


**An Asbestos Management Survey (MA & PA) at
Block 1 - 31
Maes Trisant
CF72 8RQ**

Commissioned By:	Andy Gerrard Habinteg Chapman House Unit 1 Adwalton Business Park 132 Wakefield Road Drighlington Bradford BD11 1DR	
Survey Conducted:	1 August 2023	
Date of approval:	4 Aug 2023	
Our Reference:	J329567	
Surveyed By:	Fiona Williamson	
UPRN:	3674	
Scope of Works:	Management survey to all accessible communal areas of the property.	

Presented by:
Clan Works
1A Howard Road
Bromley
Kent
BR1 3QJ

t: 0800 883 0334
e: asbestosadmin@pennington.org.uk
w: www.pennington.org.uk

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1.0 Executive Summary

1.1 Introduction

Pennington Choices Ltd carried out an Asbestos Management Survey (MA & PA) at Block 1 - 31. The survey and this report are in accordance with HSG264 – Asbestos: The Survey Guide.

The scope of works for this survey is as follows:

Management survey to all accessible communal areas of the property.

If applicable, any onsite amendments to this scope of work are recorded at the time of survey as follows

N/A

The purpose of the management survey was to locate as far as reasonably practicable, the presence and extent of any ACMs in the areas of the building subject to this survey which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition.

This survey report includes Material Assessment (MA) of identified asbestos containing materials and Priority Assessment (PA) for the areas where the asbestos containing materials have been located.

Our surveyor has determined the property type as follows:

Communal areas to flats

The estimated building age is:

1980s

The construction type is described as follows:

A brick built block of flats

Please be aware the following reports also exist for this site

Job Number	Survey Type	Date completed
No other surveys exist for this site		

1.2 Summary of Findings

The findings of the survey are summarised in the tables below:

Urgent Asbestos Containing Materials (IMMEDIATE ACTION REQUIRED)

These are identified or presumed asbestos-containing materials that could pose an immediate risk of exposure to individuals.

Location (Plan room references in brackets)	Result (asbestos type)	Action	Sample Ref	Extent
There are currently no urgent items.				

Other Asbestos Containing Materials

These are identified or presumed asbestos-containing materials, which require action or ongoing management.

Location (Plan room references in brackets)	Result (asbestos type)	Action	Sample Ref	Extent
1 - 31 Maes Trisant Basement 1 (004) Lift Shaft Insulation board ceiling panels to shaft	Crocidolite	Manage and Inspect	Presumed	6m ²
1 - 31 Maes Trisant Basement 1 (005) Lift Shaft Insulation board ceiling panels	Crocidolite	Manage and Inspect	Presumed	6m ²
1 - 31 Maes Trisant Ground (019) Corridor Textured coating to plasterboard ceiling	Chrysotile	Manage and Inspect	JZ001102	60m ²
1 - 31 Maes Trisant Ground (020) Entrance Textured coating to concrete ceiling	Chrysotile	Manage and Inspect	As JZ001102	12m ²
1 - 31 Maes Trisant First (033) Lobby Textured coating to plasterboard ceiling	Chrysotile	Manage and Inspect	JZ001105	24m ²
1 - 31 Maes Trisant Roof Void (034) Loft Gaskets to pipe flanges	Chrysotile	Manage and Inspect	Presumed	4no.
1 - 31 Maes Trisant External (038) Boiler Room Gasket to gas pipe flange	Chrysotile	Manage and Inspect	JZ001108	1no.

Location (Plan room references in brackets)	Result (asbestos type)	Action	Sample Ref	Extent
1 - 31 Maes Trisant External (040) Gas Intake Room Gasket to pipe flange	Chrysotile	Manage and Inspect	JZ001109	2m ²
1 - 31 Maes Trisant External (048) External Cement board ridge tiles	Chrysotile	Manage and Inspect	Presumed	40lm

Non asbestos items (no asbestos detected in sample)

These are materials which have been identified by sample analysis as non-asbestos, or are visually consistent with non-asbestos sampled materials.

Location (Plan room references in brackets)	Result (asbestos type)	Sample Ref
1 - 31 Maes Trisant Basement 1 (002) Corridor Textured coating to plasterboard ceiling	No Asbestos Detected	JZ001100
1 - 31 Maes Trisant Basement 1 (008) Lobby Textured coating to plasterboard ceiling	No Asbestos Detected	JZ001101
1 - 31 Maes Trisant Ground (025) Lobby Textured coating to plasterboard ceiling	No Asbestos Detected	JZ001103
1 - 31 Maes Trisant First (027) Corridor Textured coating to plasterboard ceiling	No Asbestos Detected	JZ001104
1 - 31 Maes Trisant First (028) Entrance Textured coating to concrete ceiling	No asbestos detected in visually consistent material	As JZ001104
1 - 31 Maes Trisant First (030) Stairs Textured coating to plasterboard ceiling	No asbestos detected in visually consistent material	As JZ001104
1 - 31 Maes Trisant First (032) Stairs No asbestos containing materials found	No asbestos detected in visually consistent material	As JZ001104
1 - 31 Maes Trisant Roof Void (034) Loft Insulation board panel to arch	No Asbestos Detected	JZ001106
1 - 31 Maes Trisant Roof Void (034) Loft Gaiter to metal ducting	No Asbestos Detected	JZ001107

Location (Plan room references in brackets)	Result (asbestos type)	Sample Ref
1 - 31 Maes Trisant Roof Void (036) Loft Insulation board panel to arch	No asbestos detected in visually consistent material	As JZ001106
1 - 31 Maes Trisant Roof Void (036) Loft Insulation board panels to floor	No asbestos detected in visually consistent material	As JZ001106
1 - 31 Maes Trisant External (041) Scooter Store Insulation board panel to rear wall	No Asbestos Detected	JZ001110
1 - 31 Maes Trisant External (046) Lift Motor Room Insulation board panels to doors	No Asbestos Detected	JZ001111
1 - 31 Maes Trisant External (047) Lift Motor Room Insulation board panels to doors	No asbestos detected in visually consistent material	As JZ001111
1 - 31 Maes Trisant External (048) External Cement board undercloak to roof	No Asbestos Detected	JZ001112

Areas inspected and found not to contain asbestos materials

These are areas that have been accessed and inspected, in accordance with the scope of works and no asbestos materials have been identified. However, access limitations within these areas may apply and, if so, are detailed in the Asbestos Register.

Location (Plan room references in brackets)
1 - 31 Maes Trisant Basement 1 (003) Stairs
1 - 31 Maes Trisant Basement 1 (006) Communal Shower
1 - 31 Maes Trisant Basement 1 (007) Stairs
1 - 31 Maes Trisant Ground (009) Communal Lounge
1 - 31 Maes Trisant Ground (010) Kitchen
1 - 31 Maes Trisant Ground (011) Electrical Cupboard
1 - 31 Maes Trisant Ground (012) Lobby
1 - 31 Maes Trisant Ground (013) Cupboard
1 - 31 Maes Trisant Ground (014) Laundry
1 - 31 Maes Trisant Ground (015) Office
1 - 31 Maes Trisant Ground (016) Guest Room
1 - 31 Maes Trisant Ground (017) Cupboard

Location (Plan room references in brackets)
1 - 31 Maes Trisant Ground (018) WC
1 - 31 Maes Trisant Ground (021) Riser
1 - 31 Maes Trisant Ground (022) Stairs
1 - 31 Maes Trisant Ground (023) Communal Shower
1 - 31 Maes Trisant Ground (024) Stairs
1 - 31 Maes Trisant First (026) Loft Access
1 - 31 Maes Trisant First (029) Riser
1 - 31 Maes Trisant First (031) Communal Shower
1 - 31 Maes Trisant Roof Void (035) Loft
1 - 31 Maes Trisant External (037) Electrical Cupboard
1 - 31 Maes Trisant External (039) External Store
1 - 31 Maes Trisant External (042) Car Port

Location (Plan room references in brackets)

1 - 31 Maes Trisant External (043) Car Port

1 - 31 Maes Trisant External (044) Car Port

1 - 31 Maes Trisant External (045) Bin Store
--

1.3 No Access Areas

The following is a list of areas which fall within the scope of the survey but were not able to be accessed:

Location	No/Limited Access
1 - 31 Maes Trisant Basement 1 (001) Former Laundry	Unable to access as key not available at time of survey

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1.4 No Access Items

The following is a list of items which fall within the scope of the survey but were not able to be accessed. There may also be no access items defined within the room notes of the individual rooms or areas where the limitation occurred:

Location
None

1.5 General Limitations

Other parts or components of the building were not accessible or were only accessible on a limited basis, details of which are set out below:

General Areas No/Limited Access

Electrical components (fuse boxes, control panels, conduits, other):	Not applicable
Within flues/chimneys:	Not applicable
Pipe gaskets/flue pipe seals/air duct seals/gaiters:	Not applicable
Under non asbestos insulations - pipe, eave:	Not applicable
Under upper roof covering:	Not applicable
Behind or through plaster skimmed material due to decorative damage (due to scope):	Not applicable
Within doors/firedoors (due to scope):	Not applicable
Known floor and/or wall voids e.g. wall cavities (due to scope):	Not applicable
Above, behind and/or below original decorative features due to listed status:	Not applicable
Within lift shafts:	Not applicable
Behind window frames:	Not applicable
Behind door frames:	Not applicable
Within undercrofts/ sub-floor ducts:	Not applicable

Other limitations:

N/A

Specific Access Limitations

Please also refer to the Asbestos Register in Appendix 2 for specific access issues.

2.0 General Site and Survey Information

2.1 Survey Details

Key details of the site, client, surveyors, scope of works, survey type and dates of the survey are located on the front cover page of this report.

The survey was conducted in accordance with HSG264 and our UKAS accredited Surveying Quality Manual Technical Procedures and other internal procedures.

2.2 Use of this survey report

This report should be read in full.

The aim of the survey is to provide the client with information in order to be able to comply with the Control of Asbestos Regulations 2012.

This survey report is not a management plan but can be used to assist in devising one.

This survey is not suitable for use prior to any refurbishment or demolition works and an appropriate survey should be commissioned prior to undertaking any works which are likely to disturb the fabric of the building.

Anyone using this document should have a full understanding of the survey scope, the report findings and its limitations. Should any part of this report not be fully understood, advice should be sought from Pennington Choices or a competent third party prior to the undertaking of any works.

All extents detailed within this report are approximations and removal contractors should not rely on these extents for costing purposes. This report is not to be used in isolation as a scope of works for remediation.

The risk ratings used for Priority Risk Assessments are based on the information available to the surveyor at the time of the inspection and it is the duty holders responsibility to check and confirm those findings before inclusion within their asbestos management plan. The duty holder would have to re-calculate these risk scores and re-evaluate the management option for any ACM's affected by building or room use changes.

2.3 Third Party Rights

This report is only for the use of the party to whom it is addressed and no responsibility is accepted to any other party for the whole or any parts of its contents and the Contracts (Rights of Third Parties) Act 1999 shall not apply. Neither the whole, nor a part of this report, or any reference thereto, may be included in any document or statement, nor published or reproduced in any way, without our prior approval in writing as to the form and context in which it will appear.

3.0 Definition of Recommended Actions

Recommendations on dealing with asbestos occurrences have been provided and are based on guidance and information contained within HSG264: The Asbestos Survey Guide, Control of Asbestos Regulations 2012, Approved Codes of Practice and the Health and Safety at Work Act 1974. The terminology for these are categorised and explained as follows:

Manage – the ACM is found to be in a good to fair condition and is sufficiently sealed or encapsulated. Note that there is no legal requirement to label ACM's although if it is not the duty holders policy to undertake labelling then the ACMs should be managed according to the management plan which the duty holder has in place. Re-inspection of asbestos containing materials should generally be conducted by a competent person on at least an annual basis and for higher risk materials consideration should be given for a more frequent basis.

Encapsulate – the ACM has unsealed areas, is completely raw or has parts of the sealant that has delaminated and the material now has the potential to release fibres. The material itself will require encapsulation with a suitable sealant i.e. ET150 elastomeric paint or a physical barrier will need to be installed, dependant on the likelihood that it will be disturbed.

Remove – 'Remove' will be the default recommendation for all asbestos items in Refurbishment surveys and Demolition Surveys or in any management survey where the ACM has deteriorated such that encapsulation or enclosing is not a feasible option. Removal of asbestos insulation board (AIB), asbestos insulation and asbestos sprayed coatings will normally require a 14 day notification to the HSE and will need to be undertaken by a licensed contractor.

Remediate in line with refurbishment scope – the ACM is located in an area that may be disturbed during the scope of the proposed works. The material should be subject to a risk assessment and remediated accordingly to ensure it is not disturbed during works. If it is deemed that it can be left in situ, the material should be managed as previously detailed.

Prohibit Access – the ACM has deteriorated to such an extent that it has become highly damaged and will require immediate action. This is often but not always reported as debris and is susceptible to high levels of disturbance if access is left permitted to the location where it has been identified. Removal of damaged ACM's and decontamination of debris and surrounding areas will then be required if the area requires accessing in the future.

Use of Licensed Contractors – Remediation of some ACM's do not require a license although a licensed contractor has the knowledge and experience in adopting the appropriate controls to remove and dispose of the ACM safely therefore this approach is used in our recommendations. For further guidance on which asbestos-containing materials do require a licensed contractor, please contact Pennington Choices Ltd or the HSE.

Recommendations detailed within the asbestos register are based upon the surveyors on assessments and interpretations made at the time of the survey.

4.0 Actions and Conclusions

Please refer to the tables in the Summary of Findings section within the Executive Summary (Section 1.0).

Where asbestos containing materials have been identified, specific actions have been detailed and these are fully explained in Section 3.0. Detailed information, general notes, photographs and scoring are all to be found in the Asbestos Register in Appendix 2.

If no asbestos items have been positively identified in this survey, it should still be presumed that any 'No Access' or 'Limited Access' areas or components do contain asbestos until further inspection has been carried out.

The prioritisation of actions is the responsibility of the duty holder. If Priority Assessments have not already been completed, further information on how to conduct these can be found in HSG 227 - A Comprehensive Guide to Managing Asbestos in Premises.

5.0 UKAS Accreditation

Pennington Choices Ltd is a UKAS (United Kingdom Accreditation Service) accredited laboratory. Strict controls on inspection bodies and laboratories are laid out and monitored by UKAS.

Testing

Pennington Choices Ltd meets the requirements of ISO 17025 for bulk sampling, bulk identification and air sampling and holds the UKAS accreditation number 0630 for testing.

Inspections

Pennington Choices Ltd is accredited as a Type 'C' inspection body meeting the requirements of ISO 17020 and holds the UKAS accreditation number 0179 for asbestos surveys.

