

# **Asbestos Survey Report**

**Project Ref. No: 050053**

**38 Ty Ddewi**

**Type 2 survey with project specific Type 3 investigations**

# Manestream

## Wales & West Housing

**38 Ty Ddewi**



**Survey Date:** 03/06/2010 to 03/06/2010

**Surveyor:** Neil De'ath & Antony Wilmot

**Report Print Date:** 17/06/2010

**Report Authorised By:** Neil De'ath - Surveyor

**Signature:** \_\_\_\_\_

**Unit 1 Great Cambridge Ind. Est., Lincoln Road, Enfield, Middlesex, EN1 1SH**

**Report created using Environmental Management Program Release 3**

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## Executive Summary

A type 2 survey with project specific type 3 investigations for asbestos was carried out at all reasonably accessible locations. For reporting purposes the building has been split into readily identifiable compartments.

### Areas Accessed

The survey included inspections at the following compartments.

Building	Floor	Room/Area
Main	Ground floor	Bedroom 1
Main	Ground floor	Living room
Main	Ground floor	Bathroom
Main	Ground floor	Hall
Main	Ground floor	Kitchen
Main	Ground floor	Cupboard 1
Main	Ground floor	Cupboard 2
Main	Ground floor	Lobby 1
Main	Ground floor	Lobby 2
Main	1st floor	Lobby 1

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### Executive Summary (Cont'd...)

#### Non-accessed areas

The following compartments or items within them could not be inspected and must be presumed to contain asbestos until proven otherwise. Non-accessed parts are fully detailed in section 7 of this report.

Building	Floor	Room/Area
Main	Ground floor	Riser 1
Main	Ground floor	Riser 2
Main	Ground floor	Cupboard 3
Main	Ground floor	Riser 3
Main	1st floor	Loftspace 1

#### High and Medium Risk Asbestos Containing Materials

High and medium risk asbestos containing materials (ACM) were found or presumed to be present in the following locations. Recommendations for remedial actions are also included.

Location	ACM	Action
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No high or medium risk asbestos containing materials were found.

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## Executive Summary (Cont'd...)

### Lower Risk Asbestos Containing Materials

Lower risk asbestos containing materials (ACM) were found or presumed to be present in the following locations. Recommendations for remedial actions are also included.

Location	ACM	Action
Main, Ground floor, Kitchen	Paint/decorative finish	Inspect
Main, Ground floor, Living room	Paint/decorative finish	Inspect
Main, Ground floor, Bedroom 1	Paint/decorative finish	Inspect
Main, Ground floor, Cupboard 1	Paint/decorative finish	Inspect
Main, Ground floor, Cupboard 2	Paint/decorative finish	Inspect
Main, Ground floor, Hall	Paint/decorative finish	Inspect
Main, Ground floor, Bathroom	Paint/decorative finish	Inspect
Main, Ground floor, Lobby 1	Paint/decorative finish	Inspect
Main, Ground floor, Lobby 2	Paint/decorative finish	Inspect
Main, 1st floor, Lobby 1	Paint/decorative finish	Inspect

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## Report edition history

Type of report	Edition number	Date(s)
Survey	Edition 1	03/06/2010 to 03/06/2010

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## 1.0 Contact Information

### Client

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### Instructing Party

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## 2.0 Site Description

### General Information

#### Site Description

- Building type - A ground floor flat with communal areas on the ground and 1st floor.
- Construction method - Brick and concrete
- Floors surveyed out of total floors - 2 of 2
- Approximate age - 1960's
- Purpose built
- Usage - Domestic
- Attached buildings, whether included in scope

The following provides a definitive list of all areas accessed during the course of the survey. In addition reference has been made to any materials which the surveyor/survey team perceives to be non-asbestos and may be mistaken for suspected asbestos containing materials by other personnel.

### Key

Compartment number	Building, floor, room / area	Accessed
Comments		

### Areas Accessed

1	Main, Ground floor, Bedroom 1	Yes
Suspected asbestos materials sampled (see appendix A).		
2	Main, Ground floor, Living room	Yes
Suspected asbestos materials sampled (see appendix A).		

