

Management with Targeted Refurbishment Survey to Bathroom

6 Llys Yr Onnen
Miskin Road
Mountain Ash
CF45 3TS
UPRN: 7983



Kovia

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

Building	Floor	Room	Description	Material	Risk assessment Score	Recommendations
Flat 6						
Flat 6	Ground	Bathroom G01	Textured coating to plasterboard ceiling.	Textured Coating	VERY LOW (2 / 8)	Manage in-situ or remove if affected by works
Flat 6	Ground	Hall G02	Textured coating to plasterboard ceiling.	Textured Coating	VERY LOW (2 / 8)	Manage and re-inspect
Flat 6	Ground	Airing cupboard G03	Textured coating to plasterboard ceiling.	Textured Coating	VERY LOW (2 / 8)	Manage and re-inspect
Flat 6	Ground	Cupboard G04	Textured coating to plasterboard ceiling.	Textured Coating	VERY LOW (2 / 8)	Manage and re-inspect
Flat 6	Ground	Bedroom G05	Strongly presumed vinyl tiles beneath fixed laminate flooring.	Reinforced Composite	VERY LOW (2 / 9)	Inspection required
Flat 6	Ground	Bedroom G05	Textured coating to plasterboard ceiling.	Textured Coating	VERY LOW (2 / 9)	Manage and re-inspect
Flat 6	Ground	Lounge G06	Strongly presumed vinyl tiles beneath fixed laminate flooring.	Reinforced Composite	VERY LOW (2 / 8)	Inspection required
Flat 6	Ground	Lounge G06	Textured coating to plasterboard ceiling.	Textured Coating	VERY LOW (2 / 8)	Manage and re-inspect
Flat 6	Ground	Kitchen G07	Textured coating to plasterboard ceiling.	Textured Coating	VERY LOW (2 / 8)	Manage and re-inspect

1.0 Executive summary:



PRESUMED ASBESTOS / NO ACCESS AREA

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

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

Building Notes:

Internal notes: N/A
External notes: N/A

2.0 Contract Review:

KOVIA

Name and address of site:	6 Llys Yr Onnen, Miskin Road, Mountain Ash		
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 part Refurbishment/Demolition (MA and PA)		
Date of survey:	20 Feb 2017		
Report Revision Number:	1		
TEAMS internal job number:	J009204		
Lead surveyor[s]:	Dave Milton	Signature:	
Technically reviewed by:	Sebastian Lawniczak	Signature:	
Report issue date:	27 Feb 2017		

3.0 Introduction / Objectives:

Kovia received an order of confirmation to undertake a Management with Targeted Refurbishment 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 with Targeted Refurbishment Survey' of:

6 Llys Yr Onnen
Miskin Road
Mountain Ash
CF45 3TS

The survey was carried out by Dave Milton.

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

The reason for selecting this survey is to enable the client to manage the risks from retained asbestos in their premises and provide information for contractors undertaking work in the targeted refurbishment areas.

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 with Targeted Refurbishment 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

3.4 Type of Survey – Management with Targeted Refurbishment Survey

This management element of the 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.

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.

The purpose of the refurbishment element of this survey is to help the duty holder identify asbestos in these areas prior to major refurbishment. Provides sufficient information to help the tendering process for removal works prior to any works starting, however it is strongly recommended that any asbestos removal should be undertaken against a detailed specification. We further recommend that the appointed removal contractor should attend site themselves to confirm the quantities and location of asbestos to be removed prior to costings.

Refurbishment surveys are intended to locate all asbestos within the the scope of this refurbishment survey as far as practicable.

It is disruptive and fully intrusive involving destructive inspection techniques that penetrate the building structure extensively. This involves breaking into floors, through walls, into wall voids, ceiling, cladding, boxings as necessary in order to gain access to all areas include the inner fabric of the building.

This survey involved sampling and analysis to confirm the presence or absence of asbestos, however presumptions may also have been used within this report to presume the presence of ACM's.

4.0 Desk Top Review and Survey Planning:

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

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

6 Llys Yr Onnen
Miskin Road
Mountain Ash
CF45 3TS

Building Designation: Flat 6

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

Age of Building: Late twentieth century.