Priority Assessment Scores

Pennington Choices Ltd is accredited for priority assessment scoring where applicable. This is a support service, conducted following consultation with the duty holder and the ultimate responsibility for the management of asbestos within the premises lies with the duty holder

Appendix 1

Plans

The plans, while not to scale, provide you with an overview of the layout of the building and will help you to locate any asbestos containing materials that are referenced in the Asbestos Register (Appendix 2). Each room is provided a unique number. Each sample that we have taken also has a unique number. Both cross reference to the Asbestos Register. The plan is marked to show the areas or rooms where asbestos containing materials have been found. The 'Key' which follows this page provides further help in understanding the plans.

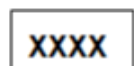
Key for Plans showing Asbestos Locations



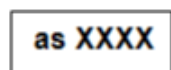
Asbestos identified or presumed or in this room. Refer to Asbestos Register (Appendix 2) for details



Area not accessed



Sample number



Reference sample number

(001)

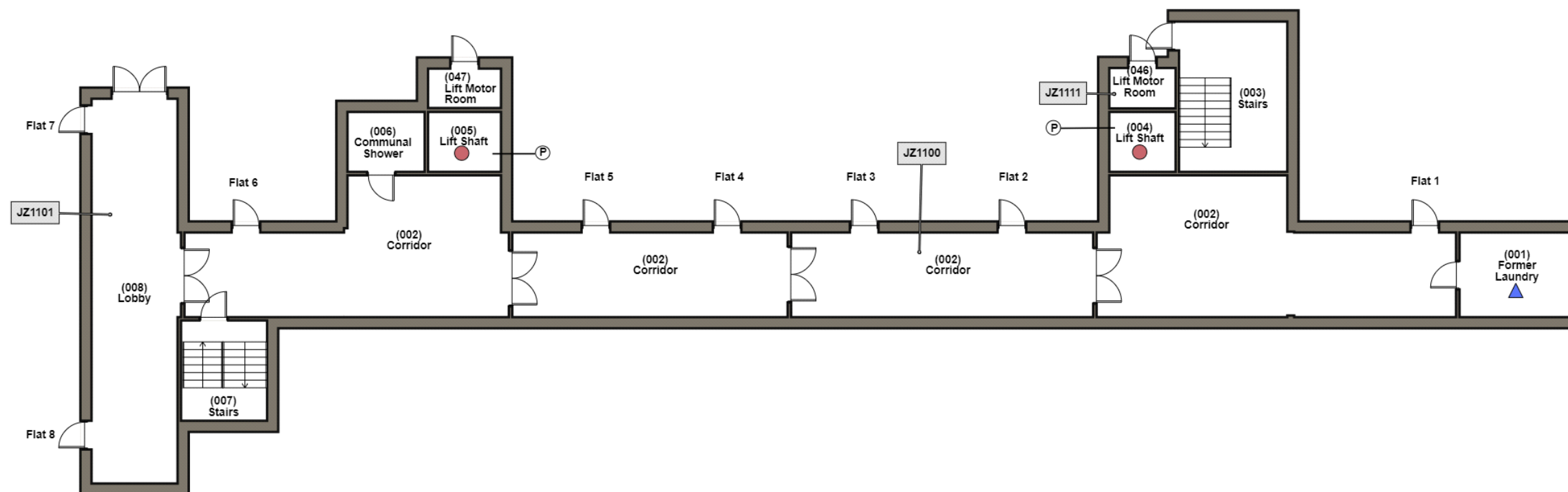
Area Numbering




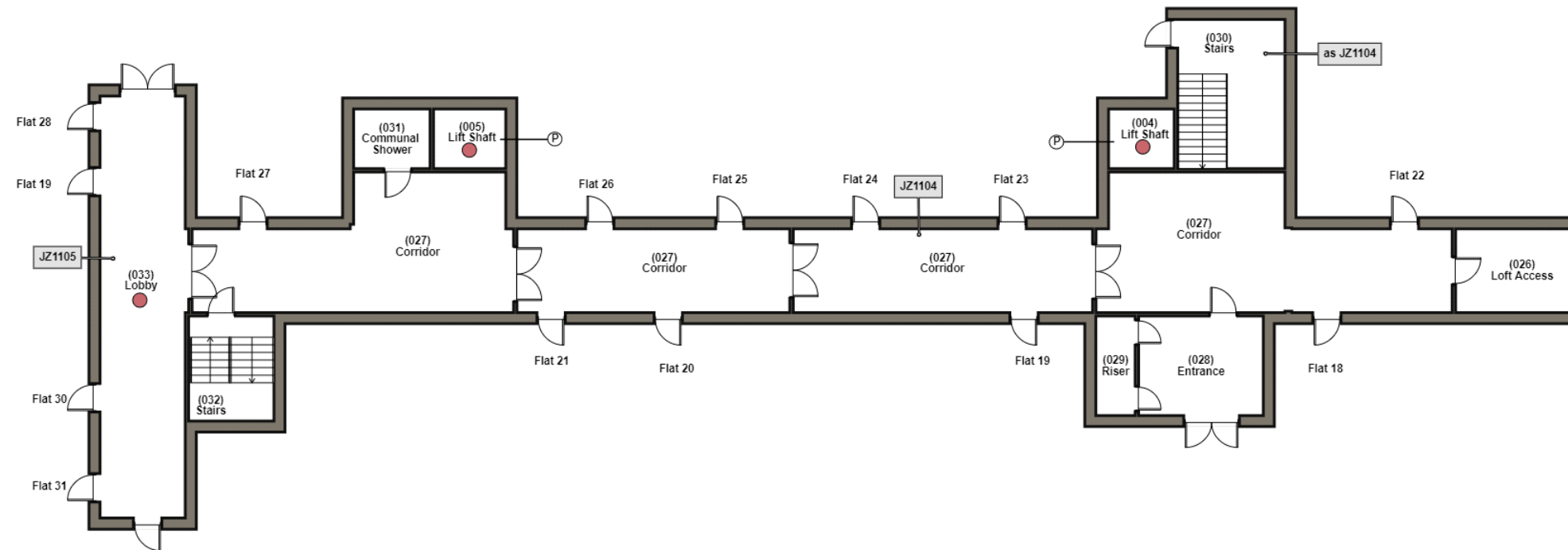
Presumed Asbestos




No Access Item

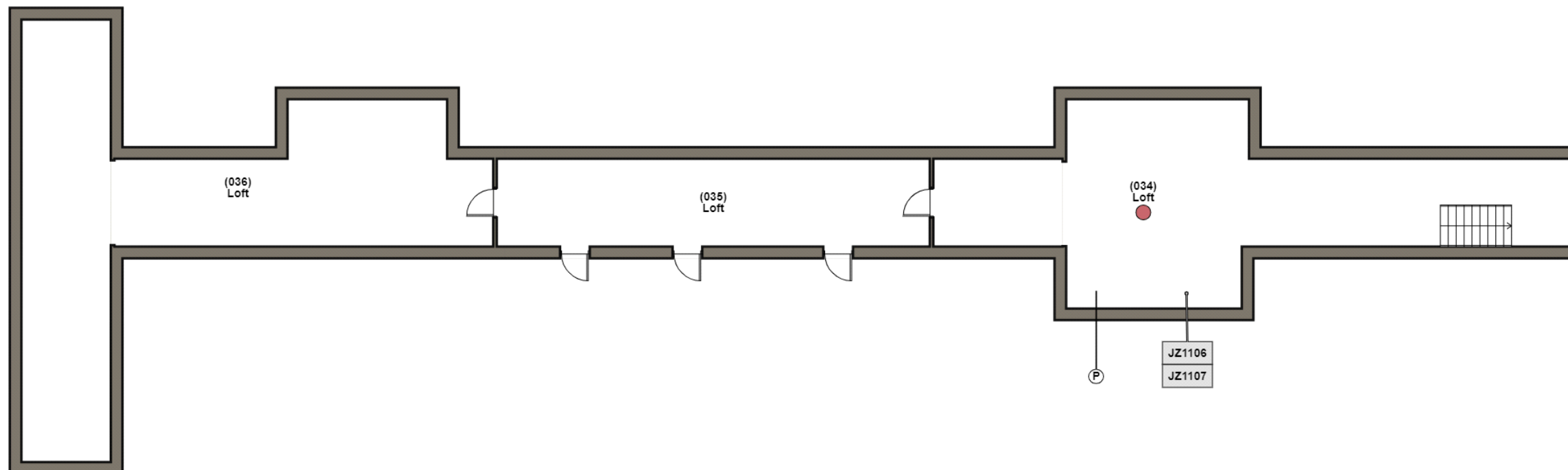


Client
Habinteg
Job Number:
J329567
Site:
Block 1 - 31, Maes Trisant
CF72 8RQ
UPRN:
3674
Title:
Floor Plan
Drawing:
Drawing 1 of 4
Building:
1 - 31 Maes Trisant
Floor:
Basement 1
Date:
1 August 2023
Revision:
1
Surveyor(s):
Fiona Williamson
Scale: not to scale
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Client
Habinteg
Job Number:
J329567
Site:
Block 1 - 31, Maes Trisant
CF72 8RQ
UPRN:
3674
Title:
Floor Plan
Drawing:
Drawing 3 of 4
Building:
1 - 31 Maes Trisant
Floor:
First
Date:
1 August 2023
Revision:
1
Surveyor(s):
Fiona Williamson
Scale: not to scale
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Appendix 2

Asbestos Register

The sheets that follow this page constitute the Asbestos Register. Each room or area referenced in the plan (Appendix 1) has a sheet. Where no suspected asbestos was found under the scope of this survey this is recorded, together with general notes detailing stand-out items noted in the area in question e.g. MMMF pipe lagging present. Where asbestos has been identified, is presumed or is referenced to a sample this is recorded with the assessment and recommended actions.

Asbestos Register

Site Address: Block 1 - 31, Maes Trisant	Ref No. J329567	Date Of Issue 04/08/2023
	Page 1 of 54	

Building:	1 - 31 Maes Trisant	Floor Level:	Basement 1	Item Ref:	J329567-1
Room Name:	(001) Former Laundry				
Sample Ref:	Inaccessible (Presumed)				
Component:	No Access				
Extent:					



Material Assessment		
Product Type	Extent of damage	Surface Treatment Score
Asbestos Type	Material Assessment Score (MA)	
Presumed Asbestos		

Priority Assessment		
Occupant Activity	Location Score	Accessibility Score
Extent Score	No. of occupants	Frequency of Use
Avg. time area is in use	Type of Maintenance	Freq. of Maintenance
Priority Assessment Score (PA)		

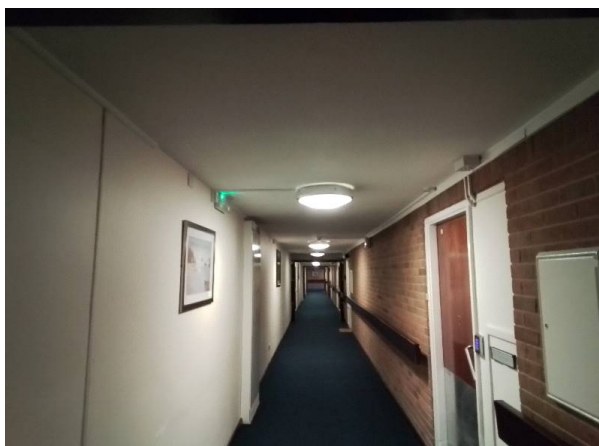
RISK ASSESSMENT TOTAL SCORE (MA+PA)	
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Conclusions and Actions	
Recommendation:	Further Inspection Required.
Further Information:	None
General Notes: Unable to access as key not available at time of survey	

Asbestos Register

Site Address: Block 1 - 31, Maes Trisant	Ref No. J329567	Date Of Issue 04/08/2023
	Page 2 of 54	

Building:	1 - 31 Maes Trisant	Floor Level:	Basement 1	Item Ref:	J329567-2
Room Name:	(002) Corridor				
Sample Ref:	JZ001100				
Component:	Textured coating to plasterboard ceiling				
Extent:	60m ²				



Material Assessment		
Product Type	Extent of damage	Surface Treatment Score
Asbestos Type	Material Assessment Score (MA)	
No Asbestos Detected		

Priority Assessment		
Occupant Activity	Location Score	Accessibility Score
Extent Score	No. of occupants	Frequency of Use
Avg. time area is in use	Type of Maintenance	Freq. of Maintenance
Priority Assessment Score (PA)		

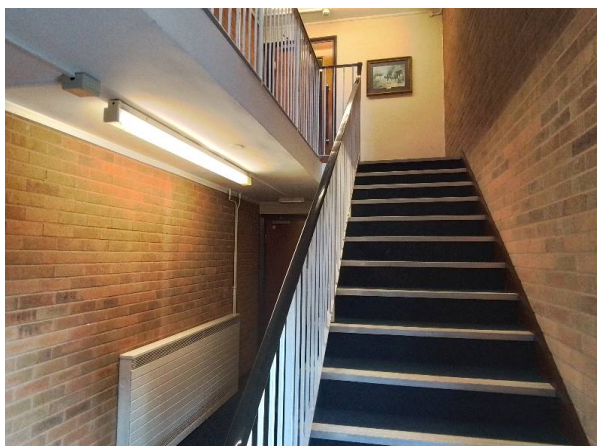
RISK ASSESSMENT TOTAL SCORE (MA+PA)	
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Conclusions and Actions	
Recommendation:	No further action required
Further Information:	None
General Notes: Textured coating to plasterboard ceiling. Plaster to brick and brick walls. Carpet to concrete floor. Wooden beading to fire glass panels in wooden fire doors between corridor sections and stairs. Plaster to brick header panels above corridor doors. Wooden doors to flats communal shower and former laundry. Wooden panelling to left and right hand sides of doors to flats (housing letter boxes). Modern wiring running in plastic conduit along walls and ceiling. Modern mastic in gaps between sections of brick work. Modern radiators. Wooden panels to rear of electric meters in glass fibre meter cupboards in walls.	

Asbestos Register

Site Address: Block 1 - 31, Maes Trisant	Ref No.	Date Of Issue
	J329567	04/08/2023
	Page 3 of 54	

Building:	1 - 31 Maes Trisant	Floor Level:	Basement 1	Item Ref:	J329567-3
Room Name:	(003) Stairs				
Sample Ref:					
Component:	No asbestos containing materials found				
Extent:					



Material Assessment		
Product Type	Extent of damage	Surface Treatment Score
Asbestos Type	Material Assessment Score (MA)	
No suspect materials		

Priority Assessment		
Occupant Activity	Location Score	Accessibility Score
Extent Score	No. of occupants	Frequency of Use
Avg. time area is in use	Type of Maintenance	Freq. of Maintenance
Priority Assessment Score (PA)		

RISK ASSESSMENT TOTAL SCORE (MA+PA)	
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Conclusions and Actions	
Recommendation:	No further action required
Further Information:	None
General Notes: Concrete ceiling. Plaster to brick and brick walls. Modern stone tiles to concrete floor under stairs. Carpet to concrete floor and stairs to rest of room. Modern white vinyl stair treads. uPVC door to street. Wooden beading to glass panel in wooden door to corridor. Modern wiring running in plastic conduit along walls and ceiling. Modern radiator.	

