



Management Survey with Targeted Refurbishment Survey to the Bathroom

26 Trem y Mynydd
Taff Street
Treherbert
Tregorchy
CF42 5LJ
UPRN: 6693



Kovia

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1.0 Executive summary:



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

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

ACMs in poor condition, often including associated asbestos debris and contamination, have been identified within the following areas listed in the table below. It is recommended that a full Risk Assessment be undertaken by the client to ensure that Regulations 4, 7, 10, 11 and 16 of the Control of Asbestos Regulations 2012 are complied with.

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

MEDIUM RISK MATERIALS - Combined MA+PA score of 13-18

Unsealed or damaged ACMs, identified during the survey, are listed in the table below. In accordance with Regulation 7 of the Control of Asbestos Regulations 2012, it is recommended that; in the areas due for refurbishment, work to remove these materials is undertaken as a priority and that air monitoring is carried out within adjacent areas, in order to assess airborne fibre levels. Unsealed or damaged ACMs in areas not due for refurbishment or heavy maintenance, that are to be left in-situ, must be remediated e.g. through encapsulation, and a management policy and plan implemented to manage them safely.

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

1.0 Executive summary:



LOW RISK MATERIALS - Combined MA+PA score of 12 or less

The following ACMs, that are in good condition, have been identified during the survey and are listed in the table below. In accordance with Regulation 7 of the Control of Asbestos Regulations 2012, it is recommended that; in the areas due for refurbishment, work to remove these materials is undertaken as a priority. A management policy and plan must be implemented to manage any ACMs that are outside the refurbishment area and are to be left in-situ. Such remaining ACMs may require labelling and the condition of these materials re-inspected at regular intervals e.g. 12-months. Where licensable ACMs have been identified, then the re-inspection frequency may be increased.

Building	Floor	Room	Description	Material	Risk assessment Score	Recommendations
Main Flat						
Main Flat	1st	Airing cupboard 102	Strongly presumed vinyl tiles to chipboard floor beneath fitted carpet.	Reinforced Composite	VERY LOW (2 / 6)	Inspection required
Main Flat	1st	Cupboard 103	Strongly presumed vinyl tiles to chipboard floor beneath fitted carpet.	Reinforced Composite	VERY LOW (2 / 6)	Inspection required
Main Flat	1st	Hall 104	Strongly presumed vinyl tiles to chipboard floor beneath fitted carpet.	Reinforced Composite	VERY LOW (2 / 6)	Inspection required
Main Flat	1st	Kitchen 105	Strongly presumed vinyl tiles to chipboard floor beneath fixed non-suspect beige vinyl flooring.	Reinforced Composite	VERY LOW (2 / 6)	Inspection required
Main Flat	1st	Bedroom 106	Strongly presumed vinyl tiles to chipboard floor beneath fitted carpet.	Reinforced Composite	VERY LOW (2 / 8)	Inspection required
Main Flat	1st	Lounge 107	Strongly presumed vinyl tiles to chipboard floor beneath fitted carpet.	Reinforced Composite	VERY LOW (2 / 7)	Inspection required
Main Flat	Ground	Lobby G05	Strongly presumed vinyl tiles to concrete floor beneath fixed brown vinyl flooring.	Reinforced Composite	VERY LOW (2 / 6)	Inspection required

1.0 Executive summary:

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NO ACCESS AREAS - PRESUMED ASBESTOS

In accordance with 'HSG264 - Asbestos: The survey guide', ACMs have been presumed as being present to the following areas, as access could not be gained at the time of the survey. In areas due for refurbishment, an interim management policy and plan may be required, to identify that these areas require further inspection, if the period between survey and refurbishment is significant e.g. more than three months. No access areas will require intrusive inspection prior to the commencement of any refurbishment works.

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

Building Notes:

Internal notes:

External notes:

2.0 Contract Review:

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Name and address of site:	26 Trem y Mynydd, Taff Street, Treherbert, Treorchy		
Name and address of client:	Wales & West Housing, Head Office, Archway House, 77 Parc Ty Glas, Llanishen, Cardiff		
Client contact:	Perry Dobbins		
Type of survey:	Management Survey with part Refurbishment/Demolition (MA and PA)		
Date of survey:	31 Jan 2018		
Report revision number:	1		
TEAMS internal job number:	J013662		
Lead surveyor[s]:	Dave Milton	Signature:	
Technically reviewed by:	David Young	Signature:	
Report issue date:	13 Feb 2018		

3.0 Introduction & Objectives:

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

The order relates to an 'Asbestos Management Survey with Targeted Refurbishment Survey' of:

26 Trem y Mynydd
Taff Street
Treherbert
Treorchy
CF42 5LJ

The survey was carried out by Dave Milton.

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

The reason for selecting this survey is to enable the client to manage the risks from retained ACMs in their premises whilst providing information for the removal of asbestos prior to contractors undertaking work in the targeted refurbishment areas.

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

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

Purpose of Survey

The purpose of an Asbestos Management Survey with Targeted Refurbishment Survey is to identify all ACMs in the area where the refurbishment is to take place, as reasonably practicable, through fully intrusive and destructive inspection techniques, in order to facilitate asbestos removal prior to the commencement of works. It provides sufficient information for an asbestos register to be generated in accordance with HSG264 so that the duty-holder can remove the identified ACMs in accordance with Regulation 7 of the Control of Asbestos Regulations 2012 (CAR 2012) whilst also enabling a suitable management plan to be implemented, in accordance with Regulation 4 of the Control of Asbestos Regulations 2012 (CAR 2012), to help the duty-holder manage retained asbestos in the premises.

Aim of Survey

The aim of the survey was to:

1. Locate all ACMs (including within the building fabric, in the refurbishment areas), as far as reasonable practicable, prior to the works.
2. Identify and record the product type, extent of damage, surface treatment and asbestos type of known or presumed ACMs (MA).
3. Determine and record the asbestos type, based on sampling or by making a presumption based on product type and appearance.
4. Inspect and record information on the location, accessibility, extent, human exposure potential and maintenance of known or presumed ACMs (PA).

