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Asbestos Management Survey

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1.0 Executive Summary:



Asbestos Containing Materials (ACMs) have been identified during this Management Survey and the specific areas in which they are located are categorised below, in order of risk, according to the combined Material Assessment (MA) and Priority Assessment (PA) risk scores, produced by Kovia in consultation with the duty-holder / client (using the scoring algorithm guidance provided within HSG227).

HIGH RISK MATERIALS - Combined MA+PA score of 19-24

ACMs in poor condition, often including associated asbestos debris and contamination, have been identified within the following areas listed in the table below. It is recommended that a full Risk Assessment be undertaken by the client to ensure that Regulation 4, 7, 10, 11 and 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 - Combined MA+PA score of 13-18

Unsealed or damaged ACMs, identified during this survey, are listed in the table below. In accordance with Regulation 7 of the Control of Asbestos Regulations 2012, it is recommended that in any areas requiring remediation, work to encapsulate 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. Unsealed or damaged ACMs that are to be left in-situ, rather than removed, must be encapsulated and a management policy and plan implemented to manage them safely.

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 - Combined MA+PA score of 12 or less

The following ACMs, that are in good condition, have been identified during this survey and are listed in the table below. A management policy and plan must be implemented to manage any ACMs that have been identified. Such ACMs may require labelling and the condition of these materials re-inspected at regular intervals e.g. 12-months. Where licensable ACMs have been identified, then the re-inspection frequency may be increased.

Building	Floor	Room	Description	Material	Risk assessment Score	Recommendations
Flat 20, Block 1-20						
Flat 20, Block 1-20	Z-Sub	Kitchen Z103	Strongly presumed vinyl tiles to chipboard floor beneath fixed non-suspect beige vinyl flooring.	Reinforced Composite	LOW (2 + 6)	Inspection required
Flat 20, Block 1-20	Z-Sub	Hall Z104	Strongly presumed vinyl tiles to chipboard floor beneath fitted beige carpet.	Reinforced Composite	LOW (2 + 6)	Inspection required
Flat 20, Block 1-20	Z-Sub	Bedroom Z105	Strongly presumed vinyl tiles to chipboard floor beneath fitted beige carpet.	Reinforced Composite	LOW (2 + 7)	Inspection required
Flat 20, Block 1-20	Z-Sub	Shower room Z107	Strongly presumed vinyl tiles to chipboard floor beneath fixed non-suspect blue vinyl flooring.	Reinforced Composite	LOW (2 + 6)	Inspection required

1.0 Executive Summary:



NO ACCESS AREAS - PRESUMED ASBESTOS

In accordance with 'HSG264 - Asbestos: The survey guide', ACMs have been presumed as being present to the following areas, as access could not be gained at the time of the survey. A management policy and plan is required to identify that these areas require further inspection, once access can be arranged. These areas require scheduled re-inspection for accessibility at regular intervals e.g. 12-months.

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

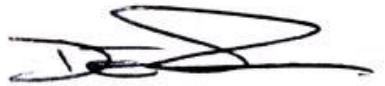
Building Notes:

Internal notes: N/A

External notes: N/A

2.0 Contract Review:



Name and address of site:	20 Llys Nazareth, Llewellyn Street, Pentre, Mid Glamorgan		
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:	Management Survey (with MA and PA)		
Date of survey:	8 Nov 2018		
Report revision number:	1		
TEAMS internal job number:	J016164		
Lead surveyor(s):	Dave Milton	Signature:	
Additional site personnel:	None recorded		
Technically reviewed by:	James Lidbury	Signature:	
Report issue date:	15 Nov 2018		

3.0 Introduction & Objectives:



Kovia received an order of confirmation to undertake an Asbestos Management Survey from Wales & West Housing. This order has been accepted on the basis of the original quotation and the Kovia Terms & Conditions of business.

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

20 Llys Nazareth
Llewellyn Street
Pentre
Mid Glamorgan
CF41 7BS

The survey was carried out by Dave Milton.