Asbestos Register

Site Address: Block 1 - 31, Maes Trisant	Ref No. J329567	Date Of Issue 04/08/2023
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Building:	1 - 31 Maes Trisant	Floor Level:	Basement 1	Item Ref:	J329567-25
Room Name:	(004) Lift Shaft				
Sample Ref:	Presumed				
Component:	Insulation board ceiling panels to shaft				
Extent:	6m ²				



Material Assessment		
Product Type	Extent of damage	Surface Treatment Score
Board (2)	Low Damage (1)	2
Asbestos Type	Material Assessment Score (MA)	Medium (8)
Crocidolite (3)		

Priority Assessment		
Occupant Activity	Location Score	Accessibility Score
0 (Rare disturbance)	2	0
Extent Score	No. of occupants	Frequency of Use
1 (<10m ² or <10m pipe run)	1 (1 to 3)	0 (Infrequent)
Avg. time area is in use	Type of Maintenance	Freq. of Maintenance
0 (<1 hour)	1 (Low disturbance)	1 (<1 per year)
Priority Assessment Score (PA)		3

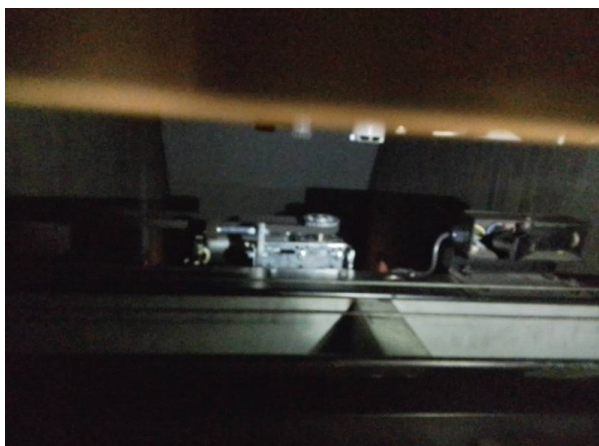
RISK ASSESSMENT TOTAL SCORE (MA+PA)	11
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Conclusions and Actions	
Recommendation:	Manage and Inspect
Further Information:	None
General Notes: Limited access as blocked by lift car. Insulation board ceiling panels. Brick walls. Concrete floor. Modern lift car.	

Asbestos Register

Site Address: Block 1 - 31, Maes Trisant	Ref No. J329567	Date Of Issue 04/08/2023
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Building:	1 - 31 Maes Trisant	Floor Level:	Basement 1	Item Ref:	J329567-26
Room Name:	(005) Lift Shaft				
Sample Ref:	Presumed				
Component:	Insulation board ceiling panels				
Extent:	6m ²				



Material Assessment		
Product Type	Extent of damage	Surface Treatment Score
Board (2)	Low Damage (1)	2
Asbestos Type	Material Assessment Score (MA)	Medium (8)
Crocidolite (3)		

Priority Assessment		
Occupant Activity	Location Score	Accessibility Score
0 (Rare disturbance)	2	0
Extent Score	No. of occupants	Frequency of Use
1 (<10m ² or <10m pipe run)	1 (1 to 3)	0 (Infrequent)
Avg. time area is in use	Type of Maintenance	Freq. of Maintenance
0 (<1 hour)	1 (Low disturbance)	1 (<1 per year)
Priority Assessment Score (PA)		3

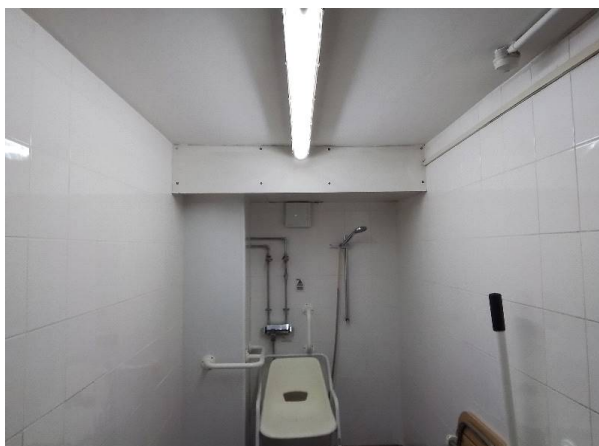
RISK ASSESSMENT TOTAL SCORE (MA+PA)	11
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Conclusions and Actions	
Recommendation:	Manage and Inspect
Further Information:	None
General Notes: Limited access as blocked by lift car. Insulation board ceiling panels. Brick walls. Concrete floor. Modern lift car.	

Asbestos Register

Site Address: Block 1 - 31, Maes Trisant	Ref No. J329567	Date Of Issue 04/08/2023
	Page 6 of 54	

Building:	1 - 31 Maes Trisant	Floor Level:	Basement 1	Item Ref:	J329567-4
Room Name:	(006) Communal Shower				
Sample Ref:					
Component:	No asbestos containing materials found				
Extent:					



Material Assessment		
Product Type	Extent of damage	Surface Treatment Score
Asbestos Type	Material Assessment Score (MA)	
No suspect materials		

Priority Assessment		
Occupant Activity	Location Score	Accessibility Score
Extent Score	No. of occupants	Frequency of Use
Avg. time area is in use	Type of Maintenance	Freq. of Maintenance
Priority Assessment Score (PA)		

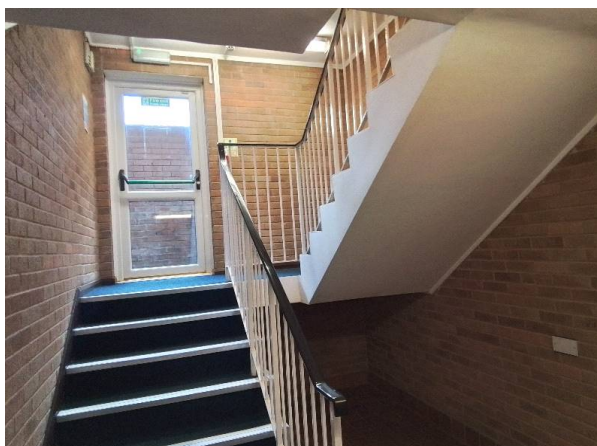
RISK ASSESSMENT TOTAL SCORE (MA+PA)	
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Conclusions and Actions	
Recommendation:	No further action required
Further Information:	None
General Notes: Concrete ceiling. Ceramic tiled plaster to brick walls. Modern stone tiles to concrete floor. Plasterboard boxing adjacent to door - no access within boxing (excessive damage). Laminated wooden boxing above shower - no access within boxing (excessive damage). uPVC boxing adjacent to shower - no access within boxing (excessive damage). Modern extractor fan in wall. Modern radiator.	

Asbestos Register

Site Address: Block 1 - 31, Maes Trisant	Ref No. J329567	Date Of Issue 04/08/2023
	Page 7 of 54	

Building:	1 - 31 Maes Trisant	Floor Level:	Basement 1	Item Ref:	J329567-5
Room Name:	(007) Stairs				
Sample Ref:					
Component:	No asbestos containing materials found				
Extent:					



Material Assessment		
Product Type	Extent of damage	Surface Treatment Score
Asbestos Type	Material Assessment Score (MA)	
No suspect materials		

Priority Assessment		
Occupant Activity	Location Score	Accessibility Score
Extent Score	No. of occupants	Frequency of Use
Avg. time area is in use	Type of Maintenance	Freq. of Maintenance
Priority Assessment Score (PA)		

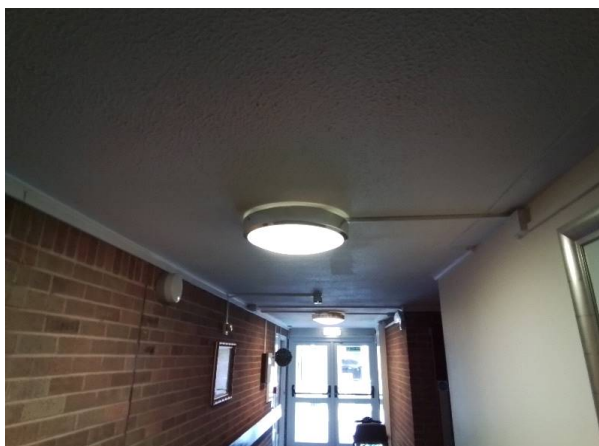
RISK ASSESSMENT TOTAL SCORE (MA+PA)	
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Conclusions and Actions	
Recommendation:	No further action required
Further Information:	None
General Notes: Concrete ceiling. Brick walls. Modern stone tiles to concrete floor under stairs. Carpet to concrete floor and stairs to rest of room. Modern white vinyl stair treads. uPVC door to street. Wooden beading to fire glass panel in wooden door to corridor. Modern wiring running in plastic conduit along walls and ceiling. Modern radiator.	

Asbestos Register

Site Address: Block 1 - 31, Maes Trisant	Ref No. J329567	Date Of Issue 04/08/2023
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Building:	1 - 31 Maes Trisant	Floor Level:	Basement 1	Item Ref:	J329567-6
Room Name:	(008) Lobby				
Sample Ref:	JZ001101				
Component:	Textured coating to plasterboard ceiling				
Extent:	24m ²				



Material Assessment		
Product Type	Extent of damage	Surface Treatment Score
Asbestos Type	Material Assessment Score (MA)	
No Asbestos Detected		

Priority Assessment		
Occupant Activity	Location Score	Accessibility Score
Extent Score	No. of occupants	Frequency of Use
Avg. time area is in use	Type of Maintenance	Freq. of Maintenance
Priority Assessment Score (PA)		

RISK ASSESSMENT TOTAL SCORE (MA+PA)	
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Conclusions and Actions	
Recommendation:	No further action required
Further Information:	None
General Notes: Textured coating to plasterboard ceiling. Plaster to brick and brick walls. Carpet to concrete floor. Wooden beading to fire glass panels in wooden fire doors to corridor. Plaster to brick header panel above doors to corridor. uPVC door to street. Wooden doors to flats. Wooden panelling to left hand side of doors to flats (housing letter boxes). Modern wiring running in plastic conduit along walls and ceiling. Modern mastic in gaps between sections of brick work. Modern radiators. Wooden panels to rear of electric meters in glass fibre meter cupboards in walls.	

Asbestos Register

Site Address: Block 1 - 31, Maes Trisant	Ref No. J329567	Date Of Issue 04/08/2023
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Building:	1 - 31 Maes Trisant	Floor Level:	Ground	Item Ref:	J329567-7
Room Name:	(009) Communal Lounge				
Sample Ref:					
Component:	No asbestos containing materials found				
Extent:					



Material Assessment		
Product Type	Extent of damage	Surface Treatment Score
Asbestos Type	Material Assessment Score (MA)	
No suspect materials		

Priority Assessment		
Occupant Activity	Location Score	Accessibility Score
Extent Score	No. of occupants	Frequency of Use
Avg. time area is in use	Type of Maintenance	Freq. of Maintenance
Priority Assessment Score (PA)		

RISK ASSESSMENT TOTAL SCORE (MA+PA)	
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Conclusions and Actions	
Recommendation:	No further action required
Further Information:	None
General Notes: Interlocking non asbestos fibreboard ceiling panels - no access above panels (excessive damage). Plaster to brick walls. Wooden panels to wall behind dart board. Carpet to concrete floor. Wooden beading to glass panels in wooden fire doors to corridor and kitchen. Metal servery hatch in wall to kitchen. uPVC windows and wooden sills. Wooden panels to floor in front of modern heating system running along walls.	

Asbestos Register

Site Address: Block 1 - 31, Maes Trisant	Ref No. J329567	Date Of Issue 04/08/2023
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Building:	1 - 31 Maes Trisant	Floor Level:	Ground	Item Ref:	J329567-8
Room Name:	(010) Kitchen				
Sample Ref:					
Component:	No asbestos containing materials found				
Extent:					



Material Assessment		
Product Type	Extent of damage	Surface Treatment Score
Asbestos Type	Material Assessment Score (MA)	
No suspect materials		

Priority Assessment		
Occupant Activity	Location Score	Accessibility Score
Extent Score	No. of occupants	Frequency of Use
Avg. time area is in use	Type of Maintenance	Freq. of Maintenance
Priority Assessment Score (PA)		

RISK ASSESSMENT TOTAL SCORE (MA+PA)	
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Conclusions and Actions	
Recommendation:	No further action required
Further Information:	None
General Notes: Concrete ceiling. Ceramic tiled plaster to brick walls. Modern stone tiles to concrete floor. Laminated wooden boxing adjacent to door to lounge and above window - no access within boxing (excessive damage). No sink pads. Fire glass panels in wooden fire doors to lounge and lobby. Wooden fire door to electrical cupboard. uPVC window and ceramic tile sill. Metal servery hatch in wall to communal lounge.	

Asbestos Register

Site Address: Block 1 - 31, Maes Trisant	Ref No. J329567	Date Of Issue 04/08/2023
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Building:	1 - 31 Maes Trisant	Floor Level:	Ground	Item Ref:	J329567-9
Room Name:	(011) Electrical Cupboard				
Sample Ref:					
Component:	No asbestos containing materials found				
Extent:					



Material Assessment		
Product Type	Extent of damage	Surface Treatment Score
Asbestos Type	Material Assessment Score (MA)	
No suspect materials		

Priority Assessment		
Occupant Activity	Location Score	Accessibility Score
Extent Score	No. of occupants	Frequency of Use
Avg. time area is in use	Type of Maintenance	Freq. of Maintenance
Priority Assessment Score (PA)		

RISK ASSESSMENT TOTAL SCORE (MA+PA)	
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Conclusions and Actions	
Recommendation:	No further action required
Further Information:	None
General Notes: Concrete ceiling. Plaster to brick walls. Modern stone tiles to concrete floor. Laminated wooden boxing below ceiling - no access within boxing (excessive damage). Wooden panel to wall above modern electrics on wall. Wooden fire door to kitchen.	

Asbestos Register

Site Address: Block 1 - 31, Maes Trisant	Ref No. J329567	Date Of Issue 04/08/2023
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Building:	1 - 31 Maes Trisant	Floor Level:	Ground	Item Ref:	J329567-10
Room Name:	(012) Lobby				
Sample Ref:					
Component:	No asbestos containing materials found				
Extent:					



Material Assessment		
Product Type	Extent of damage	Surface Treatment Score
Asbestos Type	Material Assessment Score (MA)	
No suspect materials		

Priority Assessment		
Occupant Activity	Location Score	Accessibility Score
Extent Score	No. of occupants	Frequency of Use
Avg. time area is in use	Type of Maintenance	Freq. of Maintenance
Priority Assessment Score (PA)		

RISK ASSESSMENT TOTAL SCORE (MA+PA)	
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Conclusions and Actions	
Recommendation:	No further action required
Further Information:	None
General Notes: Slotted metal ceiling panels. MMMF insulated metal pipework and modern wiring running in void area above metal ceiling panels. Plaster to brick walls. Modern stone tiles to concrete floor. Wooden beading to fire glass panels in wooden fire doors to kitchen and laundry. Wooden fire doors to corridor, office, guest room, cupboard and WC.	