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

The 'Refurbishment' intrusive inspections were carried out to the bathroom whilst a management survey was carried out to all other internal areas of the flat

The following areas were excluded from the survey: All communal and external areas of the associated block

Where information was provided regarding the presence of known or presumed asbestos materials then this has been validated during the course of the survey, and recorded within this report.

Detailed drawings were not provided by the client at the time of the survey.

A decontamination unit was not needed on site during the survey.

Utilities and services were still live at the time of the survey.

Access equipment for working at heights was not required and the survey did not involve confined space working.

The client did not inform Kovia of any chemical / biological hazards.

An appropriate exchange of information has occurred between Perry Dobbins of Wales & West Housing and Kovia to enable survey planning in accordance with 'HSG264 Asbestos: The Survey Guide'.

5.0 Survey Method

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

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

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

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

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

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

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

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

Our surveyor has made every attempt to avoid causing damage during the 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:

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:

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

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

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

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

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

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

Key to Analysis Results:

Chrysotile - White Asbestos

Amosite - Brown Asbestos

Crocidolite - Blue Asbestos

Tremolite - Rare Asbestos

Actinolite - Rare Asbestos

Anthophyllite - Rare Asbestos

Survey Results

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

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

8.0 Survey Results - Interpretation (cont):

Material Risk Assessment Algorithm

Product type [or debris from product]

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

Extent of damage/deterioration

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

Surface treatment

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

Asbestos Type

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

Material Risk Assessment Score

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

Material Risk Assessment Score



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

9.0 Recommendations:

9.1 To comply with and ensure that the requirements of Section 2 and 3 of the Health and Safety at Work Act (as amended) 1974, the Management of Health and Safety at Work Regulations 1999, the Control of Asbestos Regulations 2012 and the Control of Substances Hazardous to Health 2002 are met, the following recommendations should be implemented:

9.2 Undertake suitable and sufficient Risk Assessments of identified asbestos containing materials against normal occupation and maintenance operations, in compliance with Regulations 3 of the Management of Health & Safety at Work Regulations 1999 and Regulation 6 of the Control of Asbestos Regulations 2012.

9.3 The findings of the survey be brought to the attention of those persons who are likely to come in contact with asbestos, in compliance with Section 2 and 3 of the Health and Safety at Work Act (as amended) 1974 and Regulation 10 of the Control of Asbestos Regulations 2012.

9.4 Implement an Asbestos Management Policy, Plan and review process in compliance with Regulation 4 of the Control of Asbestos Regulations 2012.

9.5 Instigate regular inspections, to record and update details of retained asbestos containing materials.

9.6 Review the arrangement under the management plan in accordance with Regulation 4 of the Control of Asbestos Regulations 2012.

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

9.8 Where asbestos debris or asbestos in poor condition has been found it is recommended that access is restricted and or controlled to these areas in accordance with Regulation 11 and Regulation 16 of the Control of Asbestos Regulations 2012.

9.9 If asbestos materials in poor condition have been identified, it is recommended that air monitoring is carried out within a number of areas where the ACM's are located in order to assess airborne fibre levels within adjacent occupied areas in relation to the clearance indicator, as documented by 'HSG248 The Analysts' Guide'.

9.10 All identified asbestos to be appropriately identified and subject to risk assessment, management, and re-inspection.

9.11 Site specific recommendations in respect to the location and condition of asbestos materials identified during the course of this inspection are detailed in the Survey Data Sheets and Asbestos Register. In considering the management of asbestos materials identified to date, these recommendations should be taken into consideration.

9.12 In accordance with the Control of Asbestos Regulations 2012 the removal of ACM's fall into one of the three categories below:

Licensed Asbestos Removal

Defined as any work which is undertaken on a friable asbestos product or which is likely to exceed the control limit of 0.1f/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.