The type of inspection selected / requested by the client was a Management Survey (MA+PA).

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

The survey has included the completion of Priority Assessment scoring in accordance with HSG227. This Priority Assessment was completed using an agreed methodology with the duty-holder and their representatives.

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

Purpose of Survey

The purpose of an Asbestos Management Survey is to locate, as far as reasonably practicable, the presence and extent of any suspect ACMs which could be damaged or disturbed during normal occupancy (and to assess their condition), in order to help the duty-holder manage retained asbestos in their premises. It provides sufficient information for an asbestos register to be generated, in accordance with HSG264, so that the duty-holder can implement 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 all ACMs within the surface fabric of the building, as far as reasonable practicable.
2. Identify and record the product type, extent of damage, surface treatment and asbestos type of known or presumed ACMs (MA).
3. Determine and record the asbestos type, based on sampling or by making a presumption based on product type and appearance.
4. Inspect and record information on the location, accessibility, extent, human exposure potential and maintenance of known or presumed ACMs (PA).

3.0 Introduction & Objectives (Cont):

- Type of Survey



3.4 Type of Survey – Management Survey

A management survey is limited to normal occupation and use of the building, to ensure the continued management of any ACMs in-situ and is the standard survey type. Its purpose is to locate, as far as is reasonably practicable, the presence, condition and extent of any suspect ACMs in the building which could be damaged or disturbed during normal occupancy, including light, foreseeable maintenance.

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

Management surveys will involve minor intrusive work and low levels of 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 and the nature of construction. Kovia will agree the expected levels of intrusion and the methods for making good with the Client, prior to the commencement of inspection.

The survey report can be used as a starting point for developing a management plan and prioritising actions but in itself does not constitute a management plan as required under CAR 2012. In order for the duty-holder to comply, under Regulation 4 of CAR 2012, they must implement a management policy and plan for confirmed or presumed ACMs.

Each ACM identified within this survey includes both a Material Assessment and Priority Assessment score, the combination of which provides a risk score (please see section 1.0 Executive Summary) for the confirmed or presumed ACM. This provides the duty-holder with a guide for the priority of managing their ACMs based upon which will most readily release fibres when disturbed.

4.0 Desk Top Review & 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, was provided by Perry Dobbins as the client / client representative and recorded on the Kovia Pre-start Form.

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

20 Llys Nazareth
Llewellyn Street
Pentre
Mid Glamorgan
CF41 7BS

Building Designation: Flat 20, Block 1-20

Building Description: One bedroom, basement flat, within a four storey, purpose-built, residential block.

Age of Building: Late Twentieth Century

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

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

Exclusions: The following areas were excluded from the 'Asbestos Management Survey': All external and communal 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 or 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 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 ACMs will be taken at the time of the survey unless the client expressly requests otherwise. Sampling points and suspected ACMs will not be identified with labels unless the client expressly requests otherwise.

All suspect fibrous materials and items will be sampled during the survey, where possible, unless, in the surveyors professional opinion, these items can be safely regarded as non-suspect e.g. timber, wallpaper, man-made mineral fibre (MMMMF). Such non-asbestos items will be listed within Appendix 4 of this report. Samples of all thermoplastic floor coverings will be taken unless, in the surveyors professional opinion, such items can be safely excluded. All textured coatings and novel bituminous materials will be sampled.

Areas that could not be accessed are presumed to have ACMs present until proven otherwise. Each area requiring further inspection is documented within the Executive Summary (No Access Areas). Inaccessible areas are also shown on the plan drawings (Appendix 6).

Materials that could not be accessed safely at the time of the survey, e.g. high-level soffits, will be presumed to be ACMs, 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 'Sample No' box as an 'As sample no. (SP)' within the Survey Data Sheets (Appendix 3) and referenced against the original sampled material.

Kovia surveyors make every attempt to avoid causing damage during management surveys, whilst attempting to identify possible ACMs. Minor repairs will be made accordingly 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 client's 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 ACMs present until proven otherwise.