Asbestos Register

Site Address: Block 1 - 31, Maes Trisant	Ref No. J329567	Date Of Issue 04/08/2023
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Building:	1 - 31 Maes Trisant	Floor Level:	Ground	Item Ref:	J329567-11
Room Name:	(013) Cupboard				
Sample Ref:					
Component:	No asbestos containing materials found				
Extent:					



Material Assessment		
Product Type	Extent of damage	Surface Treatment Score
Asbestos Type	Material Assessment Score (MA)	
No suspect materials		

Priority Assessment		
Occupant Activity	Location Score	Accessibility Score
Extent Score	No. of occupants	Frequency of Use
Avg. time area is in use	Type of Maintenance	Freq. of Maintenance
Priority Assessment Score (PA)		

RISK ASSESSMENT TOTAL SCORE (MA+PA)	
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Conclusions and Actions	
Recommendation:	No further action required
Further Information:	None
General Notes: Concrete ceiling. Plaster to brick walls. Modern stone tiles to concrete floor. MMMF insulation to metal pipework. Wooden doors.	

Asbestos Register

Site Address: Block 1 - 31, Maes Trisant	Ref No. J329567	Date Of Issue 04/08/2023
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Building:	1 - 31 Maes Trisant	Floor Level:	Ground	Item Ref:	J329567-12
Room Name:	(014) Laundry				
Sample Ref:					
Component:	No asbestos containing materials found				
Extent:					

No photographic evidence available

Material Assessment		
Product Type	Extent of damage	Surface Treatment Score
Asbestos Type	Material Assessment Score (MA)	
No suspect materials		

Priority Assessment		
Occupant Activity	Location Score	Accessibility Score
Extent Score	No. of occupants	Frequency of Use
Avg. time area is in use	Type of Maintenance	Freq. of Maintenance
Priority Assessment Score (PA)		

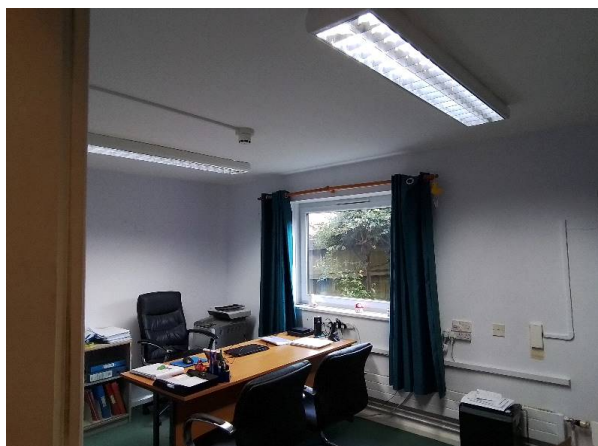
RISK ASSESSMENT TOTAL SCORE (MA+PA)	
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Conclusions and Actions	
Recommendation:	No further action required
Further Information:	None
General Notes: Concrete ceiling. Plaster to brick walls. Modern stone floor tiles to concrete floor. uPVC door to street. Wooden beading to fire glass panel in wooden fire door to lobby. uPVC window and wooden sill. Modern electrics on wall.	

Asbestos Register

Site Address: Block 1 - 31, Maes Trisant	Ref No. J329567	Date Of Issue 04/08/2023
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Building:	1 - 31 Maes Trisant	Floor Level:	Ground	Item Ref:	J329567-13
Room Name:	(015) Office				
Sample Ref:					
Component:	No asbestos containing materials found				
Extent:					



Material Assessment		
Product Type	Extent of damage	Surface Treatment Score
Asbestos Type	Material Assessment Score (MA)	
No suspect materials		

Priority Assessment		
Occupant Activity	Location Score	Accessibility Score
Extent Score	No. of occupants	Frequency of Use
Avg. time area is in use	Type of Maintenance	Freq. of Maintenance
Priority Assessment Score (PA)		

RISK ASSESSMENT TOTAL SCORE (MA+PA)	
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Conclusions and Actions	
Recommendation:	No further action required
Further Information:	None
General Notes: Concrete ceiling. Plaster to brick walls. Carpet to concrete floor. uPVC window and wooden sill. Modern radiator. Wooden fire door to lobby.	

Asbestos Register

Site Address: Block 1 - 31, Maes Trisant	Ref No. J329567	Date Of Issue 04/08/2023
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Building:	1 - 31 Maes Trisant	Floor Level:	Ground	Item Ref:	J329567-53
Room Name:	(016) Guest Room				
Sample Ref:					
Component:	No asbestos containing materials found				
Extent:					



Material Assessment		
Product Type	Extent of damage	Surface Treatment Score
Asbestos Type	Material Assessment Score (MA)	
No suspect materials		

Priority Assessment		
Occupant Activity	Location Score	Accessibility Score
Extent Score	No. of occupants	Frequency of Use
Avg. time area is in use	Type of Maintenance	Freq. of Maintenance
Priority Assessment Score (PA)		

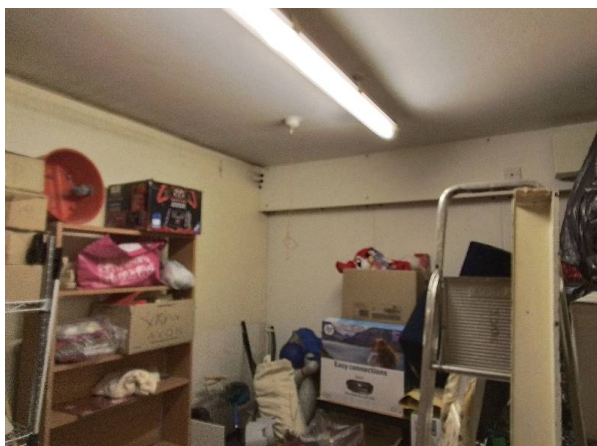
RISK ASSESSMENT TOTAL SCORE (MA+PA)	
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Conclusions and Actions	
Recommendation:	No further action required
Further Information:	None
General Notes: Concrete ceiling. Plaster to brick walls. Carpet to concrete floor. uPVC door set to car park. Modern radiator. Wooden fire door to lobby.	

Asbestos Register

Site Address: Block 1 - 31, Maes Trisant	Ref No. J329567	Date Of Issue 04/08/2023
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Building:	1 - 31 Maes Trisant	Floor Level:	Ground	Item Ref:	J329567-54
Room Name:	(017) Cupboard				
Sample Ref:					
Component:	No asbestos containing materials found				
Extent:					



Material Assessment		
Product Type	Extent of damage	Surface Treatment Score
Asbestos Type	Material Assessment Score (MA)	
No suspect materials		

Priority Assessment		
Occupant Activity	Location Score	Accessibility Score
Extent Score	No. of occupants	Frequency of Use
Avg. time area is in use	Type of Maintenance	Freq. of Maintenance
Priority Assessment Score (PA)		

RISK ASSESSMENT TOTAL SCORE (MA+PA)	
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Conclusions and Actions	
Recommendation:	No further action required
Further Information:	None
General Notes: Concrete ceiling. Plaster to brick walls. Modern stone tiles to concrete floor. Laminated wooden boxing and wall panels to right hand side walls - no access behind panels (excessive damage). Modern extractor fan in laminated wooden boxing.	

Asbestos Register

Site Address: Block 1 - 31, Maes Trisant	Ref No. J329567	Date Of Issue 04/08/2023
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Building:	1 - 31 Maes Trisant	Floor Level:	Ground	Item Ref:	J329567-14
Room Name:	(018) WC				
Sample Ref:					
Component:	No asbestos containing materials found				
Extent:					



Material Assessment		
Product Type	Extent of damage	Surface Treatment Score
Asbestos Type	Material Assessment Score (MA)	
No suspect materials		

Priority Assessment		
Occupant Activity	Location Score	Accessibility Score
Extent Score	No. of occupants	Frequency of Use
Avg. time area is in use	Type of Maintenance	Freq. of Maintenance
Priority Assessment Score (PA)		

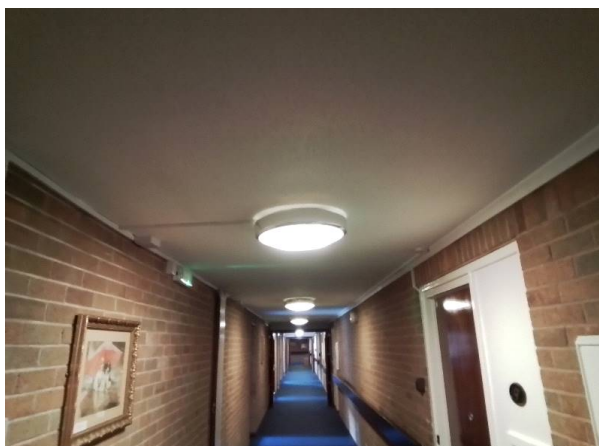
RISK ASSESSMENT TOTAL SCORE (MA+PA)	
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Conclusions and Actions	
Recommendation:	No further action required
Further Information:	None
General Notes: Concrete ceiling. Plaster to brick walls. Modern stone tiles to concrete floor. Wooden access panel to plasterboard boxing adjacent to toilet - no access within boxing (excessive damage). Ceramic cistern. Wooden fire door to lobby.	

Asbestos Register

Site Address: Block 1 - 31, Maes Trisant	Ref No. J329567	Date Of Issue 04/08/2023
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Building:	1 - 31 Maes Trisant	Floor Level:	Ground	Item Ref:	J329567-15
Room Name:	(019) Corridor				
Sample Ref:	JZ001102				
Component:	Textured coating to plasterboard ceiling				
Extent:	60m ²				



Material Assessment		
Product Type	Extent of damage	Surface Treatment Score
Textured Coating (1)	Low Damage (1)	1
Asbestos Type	Material Assessment Score (MA)	Very Low (4)
Chrysotile (1)		

Priority Assessment		
Occupant Activity	Location Score	Accessibility Score
1 (Low disturbance)	2	1
Extent Score	No. of occupants	Frequency of Use
3 (>50m ² or >50m pipe run)	3 (>10)	3 (Daily)
Avg. time area is in use	Type of Maintenance	Freq. of Maintenance
0 (<1 hour)	1 (Low disturbance)	1 (<1 per year)
Priority Assessment Score (PA)		6

RISK ASSESSMENT TOTAL SCORE (MA+PA)	10
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Conclusions and Actions	
Recommendation:	Manage and Inspect
Further Information:	None

General Notes:

Slotted metal ceiling panels in front of lift. Non asbestos ceiling tiles in metal framework suspended ceiling in front of communal lounge. MMMF insulation to metal pipework and modern wiring running in void area above metal ceiling panels and suspended ceiling. Textured coating to plasterboard ceiling to rest of corridor. Wooden access panels to risers - no access behind panels (excessive damage).

Fire glass panels in wooden fire doors to stairs, communal, lounge and corridor sections. Plaster to brick header panels above corridor doors.

Fire glass panels in wooden door and partitioning wall between corridor and entrance. Wooden header panels above door and partitioning wall. Wooden front doors to flats and communal shower. Wooden panelling to left and right hand side of doors to flats (housing letter boxes). uPVC windows and wooden sills. Modern wiring running in plastic conduit along walls and ceiling. Modern mastic in gaps between brick wall sections. Modern radiators. Wooden panels to rear of electric meters in glass fibre meter cupboards in walls.

Asbestos Register

Site Address: Block 1 - 31, Maes Trisant	Ref No. J329567	Date Of Issue 04/08/2023
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Building:	1 - 31 Maes Trisant	Floor Level:	Ground	Item Ref:	J329567-16
Room Name:	(020) Entrance				
Sample Ref:	As JZ001102				
Component:	Textured coating to concrete ceiling				
Extent:	12m ²				



Material Assessment		
Product Type	Extent of damage	Surface Treatment Score
Textured Coating (1)	Low Damage (1)	1
Asbestos Type	Material Assessment Score (MA)	Very Low (4)
Chrysotile (1)		

Priority Assessment		
Occupant Activity	Location Score	Accessibility Score
1 (Low disturbance)	2	1
Extent Score	No. of occupants	Frequency of Use
2 (10m ² - 50m ² or 10m - 50m pipe run)	3 (>10)	3 (Daily)
Avg. time area is in use	Type of Maintenance	Freq. of Maintenance
0 (<1 hour)	1 (Low disturbance)	1 (<1 per year)
Priority Assessment Score (PA)		6

RISK ASSESSMENT TOTAL SCORE (MA+PA)	10
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Conclusions and Actions	
Recommendation:	Manage and Inspect
Further Information:	None
General Notes: Textured coating to concrete ceiling. Brick walls. Modern stone tiles to concrete floor. Metal front door set. Fire glass panels in wooden door and partitioning wall between entrance and corridor. Wooden doors to riser.	

Asbestos Register

Site Address: Block 1 - 31, Maes Trisant	Ref No. J329567	Date Of Issue 04/08/2023
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Building:	1 - 31 Maes Trisant	Floor Level:	Ground	Item Ref:	J329567-52
Room Name:	(021) Riser				
Sample Ref:					
Component:	No asbestos containing materials found				
Extent:					



Material Assessment		
Product Type	Extent of damage	Surface Treatment Score
Asbestos Type	Material Assessment Score (MA)	
No suspect materials		

Priority Assessment		
Occupant Activity	Location Score	Accessibility Score
Extent Score	No. of occupants	Frequency of Use
Avg. time area is in use	Type of Maintenance	Freq. of Maintenance
Priority Assessment Score (PA)		

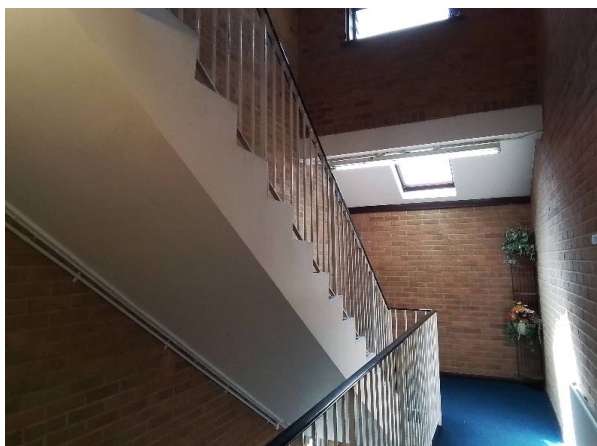
RISK ASSESSMENT TOTAL SCORE (MA+PA)	
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Conclusions and Actions	
Recommendation:	No further action required
Further Information:	None
General Notes: Concrete ceiling. Breeze block walls. Concrete floor. MMMF insulation to metal pipework. Metal flues from boilers. Wired Aluminium foil ducting to metal ducting. Modern sealant around pipes and wiring where they pass through walls. Wooden doors.	