## 2.0 Site Description (Cont'd...)

3	<b>Main, Ground floor, Bathroom</b>	Yes
Suspected asbestos materials sampled (see appendix A).		
4	<b>Main, Ground floor, Hall</b>	Yes
Suspected asbestos materials sampled (see appendix A).		
5	<b>Main, Ground floor, Kitchen</b>	Yes
Suspected asbestos materials sampled (see appendix A).		
6	<b>Main, Ground floor, Cupboard 1</b>	Yes
Suspected asbestos materials sampled (see appendix A).		
7	<b>Main, Ground floor, Cupboard 2</b>	Yes
Suspected asbestos materials sampled (see appendix A).		
8	<b>Main, Ground floor, Riser 1</b>	No
Access to room/area restricted or refused (see section 7).		
9	<b>Main, Ground floor, Riser 2</b>	No
Access to room/area restricted or refused (see section 7).		
10	<b>Main, Ground floor, Lobby 1</b>	Yes
Suspected asbestos materials sampled (see appendix A).		
11	<b>Main, Ground floor, Lobby 2</b>	Yes
Suspected asbestos materials sampled (see appendix A).		
12	<b>Main, Ground floor, Cupboard 3</b>	No
Access to room/area restricted or refused (see section 7).		



## 2.0 Site Description (Cont'd...)

13	<b>Main, Ground floor, Riser 3</b>	No
Access to room/area restricted or refused (see section 7).		
14	<b>Main, 1st floor, Lobby 1</b>	Yes
Suspected asbestos materials sampled (see appendix A).		
15	<b>Main, 1st floor, Loftspace 1</b>	No
Access to room/area restricted or refused (see section 7).		



### 3.0 Survey Brief

To undertake a Refurbishment Survey.

A refurbishment survey is required before any refurbishment or installation work is carried out. The survey is to be used to locate and describe, as far as reasonably practical, all ACM in the area where the refurbishment work will take place. The survey was intended to be fully intrusive and involved destructive inspection as necessary, to gain access to all areas, including those that may have been difficult to reach.

There is a specific requirement in CAR2006 (regulation 7) for all ACM to be removed as far as reasonably practicable before major refurbishment takes place. Removing ACM is also appropriate in other smaller refurbishment situations which involve structural or layout changes to buildings.

Representative samples were collected and analysed for the presence of asbestos. Samples from each type of suspected ACM found, were collected and analysed to confirm asbestos type and content. Where the materials sampled were found to contain asbestos, other similar homogeneous materials used in the same way have been strongly presumed to contain asbestos.

In addition, Manestream Limited have:

Attempted to investigate all agreed areas, any exclusions are listed in Section 7.

Assessed the condition of the ACM.

Provided a Materials and Priority assessment for each ACM.

Produced a report to identify areas of known or presumed ACM.

Provided the basis for an asbestos register for the site.

Provided the basic information from which an effective asbestos management plan can be developed.

Highlighted the requirement for urgent action to reduce the risk of exposure to asbestos fibres.

Created an awareness that other ACM may be present but not found and which should be added to the register when identified, moreover, have created an awareness that other asbestos materials may be present but not found and which may require removal prior to maintenance, installation, refurbishment or demolition works.

Referenced any fibrous materials which were considered to be non-asbestos and may be mistaken for suspected asbestos containing materials by other personnel.

The Priority Assessment provided is based on the surveyor's site observations without direct client input and is therefore outside the scope of UKAS accreditation.



## 4.0 Survey Techniques

All areas within the survey brief were inspected for ACM and representative samples taken for confirmation. Access beyond normally accessible surfaces was gained using destructive techniques in order to locate and identify concealed ACM.

All areas within the survey brief were assessed on completion of survey works to ensure there is no risk to future occupants of the building from surveying activities. Areas where low risk ACM were found, were visually assessed. Areas where higher risk ACM were found, were subject to either reassurance air testing or four stage clearance procedures as appropriate. Reoccupation reports are appended to this survey.

Photographs were taken of all presumed or identified ACM (unless otherwise stated).

There were no deviations from the standard methods as listed. While there were no deviations from the standard methods used for inspection, sampling and testing, recommendations have been made to remove all asbestos containing materials identified (regardless of associated material and priority assessment) on the understanding that there is a proposal to remove all such materials as part of the demolition / refurbishment project.