Non-fibrous materials and items known not to contain asbestos (e.g. blockwork, plaster, plasterboard, plastics and non-textured paints) will not be sampled during the survey unless the surveyor suspects that these materials have been contaminated with asbestos from other sources or unless specifically requested by the client. Such non-suspect items that fall within the survey scope will still be recorded in Appendix 4.

Items of older electrical equipment, that could not be inspected to determine if ACMs were present, have been presumed to contain asbestos, unless, in the surveyors professional opinion, such items could be reliably excluded.

6.0 Exclusions & Caveats:



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 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 Survey Data Sheets of this report (Appendix 3). 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 essential that further intrusive inspection and sampling be carried out where site refurbishment, maintenance, or similar may disturb ACMs that have remained inaccessible during this survey. This should be a Refurbishment or 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 ACMs 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 & Analysis:



7.1 The objective 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 Kovia procedures, following guidelines detailed in 'HSG264 Asbestos: The survey guide'. The quantity of samples taken will be safely minimised by utilising the ability to 'strongly presume'. Materials that are 'strongly presumed' to be similar to a material that has already been sampled will be recorded in the 'Sample No' box as an 'As sample no. (SP)' within the Survey Data Sheets (Appendix 3) and referenced against the original sampled material.

7.3 Bulk samples are returned to a UKAS-accredited bulk analysis laboratory with the appropriate sample / report reference numbers. If 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 Kovia's approved laboratories' in-house methods and ISO 17025 UKAS accreditation. 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 5 of this report – Analysis Certificate(s)

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:



Survey Results

8.1 The results of the survey inspections and sampling undertaken are recorded on the enclosed Asbestos Register (Appendix 1), Negative Register (Appendix 2), Survey Data Sheets (Appendix 3) and Non-Asbestos Materials Register (Appendix 4). Where ACMs have been identified or presumed to be present then a Material Risk Assessment Algorithm and a Priority Risk Assessment Algorithm has been used, as detailed in HSG264 (reproduced in the tables below).

8.2 Within the Survey Data Sheets (Appendix 3), the individual scores in brackets, for each sample variable, are added together to form the final Material Risk Assessment (MA) score. The Priority Risk Assessment (PA) scores are averaged and totalled, appearing directly above the MA total 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
		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

Combined Material & Priority Risk Assessment Score

Risk Category	Risk	Score Range	Fibre release potential
A	HIGH	Combined MA+PA score of 19-24	High risk with a high potential to release fibres if disturbed
B	MEDIUM	Combined MA+PA score of 13-18	Medium risk with a medium potential to release fibres if disturbed
C	LOW	Combined MA+PA score of 9-12	Low risk with a low potential to release fibres if disturbed
D	VERY LOW	Combined MA+PA score of 8 or less	Very low risk with a 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 Survey Data Sheets (Appendix 3) 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 ACMs 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 is 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 (Appendix 3) and Asbestos Register (Appendix 1). 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 ACMs 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 submitted 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 or 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
Flat 20, Block 1-20													
Flat 20, Block 1- 20	Z- Sub	Kitchen Z103, Strongly presumed vinyl tiles to chipboard floor beneath fixed non-suspect beige vinyl flooring.	SP Visual	Reinforced Composite	Good Condition	Completely Sealed	Chrysotile	6m ²	Occasionally likely to be disturbed	2	6	8	Inspection required
Flat 20, Block 1- 20	Z- Sub	Hall Z104, Strongly presumed vinyl tiles to chipboard floor beneath fitted beige carpet.	SP Visual	Reinforced Composite	Good Condition	Completely Sealed	Chrysotile	2m ²	Occasionally likely to be disturbed	2	6	8	Inspection required
Flat 20, Block 1- 20	Z- Sub	Bedroom Z105, Strongly presumed vinyl tiles to chipboard floor beneath fitted beige carpet.	SP Visual	Reinforced Composite	Good Condition	Completely Sealed	Chrysotile	6m ²	Occasionally likely to be disturbed	2	7	9	Inspection required
Flat 20, Block 1- 20	Z- Sub	Shower room Z107, Strongly presumed vinyl tiles to chipboard floor beneath fixed non-suspect blue vinyl flooring.	SP Visual	Reinforced Composite	Good Condition	Completely Sealed	Chrysotile	4m ²	Occasionally likely to be disturbed	2	6	8	Inspection required