Asbestos Register

Site Address: Block 1 - 31, Maes Trisant	Ref No. J329567	Date Of Issue 04/08/2023
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Building:	1 - 31 Maes Trisant	Floor Level:	Ground	Item Ref:	J329567-17
Room Name:	(022) Stairs				
Sample Ref:					
Component:	No asbestos containing materials found				
Extent:					



Material Assessment		
Product Type	Extent of damage	Surface Treatment Score
Asbestos Type	Material Assessment Score (MA)	
No suspect materials		

Priority Assessment		
Occupant Activity	Location Score	Accessibility Score
Extent Score	No. of occupants	Frequency of Use
Avg. time area is in use	Type of Maintenance	Freq. of Maintenance
Priority Assessment Score (PA)		

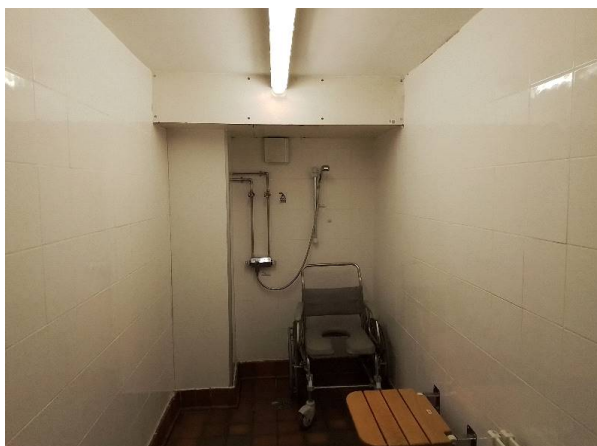
RISK ASSESSMENT TOTAL SCORE (MA+PA)	
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Conclusions and Actions	
Recommendation:	No further action required
Further Information:	None
General Notes: Concrete ceiling and underside to stairs. Plasterboard ceiling to uPVC skylight. Plaster to brick and brick walls. Carpet to concrete floor and stairs. Modern white vinyl stair treads. Fire glass panel in wooden fire door to corridor. Modern wiring running in plastic conduit along walls and ceiling. Modern radiator.	

Asbestos Register

Site Address: Block 1 - 31, Maes Trisant	Ref No. J329567	Date Of Issue 04/08/2023
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Building:	1 - 31 Maes Trisant	Floor Level:	Ground	Item Ref:	J329567-18
Room Name:	(023) Communal Shower				
Sample Ref:					
Component:	No asbestos containing materials found				
Extent:					



Material Assessment		
Product Type	Extent of damage	Surface Treatment Score
Asbestos Type	Material Assessment Score (MA)	
No suspect materials		

Priority Assessment		
Occupant Activity	Location Score	Accessibility Score
Extent Score	No. of occupants	Frequency of Use
Avg. time area is in use	Type of Maintenance	Freq. of Maintenance
Priority Assessment Score (PA)		

RISK ASSESSMENT TOTAL SCORE (MA+PA)	
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Conclusions and Actions	
Recommendation:	No further action required
Further Information:	None
General Notes: Concrete ceiling. Ceramic tiled plaster to brick walls. Modern stone tiles to concrete floor. Plasterboard boxing adjacent to door - no access within boxing (excessive damage). Laminated wooden boxing above shower - no access within boxing (excessive damage). uPVC boxing adjacent to shower - no access within boxing (excessive damage). Modern extractor fan in wall. Modern radiator.	

Asbestos Register

Site Address: Block 1 - 31, Maes Trisant	Ref No. J329567	Date Of Issue 04/08/2023
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Building:	1 - 31 Maes Trisant	Floor Level:	Ground	Item Ref:	J329567-19
Room Name:	(024) Stairs				
Sample Ref:					
Component:	No asbestos containing materials found				
Extent:					



Material Assessment		
Product Type	Extent of damage	Surface Treatment Score
Asbestos Type	Material Assessment Score (MA)	
No suspect materials		

Priority Assessment		
Occupant Activity	Location Score	Accessibility Score
Extent Score	No. of occupants	Frequency of Use
Avg. time area is in use	Type of Maintenance	Freq. of Maintenance
Priority Assessment Score (PA)		

RISK ASSESSMENT TOTAL SCORE (MA+PA)	
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Conclusions and Actions	
Recommendation:	No further action required
Further Information:	None
General Notes: Concrete ceiling. Plaster to brick and brick walls. Carpet to concrete floor and stairs to rest of room. Modern white vinyl stair treads. uPVC door to car park. Wooden beading to fire glass panels in wooden door to corridor. Modern wiring running in plastic conduit along walls and ceiling. Modern radiator.	

Asbestos Register

Site Address: Block 1 - 31, Maes Trisant	Ref No. J329567	Date Of Issue 04/08/2023
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Building:	1 - 31 Maes Trisant	Floor Level:	Ground	Item Ref:	J329567-20
Room Name:	(025) Lobby				
Sample Ref:	JZ001103				
Component:	Textured coating to plasterboard ceiling				
Extent:	20m ²				



Material Assessment		
Product Type	Extent of damage	Surface Treatment Score
Asbestos Type	Material Assessment Score (MA)	
No Asbestos Detected		

Priority Assessment		
Occupant Activity	Location Score	Accessibility Score
Extent Score	No. of occupants	Frequency of Use
Avg. time area is in use	Type of Maintenance	Freq. of Maintenance
Priority Assessment Score (PA)		

RISK ASSESSMENT TOTAL SCORE (MA+PA)	
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Conclusions and Actions	
Recommendation:	No further action required
Further Information:	None

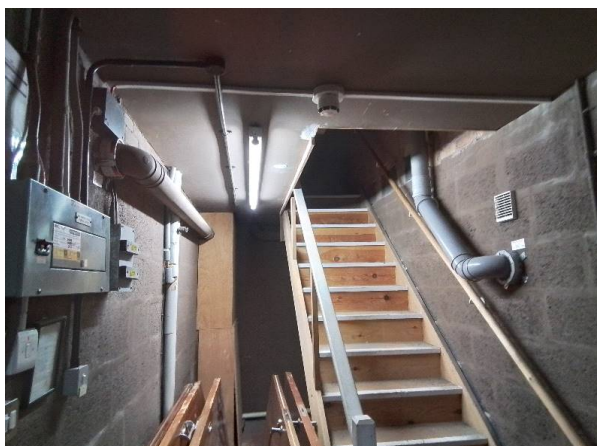
General Notes:

Textured coating to plasterboard ceiling. Plaster to brick and brick walls. Carpet to concrete floor. Wooden beading to fire glass panels in wooden fire doors to corridor. Plaster to brick header panels above doors to corridor and door frames (missing doors) within lobby. uPVC door to car park. Wooden doors to flats. Wooden panelling to left and right hand side of doors to flats (housing letter boxes). uPVC window and wooden sill. Modern extractor fan in wall under window. Modern wiring running in plastic conduit along walls and ceiling. Modern mastic in gaps between sections of brick work. Modern radiators. Wooden panels to rear of electric meters in glass fibre meter cupboards in walls.

Asbestos Register

Site Address: Block 1 - 31, Maes Trisant	Ref No. J329567	Date Of Issue 04/08/2023
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Building:	1 - 31 Maes Trisant	Floor Level:	First	Item Ref:	J329567-21
Room Name:	(026) Loft Access				
Sample Ref:					
Component:	No asbestos containing materials found				
Extent:					



Material Assessment		
Product Type	Extent of damage	Surface Treatment Score
Asbestos Type	Material Assessment Score (MA)	
No suspect materials		

Priority Assessment		
Occupant Activity	Location Score	Accessibility Score
Extent Score	No. of occupants	Frequency of Use
Avg. time area is in use	Type of Maintenance	Freq. of Maintenance
Priority Assessment Score (PA)		

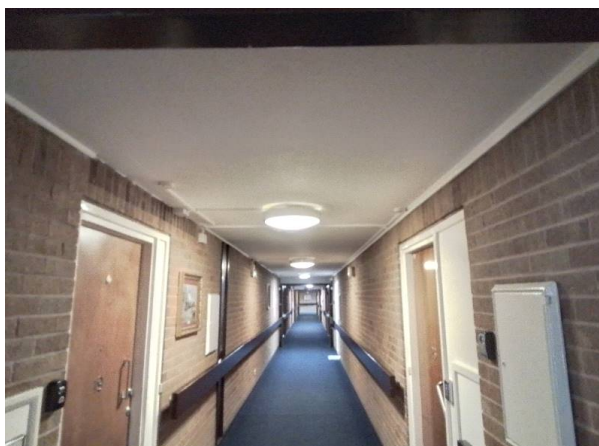
RISK ASSESSMENT TOTAL SCORE (MA+PA)		
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Conclusions and Actions	
Recommendation:	No further action required
Further Information:	None
General Notes: Plasterboard ceiling. Breeze block walls. Modern stone tiles to concrete floor. Wooden stairs. Metal ducting adjacent to door to rear of room. Wooden panelling over plastic pipes and foam lagged metal pipework. Modern electrics on wall. Wooden door to corridor.	

Asbestos Register

Site Address: Block 1 - 31, Maes Trisant	Ref No. J329567	Date Of Issue 04/08/2023
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Building:	1 - 31 Maes Trisant	Floor Level:	First	Item Ref:	J329567-22
Room Name:	(027) Corridor				
Sample Ref:	JZ001104				
Component:	Textured coating to plasterboard ceiling				
Extent:	70m ²				



Material Assessment		
Product Type	Extent of damage	Surface Treatment Score
Asbestos Type	Material Assessment Score (MA)	
No Asbestos Detected		

Priority Assessment		
Occupant Activity	Location Score	Accessibility Score
Extent Score	No. of occupants	Frequency of Use
Avg. time area is in use	Type of Maintenance	Freq. of Maintenance
Priority Assessment Score (PA)		

RISK ASSESSMENT TOTAL SCORE (MA+PA)	
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Conclusions and Actions	
Recommendation:	No further action required
Further Information:	None

General Notes:

Textured coating to plasterboard ceiling. Plaster to brick and brick walls. Carpet to concrete floor. Fire glass panels in wooden door and partitioning wall between corridor and entrance. Wooden beading to fire glass panels in wooden fire doors between corridor sections and stairs. Plaster to brick header panels above corridor doors. Wooden doors to flats communal shower and loft access. Wooden panelling to left and right hand sides of doors to flats (housing letter boxes). Wooden panels to risers - no access behind panels (excessive damage). Modern wiring running in plastic conduit along walls and ceiling. Modern mastic in gaps between sections of brick work. Modern radiators. Wooden panels to rear of electric meters in glass fibre meter cupboards in walls.

Asbestos Register

Site Address: Block 1 - 31, Maes Trisant	Ref No. J329567	Date Of Issue 04/08/2023
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Building:	1 - 31 Maes Trisant	Floor Level:	First	Item Ref:	J329567-23
Room Name:	(028) Entrance				
Sample Ref:	As JZ001104				
Component:	Textured coating to concrete ceiling				
Extent:	12m ²				



Material Assessment		
Product Type	Extent of damage	Surface Treatment Score
Asbestos Type	Material Assessment Score (MA)	
No asbestos detected in visually consistent material		

Priority Assessment		
Occupant Activity	Location Score	Accessibility Score
Extent Score	No. of occupants	Frequency of Use
Avg. time area is in use	Type of Maintenance	Freq. of Maintenance
Priority Assessment Score (PA)		

RISK ASSESSMENT TOTAL SCORE (MA+PA)	
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Conclusions and Actions	
Recommendation:	No further action required
Further Information:	None
General Notes: Textured coating to concrete ceiling. Brick walls. Modern stone tiles to concrete floor. Metal front door set. Fire glass panels in wooden door and partitioning wall between entrance and corridor. Wooden doors to riser.	

Asbestos Register

Site Address: Block 1 - 31, Maes Trisant	Ref No. J329567	Date Of Issue 04/08/2023
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Building:	1 - 31 Maes Trisant	Floor Level:	First	Item Ref:	J329567-55
Room Name:	(029) Riser				
Sample Ref:					
Component:	No asbestos containing materials found				
Extent:					



Material Assessment		
Product Type	Extent of damage	Surface Treatment Score
Asbestos Type	Material Assessment Score (MA)	
No suspect materials		

Priority Assessment		
Occupant Activity	Location Score	Accessibility Score
Extent Score	No. of occupants	Frequency of Use
Avg. time area is in use	Type of Maintenance	Freq. of Maintenance
Priority Assessment Score (PA)		

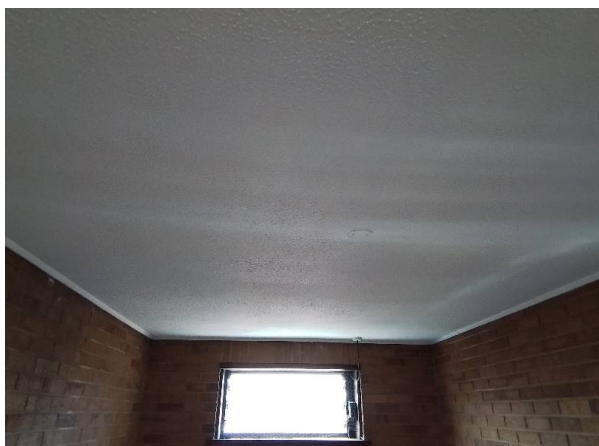
RISK ASSESSMENT TOTAL SCORE (MA+PA)	
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Conclusions and Actions	
Recommendation:	No further action required
Further Information:	None
General Notes: Coated MMMF panels to ceiling. Breeze block walls. Concrete floor. MMMF insulated metal pipework. Metal flues from boilers passing through riser. Wired Aluminium is ducting to metal ducting. Modern sealant to walls where pipework and wiring pass through. Wooden doors.	

Asbestos Register

Site Address: Block 1 - 31, Maes Trisant	Ref No. J329567	Date Of Issue 04/08/2023
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Building:	1 - 31 Maes Trisant	Floor Level:	First	Item Ref:	J329567-24
Room Name:	(030) Stairs				
Sample Ref:	As JZ001104				
Component:	Textured coating to plasterboard ceiling				
Extent:	12m ²				



Material Assessment		
Product Type	Extent of damage	Surface Treatment Score
Asbestos Type	Material Assessment Score (MA)	
No asbestos detected in visually consistent material		

Priority Assessment		
Occupant Activity	Location Score	Accessibility Score
Extent Score	No. of occupants	Frequency of Use
Avg. time area is in use	Type of Maintenance	Freq. of Maintenance
Priority Assessment Score (PA)		

RISK ASSESSMENT TOTAL SCORE (MA+PA)	
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Conclusions and Actions	
Recommendation:	No further action required
Further Information:	None
General Notes: Textured coating to plasterboard ceiling. Plaster to brick and plasterboard walls. Carpet to concrete floor and stairs. Modern white vinyl stair treads. Fire glass panel in wooden fire door to corridor. Metal window in wooden frame. Modern wiring running in plastic conduit along walls and ceiling. Modern radiator.	