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 6													
Flat 6	Ground	Bathroom G01, Textured coating to plasterboard ceiling.	S AD002225	Textured Coating	Good Condition	Completely Sealed	Chrysotile	4m ²	Occasionally likely to be disturbed	2	6	8	Manage in-situ or remove if affected by works
Flat 6	Ground	Hall G02, Textured coating to plasterboard ceiling.	SP As AD002225	Textured Coating	Good Condition	Completely Sealed	Chrysotile	4m ²	Occasionally likely to be disturbed	2	6	8	Manage and re-inspect
Flat 6	Ground	Airing cupboard G03, Textured coating to plasterboard ceiling.	SP As AD002225	Textured Coating	Good Condition	Completely Sealed	Chrysotile	1m ²	Occasionally likely to be disturbed	2	6	8	Manage and re-inspect
Flat 6	Ground	Cupboard G04, Textured coating to plasterboard ceiling.	SP As AD002225	Textured Coating	Good Condition	Completely Sealed	Chrysotile	1m ²	Occasionally likely to be disturbed	2	6	8	Manage and re-inspect
Flat 6	Ground	Bedroom G05, Textured coating to plasterboard ceiling.	SP As AD002225	Textured Coating	Good Condition	Completely Sealed	Chrysotile	9m ²	Occasionally likely to be disturbed	2	7	9	Manage and re-inspect
Flat 6	Ground	Bedroom G05, Strongly presumed vinyl tiles beneath fixed laminate flooring.	SP Visual	Reinforced Composite	Good Condition	Completely Sealed	Chrysotile	9m ²	Occasionally likely to be disturbed	2	7	9	Inspection required
Flat 6	Ground	Lounge G06, Strongly presumed vinyl tiles beneath fixed laminate flooring.	SP Visual	Reinforced Composite	Good Condition	Completely Sealed	Chrysotile	12m ²	Occasionally likely to be disturbed	2	6	8	Inspection required
Flat 6	Ground	Lounge G06, Textured coating to plasterboard ceiling.	SP As AD002225	Textured Coating	Good Condition	Completely Sealed	Chrysotile	12m ²	Occasionally likely to be disturbed	2	6	8	Manage and re-inspect

KEY:

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

Appendix 1 – Asbestos Register – Results (cont)

Building	Floor	Location /Room	S,P,SP,AS Sample No	Product Type	Condition	Surface Treatment	Asbestos Type	Quantity	Accessibility	Material Score	Priority Score	Total PA risk assessment score	Recommendation
Flat 6	Ground	Kitchen G07, Textured coating to plasterboard ceiling.	SP As AD002225	Textured Coating	Good Condition	Completely Sealed	Chrysotile	6m ²	Occasionally likely to be disturbed	2	6	8	Manage and re-inspect

KEY:

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

Appendix 2 – Negative Register – Results



No samples were taken.

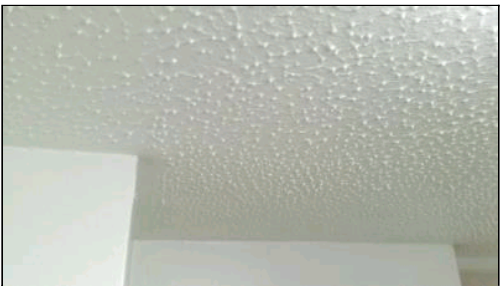
Building	Floor	Location /Room	S,P,SP,AS Sample No	Product Type	Condition	Surface Treatment	Asbestos Type	Quantity	Accessibility	Material Score	Priority Score	Total PA risk assessment score	Recommendation	Additional Comments
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KEY:

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

Appendix 3 – Survey Data Sheets

Service Type	Management Survey with part Refurbishment/Demolition		
Report Revision Number		Surveyors	Dave Milton
TEAMS Job Number	J009204	Survey Date	20 Feb 2017
Site Address:	6 Lllys Yr Onnen Miskin Road Mountain Ash CF45 3TS	Bulk Analysis Laboratory	Envirochem
		Sample Analysis Date	24 Feb 2017

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	20 Feb 2017	Dave Milton	Refurbishment and Demolition Survey	Ground	Chrysotile (1)
	Building	Room	Item	Quantity	
	Flat 6	Bathroom G01	Textured coating to plasterboard ceiling.	4m ²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	AD002225 (S)	Textured Coating (1)	Completely Sealed (0)	Good Condition (0)	Occasionally likely to be disturbed (1)

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

KEY:

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

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	20 Feb 2017	Dave Milton	Management Survey	Ground	Chrysotile (1)
	Building	Room	Item	Quantity	
	Flat 6	Hall G02	Textured coating to plasterboard ceiling.	4m²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	As AD002225 (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	1	Location	2	Number of occupants	1	Type of Maintenance	1
		Accessibility	1	Frequency of use	3	Frequency of maintenance	1
		Amount	1	Average Time	0		
Average Score	1	Average Score	2	Average Score	2	Average Score	1
Average of Priority	6						
Material Assessment Score	2						
Recommendation	Manage and re-inspect						
Surveyor comments	N/A						