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
Flat 20, Block 1-20													
Flat 20, Block 1- 20	Z- Sub	Boiler cupboard Z101, Textured coating to plasterboard ceiling	S AI004799	Textured Coating	N/A	N/A	No Asbestos detected	N/A	N/A	N/A	N/A	N/A	No further action required
Flat 20, Block 1- 20	Z- Sub	Boiler cupboard Z101, Beige vinyl tiles to chipboard floor.	S AI004800	Reinforced Composite	N/A	N/A	No Asbestos detected	N/A	N/A	N/A	N/A	N/A	No further action required
Flat 20, Block 1- 20	Z- Sub	Boiler cupboard Z101, Textured coating debris on top of boiler unit.	SP As AI004799	Textured Coating	N/A	N/A	No Asbestos detected	N/A	N/A	N/A	N/A	N/A	No further action required
Flat 20, Block 1- 20	Z- Sub	Lounge Z102, Textured coating to plasterboard ceiling	SP As AI004799	Textured Coating	N/A	N/A	No Asbestos detected	N/A	N/A	N/A	N/A	N/A	No further action required
Flat 20, Block 1- 20	Z- Sub	Lounge Z102, Beige vinyl tiles to chipboard floor.	SP As AI004800	Reinforced Composite	N/A	N/A	No Asbestos detected	N/A	N/A	N/A	N/A	N/A	No further action required
Flat 20, Block 1- 20	Z- Sub	Kitchen Z103, Textured coating to plasterboard ceiling	SP As AI004799	Textured Coating	N/A	N/A	No Asbestos detected	N/A	N/A	N/A	N/A	N/A	No further action required
Flat 20, Block 1- 20	Z- Sub	Hall Z104, Textured coating to plasterboard ceiling	SP As AI004799	Textured Coating	N/A	N/A	No Asbestos detected	N/A	N/A	N/A	N/A	N/A	No further action required
Flat 20, Block 1- 20	Z- Sub	Bedroom Z105, Textured coating to plasterboard ceiling	SP As AI004799	Textured Coating	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 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
Flat 20, Block 1-20	Z-Sub	Store Z106, Textured coating to plasterboard ceiling	SP As AI004799	Textured Coating	N/A	N/A	No Asbestos detected	N/A	N/A	N/A	N/A	N/A	No further action required
Flat 20, Block 1-20	Z-Sub	Store Z106, Beige vinyl tiles to chipboard floor partially beneath non-suspect beige vinyl flooring.	SP As AI004800	Reinforced Composite	N/A	N/A	No Asbestos detected	N/A	N/A	N/A	N/A	N/A	No further action required
Flat 20, Block 1-20	Z-Sub	Shower room Z107, Textured coating to plasterboard ceiling	SP As AI004799	Textured Coating	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	Management Survey		
Report Revision Number	1	Surveyors	Dave Milton
TEAMS Job Number	J016164	Survey Date	8 Nov 2018
Site Address:	20 Llys Nazareth Llewellyn Street Pentre Mid Glamorgan CF41 7BS	Bulk Analysis Laboratory	Envirochem
		Sample Analysis Date	12 Nov 2018

Survey Data Sheets



Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
8 Nov 2018	Dave Milton	Management Survey	Roof	N/A
Building	Room	Item	Quantity	
Flat 20, Block 1-20	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 Data Sheets (cont)



Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
8 Nov 2018	Dave Milton	Management Survey	Roof	N/A
Building	Room	Item	Quantity	
Flat 20, Block 1-20	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 Data Sheets (cont)



Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
8 Nov 2018	Dave Milton	Management Survey	Z-Sub	
Building	Room	Item	Quantity	No Asbestos Detected (0)
Flat 20, Block 1-20	Boiler cupboard Z101	Textured coating to plasterboard ceiling	0.5	
Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
AI004799 (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
8 Nov 2018	Dave Milton	Management Survey	Z-Sub	
Building	Room	Item	Quantity	
Flat 20, Block 1-20	Boiler cupboard Z101	Beige vinyl tiles to chipboard floor.	0.2m ²	No Asbestos Detected (0)
Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
AI004800 (S)	Reinforced Composite (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
8 Nov 2018	Dave Milton	Management Survey	Z-Sub	
Building	Room	Item	Quantity	
Flat 20, Block 1-20	Boiler cupboard Z101	Textured coating debris on top of boiler unit.	0.25m ²	No Asbestos Detected (0)
Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
As AI004799 (SP)	Textured Coating (1)	Completely Sealed (0)	High Damage (3)	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	Textured coating and plasterboard debris.						

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
	8 Nov 2018	Dave Milton	Management Survey	Z-Sub	
	Building	Room	Item	Quantity	No Asbestos Detected (0)
	Flat 20, Block 1-20	Lounge Z102	Textured coating to plasterboard ceiling	9m ²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	As AI004799 (SP)	Textured Coating (1)	Completely Sealed (0)	Low Damage (1)	Occasionally likely to be disturbed (1)

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

KEY:

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

Survey Data Sheets (cont)



	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	8 Nov 2018	Dave Milton	Management Survey	Z-Sub	No Asbestos Detected (0)
	Building	Room	Item	Quantity	
	Flat 20, Block 1-20	Lounge Z102	Beige vinyl tiles to chipboard floor.	9m ²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
As AI004800 (SP)	Reinforced Composite (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
	8 Nov 2018	Dave Milton	Management Survey	Z-Sub	No Asbestos Detected (0)
	Building	Room	Item	Quantity	
	Flat 20, Block 1-20	Kitchen Z103	Textured coating to plasterboard ceiling	6m ²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	As AI004799 (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
	8 Nov 2018	Dave Milton	Management Survey	Z-Sub	
	Building	Room	Item	Quantity	
	Flat 20, Block 1-20	Kitchen Z103	Strongly presumed vinyl tiles to chipboard floor beneath fixed non-suspect beige vinyl 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)	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	Inspection required						
Surveyor comments	No access at the time of the survey due to the potential to cause damage to fixtures and fittings.						

KEY:

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

Survey Data Sheets (cont)



	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	8 Nov 2018	Dave Milton	Management Survey	Z-Sub	
	Building	Room	Item	Quantity	
	Flat 20, Block 1-20	Hall Z104	Textured coating to plasterboard ceiling	2m ²	No Asbestos Detected (0)
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	As AI004799 (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
	8 Nov 2018	Dave Milton	Management Survey	Z-Sub	Chrysotile (1)
	Building	Room	Item	Quantity	
	Flat 20, Block 1-20	Hall Z104	Strongly presumed vinyl tiles to chipboard floor beneath fitted beige carpet.	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)	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	Inspection required						
Surveyor comments	No access at the time of the survey due to the potential to cause damage to fixtures and fittings.						

KEY:

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

Survey Data Sheets (cont)



Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
8 Nov 2018	Dave Milton	Management Survey	Z-Sub	No Asbestos Detected (0)
Building	Room	Item	Quantity	
Flat 20, Block 1-20	Bedroom Z105	Textured coating to plasterboard ceiling	6m ²	
Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
As AI004799 (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
	8 Nov 2018	Dave Milton	Management Survey	Z-Sub	Chrysotile (1)
	Building	Room	Item	Quantity	
	Flat 20, Block 1-20	Bedroom Z105	Strongly presumed vinyl tiles to chipboard floor beneath fitted beige carpet.	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)	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	3		
Average Score	1	Average Score	2	Average Score	3	Average Score	1
Average of Priority	7						
Material Assessment Score	2						
Recommendation	Inspection required						
Surveyor comments	No access at the time of the survey due to the potential to cause damage to fixtures and fittings.						