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

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3.4 Type of Survey – Management Survey with Targeted Refurbishment Survey

The management element of this survey is required to locate, as far as is reasonably practicable, the presence, condition and extent of any suspect ACMs in the building which could be damaged or disturbed during normal occupancy, including light, foreseeable maintenance and installation in order to ensure continued management of any ACMs in-situ. Management survey techniques will involve minor intrusive work and some disturbance. The extent of the intrusion will vary between premises and depend on what is reasonably practicable for individual properties; such as the type of building, nature of construction etc.

The targeted refurbishment element of this survey is intended to locate all ACMs within the areas proposed to undergo refurbishment or heavy maintenance works. It is disruptive, fully intrusive and involves destructive inspection techniques that penetrate the building structure extensively. This involves breaking into floors, through walls, into wall voids, ceilings, claddings and boxings, as necessary, to gain access to all areas, including the inner fabric of the building. The refurbishment element is designed to be used to help the tendering process under CDM, and should be used to start generating a detailed specification for tendering the removal of ACMs from the building, prior to the commencement of works. Kovia recommends that the removal contractor(s) should attend site themselves to confirm the quantities and location of asbestos to be removed prior to costings.

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

Each ACM identified within this survey includes both a Material Assessment and Priority Assessment score, the combination of which provides a risk score (please see section 1.0 Executive Summary) for the confirmed or presumed ACM, providing the duty-holder with a guide for the priority of managing their ACMs.

4.0 Desk Top Review & Survey Planning:

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4.1 Details of information requested from the duty-holder by Kovia, in order to carry out a desktop review and plan the survey in accordance with HSG264, was provided by Perry Dobbins as the client / client representative and recorded on the Kovia Pre-start Form.

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

26 Trem y Mynydd
Taff Street
Treherbert
Treorchy
CF42 5LJ

Building Designation: Main Flat

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

Age of Building: Late twentieth century.

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

The intrusive and targeted Refurbishment Survey inspections were carried out to the bathroom whilst an asbestos Management Survey was carried out to all other internal areas of the flat

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

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

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

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

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

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

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

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

5.0 Survey Method

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

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

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

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

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

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

Materials that could not be accessed safely at the time of the survey, e.g. high-level soffits, will be presumed to be ACMs, unless proven otherwise. Materials that are not sampled but in the surveyors opinion have a similar appearance, location and function as a previously sampled material will be strongly presumed to be similar to the sampled material.

The quantity of samples taken may have been minimised by using 'strongly presumed' as defined above. Materials that are 'strongly presumed' to be similar to a material that has already been sampled will be recorded in the 'Sample No' box as an 'As sample no. (SP)' within the Survey Data Sheets (Appendix 3) and referenced against the original sampled material.

Kovia surveyors make every attempt to avoid causing damage during refurbishment surveys, whilst attempting to identify possible ACMs. Minor repairs will be made accordingly and any areas accessed will be left in a safe condition.

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

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

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

6.0 Exclusions & Caveats:

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

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

Where areas have been designated as 'No Access' or 'Restricted Access', unless further inspection / sampling proves otherwise, the presumption has been made that these structures / areas contain asbestos materials.

During the course of the survey it may not have been possible to access all areas of the site. Details of areas requiring further access are identified within the Survey Data Sheets of this report (Appendix 3). In accordance with HSG264, asbestos is presumed to be present within these areas and should be treated accordingly until further inspection and analysis of building fabric and services proves otherwise.

It is essential that further intrusive inspection and sampling be carried out where site refurbishment, maintenance, or similar may disturb ACMs that have remained inaccessible during this survey. This should be a Refurbishment or Demolition Survey, as described in HSG264.

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

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

6.2 - Specific caveats

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

Underground services were not included in the survey.

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

7.0 Sampling & Analysis:

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

7.2 Bulk sampling is undertaken in line with the recognised safe procedures in order to cause minimal possible nuisance and potential risk to the health of the building occupants and visitors. Bulk samples are taken in accordance with documented Kovia procedures, following guidelines detailed in 'HSG264 Asbestos: The survey guide'. The quantity of samples taken will be safely minimised by utilising the ability to 'strongly presume'. Materials that are 'strongly presumed' to be similar to a material that has already been sampled will be recorded in the 'Sample No' box as an 'As sample no. (SP)' within the Survey Data Sheets (Appendix 3) and referenced against the original sampled material.

7.3 Bulk samples are returned to a UKAS-accredited bulk analysis laboratory with the appropriate sample / report reference numbers. If appropriate, a label will be left on site adjacent to the sample location.

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

7.5 Bulk sample analysis is carried out in accordance with Kovia's approved laboratories' in-house methods and ISO 17025 UKAS accreditation. Samples are examined under a low magnification stereomicroscope and the fibres teased apart. The fibres are then mounted in liquids of known refractive indices and examined under high magnification using polarised light and dispersion staining in accordance with 'HSG248 The Analysts' Guide'.

7.6 The bulk sample description and analysis results can be found in Appendix 5 of this report – Analysis Certificate(s)

Key to Analysis Results:

Chrysotile - White Asbestos

Amosite - Brown Asbestos

Crocidolite - Blue Asbestos

Tremolite - Rare Asbestos

Actinolite - Rare Asbestos

Anthophyllite - Rare Asbestos

8.0 Survey Results - Interpretation:

KOVIA

Survey Results

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

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

8.0 Survey Results - Interpretation (cont):



Material Risk Assessment Algorithm

Product type [or debris from product]