Asbestos Register

Site Address: Block 1 - 31, Maes Trisant	Ref No. J329567	Date Of Issue 04/08/2023
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Building:	1 - 31 Maes Trisant	Floor Level:	First	Item Ref:	J329567-27
Room Name:	(031) Communal Shower				
Sample Ref:					
Component:	No asbestos containing materials found				
Extent:					



Material Assessment		
Product Type	Extent of damage	Surface Treatment Score
Asbestos Type	Material Assessment Score (MA)	
No suspect materials		

Priority Assessment		
Occupant Activity	Location Score	Accessibility Score
Extent Score	No. of occupants	Frequency of Use
Avg. time area is in use	Type of Maintenance	Freq. of Maintenance
Priority Assessment Score (PA)		

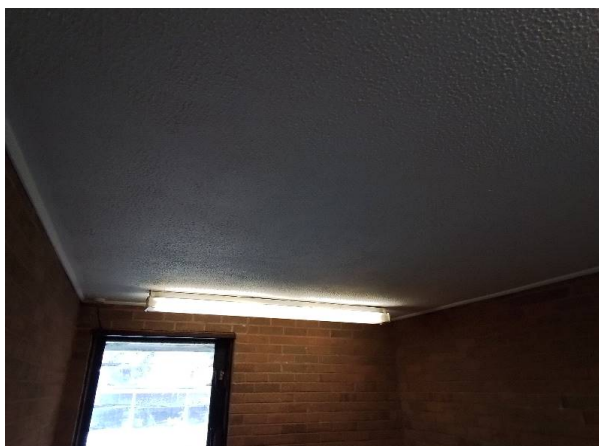
RISK ASSESSMENT TOTAL SCORE (MA+PA)	
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Conclusions and Actions	
Recommendation:	No further action required
Further Information:	None
General Notes: Concrete ceiling. Ceramic tiled plaster to brick walls. Modern stone tiles to concrete floor. Plasterboard boxing adjacent to door - no access within boxing (excessive damage). uPVC boxing adjacent to shower - no access within boxing (excessive damage). Modern extract fan in wall. Modern radiator.	

Asbestos Register

Site Address: Block 1 - 31, Maes Trisant	Ref No. J329567	Date Of Issue 04/08/2023
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Building:	1 - 31 Maes Trisant	Floor Level:	First	Item Ref:	J329567-28
Room Name:	(032) Stairs				
Sample Ref:	As JZ001104				
Component:	No asbestos containing materials found				
Extent:	12m ²				



Material Assessment		
Product Type	Extent of damage	Surface Treatment Score
Asbestos Type	Material Assessment Score (MA)	
No asbestos detected in visually consistent material		

Priority Assessment		
Occupant Activity	Location Score	Accessibility Score
Extent Score	No. of occupants	Frequency of Use
Avg. time area is in use	Type of Maintenance	Freq. of Maintenance
Priority Assessment Score (PA)		

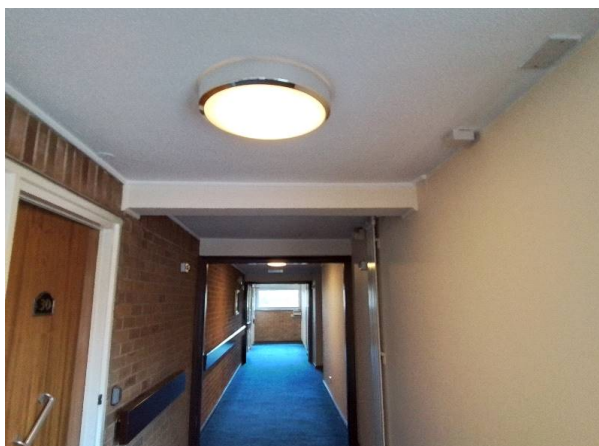
RISK ASSESSMENT TOTAL SCORE (MA+PA)	
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Conclusions and Actions	
Recommendation:	No further action required
Further Information:	None
General Notes: Textured coating to plasterboard ceiling. Plaster to brick and plasterboard walls. Carpet to concrete floor and stairs. Modern white vinyl stair treads. Fire glass panel in wooden fire door to corridor. Metal window in wooden frame. Modern wiring running in plastic conduit along walls and ceiling. Modern radiator.	

Asbestos Register

Site Address: Block 1 - 31, Maes Trisant	Ref No. J329567	Date Of Issue 04/08/2023
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Building:	1 - 31 Maes Trisant	Floor Level:	First	Item Ref:	J329567-29
Room Name:	(033) Lobby				
Sample Ref:	JZ001105				
Component:	Textured coating to plasterboard ceiling				
Extent:	24m ²				



Material Assessment		
Product Type	Extent of damage	Surface Treatment Score
Textured Coating (1)	Low Damage (1)	1
Asbestos Type	Material Assessment Score (MA)	Very Low (4)
Chrysotile (1)		

Priority Assessment		
Occupant Activity	Location Score	Accessibility Score
1 (Low disturbance)	2	1
Extent Score	No. of occupants	Frequency of Use
2 (10m ² - 50m ² or 10m - 50m pipe run)	3 (>10)	3 (Daily)
Avg. time area is in use	Type of Maintenance	Freq. of Maintenance
0 (<1 hour)	1 (Low disturbance)	1 (<1 per year)
Priority Assessment Score (PA)		6

RISK ASSESSMENT TOTAL SCORE (MA+PA)	10
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Conclusions and Actions	
Recommendation:	Manage and Inspect
Further Information:	None
General Notes: Textured coating to plasterboard ceiling. Plaster to brick and brick walls. Carpet to concrete floor. Wooden beading to fire glass panels in wooden fire doors to corridor. Plaster to brick header panels above doors to corridor and door frames (missing doors) within lobby. uPVC door to street. Wooden doors to flats. Wooden panelling to left and right hand side of doors to flats (housing letter boxes). uPVC windows and wooden sills. Modern extract fan in wall under window. Modern wiring running in plastic conduit along walls and ceiling. Modern mastic in gaps between sections of brick work. Modern radiators. Wooden panels to rear of electric meters in glass fibre meter cupboards in walls.	

Asbestos Register

Site Address: Block 1 - 31, Maes Trisant	Ref No. J329567	Date Of Issue 04/08/2023
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Building:	1 - 31 Maes Trisant	Floor Level:	Roof Void	Item Ref:	J329567-30
Room Name:	(034) Loft				
Sample Ref:	JZ001106				
Component:	Insulation board panel to arch				
Extent:	1m ²				



Material Assessment		
Product Type	Extent of damage	Surface Treatment Score
Asbestos Type	Material Assessment Score (MA)	
No Asbestos Detected		

Priority Assessment		
Occupant Activity	Location Score	Accessibility Score
Extent Score	No. of occupants	Frequency of Use
Avg. time area is in use	Type of Maintenance	Freq. of Maintenance
Priority Assessment Score (PA)		

RISK ASSESSMENT TOTAL SCORE (MA+PA)	
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Conclusions and Actions	
Recommendation:	No further action required
Further Information:	None
General Notes: Modern sarking felt. Breeze block walls. Wooden floorboards. Insulation board panel to top of arch. MMMF insulation. MMMF insulated pipework below wooden floorboards and running along loft. Presumed asbestos containing gaskets to pipe flanges. Gaiters to metal ducting running in loft. Plasterboard panels adjacent to wooden fire door between loft sections. Coated MMMF panel to wall where wiring on a cable tray passes through. Wooden fire doors to loft spaces above flats. Plastic pipes passing through wooden panels on wall.	

Asbestos Register

Site Address: Block 1 - 31, Maes Trisant	Ref No. J329567	Date Of Issue 04/08/2023
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Building:	1 - 31 Maes Trisant	Floor Level:	Roof Void	Item Ref:	J329567-31
Room Name:	(034) Loft				
Sample Ref:	JZ001107				
Component:	Gaiter to metal ducting				
Extent:	0.2m ²				



Material Assessment		
Product Type	Extent of damage	Surface Treatment Score
Asbestos Type	Material Assessment Score (MA)	
No Asbestos Detected		

Priority Assessment		
Occupant Activity	Location Score	Accessibility Score
Extent Score	No. of occupants	Frequency of Use
Avg. time area is in use	Type of Maintenance	Freq. of Maintenance
Priority Assessment Score (PA)		

RISK ASSESSMENT TOTAL SCORE (MA+PA)	
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Conclusions and Actions	
Recommendation:	No further action required
Further Information:	None
General Notes: Modern sarking felt. Breeze block walls. Wooden floorboards. Insulation board panel to top of arch. MMMF insulation. MMMF insulated pipework below wooden floorboards and running along loft. Presumed asbestos containing gaskets to pipe flanges. Gaiters to metal ducting running in loft. Plasterboard panels adjacent to wooden fire door between loft sections. Coated MMMF panel to wall where wiring on a cable tray passes through. Wooden fire doors to loft spaces above flats. Plastic pipes passing through wooden panels on wall.	

Asbestos Register

Site Address: Block 1 - 31, Maes Trisant	Ref No. J329567	Date Of Issue 04/08/2023
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Building:	1 - 31 Maes Trisant	Floor Level:	Roof Void	Item Ref:	J329567-32
Room Name:	(034) Loft				
Sample Ref:	Presumed				
Component:	Gaskets to pipe flanges				
Extent:	4no.				



Material Assessment		
Product Type	Extent of damage	Surface Treatment Score
Gasket (2)	Low Damage (1)	1
Asbestos Type	Material Assessment Score (MA)	Low (5)
Chrysotile (1)		

Priority Assessment		
Occupant Activity	Location Score	Accessibility Score
0 (Rare disturbance)	2	0
Extent Score	No. of occupants	Frequency of Use
1 (<10m ² or <10m pipe run)	1 (1 to 3)	0 (Infrequent)
Avg. time area is in use	Type of Maintenance	Freq. of Maintenance
0 (<1 hour)	1 (Low disturbance)	1 (<1 per year)
Priority Assessment Score (PA)		3

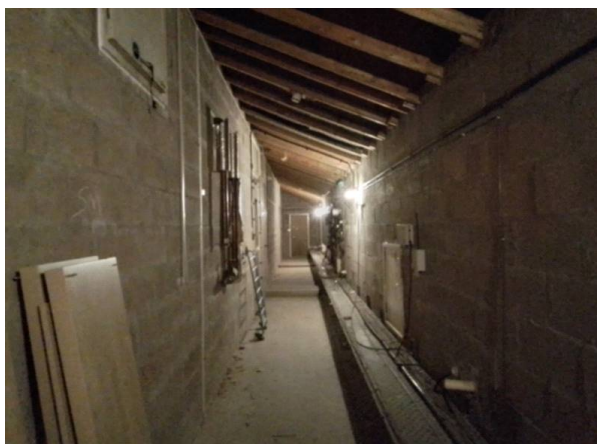
RISK ASSESSMENT TOTAL SCORE (MA+PA)		8
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Conclusions and Actions	
Recommendation:	Manage and Inspect
Further Information:	None
General Notes: Modern sarking felt. Breeze block walls. Wooden floorboards. Insulation board panel to top of arch. MMMF insulation. MMMF insulated pipework below wooden floorboards and running along loft. Presumed asbestos containing gaskets to pipe flanges. Gaiters to metal ducting running in loft. Plasterboard panels adjacent to wooden fire door between loft sections. Coated MMMF panel to wall where wiring on a cable tray passes through. Wooden fire doors to loft spaces above flats. Plastic pipes passing through wooden panels on wall.	

Asbestos Register

Site Address: Block 1 - 31, Maes Trisant	Ref No. J329567	Date Of Issue 04/08/2023
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Building:	1 - 31 Maes Trisant	Floor Level:	Roof Void	Item Ref:	J329567-34
Room Name:	(035) Loft				
Sample Ref:					
Component:	No asbestos containing materials found				
Extent:					



Material Assessment		
Product Type	Extent of damage	Surface Treatment Score
Asbestos Type	Material Assessment Score (MA)	
No suspect materials		

Priority Assessment		
Occupant Activity	Location Score	Accessibility Score
Extent Score	No. of occupants	Frequency of Use
Avg. time area is in use	Type of Maintenance	Freq. of Maintenance
Priority Assessment Score (PA)		

RISK ASSESSMENT TOTAL SCORE (MA+PA)	
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Conclusions and Actions	
Recommendation:	No further action required
Further Information:	None
General Notes: Modern sarking felt. Breeze block walls. Concrete floor. MMMF insulated metal pipework running along loft. Plasterboard panels to wooden fire door between loft sections. Wooden emergency exit doors. Wooden fire doors to loft over flats. Wooden panel to rear of textured equipment on wall. Wooden panelling over plastic pipework.	

Asbestos Register

Site Address: Block 1 - 31, Maes Trisant	Ref No. J329567	Date Of Issue 04/08/2023
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Building:	1 - 31 Maes Trisant	Floor Level:	Roof Void	Item Ref:	J329567-35
Room Name:	(036) Loft				
Sample Ref:	As JZ001106				
Component:	Insulation board panel to arch				
Extent:	1m ²				



Material Assessment		
Product Type	Extent of damage	Surface Treatment Score
Asbestos Type	Material Assessment Score (MA)	
No asbestos detected in visually consistent material		

Priority Assessment		
Occupant Activity	Location Score	Accessibility Score
Extent Score	No. of occupants	Frequency of Use
Avg. time area is in use	Type of Maintenance	Freq. of Maintenance
Priority Assessment Score (PA)		

RISK ASSESSMENT TOTAL SCORE (MA+PA)	
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Conclusions and Actions	
Recommendation:	No further action required
Further Information:	None
General Notes: Modern sarking felt. Breeze block walls. Wooden floorboards. MMMF insulation. MMMF insulated metal pipework below wooden floorboards and running along loft. Insulation board panels to floor and arch. Modern fire doors to lofts above flats.	