KEY:

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

Survey Data Sheets (cont)



	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	8 Nov 2018	Dave Milton	Management Survey	Z-Sub	No Asbestos Detected (0)
	Building	Room	Item	Quantity	
	Flat 20, Block 1-20	Store Z106	Textured coating to plasterboard ceiling	2m ²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	As AI004799 (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 No Asbestos Detected (0)	
	8 Nov 2018	Dave Milton	Management Survey	Z-Sub		
	Building	Room	Item	Quantity		
	Flat 20, Block 1-20	Store Z106	Beige vinyl tiles to chipboard floor partially beneath non-suspect beige vinyl flooring.	2m ²		
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition		Accessibility
	As AI004800 (SP)	Reinforced Composite (1)	Completely Sealed (0)	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
	8 Nov 2018	Dave Milton	Management Survey	Z-Sub	No Asbestos Detected (0)
	Building	Room	Item	Quantity	
	Flat 20, Block 1-20	Shower room Z107	Textured coating to plasterboard ceiling	4m ²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
As AI004799 (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
	8 Nov 2018	Dave Milton	Management Survey	Z-Sub	Chrysotile (1)
	Building	Room	Item	Quantity	
	Flat 20, Block 1-20	Shower room Z107	Strongly presumed vinyl tiles to chipboard floor beneath fixed non-suspect blue vinyl flooring.	4m ²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (SP)	Reinforced Composite (1)	Completely Sealed (0)	Good Condition (0)	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	Inspection required						
Surveyor comments	No access at the time of the survey due to the potential to cause damage to fixtures and fittings.						

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
Flat 20, Block 1-20				
Flat 20, Block 1-20	Roof Void	R01	Loft space 1	Concrete ceiling, breeze block walls, metal flue pipe, MMMF insulation to plasterboard floor, plastic soil pipes.
Flat 20, Block 1-20	Roof Void	R02	Loft space 2	Non-suspect sarking roof felt, brick walls, plastic flue pipe, MMMF insulation to plasterboard floor, timber loft hatch. Restricted access due to size of loft hatch.
Flat 20, Block 1-20	Z-Sub Level 1	Z101	Boiler cupboard	Solid and plasterboard walls, timber header panel above timber door, non-suspect Vaillant boiler unit.
Flat 20, Block 1-20	Z-Sub Level 1	Z102	Lounge	Solid and plasterboard walls, timber doors, metal radiator, fixed plasterboard boxing, UPVC window with timber cill.
Flat 20, Block 1-20	Z-Sub Level 1	Z103	Kitchen	Part ceramic tiled solid walls, timber door, metal radiator, timber window, non-suspect bitumen sink pad, fixed live extractor fan to timber panel to ceiling.
Flat 20, Block 1-20	Z-Sub Level 1	Z104	Hall	Solid walls, timber doors, metal radiator, timber loft hatch, non-suspect live electric fuse box.
Flat 20, Block 1-20	Z-Sub Level 1	Z105	Bedroom	Solid walls, timber door, UPVC window with timber cill, metal radiator, timber loft hatch.
Flat 20, Block 1-20	Z-Sub Level 1	Z106	Store	Solid walls, timber door, metal radiator.
Flat 20, Block 1-20	Z-Sub Level 1	Z107	Shower room	Part ceramic tiled solid walls, timber door, metal radiator, ceramic cistern, plastic soil pipe, fixed plasterboard boxing, fixed live extractor fan to timber panel to ceiling.