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

Extent of damage/deterioration

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

Surface treatment

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

Asbestos Type

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

Material Risk Assessment Score

Assessment Factor		Score	Examples of score variables
Normal occupant activity	Main type of activity in area	0 1 2 3	Rare disturbance activity (e.g. little used store room) Low disturbance activities (e.g. office type activity) Periodic disturbance (e.g. industrial or vehicular activity which may contact ACMs) High levels of disturbance, (e.g. fire door with asbestos insulating board sheet in constant use)
	Secondary activities for area	As above	As above
Likelihood of disturbance	Location	0 1 2 3	Outdoors Large rooms or well ventilated areas Rooms up to 100m ² Confined spaces
	Accessibility	0 1 2 3	Usually inaccessible or unlikely to be disturbed Occasionally likely to be disturbed Easily disturbed Routinely disturbed
	Extent/amount	0 1 2 3	Small amounts or items (e.g. strings, gaskets) ≤10m ² or ≤10m pipe run >10m ² to ≤50m ² or >10m to ≤50m pipe run >50m ² or >50m pipe run
Human exposure potential	Number of occupants	0 1 2 3	None 1 to 3 4 to 10 >10
	Frequency of use of area	0 1 2 3	Infrequent Monthly Weekly Daily
	Average time area is in use	0 1 2 3	<1 hour >1 to <3 hours >3 to <6 hours >6 hours
Maintenance activity	Type of maintenance activity	0 1 2 3	Minor disturbance (e.g. possibility of contact when gaining access) Low disturbance (e.g. changing light bulbs in asbestos insulating board ceiling) Medium disturbance (e.g. lifting one or two asbestos insulating board ceiling tiles to access a valve) High disturbance (e.g. removing a number of asbestos insulating board ceiling tiles to replace a valve or for re-cabling)
	Frequency of maintenance activity	0 1 2 3	ACM unlikely to be disturbed for maintenance ≤1 per year >1 per year >1 per month

Material Risk Assessment Score**KOVIA**

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

9.0 Recommendations:



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

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

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

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

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

9.6 Review the arrangement under the Asbestos Management Plan (AMP) in accordance with Regulation 4 of the Control of Asbestos Regulations 2012.

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

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

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

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

9.11 Site specific recommendations in respect to the location and condition of ACMs identified during the course of this inspection are detailed in the Survey Data Sheets (Appendix 3) and Asbestos Register (Appendix 1). In considering the management of asbestos materials identified to date, these recommendations should be taken into consideration.

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

Licensed Asbestos Removal

Defined as any work which is undertaken on a friable asbestos product or which is likely to exceed the control limit of 0.1f/cm³. A licensed asbestos removal contractor must undertake this work and a 14-day notice must be given to the HSE prior to the commencement of the work.

Notifiable Non-Licensed Work

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

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

Non Notifiable Non-Licensed Work

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

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

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

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

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

Appendix 1 – Asbestos Register – Results



Building	Floor	Location /Room	S,P,SP,AS Sample No	Product Type	Condition	Surface Treatment	Asbestos Type	Quantity	Accessibility	Material Score	Priority Score	Total PA risk assessment score	Recommendation
Main Flat													
Main Flat	1st	Airing cupboard 102, Strongly presumed vinyl tiles to chipboard floor beneath fitted carpet.	SP Visual	Reinforced Composite	Good Condition	Completely Sealed	Chrysotile	1m ²	Usually inaccessible or unlikely to be disturbed	2	4	6	Inspection required
Main Flat	1st	Cupboard 103, Strongly presumed vinyl tiles to chipboard floor beneath fitted carpet.	SP Visual	Reinforced Composite	Good Condition	Completely Sealed	Chrysotile	0.5m ²	Usually inaccessible or unlikely to be disturbed	2	4	6	Inspection required
Main Flat	1st	Hall 104, Strongly presumed vinyl tiles to chipboard floor beneath fitted carpet.	SP Visual	Reinforced Composite	Good Condition	Completely Sealed	Chrysotile	8m ²	Usually inaccessible or unlikely to be disturbed	2	4	6	Inspection required
Main Flat	1st	Kitchen 105, Strongly presumed vinyl tiles to chipboard floor beneath fixed non-suspect beige vinyl flooring.	SP Visual	Reinforced Composite	Good Condition	Completely Sealed	Chrysotile	5m ²	Usually inaccessible or unlikely to be disturbed	2	4	6	Inspection required
Main Flat	1st	Bedroom 106, Strongly presumed vinyl tiles to chipboard floor beneath fitted carpet.	SP Visual	Reinforced Composite	Good Condition	Completely Sealed	Chrysotile	12m ²	Usually inaccessible or unlikely to be disturbed	2	6	8	Inspection required
Main Flat	1st	Lounge 107, Strongly presumed vinyl tiles to chipboard floor beneath fitted carpet.	SP Visual	Reinforced Composite	Good Condition	Completely Sealed	Chrysotile	12m ²	Usually inaccessible or unlikely to be disturbed	2	5	7	Inspection required
Main Flat	Ground	Lobby G05, Strongly presumed vinyl tiles to concrete floor beneath fixed brown vinyl flooring.	SP Visual	Reinforced Composite	Good Condition	Completely Sealed	Chrysotile	1m ²	Usually inaccessible or unlikely to be disturbed	2	4	6	Inspection required

KEY:

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

Appendix 2 – Negative Register – Results



Building	Floor	Location /Room	S,P,SP,AS Sample No	Product Type	Condition	Surface Treatment	Asbestos Type	Quantity	Accessibility	Material Score	Priority Score	Total PA risk assessment score	Recommendation
Main Flat													
Main Flat	1st	Bathroom 101, Textured coating to plasterboard ceiling.	S AE004530	Textured Coating	N/A	N/A	No Asbestos detected	N/A	N/A	N/A	N/A	N/A	No further action required
Main Flat	1st	Bathroom 101, Insulating board boxing.	S AE004531	Insulation board	N/A	N/A	No Asbestos detected	N/A	N/A	N/A	N/A	N/A	No further action required
Main Flat	1st	Airing cupboard 102, Textured coating to plasterboard ceiling.	SP As AE004530	Textured Coating	N/A	N/A	No Asbestos detected	N/A	N/A	N/A	N/A	N/A	No further action required
Main Flat	1st	Cupboard 103, Textured coating to plasterboard ceiling.	SP As AE004530	Textured Coating	N/A	N/A	No Asbestos detected	N/A	N/A	N/A	N/A	N/A	No further action required
Main Flat	1st	Hall 104, Textured coating to plasterboard ceiling.	SP As AE004530	Textured Coating	N/A	N/A	No Asbestos detected	N/A	N/A	N/A	N/A	N/A	No further action required
Main Flat	1st	Kitchen 105, Textured coating to plasterboard ceiling.	SP As AE004530	Textured Coating	N/A	N/A	No Asbestos detected	N/A	N/A	N/A	N/A	N/A	No further action required
Main Flat	1st	Bedroom 106, Textured coating to plasterboard ceiling.	SP As AE004530	Textured Coating	N/A	N/A	No Asbestos detected	N/A	N/A	N/A	N/A	N/A	No further action required
Main Flat	1st	Lounge 107, Textured coating to plasterboard ceiling.	SP As AE004530	Textured Coating	N/A	N/A	No Asbestos detected	N/A	N/A	N/A	N/A	N/A	No further action required

