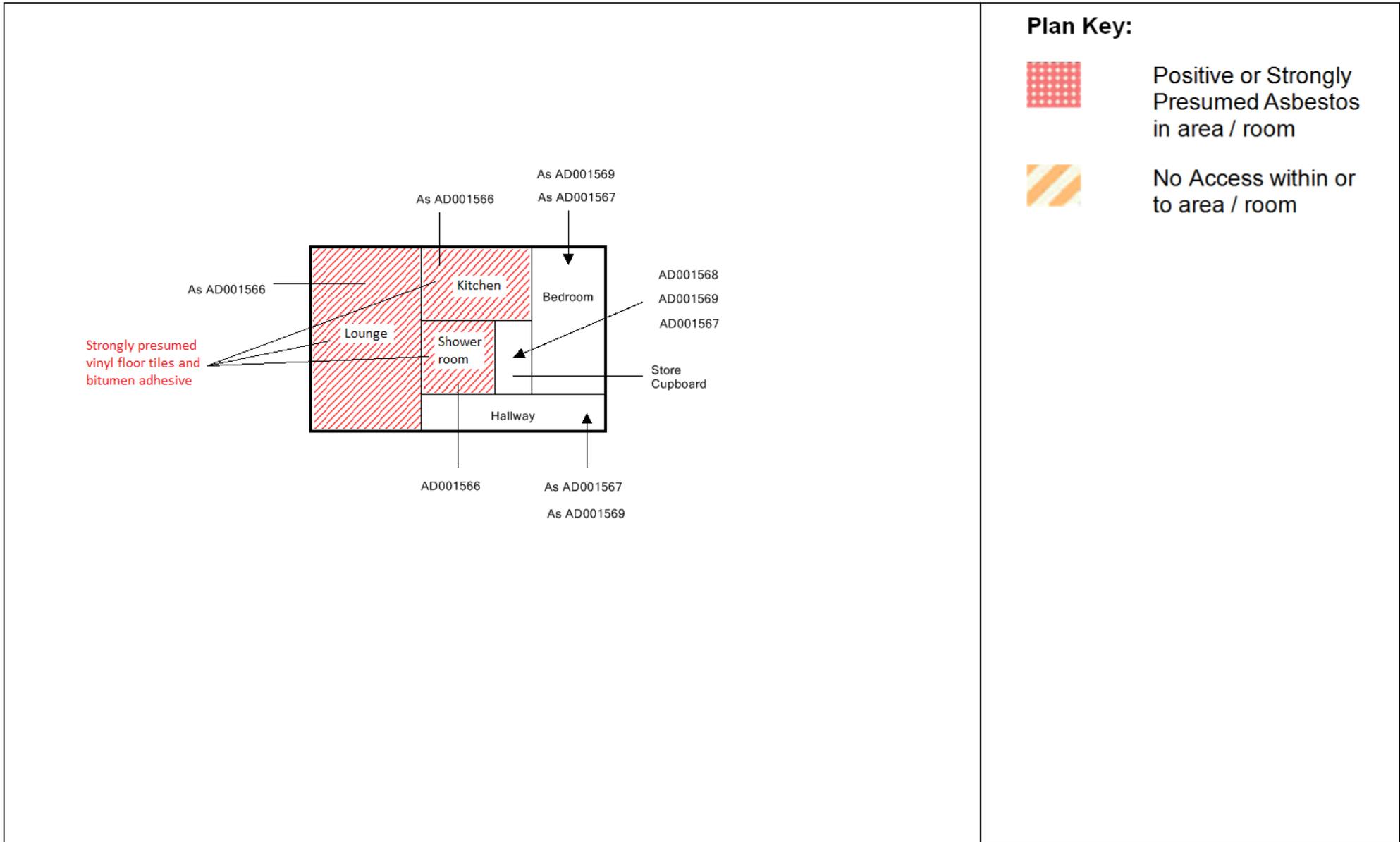



Remarks: Materials have been referred to as Asbestos Insulation Board or Asbestos Cement based upon their asbestos content and visual appearance alone. Water Absorption testing of materials has not been carried out unless stated otherwise. Where samples have not been taken by Scientific Services Ltd, it can only report analysis results. No responsibility can be taken for any consequences arising from the client's sampling strategy or procedures, or the use of these results in subsequent reports. Tests marked \$ in this report have been subcontracted to a UKAS accredited laboratory.

SOP No. D3TA1 based on HSG248 Appendix 2. This report relates only to the samples tested. Opinions and interpretations herein are outside the scope of UKAS accreditation. This report may not be reproduced except in full, without written approval of the laboratory.

Appendix 5 – Plans





Client: Wales & West Housing
Site: 10 Llys Nazareth Building: Main Flat.
Floor: 1st Floor
UPRN No: 5464



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/cm³. A licensed asbestos removal contractor must undertake this work and a 14-day notice must be given to the HSE prior to the commencement of the work.

Notifiable Non-Licensed Work

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

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

Non Notifiable Non-Licensed Work

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

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

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

9.13 It is recommended that further intrusive investigations and sampling be carried out in accordance with HSG264, where any major refurbishment, maintenance, installation or similar activity may expose asbestos materials that have remained inaccessible during the survey. This should be as a refurbishment / demolition survey as documented in HSG264.

9.14 The findings of this report should not be solely relied upon in obtaining costs for proposed asbestos abatement work. Any proposed abatement / removal of the asbestos should be undertaken against a detailed specification.