KEY:

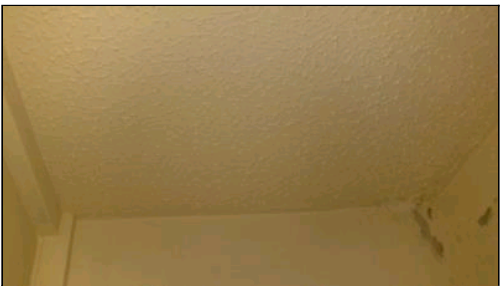
S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	20 Feb 2017	Dave Milton	Management Survey	Ground	Chrysotile (1)
	Building	Room	Item	Quantity	
	Flat 6	Airing cupboard G03	Textured coating to plasterboard ceiling.	1m ²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	As AD002225 (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	1	Location	2	Number of occupants	1	Type of Maintenance	1
		Accessibility	1	Frequency of use	3	Frequency of maintenance	1
		Amount	1	Average Time	0		
Average Score	1	Average Score	2	Average Score	2	Average Score	1
Average of Priority	6						
Material Assessment Score	2						
Recommendation	Manage and re-inspect						
Surveyor comments	N/A						

KEY:

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

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	20 Feb 2017	Dave Milton	Management Survey	Ground	Chrysotile (1)
	Building	Room	Item	Quantity	
	Flat 6	Cupboard G04	Textured coating to plasterboard ceiling.	1m ²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	As AD002225 (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	1	Location	2	Number of occupants	1	Type of Maintenance	1
		Accessibility	1	Frequency of use	3	Frequency of maintenance	1
		Amount	1	Average Time	0		
Average Score	1	Average Score	2	Average Score	2	Average Score	1
Average of Priority	6						
Material Assessment Score	2						
Recommendation	Manage and re-inspect						
Surveyor comments	N/A						

KEY:

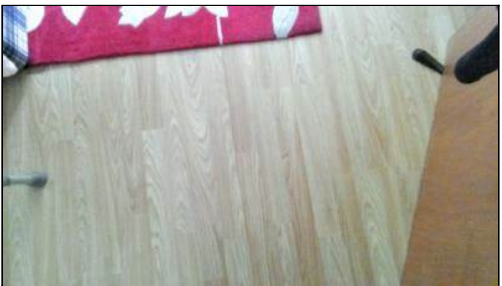
S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	20 Feb 2017	Dave Milton	Management Survey	Ground	Chrysotile (1)
	Building	Room	Item	Quantity	
	Flat 6	Bedroom G05	Textured coating to plasterboard ceiling.	9m ²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	As AD002225 (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	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	Manage and re-inspect						
Surveyor comments	N/A						

KEY:

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

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	20 Feb 2017	Dave Milton	Management Survey	Ground	Chrysotile (1)
	Building	Room	Item	Quantity	
	Flat 6	Bedroom G05	Strongly presumed vinyl tiles beneath fixed laminate flooring.	9m 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 time of the survey due to the potential to damage fixtures and fittings.						

KEY:

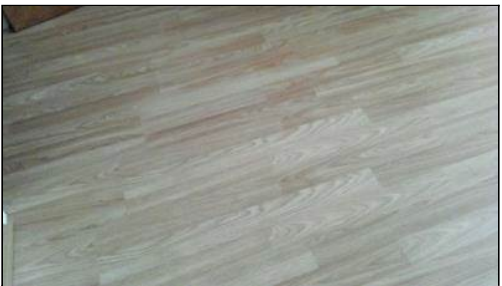
S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	20 Feb 2017	Dave Milton	Management Survey	Ground	Chrysotile (1)
	Building	Room	Item	Quantity	
	Flat 6	Lounge G06	Textured coating to plasterboard ceiling.	12m²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	As AD002225 (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	1	Location	2	Number of occupants	1	Type of Maintenance	1
		Accessibility	1	Frequency of use	3	Frequency of maintenance	1
		Amount	2	Average Time	2		
Average Score	1	Average Score	2	Average Score	2	Average Score	1
Average of Priority	6						
Material Assessment Score	2						
Recommendation	Manage and re-inspect						
Surveyor comments	N/A						

KEY:

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

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	20 Feb 2017	Dave Milton	Management Survey	Ground	Chrysotile (1)
	Building	Room	Item	Quantity	
	Flat 6	Lounge G06	Strongly presumed vinyl tiles beneath fixed 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)	Occasionally likely to be disturbed (1)

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	1	Location	2	Number of occupants	1	Type of Maintenance	1
		Accessibility	1	Frequency of use	3	Frequency of maintenance	1
		Amount	2	Average Time	2		
Average Score	1	Average Score	2	Average Score	2	Average Score	1
Average of Priority	6						
Material Assessment Score	2						
Recommendation	Inspection required						
Surveyor comments	No access at the time of the survey due to the potential to damage fixtures and fittings.						

KEY:

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

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	20 Feb 2017	Dave Milton	Management Survey	Ground	Chrysotile (1)
	Building	Room	Item	Quantity	
	Flat 6	Kitchen G07	Textured coating to plasterboard ceiling.	6m²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	As AD002225 (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	1	Location	2	Number of occupants	1	Type of Maintenance	1
		Accessibility	1	Frequency of use	3	Frequency of maintenance	1
		Amount	1	Average Time	1		
Average Score	1	Average Score	2	Average Score	2	Average Score	1
Average of Priority	6						
Material Assessment Score	2						
Recommendation	Manage and re-inspect						
Surveyor comments	N/A						

KEY:

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

Appendix 4 - Non-Asbestos Materials Register

Building	Floor	Room No:	Room Type	Item
Flat 6				
Flat 6	Ground Floor	G01	Bathroom	Part ceramic tiled solid walls, live cextractor fan to wall, ceramic cistern, plastic soil pipe, hardboard bath panel with plastic and metal pipes behind, plasterboard boxing with plastic pipe inside, timber door, metal radiator, screed and concrete beneath non-suspect beige lino.
Flat 6	Ground Floor	G02	Hall	Solid walls, timber doors, concrete floor beneath two layers of carpet, timber doors.
Flat 6	Ground Floor	G03	Airing cupboard	Solid walls, timber door, concrete floor beneath brown carpet.
Flat 6	Ground Floor	G04	Cupboard	Solid walls, timber door, concrete floor beneath brown carpet.
Flat 6	Ground Floor	G05	Bedroom	Solid walls, timber door, UPVC window with timber cill, metal radiator, fixed plasterboard boxing.
Flat 6	Ground Floor	G06	Lounge	Solid walls, timber door, UPVC window with timber cill, metal radiator.
Flat 6	Ground Floor	G07	Kitchen	Part ceramic tiled solid walls, timber door, concrete floor beneath non-suspect lino, non-suspect sink pad.

Appendix 5 – Analysis Certificate(s)

KOVIA



Our Ref: J116334 FI: 1
Your Ref: J009204
Date: 24/02/2017

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



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

Asbestos Fibre Identification Report

Client: Kovia Asbestos Management Consultancy
4th Floor, Salt Quay House, 6 North East Quay, Sutton Harbour, Plymouth, PL4 0HP

Site Address: 6 Llys Yr Onnen, Miskin Road, Mountain Ash, CF45 3TS

Sampled By: Kovia Asbestos Management Consultancy

Date sampled/received: 23rd February 2017

Date analysed: 24th February 2017

Analyst/s: Bradley Travis

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
AD002225	BS407201	Ground Floor, Bathroom, Textured coating	Yes	Chrysotile

NOTES:

1. Sample(s) were examined for the presence of 6 types of asbestos fibres: crocidolite (blue), amosite (brown), chrysotile (white), anthophyllite, actinolite and tremolite.
2. Samples collected by the client are evaluated using information provided by the client. For samples collected by the client the date of receipt is deemed to be the same as the date sampled.
3. Envirochem is a UKAS accredited laboratory for sampling and identification of asbestos containing materials.
4. Comments, observations and opinions are outside the scope of UKAS accreditation.
5. The analytical method in the HSG248 does not quantify the amount of asbestos present, therefore UKAS accreditation does not permit quantification.
6. If, during fibre identification, only 1 or 2 fibres are seen and identified as asbestos, then the term 'trace asbestos identified' is used.