This survey/inspection was carried out in accordance with the Manestream Limited documented 'in-house' procedure PM 01 'Inspection/Survey and Sampling Procedures' based on HSG264-Asbestos: The survey guide

The asbestos survey/inspection records state information recorded at the time of the survey only, based on visual assessment and the following inspection criteria:

CONDITION of material.

PRODUCT TYPE.

Any SURFACE TREATMENT to the material.

The material's POSITION (internal or external).

ACCESSIBILITY to the material.

ASBESTOS FIBRE TYPE.

A risk evaluation has been provided for the identified ACM based on an algorithm derived by applying numerical values to the above criteria.

The final risk terms (**None**, **Minor**, **Low**, **Medium**, **High**) have been based on interpretation of current legislation and guidance; the evaluations and associated terms shall require review when other considerations, such as; future legislation or building use, come into effect.

These risk terms should be considered as a guide to the overall probability of the ACM to release asbestos fibre. Changes to any of the above criteria shall necessitate the need for reassessment of the risk value.

Descriptions for locations were obtained from site signs or site users; where no descriptions were available, suitable terms have been used for this report and accompanying drawings.



### 5.0 Sample Analysis and Referencing

Asbestos bulk sample analysis is conducted using polarised light and dispersion staining techniques, based on HSG 248 'Asbestos: The analysts' guide for sampling, analysis and clearance procedures' - current version).

Formal analysis results are shown within Appendix B.

All samples were analysed in Manestream Limited's UKAS accredited base laboratory.

Sample suffixes shown within the Asbestos Sample Records are to be interpreted as follows:

**05a**.....Analysed Sample

**05m01**.....The first sample referenced to sample 05a

**05Vis**.....No sample taken, visual reference only

Where a material is not sampled, but have been visually identified or mastered the asbestos type will be presumed as crocidolite, unless:

- Sample analysis of similar materials within the building show a different asbestos type (mastered samples).
- Or there is reasoned argument that another type of asbestos was almost always used and will be based on professional judgement and experience.



### 6.0 Reservations

During the course of the survey all reasonable efforts were made to identify the presence of materials containing asbestos within the areas of the building as required by CAR2006 Regulation 4 (3), but it is known that asbestos materials are frequently concealed within the fabric of buildings or within sealed building voids so therefore it must be borne in mind that ACM may be uncovered during demolition works and operatives working on the building must be trained in accordance with CAR2006 Reg 10 (1 and 2) in preparation for such an eventuality.

As there is a requirement to inspect beneath all floor coverings, however, Manestream Ltd cannot guarantee that all floor coverings can be replaced as found, or will be subject to damage. Therefore, where floor coverings prove difficult to lift in order to inspect beneath our surveyor would have been requested to liaise with the client representative on site to decide on a solution acceptable to all parties concerned. In areas where Manestream Ltd were unable to inspect beneath floor coverings a visual presumption has been made based on ACM commonly found in these locations.

Furnishings to internal fire doors will be removed then replaced where possible to inspect for ACM within. Where this is not possible and the surveyor suspects that ACM may be present then a visual presumption has been made based on ACM commonly found in these locations.

Any diagrams in the report are not to scale and are illustrative only to indicate approximate locations. The descriptions used are for location identification purposes. Any persons involved in remediation works must satisfy themselves of the accuracy of all measurements and dimensions of any identified ACM prior to undertaking such works.

## 7.0 Limitations and Areas of No Access

All non-accessed items or areas must be presumed to contain asbestos. No works should proceed in these areas until a suitable and sufficient assessment has been made for the presence of ACM and any ACM identified made safe.

**The following specific reservations are applicable to this survey.**

### Main Ground Floor

No access beneath fitted floor coverings in:-

Living room  
Bedroom 1  
Hall  
Cupboard 1  
Cupboard 2  
Lobby 1  
Lobby 2

Bedroom 1 - No access within sealed timber boxing.

Riser 1 - No access within sealed riser.

Riser 2 - No access within sealed riser.

Riser 3 - No access within sealed riser.

Cupboard 3 - No access due to no key at time of survey.

### Main First Floor

No access beneath fitted floor coverings in:-

Lobby 1

Loftspace 1 - No access due to access hatch being fully sealed.