KEY:

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

Appendix 2 – Negative Register – Results (cont)



Building	Floor	Location /Room	S,P,SP,AS Sample No	Product Type	Condition	Surface Treatment	Asbestos Type	Quantity	Accessibility	Material Score	Priority Score	Total PA risk assessment score	Recommendation
Main Flat	Ground	Lobby G05, Textured coating to plasterboard ceiling.	SP As AE004530	Textured Coating	N/A	N/A	No Asbestos detected	N/A	N/A	N/A	N/A	N/A	No further action required

KEY:

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

Appendix 3 – Survey Data Sheets

KOVIA

Service Type	Management Survey with part Refurbishment/Demolition		
Report Revision Number		Surveyors	Dave Milton
TEAMS Job Number	J013662	Survey Date	31 Jan 2018
Site Address:	26 Trem y Mynydd Taff Street Treherbert Treorchy CF42 5LJ	Bulk Analysis Laboratory	Envirochem
		Sample Analysis Date	2 Feb 2018

Survey Data Sheets



Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
31 Jan 2018	Dave Milton	Management Survey	Roof	N/A
Building	Room	Item	Quantity	
Main Flat	Loft space R01	No suspect materials identified	N/A	
Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
Visual (P)	N/A	N/A	N/A	N/A

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

KEY:

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

Survey Data Sheets (cont)



Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
31 Jan 2018	Dave Milton	Management Survey	Roof	N/A
Building	Room	Item	Quantity	
Main Flat	Loft space 2 R02	No suspect materials identified	N/A	
Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
Visual (P)	N/A	N/A	N/A	N/A

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

KEY:

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

Survey Data Sheets (cont)



	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	31 Jan 2018	Dave Milton	Refurbishment and Demolition Survey	1st	No Asbestos Detected (0)
	Building	Room	Item	Quantity	
	Main Flat	Bathroom 101	Textured coating to plasterboard ceiling.	6m ²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
AE004530 (S)	Textured Coating (1)	Completely Sealed (0)	Good Condition (0)	Occasionally likely to be disturbed (1)	

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

KEY:

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

Survey Data Sheets (cont)

KOVIA

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	31 Jan 2018	Dave Milton	Refurbishment and Demolition Survey	1st	
	Building	Room	Item	Quantity	
	Main Flat	Bathroom 101	Insulating board boxing.	2m ²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
AE004531 (S)	Insulation board (2)	Surface Sealed (1)	Good Condition (0)	Easily disturbed (2)	

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	N/A	Location	N/A	Number of occupants	N/A	Type of Maintenance	N/A
		Accessibility	N/A	Frequency of use	N/A	Frequency of maintenance	N/A
		Amount	N/A	Average Time	N/A		
Average Score	N/A	Average Score	N/A	Average Score	N/A	Average Score	N/A
Average of Priority	N/A						
Material Assessment Score	N/A						
Recommendation	No further action required						
Surveyor comments	Please refer to Section 6.2 of this report and project desktop study (additional inspection required if going beyond suspect material).						

KEY:

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

Survey Data Sheets (cont)



	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	31 Jan 2018	Dave Milton	Management Survey	1st	No Asbestos Detected (0)
	Building	Room	Item	Quantity	
	Main Flat	Airing cupboard 102	Textured coating to plasterboard ceiling.	1m ²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
As AE004530 (SP)	Textured Coating (1)	Completely Sealed (0)	Good Condition (0)	Occasionally likely to be disturbed (1)	

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

KEY:

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

Survey Data Sheets (cont)

KOVIA

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	31 Jan 2018	Dave Milton	Management Survey	1st	Chrysotile (1)
	Building	Room	Item	Quantity	
	Main Flat	Airing cupboard 102	Strongly presumed vinyl tiles to chipboard floor beneath fitted carpet.	1m ²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
Visual (SP)	Reinforced Composite (1)	Completely Sealed (0)	Good Condition (0)	Usually inaccessible or unlikely to be disturbed (0)	

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	1	Location	2	Number of occupants	1	Type of Maintenance	0
		Accessibility	0	Frequency of use	3	Frequency of maintenance	0
		Amount	1	Average Time	0		
Average Score	1	Average Score	1	Average Score	2	Average Score	0
Average of Priority	4						
Material Assessment Score	2						
Recommendation	Inspection required						
Surveyor comments	No access at the time of the survey due to the potential to damage fixtures and fittings.						

KEY:

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

Survey Data Sheets (cont)

KOVIA

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	31 Jan 2018	Dave Milton	Management Survey	1st	No Asbestos Detected (0)
	Building	Room	Item	Quantity	
	Main Flat	Cupboard 103	Textured coating to plasterboard ceiling.	0.5m ²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
As AE004530 (SP)	Textured Coating (1)	Completely Sealed (0)	Good Condition (0)	Occasionally likely to be disturbed (1)	

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

KEY:

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

Survey Data Sheets (cont)



	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	31 Jan 2018	Dave Milton	Management Survey	1st	Chrysotile (1)
	Building	Room	Item	Quantity	
	Main Flat	Cupboard 103	Strongly presumed vinyl tiles to chipboard floor beneath fitted carpet.	0.5m ²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
Visual (SP)	Reinforced Composite (1)	Completely Sealed (0)	Good Condition (0)	Usually inaccessible or unlikely to be disturbed (0)	

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	1	Location	2	Number of occupants	1	Type of Maintenance	0
		Accessibility	0	Frequency of use	3	Frequency of maintenance	0
		Amount	1	Average Time	0		
Average Score	1	Average Score	1	Average Score	2	Average Score	0
Average of Priority	4						
Material Assessment Score	2						
Recommendation	Inspection required						
Surveyor comments	No access at the time of the survey due to the potential to damage fixtures and fittings.						