Asbestos Register

Site Address: Block 1 - 31, Maes Trisant	Ref No. J329567	Date Of Issue 04/08/2023
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Building:	1 - 31 Maes Trisant	Floor Level:	Roof Void	Item Ref:	J329567-38
Room Name:	(036) Loft				
Sample Ref:	As JZ001106				
Component:	Insulation board panels to floor				
Extent:	1m ²				



Material Assessment		
Product Type	Extent of damage	Surface Treatment Score
Asbestos Type	Material Assessment Score (MA)	
No asbestos detected in visually consistent material		

Priority Assessment		
Occupant Activity	Location Score	Accessibility Score
Extent Score	No. of occupants	Frequency of Use
Avg. time area is in use	Type of Maintenance	Freq. of Maintenance
Priority Assessment Score (PA)		

RISK ASSESSMENT TOTAL SCORE (MA+PA)	
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Conclusions and Actions	
Recommendation:	No further action required
Further Information:	None
General Notes: Modern sarking felt. Breeze block walls. Wooden floorboards. MMMF insulation. MMMF insulated metal pipework below wooden floorboards and running along loft. Insulation board panels to floor and arch. Modern fire doors to lofts above flats.	

Asbestos Register

Site Address: Block 1 - 31, Maes Trisant	Ref No. J329567	Date Of Issue 04/08/2023
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Building:	1 - 31 Maes Trisant	Floor Level:	External	Item Ref:	J329567-39
Room Name:	(037) Electrical Cupboard				
Sample Ref:					
Component:	No asbestos containing materials found				
Extent:					



Material Assessment		
Product Type	Extent of damage	Surface Treatment Score
Asbestos Type	Material Assessment Score (MA)	
No suspect materials		

Priority Assessment		
Occupant Activity	Location Score	Accessibility Score
Extent Score	No. of occupants	Frequency of Use
Avg. time area is in use	Type of Maintenance	Freq. of Maintenance
Priority Assessment Score (PA)		

RISK ASSESSMENT TOTAL SCORE (MA+PA)	
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Conclusions and Actions	
Recommendation:	No further action required
Further Information:	None
General Notes: Concrete ceiling. Breeze block walls. Concrete floor. Modern cabling running into clay pipes in floor. Modern electrics on wall. Plastic soil pipe. Wooden door.	

Asbestos Register

Site Address: Block 1 - 31, Maes Trisant	Ref No. J329567	Date Of Issue 04/08/2023
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Building:	1 - 31 Maes Trisant	Floor Level:	External	Item Ref:	J329567-40
Room Name:	(038) Boiler Room				
Sample Ref:	JZ001108				
Component:	Gasket to gas pipe flange				
Extent:	1no.				



Material Assessment		
Product Type	Extent of damage	Surface Treatment Score
Gasket (2)	Low Damage (1)	1
Asbestos Type	Material Assessment Score (MA)	Low (5)
Chrysotile (1)		

Priority Assessment		
Occupant Activity	Location Score	Accessibility Score
0 (Rare disturbance)	2	0
Extent Score	No. of occupants	Frequency of Use
0 (Small amounts or items)	1 (1 to 3)	0 (Infrequent)
Avg. time area is in use	Type of Maintenance	Freq. of Maintenance
0 (<1 hour)	1 (Low disturbance)	1 (<1 per year)
Priority Assessment Score (PA)		3

RISK ASSESSMENT TOTAL SCORE (MA+PA)	8
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Conclusions and Actions	
Recommendation:	Manage and Inspect
Further Information:	None
General Notes: Plasterboard ceiling. Plasterboard left hand side of. Breeze block walls to rest of room. MMMF insulated metal pipework. Modern gaskets to boiler pipework flanges. Modern Vaillant boilers with metal flues. Modern fibreboard panels to walls where boiler flues and pipework pass through. Gaskets to gas pipe flanges. Loose non asbestos fibreboard panels to rear of boiler room wooden door.	

Asbestos Register

Site Address: Block 1 - 31, Maes Trisant	Ref No. J329567	Date Of Issue 04/08/2023
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Building:	1 - 31 Maes Trisant	Floor Level:	External	Item Ref:	J329567-41
Room Name:	(038) Boiler Room				
Sample Ref:					
Component:	Additional photo				
Extent:					



Material Assessment		
Product Type	Extent of damage	Surface Treatment Score
Asbestos Type	Material Assessment Score (MA)	
No suspect materials		

Priority Assessment		
Occupant Activity	Location Score	Accessibility Score
Extent Score	No. of occupants	Frequency of Use
Avg. time area is in use	Type of Maintenance	Freq. of Maintenance
Priority Assessment Score (PA)		

RISK ASSESSMENT TOTAL SCORE (MA+PA)	
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Conclusions and Actions	
Recommendation:	No further action required
Further Information:	None
General Notes: Plasterboard ceiling. Plasterboard left hand side of. Breeze block walls to rest of room. MMMF insulated metal pipework. Modern gaskets to boiler pipework flanges. Modern Vaillant boilers with metal flues. Modern fibreboard panels to walls where boiler flues and pipework pass through. Gaskets to gas pipe flanges. Loose non asbestos fibreboard panels to rear of boiler room wooden door.	

Asbestos Register

Site Address: Block 1 - 31, Maes Trisant	Ref No. J329567	Date Of Issue 04/08/2023
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Building:	1 - 31 Maes Trisant	Floor Level:	External	Item Ref:	J329567-42
Room Name:	(039) External Store				
Sample Ref:					
Component:	No asbestos containing materials found				
Extent:					



Material Assessment		
Product Type	Extent of damage	Surface Treatment Score
Asbestos Type	Material Assessment Score (MA)	
No suspect materials		

Priority Assessment		
Occupant Activity	Location Score	Accessibility Score
Extent Score	No. of occupants	Frequency of Use
Avg. time area is in use	Type of Maintenance	Freq. of Maintenance
Priority Assessment Score (PA)		

RISK ASSESSMENT TOTAL SCORE (MA+PA)	
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Conclusions and Actions	
Recommendation:	No further action required
Further Information:	None
General Notes: Concrete ceiling. Breeze block walls. Concrete floor. Wooden doors.	

Asbestos Register

Site Address: Block 1 - 31, Maes Trisant	Ref No. J329567	Date Of Issue 04/08/2023
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Building:	1 - 31 Maes Trisant	Floor Level:	External	Item Ref:	J329567-43
Room Name:	(040) Gas Intake Room				
Sample Ref:	JZ001109				
Component:	Gasket to pipe flange				
Extent:	2m ²				



Material Assessment		
Product Type	Extent of damage	Surface Treatment Score
Gasket (2)	Low Damage (1)	1
Asbestos Type	Material Assessment Score (MA)	Low (5)
Chrysotile (1)		

Priority Assessment		
Occupant Activity	Location Score	Accessibility Score
0 (Rare disturbance)	2	0
Extent Score	No. of occupants	Frequency of Use
0 (Small amounts or items)	1 (1 to 3)	0 (Infrequent)
Avg. time area is in use	Type of Maintenance	Freq. of Maintenance
0 (<1 hour)	1 (Low disturbance)	1 (<1 per year)
Priority Assessment Score (PA)		3

RISK ASSESSMENT TOTAL SCORE (MA+PA)	8
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Conclusions and Actions	
Recommendation:	Manage and Inspect
Further Information:	None
General Notes: Concrete ceiling. Breeze block walls. Concrete floor. Gaskets to pipe flanges. Wooden door.	

Asbestos Register

Site Address: Block 1 - 31, Maes Trisant	Ref No. J329567	Date Of Issue 04/08/2023
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Building:	1 - 31 Maes Trisant	Floor Level:	External	Item Ref:	J329567-44
Room Name:	(041) Scooter Store				
Sample Ref:	JZ001110				
Component:	Insulation board panel to rear wall				
Extent:	2m ²				



Material Assessment		
Product Type	Extent of damage	Surface Treatment Score
Asbestos Type	Material Assessment Score (MA)	
No Asbestos Detected		

Priority Assessment		
Occupant Activity	Location Score	Accessibility Score
Extent Score	No. of occupants	Frequency of Use
Avg. time area is in use	Type of Maintenance	Freq. of Maintenance
Priority Assessment Score (PA)		

RISK ASSESSMENT TOTAL SCORE (MA+PA)	
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Conclusions and Actions	
Recommendation:	No further action required
Further Information:	None
General Notes: Wooden ceiling panels. Plaster to brick and brick walls. Concrete floor. Insulation board wall panel to rear wall. Wooden door.	

Asbestos Register

Site Address: Block 1 - 31, Maes Trisant	Ref No. J329567	Date Of Issue 04/08/2023
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Building:	1 - 31 Maes Trisant	Floor Level:	External	Item Ref:	J329567-46
Room Name:	(042) Car Port				
Sample Ref:					
Component:	No asbestos containing materials found				
Extent:					



Material Assessment		
Product Type	Extent of damage	Surface Treatment Score
Asbestos Type	Material Assessment Score (MA)	
No suspect materials		

Priority Assessment		
Occupant Activity	Location Score	Accessibility Score
Extent Score	No. of occupants	Frequency of Use
Avg. time area is in use	Type of Maintenance	Freq. of Maintenance
Priority Assessment Score (PA)		

RISK ASSESSMENT TOTAL SCORE (MA+PA)	
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Conclusions and Actions	
Recommendation:	No further action required
Further Information:	None
General Notes: Wooden ceiling panels. Brick walls. Tarmac floor. Plastic drainpipes.	

Asbestos Register

Site Address: Block 1 - 31, Maes Trisant	Ref No. J329567	Date Of Issue 04/08/2023
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Building:	1 - 31 Maes Trisant	Floor Level:	External	Item Ref:	J329567-47
Room Name:	(043) Car Port				
Sample Ref:					
Component:	No asbestos containing materials found				
Extent:					



Material Assessment		
Product Type	Extent of damage	Surface Treatment Score
Asbestos Type	Material Assessment Score (MA)	
No suspect materials		

Priority Assessment		
Occupant Activity	Location Score	Accessibility Score
Extent Score	No. of occupants	Frequency of Use
Avg. time area is in use	Type of Maintenance	Freq. of Maintenance
Priority Assessment Score (PA)		

RISK ASSESSMENT TOTAL SCORE (MA+PA)		
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Conclusions and Actions	
Recommendation:	No further action required
Further Information:	None
General Notes: Corrugated plastic roof sheets on metal supports. Brick walls. Tarmac floor. Plastic drainpipes and guttering.	

Asbestos Register

Site Address: Block 1 - 31, Maes Trisant	Ref No. J329567	Date Of Issue 04/08/2023
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Building:	1 - 31 Maes Trisant	Floor Level:	External	Item Ref:	J329567-48
Room Name:	(044) Car Port				
Sample Ref:					
Component:	No asbestos containing materials found				
Extent:					



Material Assessment		
Product Type	Extent of damage	Surface Treatment Score
Asbestos Type	Material Assessment Score (MA)	
No suspect materials		

Priority Assessment		
Occupant Activity	Location Score	Accessibility Score
Extent Score	No. of occupants	Frequency of Use
Avg. time area is in use	Type of Maintenance	Freq. of Maintenance
Priority Assessment Score (PA)		

RISK ASSESSMENT TOTAL SCORE (MA+PA)	
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Conclusions and Actions	
Recommendation:	No further action required
Further Information:	None
General Notes: Corrugated plastic roof sheets on metal supports. Upper wooden wall panels and lower brick wall. Tarmac floor. Plastic drainpipes and guttering.	

Asbestos Register

Site Address: Block 1 - 31, Maes Trisant	Ref No. J329567	Date Of Issue 04/08/2023
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Building:	1 - 31 Maes Trisant	Floor Level:	External	Item Ref:	J329567-49
Room Name:	(045) Bin Store				
Sample Ref:					
Component:	No asbestos containing materials found				
Extent:					



Material Assessment		
Product Type	Extent of damage	Surface Treatment Score
Asbestos Type	Material Assessment Score (MA)	
No suspect materials		

Priority Assessment		
Occupant Activity	Location Score	Accessibility Score
Extent Score	No. of occupants	Frequency of Use
Avg. time area is in use	Type of Maintenance	Freq. of Maintenance
Priority Assessment Score (PA)		

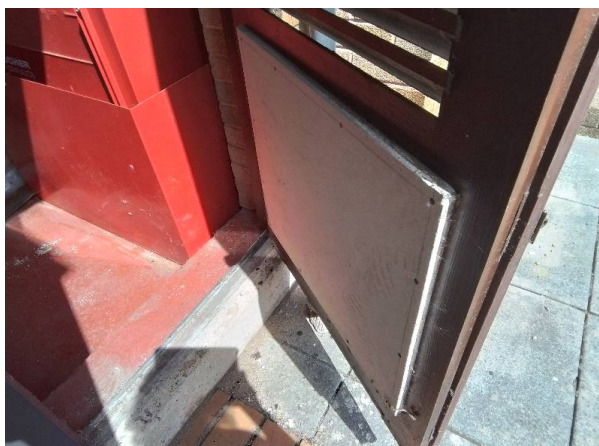
RISK ASSESSMENT TOTAL SCORE (MA+PA)	
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Conclusions and Actions	
Recommendation:	No further action required
Further Information:	None
General Notes: Corrugated plastic roof sheets on metal supports. Upper wooden wall panels and lower brick wall. Tarmac floor. Plastic drainpipes and guttering.	

Asbestos Register

Site Address: Block 1 - 31, Maes Trisant	Ref No. J329567	Date Of Issue 04/08/2023
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Building:	1 - 31 Maes Trisant	Floor Level:	External	Item Ref:	J329567-50
Room Name:	(046) Lift Motor Room				
Sample Ref:	JZ001111				
Component:	Insulation board panels to doors				
Extent:	2m ²				



Material Assessment		
Product Type	Extent of damage	Surface Treatment Score
Asbestos Type	Material Assessment Score (MA)	
No Asbestos Detected		

Priority Assessment		
Occupant Activity	Location Score	Accessibility Score
Extent Score	No. of occupants	Frequency of Use
Avg. time area is in use	Type of Maintenance	Freq. of Maintenance
Priority Assessment Score (PA)		

RISK ASSESSMENT TOTAL SCORE (MA+PA)	
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Conclusions and Actions	
Recommendation:	No further action required
Further Information:	None
General Notes: Modern sarking felt. Brick walls. Concrete floor. Modern hydraulic lift. Insulation board panels to wooden doors.	

Asbestos Register

Site Address: Block 1 - 31, Maes Trisant	Ref No. J329567	Date Of Issue 04/08/2023
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Building:	1 - 31 Maes Trisant	Floor Level:	External	Item Ref:	J329567-51
Room Name:	(047) Lift Motor Room				
Sample Ref:	As JZ001111				
Component:	Insulation board panels to doors				
Extent:	2m ²				



Material Assessment		
Product Type	Extent of damage	Surface Treatment Score
Asbestos Type	Material Assessment Score (MA)	
No asbestos detected in visually consistent material		

Priority Assessment		
Occupant Activity	Location Score	Accessibility Score
Extent Score	No. of occupants	Frequency of Use
Avg. time area is in use	Type of Maintenance	Freq. of Maintenance
Priority Assessment Score (PA)		

RISK ASSESSMENT TOTAL SCORE (MA+PA)	
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Conclusions and Actions	
Recommendation:	No further action required
Further Information:	None
General Notes: Modern sarking felt. Brick walls. Concrete floor. Modern hydraulic lift. Insulation board panels to wooden doors.	