Lobby 1 - No access within sealed boxing.

- As the building is to remain operational following the survey, the intrusiveness of the inspection has not been as extensive as Manestream Ltd would have liked due to limiting the damage caused to installations. However, Manestream Ltd surveyors endeavoured to inspect all areas as far as reasonably practicable without compromising the integrity of the installations and therefore ensuring that health and safety of staff / the public re-occupying the building following the works is maintained.
- It has not been possible to carry out a fully intrusive survey as the building is still occupied / operational, the electricity power supply and pipework remain live.



### 7.0 Limitations and Areas of No Access (Cont'd...)

- Non-accessed items or areas must be suitably and sufficiently assessed by a competent asbestos surveyor prior to works which may disturb any ACM likely to be contained in them; including routine maintenance. It is reasonably foreseeable that failure to do this will result in uncontrolled asbestos release into the breathing zones of persons working on such equipment and into the surrounding environment in contravention of the Control of Asbestos Regulations 2006.
- Where works are planned in areas concealed by asbestos insulation board, asbestos cement or textured coating then further investigations will be required. This will normally take the form of a competent asbestos surveyor accompanied by a Licensed Asbestos Removal Contractor to forge safe access beyond the ACM. Where the ACM is AIB or asbestos cement is present within the building, this work will be notifiable to the relevant enforcing authority 14 days in advance of commencement of any works that may disturb these products.

## 8.0 Recommendations for Management Actions

### GENERAL

All known or presumed ACM must be included in an asbestos management plan, guidance is given in HSE document HSG227 *a comprehensive guide to the management of asbestos in premises*. Periodic condition inspections shall be a prerequisite of any successful asbestos management plan.

All works must be conducted in accordance with the Control of Asbestos Regulations.

If any materials are found that could potentially contain asbestos, that are not included in this report, Manestream Limited should be contacted immediately for guidance.

For materials in poor condition remedial works including encapsulation or removal may be required. Access to areas containing asbestos in poor condition may need to be restricted until remedial measures have been completed.

The key legislative documents relating to works with asbestos materials are:

- The Health and Safety at Work Act (1974)
- The Control of Asbestos Regulations (2006)
- The Management of Health and Safety at Work Regulations (1999)

Recommendations for action have been made based on the risk evaluation indicated in the appropriate survey record. In general the following will be applicable; exceptions will be made where specific circumstances apply.

### MATERIAL AND PRIORITY ASSESSMENTS

For each sample/inspection, a material/priority assessment has been compiled using an algorithm. A point score (weighting) is allocated on the basis of the examination of a number of parameters as detailed below. The value assigned to each of these parameters is added together to give a total score, the higher scores indicating high risk materials.

#### PRODUCT TYPE:

- (composite plastic, composite resin, composite mastic, composite roofing felt, composite vinyl tiles, asbestos paint/ decorative finish, other asbestos reinf composites, asbestos composite (bituminous), asb comp mastics adhesive putties) = 1
- (thermoplastic tiles, asbestos cement) = 2
- (textured coatings and plaster) = 3
- (asbestos insulation board (AIB), other low density insulation board, asbestos textiles, asbestos ropes/yarn, asbestos string, asbestos cloth/ woven textile, asbestos gaskets, asbestos paper) = 4
- (millboard, asbestos felt (non-bonded), thermal ins (pipe/ boiler lagging)) = 5
- (sprayed asbestos, loose asbestos, asbestos mattresses/ packing) = 7

**SURFACE TREATMENT:** Fully Sealed = 0, Fully Sealed and Labelled = 0, Partial Seal = 2, None = 4

### 8.0 Recommendations for Management Actions (Cont'd...)

**CONDITION:** Good = 0, Fair = 1, Poor = 4, Debris = 6

**ASBESTOS FIBRE TYPE:**

No asbestos detected = 0

Chrysotile alone = 1

Any mixture excl crocidolite = 2

Crocidolite or any mixture containing crocidolite = 3

**ACCESSIBILITY:** Low = 0, Medium = 1, High = 2

**AIR MOVEMENT / POSITION:** External = 0, Internal = 1, Induced Vent = 2

Accessibility and air movement / position contribute to the priority assessment. A highly accessible material will if damaged give rise to a higher level of exposure, as would an asbestos material in an airflow

Asbestos type and analysis content are contributory factors in the likelihood that an asbestos containing product will give rise to airborne fibres. A trace of an amphibole can carry a comparable algorithmic 'score' as a high concentration of chrysotile.