KEY:

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

Survey Data Sheets (cont)

KOVIA

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	31 Jan 2018	Dave Milton	Management Survey	1st	No Asbestos Detected (0)
	Building	Room	Item	Quantity	
	Main Flat	Hall 104	Textured coating to plasterboard ceiling.	10m ²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
As AE004530 (SP)	Textured Coating (1)	Completely Sealed (0)	Good Condition (0)	Occasionally likely to be disturbed (1)	

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

KEY:

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

Survey Data Sheets (cont)

KOVIA

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	31 Jan 2018	Dave Milton	Management Survey	1st	Chrysotile (1)
	Building	Room	Item	Quantity	
	Main Flat	Hall 104	Strongly presumed vinyl tiles to chipboard floor beneath fitted carpet.	8m ²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
Visual (SP)	Reinforced Composite (1)	Completely Sealed (0)	Good Condition (0)	Usually inaccessible or unlikely to be disturbed (0)	

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	1	Location	2	Number of occupants	1	Type of Maintenance	0
		Accessibility	0	Frequency of use	3	Frequency of maintenance	0
		Amount	1	Average Time	0		
Average Score	1	Average Score	1	Average Score	2	Average Score	0
Average of Priority	4						
Material Assessment Score	2						
Recommendation	Inspection required						
Surveyor comments	No access at the time of the survey due to the potential to damage fixtures and fittings.						

KEY:

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

Survey Data Sheets (cont)



	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	31 Jan 2018	Dave Milton	Management Survey	1st	
	Building	Room	Item	Quantity	
	Main Flat	Kitchen 105	Textured coating to plasterboard ceiling.	5m ²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
As AE004530 (SP)	Textured Coating (1)	Completely Sealed (0)	Good Condition (0)	Occasionally likely to be disturbed (1)	

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

KEY:

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

Survey Data Sheets (cont)



	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	31 Jan 2018	Dave Milton	Management Survey	1st	
	Building	Room	Item	Quantity	
	Main Flat	Kitchen 105	Strongly presumed vinyl tiles to chipboard floor beneath fixed non-suspect beige vinyl flooring.	5m ²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (SP)	Reinforced Composite (1)	Completely Sealed (0)	Good Condition (0)	Usually inaccessible or unlikely to be disturbed (0)

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	1	Location	2	Number of occupants	1	Type of Maintenance	0
		Accessibility	0	Frequency of use	3	Frequency of maintenance	0
		Amount	1	Average Time	0		
Average Score	1	Average Score	1	Average Score	2	Average Score	0
Average of Priority	4						
Material Assessment Score	2						
Recommendation	Inspection required						
Surveyor comments	No access at the time of the survey due to the potential to damage fixtures and fittings.						

KEY:

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

Survey Data Sheets (cont)



	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	31 Jan 2018	Dave Milton	Management Survey	1st	No Asbestos Detected (0)
	Building	Room	Item	Quantity	
	Main Flat	Bedroom 106	Textured coating to plasterboard ceiling.	12m ²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
As AE004530 (SP)	Textured Coating (1)	Completely Sealed (0)	Good Condition (0)	Occasionally likely to be disturbed (1)	

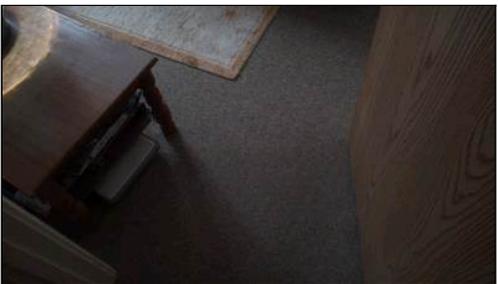
Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	N/A	Location	N/A	Number of occupants	N/A	Type of Maintenance	N/A
		Accessibility	N/A	Frequency of use	N/A	Frequency of maintenance	N/A
		Amount	N/A	Average Time	N/A		
Average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

KEY:

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

Survey Data Sheets (cont)



	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	31 Jan 2018	Dave Milton	Management Survey	1st	Chrysotile (1)
	Building	Room	Item	Quantity	
	Main Flat	Bedroom 106	Strongly presumed vinyl tiles to chipboard floor beneath fitted carpet.	12m ²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (SP)	Reinforced Composite (1)	Completely Sealed (0)	Good Condition (0)	Usually inaccessible or unlikely to be disturbed (0)

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	1	Location	2	Number of occupants	1	Type of Maintenance	0
		Accessibility	0	Frequency of use	3	Frequency of maintenance	0
		Amount	2	Average Time	3		
Average Score	1	Average Score	2	Average Score	3	Average Score	0
Average of Priority	6						
Material Assessment Score	2						
Recommendation	Inspection required						
Surveyor comments	No access at the time of the survey due to the potential to damage fixtures and fittings.						

KEY:

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

Survey Data Sheets (cont)



	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	31 Jan 2018	Dave Milton	Management Survey	1st	No Asbestos Detected (0)
	Building	Room	Item	Quantity	
	Main Flat	Lounge 107	Textured coating to plasterboard ceiling.	12m ²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
As AE004530 (SP)	Textured Coating (1)	Completely Sealed (0)	Good Condition (0)	Occasionally likely to be disturbed (1)	

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

KEY:

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

Survey Data Sheets (cont)



	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	31 Jan 2018	Dave Milton	Management Survey	1st	
	Building	Room	Item	Quantity	
	Main Flat	Lounge 107	Strongly presumed vinyl tiles to chipboard floor beneath fitted carpet.	12m ²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
Visual (SP)	Reinforced Composite (1)	Completely Sealed (0)	Good Condition (0)	Usually inaccessible or unlikely to be disturbed (0)	

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	1	Location	2	Number of occupants	1	Type of Maintenance	0
		Accessibility	0	Frequency of use	3	Frequency of maintenance	0
		Amount	2	Average Time	2		
Average Score	1	Average Score	2	Average Score	2	Average Score	0
Average of Priority	5						
Material Assessment Score	2						
Recommendation	Inspection required						
Surveyor comments	No access at the time of the survey due to the potential to damage fixtures and fittings.						