Asbestos Register

Site Address: Block 1 - 31, Maes Trisant	Ref No. J329567	Date Of Issue 04/08/2023
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Building:	1 - 31 Maes Trisant	Floor Level:	External	Item Ref:	J329567-56
Room Name:	(048) External				
Sample Ref:	JZ001112				
Component:	Cement board undercloak to roof				
Extent:	40lm				



Material Assessment		
Product Type	Extent of damage	Surface Treatment Score
Asbestos Type	Material Assessment Score (MA)	
No Asbestos Detected		

Priority Assessment		
Occupant Activity	Location Score	Accessibility Score
Extent Score	No. of occupants	Frequency of Use
Avg. time area is in use	Type of Maintenance	Freq. of Maintenance
Priority Assessment Score (PA)		

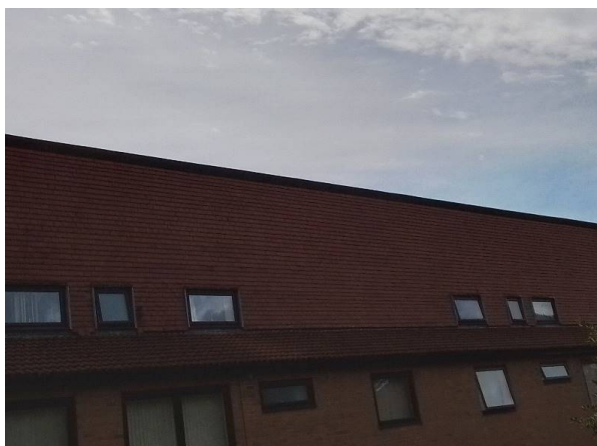
RISK ASSESSMENT TOTAL SCORE (MA+PA)	
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Conclusions and Actions	
Recommendation:	No further action required
Further Information:	None
General Notes: Modern roof tiles. Modern insulation board soffits and wooden fascias. Plastic drainpipes and guttering. Cement board undercloak to roof. Presumed asbestos cement board ridge tiles to roof. uPVC windows and sills. Metal front door sets to building. uPVC doors to front and rear of building. Wooden doors to electrical cupboard, boiler room, gas intake room, external store, lift motor rooms and scooter store. Foam lagging to metal pipework. Wooden ceiling panels at entrance to building. Modern damp proof course.	

Asbestos Register

Site Address: Block 1 - 31, Maes Trisant	Ref No. J329567	Date Of Issue 04/08/2023
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Building:	1 - 31 Maes Trisant	Floor Level:	External	Item Ref:	J329567-57
Room Name:	(048) External				
Sample Ref:	Presumed				
Component:	Cement board ridge tiles				
Extent:	40lm				



Material Assessment		
Product Type	Extent of damage	Surface Treatment Score
Cement (1)	Low Damage (1)	1
Asbestos Type	Material Assessment Score (MA)	Very Low (4)
Chrysotile (1)		

Priority Assessment		
Occupant Activity	Location Score	Accessibility Score
0 (Rare disturbance)	0	0
Extent Score	No. of occupants	Frequency of Use
2 (10m ² - 50m ² or 10m - 50m pipe run)	1 (1 to 3)	3 (Daily)
Avg. time area is in use	Type of Maintenance	Freq. of Maintenance
0 (<1 hour)	0 (Minor disturbance)	1 (<1 per year)
Priority Assessment Score (PA)		4

RISK ASSESSMENT TOTAL SCORE (MA+PA)	8
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Conclusions and Actions	
Recommendation:	Manage and Inspect
Further Information:	None
General Notes: Modern roof tiles. Modern insulation board soffits and wooden fascias. Plastic drainpipes and guttering. Cement board undercloak to roof. Presumed asbestos cement board ridge tiles to roof. uPVC windows and sills. Metal front door sets to building. uPVC doors to front and rear of building. Wooden doors to electrical cupboard, boiler room, gas intake room, external store, lift motor rooms and scooter store. Foam lagging to metal pipework. Wooden ceiling panels at entrance to building. Modern damp proof course.	

This register should only be seen as an overview of the current situation within the areas surveyed. A refurbishment or demolition survey should be undertaken prior to any refurbishment or demolition. The survey was a management survey (HSG264), destructive surveying techniques were outside the scope of the survey and further investigation of suspicious materials should be undertaken if discovered.

Material Assessment (HSG264, 2012)

Description refers to materials potential to release asbestos fibres

Where visually consistent material is referenced to an analysed 'No Asbestos Found' sample, this is a visual assessment only. Therefore, further sampling must be requested if further confirmation is required.

This register is not complete without being accompanied by the full report. All written components must be read prior to making any assessments based upon the surveyors' findings. All positive incidents of asbestos are recommended to be labelled if to be left in place and not removed during refurbishment works.

Please note the Priority Assessment scores for each item have been determined via consultation with the duty holder or their representative. Where the duty holder or their representative is not available then the standard scoring template has been utilised as per appendix 6 of this report.

The recommendations within the conclusions and actions section of the asbestos register are based upon the surveyors own observations made at the time of survey

Management and remedial actions

HIGH RISK (A) 19 Points or more with Priority Assessment, 10 points or more with only the Material Assessment.

This is the highest level category and warrants urgent action because the asbestos is likely to be damaged, friable and may be in a position likely to cause an exposure to occupiers. In most cases it will be necessary to prevent access or occupation with immediate effect. If access to the area is required in the future, then plans should be made for remediation. This category will normally require removal of the asbestos item, however, under certain circumstances - encapsulation or repair may be possible.

MEDIUM RISK (B) 13-18 Points with Priority Assessment, 7-9 points with only the Material Assessment.

This category indicates that there is a potential for asbestos fibre-release to occupiers. Remediation of the asbestos item will normally be required, such as encapsulation or repair. In some cases it may be necessary to prevent access or occupation. Following remediation measures, normal management procedures should be adopted.

LOW RISK (C) 9-12 Points with Priority Assessment, 5-6 points with only the Material Assessment.

This category indicates that there is a low risk from the material or/and there is a low possibility of accessing the asbestos. Normal management procedures should be adopted.

VERY LOW RISK (D) 1-8 Points with Priority Assessment, 1-4 points with only the Material Assessment.

This category indicates that there is a very low risk from the asbestos. Normal management procedures should still be adopted.

NO RISK (N/A) 0 points

No action necessary - the item is not asbestos.

Appendix 3

Asbestos Analysis Report J329567

The pages in this appendix contain the laboratory analysis reports of any samples that were taken during the course of this survey. It is a requirement of HSG264 that this certificate is included in the report.

Location of Analysis Laboratory: Unit G, Clan works, 1a Howard Road, Bromley, Kent

Asbestos Analysis Report

Report No :	J329567	Sample Batch	1-13
Client :	Habinteg	Client Ref:	2660
Location :	Block 1 - 31, Maes Trisant, CF72 8RQ		
Samples received :	1 August 2023	Report Issued:	2 August 2023
Samples taken by:	Fiona Williamson		

Sample No.	Source	Result	Material (see Note(3))
JZ001100	Basement 1 (002) Corridor Textured coating to plasterboard ceiling	No Asbestos Detected	Textured Coating
JZ001101	Basement 1 (008) Lobby Textured coating to plasterboard ceiling	No Asbestos Detected	Textured Coating
JZ001102	Ground (019) Corridor Textured coating to plasterboard ceiling	Chrysotile	Textured Coating
JZ001103	Ground (025) Lobby Textured coating to plasterboard ceiling	No Asbestos Detected	Textured Coating
JZ001104	First (027) Corridor Textured coating to plasterboard ceiling	No Asbestos Detected	Textured Coating
JZ001105	First (033) Lobby Textured coating to plasterboard ceiling	Chrysotile	Textured Coating
JZ001106	Roof Void (034) Loft Insulation board panel to arch	No Asbestos Detected	Board
JZ001107	Roof Void (034) Loft Gaiter to metal ducting	No Asbestos Detected	Woven

Sample No.	Source	Result	Material (see Note(3))
JZ001108	External (038) Boiler Room Gasket to gas pipe flange	Chrysotile	Gasket
JZ001109	External (040) Gas Intake Room Gasket to pipe flange	Chrysotile	Gasket
JZ001110	External (041) Scooter Store Insulation board panel to rear wall	No Asbestos Detected	Board
JZ001111	External (046) Lift Motor Room Insulation board panels to doors	No Asbestos Detected	Board
JZ001112	External (048) External Cement board undercloak to roof	No Asbestos Detected	Cement

Test Method: Polarised light microscopy; Dispersion staining, in accordance with HSG248

Note (1): PC laboratory analysis of samples and sampling procedures are in compliance with ISO 17025 and our UKAS accreditation.

Note (2): Where PC staff have not taken samples, results given are based on information supplied by the client taking the samples. PC is not responsible for any errors/misinterpretations of analytical results due to inappropriate sampling strategies or techniques.

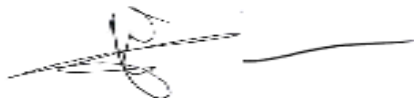
Note (3): Observations and interpretations expressed (i.e. nature of fibres other than asbestos or description of material) are outside the scope of our UKAS accreditation.

Note (4): This report cannot be reproduced except in full without prior authorisation from the laboratory

Note (5): All samples are retained in the laboratory for no less than six months from the date of analysis

Types of Asbestos
Amosite - Brown Asbestos
Chrysotile - White Asbestos
Crocidolite - Blue Asbestos

ANALYST:



Andrea Quinones Garcia

Appendix 4

Limitations

Limitations

All reasonable efforts were made during the survey to identify and establish the presence of asbestos containing materials and their locations. However, asbestos may be concealed within the structural fabric of a building, which only major refurbishment or full demolition will bring to light, therefore PC cannot guarantee that all asbestos materials have been identified and survey results are definitive. A competent person present at specific points of the demolition process to perform a 'watching brief' may help identify any further asbestos containing materials.

It should be assumed that all electrical installations contain asbestos components unless the equipment was inspected during the survey and none was found. If work that will disturb the electrical installations is to be carried out, it would be prudent to isolate the supply and a competent person investigate the equipment when safe.

Any areas outside the scope of this survey or inaccessible at the time of the survey should be assumed to contain asbestos-containing materials until proven otherwise by a competent person.

Where non-asbestos insulation materials are present to pipework and plant, due to hot surfaces and the potential spread of contamination, it is not deemed practicable to fully inspect pipe surfaces for residual asbestos insulations.

Unless agreed in advance of the survey, no access has been gained beyond materials suspected to contain asbestos at the time of the survey. Such access may require additional control measures which fall outside the scope of this survey.

Unless arranged with the client, the accessing of voids or high level areas (above 2.5 meters) which would require the use of specially trained personnel or access equipment would not have been undertaken. These areas should therefore be presumed to contain asbestos until access arrangements can be made.

Unless full unhindered access has been made available to all areas within the survey scope, limitations would have to be applied. Where necessary, details of these are provided in the survey notes of appendix 2 (asbestos register).

Random dust and debris sampling or sampling to confirm contamination from previous poor asbestos removals have not been carried out unless specifically instructed by the client. As per company policy, dust and debris sampling is only undertaken where there is a known and evident source.

This survey does not constitute a contaminated land investigation to the surrounding areas of the buildings within the survey scope.

No responsibility can be accepted by Pennington Choices for the non-systemic or ad-hoc use of asbestos or the presence of asbestos in stored or portable items.

Where samples have been taken of textured coatings, the identification of materials beneath is restricted to the specific sample point locations. Due to the unlikelihood of ACM's to be present in paint and plaster, the sampling of these materials have not been undertaken unless specifically requested by the client.

Due to the nature of textured coating, where multiple samples have been taken throughout a single property, any positive results should be considered to be indicative of all coatings sampled

Appendix 5

Standard Assessment Scores

In the absence of duty holder information to complete priority risk assessments, the standard scores listed here will be utilised.

Sample Variable	Score	Example of scores
Product type (or debris from product)	1 2 3	Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc.) Asbestos insulating board, mill boards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt Thermal insulation (e.g. pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing
Extent of damage/deterioration	0 1 2 3	Good condition: no visible damage Low damage: a few scratches or surface marks; broken edges on boards, tiles etc. Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris
Surface treatment	0 1 2 3	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles Enclosed sprays and lagging, asbestos insulating board (with exposed face painted or encapsulated), asbestos cement sheets etc. Unsealed asbestos insulating board, or encapsulated lagging and sprays Unsealed laggings and sprays
Asbestos type	1 2 3	Chrysotile Amphibole asbestos excluding crocidolite Crocidolite
Total Score		Sum of the above scores

Assessment factor	Score	Example of scores
Normal occupant activity		
Main type of activity in area	0	Rare disturbance (e.g. little used store room)
	1	Low disturbance (e.g. office type activity)
	2	Periodic disturbance (e.g. industrial or vehicular activity which may contact ASM's)
	3	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	Outdoors
	1	Large rooms or well-ventilated areas
	2	Rooms up to 100m ²
	3	Confined spaces
Accessibility	0	Usually inaccessible or unlikely to be disturbed
	1	Occasionally likely to be disturbed
	2	Easily disturbed
	3	Routinely disturbed
Extent/amount	0	Small amounts or items (e.g. strings, gaskets)
	1	<10m ² or <10m pipe run
	2	>10m ² to <50m ² or >10m to <50m pipe run
	3	>50m ² or >50m pipe run

Assessment factor	Score	Example of scores
Human exposure potential		
Number of occupants	0 1 2 3	None 1 to 3 4 to 10 >10
Frequency of use of areas	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 tiles to access a valve) Medium disturbance (e.g. lifting one or two asbestos insulating board ceiling tiles to access a valve) High levels of disturbance (e.g. removing a number of asbestos insulating board ceiling tiles to replace a valve or for cabling works)
Frequency of maintenance activity	0 1 2 3	ACM unlikely to be disturbed for maintenance <1 per year >1 per year >1 per month

Appendix 6

Quality Audit

Prior to this report being issued it will have been reviewed by a number of people as part of our documented quality management systems. The following page confirms that this was undertaken and by whom.

Report Number J329567

**Block 1 - 31
Maes Trisant
CF72 8RQ**

Report Author: Emma Walker

QA Report Writer



Date: 4 August 2023

Report Reviewer: Emma Walker

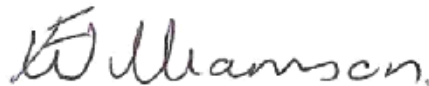
QA Report Writer



Date: 4 August 2023

Lead Surveyor: Fiona Williamson

Asbestos Surveyor



Date: 4 August 2023

This survey was carried out in accordance with our UKAS accreditation and ISO 17020.