The asbestos risk assessment system adopted must concentrate solely on the likelihood of fibre release from asbestos based materials into the breathing zone of persons at risk. This is the singular most important factor in assessing the likelihood of that person being exposed to asbestos fibres which may be injurious to their health.

Although recommendations which are issued will vary according to each individual situation, it is desirable that some standardisation of action is achieved to allow the 'duty holder' to identify areas that require immediate attention, and to instigate planned preventive maintenance / management of asbestos containing materials.

#### RISK EVALUATION GUIDANCE

**HIGH RISK MATERIAL REQUIRING URGENT ATTENTION 18 Points or more**

The potential hazard arising from this category warrants urgent action.

Immediate plans should be made for the removal of the asbestos containing material. If delay of removal is likely to occur the asbestos should be sealed / encapsulated and approved warning labels (A Labels) positioned to help to prevent accidental damage to the material. In most cases it shall be necessary to prevent access or occupation.

**MEDIUM RISK MATERIAL REQUIRING NEAR TERM ATTENTION 14-17 Points**

This category indicates that deterioration in any of the contributory factors may result in asbestos fibre release. Therefore all asbestos, within this category, would typically warrant removal on a programmed basis usually within a specified time scale. The condition of the asbestos material should be regularly monitored and, where necessary, sealed / re-encapsulated until removal takes place. Approved warning labels (A Labels) should be positioned to help to prevent any accidental

### 8.0 Recommendations for Management Actions (Cont'd...)

damage to the material. In some cases it shall be necessary to prevent access or occupation.

#### **LOW RISK MATERIAL REQUIRING REGULAR INSPECTION 9-13 Points**

This category indicates the need for regular monitoring as although the current risk of fibre release is low, this risk may rapidly alter should any number of factors contribute to the materials deterioration. It is recommended that asbestos in this category is visually inspected on a three to six monthly basis to ascertain any change in condition. Where such a change occurs, prioritisation to a higher risk category shall be necessary. Approved warning labels (A Labels) should be positioned to help to prevent accidental damage to the material.

#### **MINOR RISK MATERIAL REQUIRING ANNUAL INSPECTION 1-8 Points**

This category indicates low priority. Visual inspections should be made on an annual basis to ascertain any change in condition. Where such a change occurs, prioritisation to a higher risk category may be necessary. Approved warning labels (A Labels) should be positioned to help to prevent accidental damage to the material.

#### **NONE 0 points**

No action necessary

If any ACM are identified in areas directly affected by construction, installation, refurbishment or demolition the ACM must either be removed in advance or the risk from ACM should be designed out of the project.

For all but the simplest low risk ACM, removal or remediation works must be carried out by a Licensed Asbestos Removal Contractor who has been checked to ensure they are competent to undertake the type of works required.

No licensable asbestos work may begin until the statutory 14 day notification period to the relevant enforcing authority (HSE or EHO) has elapsed. Waivers of the 14 day notification period may be accepted by the enforcing authority should there be a genuine health and safety consideration; however it should be noted that the enforcing authorities normally thoroughly investigate such waiver requests as the most common cause is deficiencies in asbestos management leading to the waiver request.

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## 9.0 Register of Asbestos Containing Materials

### Approximate costs summary

<b>High risks:</b>	N/A	<b>Medium risks:</b>	N/A
<b>Low risks:</b>	N/A	<b>Minor risks:</b>	N/A

Please note that estimates of costs for removal / remedial action are not an accredited activity.