SIGNATURE:

Authorised signatory

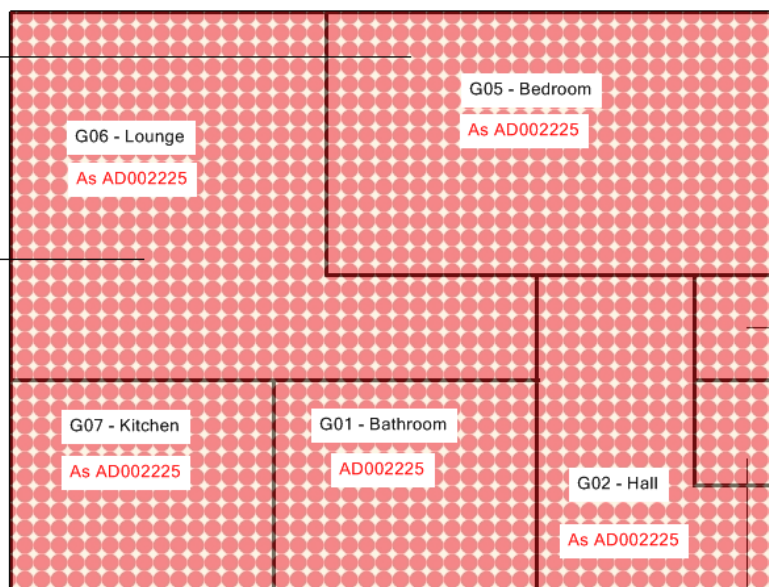
PRINT NAME: Bradley Travis

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

Appendix 6 – Plans

KOVIA

Strongly presumed
floor tiles beneath
fixed floor covering



Plan Key:



Positive or Strongly
Presumed Asbestos
in area / room



No Access within or
to area / room

Client: Wales & West Housing
Site: 6 Llys Yr Onnen Building: Flat 6
Floor: Ground Floor
UPRN No: 7983

KOVIA

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 6												
Flat 6	Ground	Bathroom G01, Textured coating to plasterboard ceiling.	S AD002225	Textured Coating	Good Condition	Completely Sealed	Chrysotile	4m ²	Occasionally likely to be disturbed	8	Manage in-situ or remove if affected by works	
Flat 6	Ground	Hall G02, Textured coating to plasterboard ceiling.	SP As AD002225	Textured Coating	Good Condition	Completely Sealed	Chrysotile	4m ²	Occasionally likely to be disturbed	8	Manage and re-inspect	
Flat 6	Ground	Airing cupboard G03, Textured coating to plasterboard ceiling.	SP As AD002225	Textured Coating	Good Condition	Completely Sealed	Chrysotile	1m ²	Occasionally likely to be disturbed	8	Manage and re-inspect	
Flat 6	Ground	Cupboard G04, Textured coating to plasterboard ceiling.	SP As AD002225	Textured Coating	Good Condition	Completely Sealed	Chrysotile	1m ²	Occasionally likely to be disturbed	8	Manage and re-inspect	
Flat 6	Ground	Bedroom G05, Textured coating to plasterboard ceiling.	SP As AD002225	Textured Coating	Good Condition	Completely Sealed	Chrysotile	9m ²	Occasionally likely to be disturbed	9	Manage and re-inspect	
Flat 6	Ground	Bedroom G05, Strongly presumed vinyl tiles beneath fixed laminate flooring.	SP Visual	Reinforced Composite	Good Condition	Completely Sealed	Chrysotile	9m ²	Occasionally likely to be disturbed	9	Inspection required	
Flat 6	Ground	Lounge G06, Strongly presumed vinyl tiles beneath fixed laminate flooring.	SP Visual	Reinforced Composite	Good Condition	Completely Sealed	Chrysotile	12m ²	Occasionally likely to be disturbed	8	Inspection required	
Flat 6	Ground	Lounge G06, Textured coating to plasterboard ceiling.	SP As AD002225	Textured Coating	Good Condition	Completely Sealed	Chrysotile	12m ²	Occasionally likely to be disturbed	8	Manage and re-inspect	

KEY:

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

Appendix 7 – Ongoing Management Log(cont)

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 6	Ground	Kitchen G07, Textured coating to plasterboard ceiling.	SP As AD002225	Textured Coating	Good Condition	Completely Sealed	Chrysotile	6m ²	Occasionally likely to be disturbed	8	Manage and re-inspect	

KEY:

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