KEY:

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

Survey Data Sheets (cont)



	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	31 Jan 2018	Dave Milton	Management Survey	Ground	No Asbestos Detected (0)
	Building	Room	Item	Quantity	
	Main Flat	Lobby G05	Textured coating to plasterboard ceiling.	4m ²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
As AE004530 (SP)	Textured Coating (1)	Completely Sealed (0)	Good Condition (0)	Occasionally likely to be disturbed (1)	

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

KEY:

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

Survey Data Sheets (cont)



	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	31 Jan 2018	Dave Milton	Management Survey	Ground	Chrysotile (1)
	Building	Room	Item	Quantity	
	Main Flat	Lobby G05	Strongly presumed vinyl tiles to concrete floor beneath fixed brown vinyl flooring.	1m ²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (SP)	Reinforced Composite (1)	Completely Sealed (0)	Good Condition (0)	Usually inaccessible or unlikely to be disturbed (0)

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	1	Location	2	Number of occupants	1	Type of Maintenance	0
		Accessibility	0	Frequency of use	3	Frequency of maintenance	0
		Amount	1	Average Time	0		
Average Score	1	Average Score	1	Average Score	2	Average Score	0
Average of Priority	4						
Material Assessment Score	2						
Recommendation	Inspection required						
Surveyor comments	No access at the time of the survey due to the potential to damage fixtures and fittings.						

KEY:

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

Appendix 4 - Non-Asbestos Materials Register



Building	Floor	Room No:	Room Type	Item
Main Flat				
Main Flat	Roof Void	R01	Loft space	Non-suspect bituminous sarking roof felt, MMMF insulation on top of plasterboard ceiling (forming the 'floor'), breeze block walls, polystyrene on top of timber loft hatch.
Main Flat	Roof Void	R02	Loft space 2	Non-suspect bituminous sarking roof felt, MMMF insulation on top of plasterboard ceiling (forming the 'floor'), breeze block walls, polystyrene on top of timber loft hatch.
Main Flat	1st Floor	101	Bathroom	Part ceramic tiled solid and plasterboard walls with non-suspect voids behind (please see sample AE004531 for suspect boxing), UPVC window and timber cill, ceramic cistern, metal radiator, plastic soil pipe, timber door, fixed live extractor fan to wall, non-suspect beige vinyl sheeting to chipboard floor with non-suspect void beyond. Plastic and metal pipes behind hardboard bath panel.
Main Flat	1st Floor	102	Airing cupboard	Solid and plasterboard walls, timber header panel above timber door, metal radiator.
Main Flat	1st Floor	103	Cupboard	Plasterboard walls, timber door.
Main Flat	1st Floor	104	Hall	Solid and plasterboard walls, timber doors, timber loft hatches, non-suspect live electric fuse box, UPVC window with timber cill.
Main Flat	1st Floor	105	Kitchen	Part ceramic tiled solid and plasterboard walls, UPVC windows and cills, metal radiator, fixed plasterboard boxing, timber door, fixed live extractor fan to wall, non-suspect Worcester boiler unit, non-suspect bitumen sink pad.
Main Flat	1st Floor	106	Bedroom	Solid and plasterboard walls, timber door, UPVC window with timber cill, metal radiator.
Main Flat	1st Floor	107	Lounge	Solid and plasterboard walls, timber door, UPVC window with timber cill, metal radiator.
Main Flat	Ground Floor	G05	Lobby	Solid and plasterboard walls, composite door.

Appendix 5 – Analysis Certificate(s)





Our Ref: J137256 FI: 2
Your Ref: J013662
Date: 12/02/2018

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



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

Asbestos Fibre Identification Report

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

Site Address: 26 Trem y Mynydd, Taff Street, Treherbert, Treorchy, CF42 5LJ

Sampled By: Kovia Asbestos Management Consultancy

Date sampled/received: 1st February 2018

Date analysed: 2nd February 2018

Analyst/s: Ewelina Kowalczyk Pariyar

Analysis Location: 12 The Gardens, Broadcut, Fareham, Hampshire, PO16 8SS

ANALYTICAL PROCEDURE

Fibre identification was carried out in accordance with the documented 'in-house' methods based on the HSE Guidance Note HSG 248. These employed stereo microscopy, polarized microscopy and dispersion staining techniques.

RESULTS

Sample No.	Sample Ref.	Location	Asbestos Detected	Asbestos Type
AE004530	BS463501	1st Floor, Bathroom, Textured coating	No	
AE004531	BS463502	1st Floor, Bathroom, Insulating board	No	

NOTES:

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

SIGNATURE:

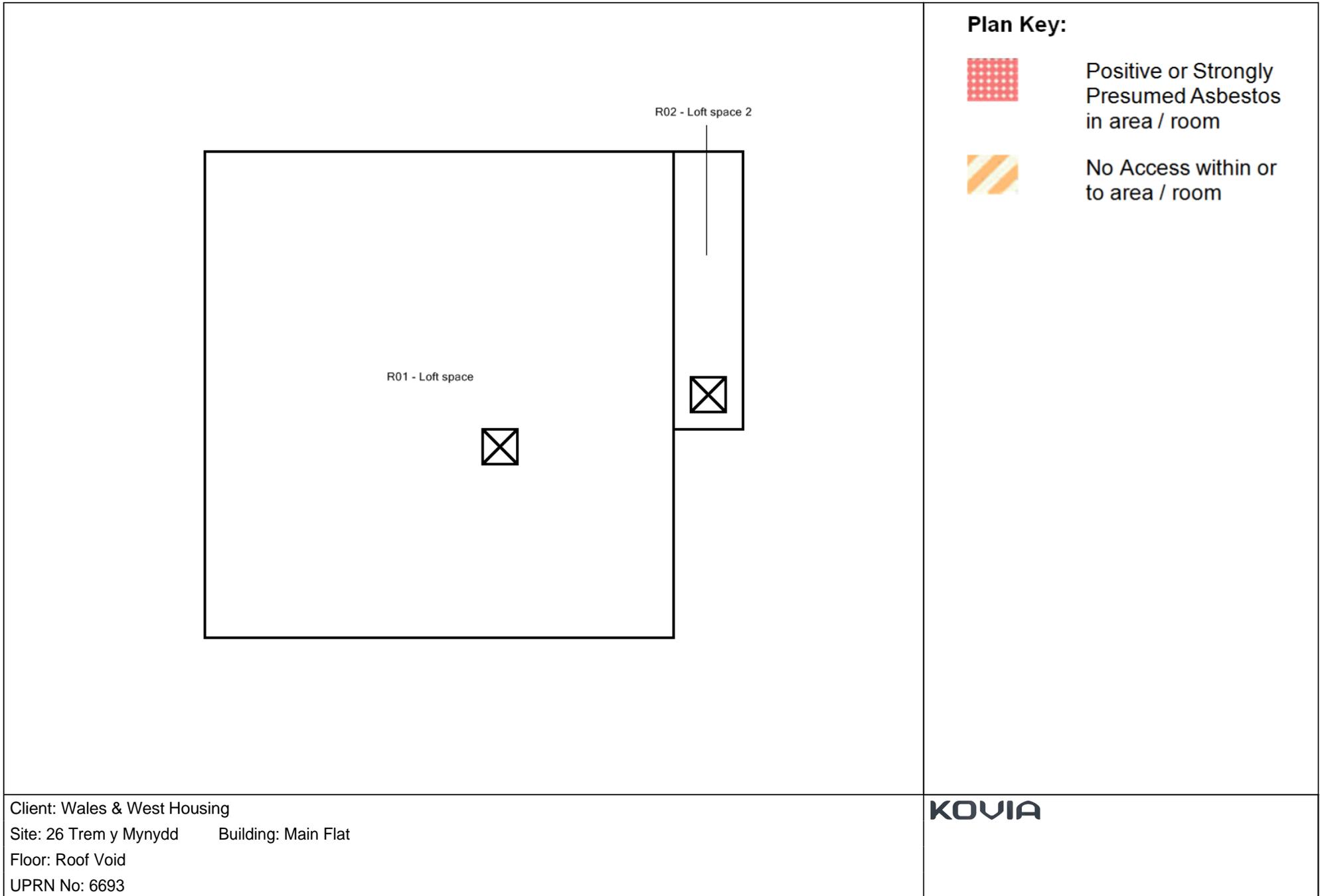
Authorised signatory

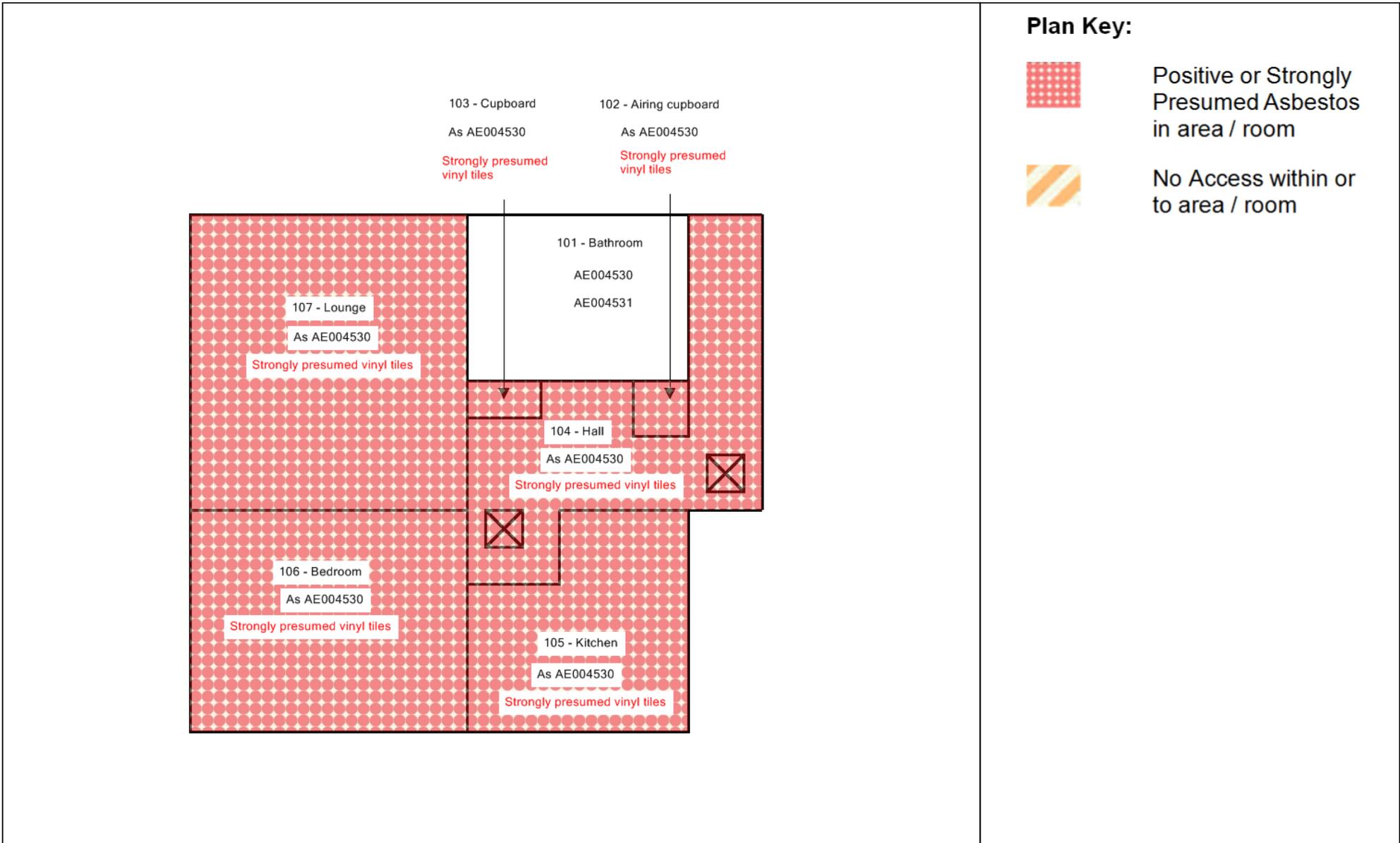
PRINT NAME: Frances Scott

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

Appendix 6 – Plans







Plan Key:



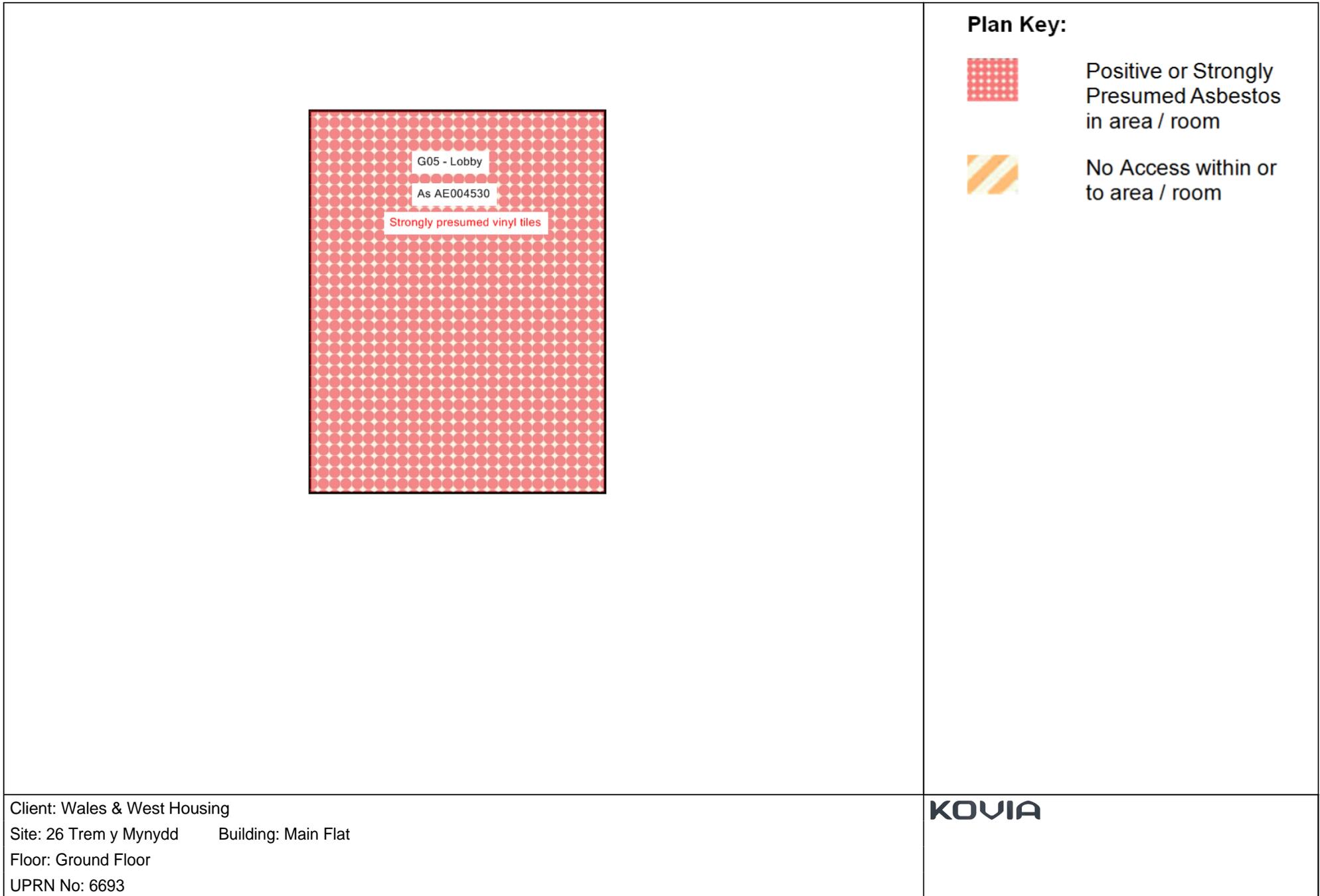
Positive or Strongly Presumed Asbestos in area / room



No Access within or to area / room

Client: Wales & West Housing
Site: 26 Trem y Mynydd Building: Main Flat
Floor: 1st Floor
UPRN No: 6693





Client: Wales & West Housing
Site: 26 Trem y Mynydd Building: Main Flat
Floor: Ground Floor
UPRN No: 6693

KOVIA

Appendix 7 – Ongoing Management Log



Building	Floor	Location /Room	S,P,SP,AS Sample No	Product Type	Condition	Surface Treatment	Asbestos Type	Quantity	Accessibility	Total score	Recommendation	Actions Taken
Main Flat												
Main Flat	1st	Airing cupboard 102, Strongly presumed vinyl tiles to chipboard floor beneath fitted carpet.	SP Visual	Reinforced Composite	Good Condition	Completely Sealed	Chrysotile	1m ²	Usually inaccessible or unlikely to be disturbed	6	Inspection required	
Main Flat	1st	Cupboard 103, Strongly presumed vinyl tiles to chipboard floor beneath fitted carpet.	SP Visual	Reinforced Composite	Good Condition	Completely Sealed	Chrysotile	0.5m ²	Usually inaccessible or unlikely to be disturbed	6	Inspection required	
Main Flat	1st	Hall 104, Strongly presumed vinyl tiles to chipboard floor beneath fitted carpet.	SP Visual	Reinforced Composite	Good Condition	Completely Sealed	Chrysotile	8m ²	Usually inaccessible or unlikely to be disturbed	6	Inspection required	
Main Flat	1st	Kitchen 105, Strongly presumed vinyl tiles to chipboard floor beneath fixed non-suspect beige vinyl flooring.	SP Visual	Reinforced Composite	Good Condition	Completely Sealed	Chrysotile	5m ²	Usually inaccessible or unlikely to be disturbed	6	Inspection required	
Main Flat	1st	Bedroom 106, Strongly presumed vinyl tiles to chipboard floor beneath fitted carpet.	SP Visual	Reinforced Composite	Good Condition	Completely Sealed	Chrysotile	12m ²	Usually inaccessible or unlikely to be disturbed	8	Inspection required	
Main Flat	1st	Lounge 107, Strongly presumed vinyl tiles to chipboard floor beneath fitted carpet.	SP Visual	Reinforced Composite	Good Condition	Completely Sealed	Chrysotile	12m ²	Usually inaccessible or unlikely to be disturbed	7	Inspection required	
Main Flat	Ground	Lobby G05, Strongly presumed vinyl tiles to concrete floor beneath fixed brown vinyl flooring.	SP Visual	Reinforced Composite	Good Condition	Completely Sealed	Chrysotile	1m ²	Usually inaccessible or unlikely to be disturbed	6	Inspection required	

KEY:

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