Appendix 5 – Analysis Certificate(s)





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



Our Ref: J156518 FI: 2
Your Ref:
Date: 12/11/2018

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

Asbestos Fibre Identification Report

Client: Kovia Asbestos Management Consultancy
1 Davy Road, Derriford, Plymouth, PL6 8BX

Site Address: 20 Llys Nazareth, Llewellyn Street, Pentre, Mid Glamorgan, CF41 7BS

Sampled By: Kovia Asbestos Management Consultancy

Date sampled/received: 9th November 2018

Date analysed: 12th November 2018

Analyst/s: Raphael Mirzaians

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
AI004799	BS522354	Z-Sub Level 1, Boiler cupboard, Textured coating	No	
AI004800	BS522355	Z-Sub Level 1, Boiler cupboard, Beige vinyl 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: *ENixon*

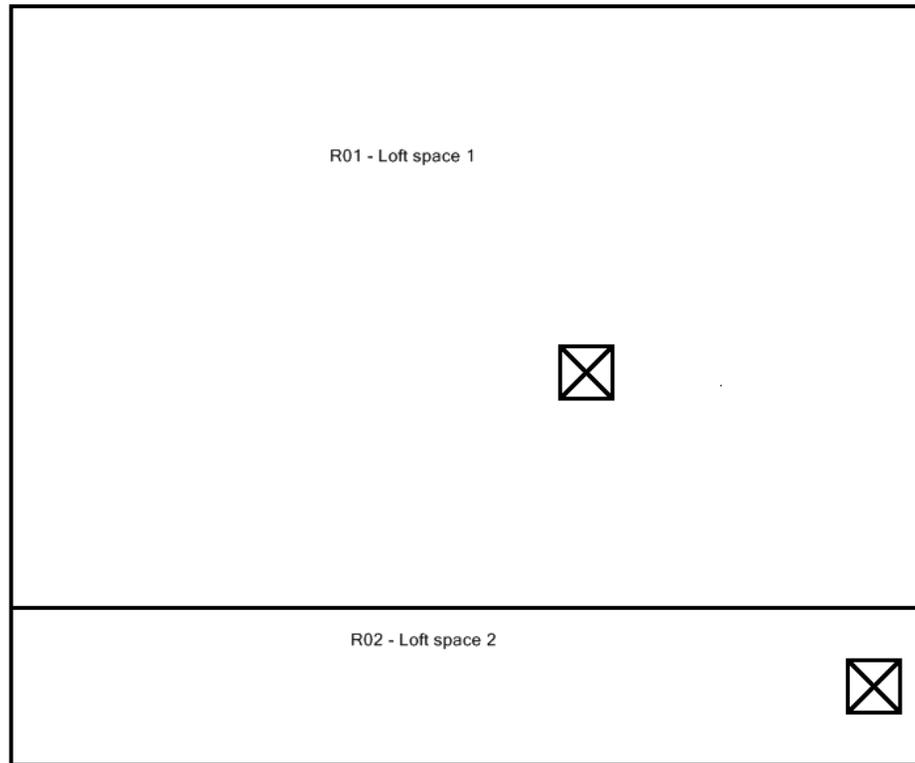
Authorised signatory

PRINT NAME: Emily Nixon

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

Appendix 6 – Plans





Plan Key:



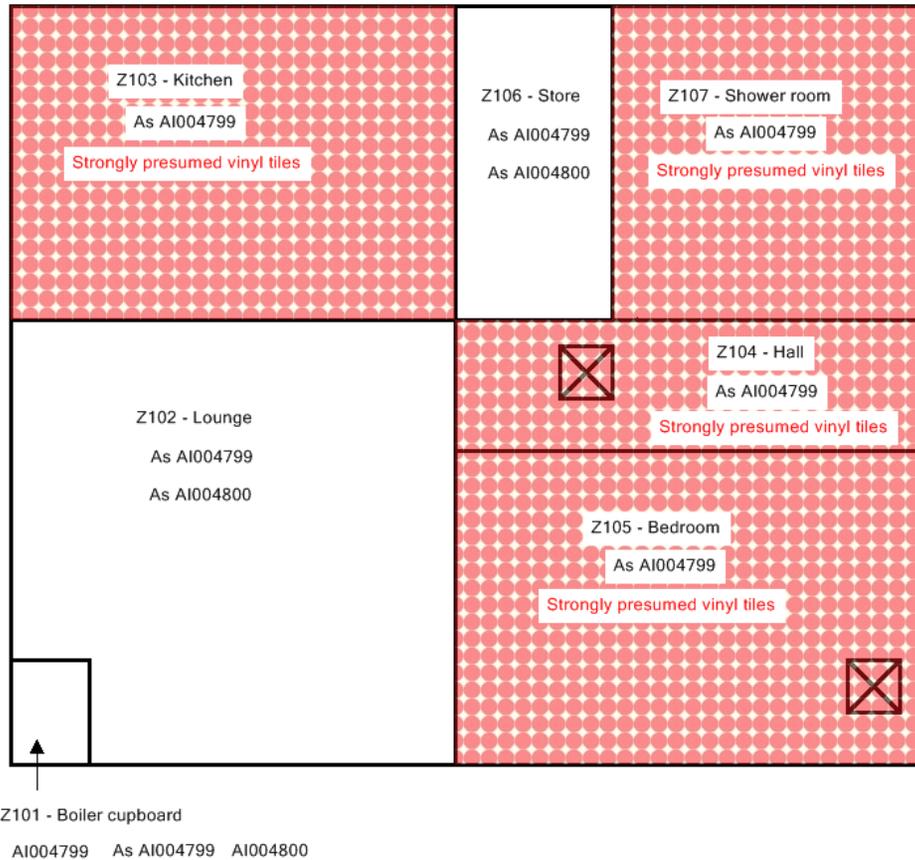
Positive or Strongly Presumed Asbestos in area / room



No Access within or to area / room

Client: Wales & West Housing
Site: 20 Llys Nazareth Building: Flat 20, Block 1-20
Floor: Roof Void
UPRN No: 005474





Plan Key:



Positive or Strongly Presumed Asbestos in area / room



No Access within or to area / room

Client: Wales & West Housing
Site: 20 Llys Nazareth Building: Flat 20, Block 1-20
Floor: Z-Sub Level 1
UPRN No: 005474



Appendix 7 – Ongoing Management Log



Building	Floor	Location /Room	S,P,SP,AS Sample No	Product Type	Condition	Surface Treatment	Asbestos Type	Quantity	Accessibility	Total score	Recommendation	Actions Taken
Flat 20, Block 1-20												
Flat 20, Block 1- 20	Z- Sub	Kitchen Z103, Strongly presumed vinyl tiles to chipboard floor beneath fixed non-suspect beige vinyl flooring.	SP Visual	Reinforced Composite	Good Condition	Completely Sealed	Chrysotile	6m ²	Occasionally likely to be disturbed	8	Inspection required	
Flat 20, Block 1- 20	Z- Sub	Hall Z104, Strongly presumed vinyl tiles to chipboard floor beneath fitted beige carpet.	SP Visual	Reinforced Composite	Good Condition	Completely Sealed	Chrysotile	2m ²	Occasionally likely to be disturbed	8	Inspection required	
Flat 20, Block 1- 20	Z- Sub	Bedroom Z105, Strongly presumed vinyl tiles to chipboard floor beneath fitted beige carpet.	SP Visual	Reinforced Composite	Good Condition	Completely Sealed	Chrysotile	6m ²	Occasionally likely to be disturbed	9	Inspection required	
Flat 20, Block 1- 20	Z- Sub	Shower room Z107, Strongly presumed vinyl tiles to chipboard floor beneath fixed non-suspect blue vinyl flooring.	SP Visual	Reinforced Composite	Good Condition	Completely Sealed	Chrysotile	4m ²	Occasionally likely to be disturbed	8	Inspection required	

KEY:

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