### Asbestos Containing Materials

<b>Sample ref.:</b>	<b>01a</b>	<b>Next action due date:</b>	03/06/2011
<b>Remedial action:</b>	Inspect		
<b>Timescale:</b>	Every 12 months	<b>Approx. cost:</b>	N/A
<b>Location-component:</b>	Main, Ground floor, Kitchen - Paint/decorative finish		

<b>Sample ref.:</b>	<b>05a</b>	<b>Next action due date:</b>	03/06/2011
<b>Remedial action:</b>	Inspect		
<b>Timescale:</b>	Every 12 months	<b>Approx. cost:</b>	N/A
<b>Location-component:</b>	Main, Ground floor, Living room - Paint/decorative finish		

<b>Sample ref.:</b>	<b>05m01</b>	<b>Next action due date:</b>	03/06/2011
<b>Remedial action:</b>	Inspect		
<b>Timescale:</b>	Every 12 months	<b>Approx. cost:</b>	N/A
<b>Location-component:</b>	Main, Ground floor, Bedroom 1 - Paint/decorative finish		

<b>Sample ref.:</b>	<b>05m02</b>	<b>Next action due date:</b>	03/06/2011
<b>Remedial action:</b>	Inspect		
<b>Timescale:</b>	Every 12 months	<b>Approx. cost:</b>	N/A
<b>Location-component:</b>	Main, Ground floor, Cupboard 1 - Paint/decorative finish		

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## 9.0 Register of Asbestos Containing Materials

<b>Sample ref.:</b>	<b>05m03</b>	<b>Next action due date:</b>	03/06/2011
<b>Remedial action:</b>	Inspect		
<b>Timescale:</b>	Every 12 months	<b>Approx. cost:</b>	N/A
<b>Location-component:</b>	Main, Ground floor, Cupboard 2 - Paint/decorative finish		

<b>Sample ref.:</b>	<b>05m04</b>	<b>Next action due date:</b>	03/06/2011
<b>Remedial action:</b>	Inspect		
<b>Timescale:</b>	Every 12 months	<b>Approx. cost:</b>	N/A
<b>Location-component:</b>	Main, Ground floor, Hall - Paint/decorative finish		

<b>Sample ref.:</b>	<b>06a</b>	<b>Next action due date:</b>	03/06/2011
<b>Remedial action:</b>	Inspect		
<b>Timescale:</b>	Every 12 months	<b>Approx. cost:</b>	N/A
<b>Location-component:</b>	Main, Ground floor, Bathroom - Paint/decorative finish		

<b>Sample ref.:</b>	<b>08a</b>	<b>Next action due date:</b>	03/06/2011
<b>Remedial action:</b>	Inspect		
<b>Timescale:</b>	Every 12 months	<b>Approx. cost:</b>	N/A
<b>Location-component:</b>	Main, Ground floor, Lobby 1 - Paint/decorative finish		

<b>Sample ref.:</b>	<b>08m01</b>	<b>Next action due date:</b>	03/06/2011
<b>Remedial action:</b>	Inspect		
<b>Timescale:</b>	Every 12 months	<b>Approx. cost:</b>	N/A
<b>Location-component:</b>	Main, Ground floor, Lobby 2 - Paint/decorative finish		

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### 9.0 Register of Asbestos Containing Materials

<b>Sample ref.:</b>	10a	<b>Next action due date:</b>	03/06/2011
<b>Remedial action:</b>	Inspect		
<b>Timescale:</b>	Every 12 months	<b>Approx. cost:</b>	N/A
<b>Location-component:</b>	Main, 1st floor, Lobby 1 - Paint/decorative finish		

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## Asbestos Sample Record - 01a

Main, Ground floor, Kitchen

### General

<b>Inspection Dates:</b>	03/06/2010 to 03/06/2010	<b>Reference No.:</b>	01a
<b>Surveyor:</b>	ND&AW	<b>Survey/Inspection:</b>	Survey
<b>Component:</b>	Paint/decorative finish		
<b>Asbestos?:</b>	Yes		
<b>Asbestos type(s):</b>	Chrysotile		

### Risk Analysis

<b>Condition:</b>	Fair	<b>Accessibility:</b>	Low	
<b>Friability:</b>	Low	<b>Exposure:</b>	Public	
<b>Surface:</b>	Fully sealed	<b>Amount:</b>	4 m <sup>2</sup>	
<b>Position:</b>	Internal	<b>RISK:</b>	<b>MINOR (4)</b>	



### Comments

Asbestos textured coating to plasterboard ceiling.

### Remedial / Management Action Required

<b>Action required:</b>	Inspect		
<b>Next action due date:</b>	03/06/2011	<b>Approximate cost:</b>	

## Asbestos Sample Record - 02a

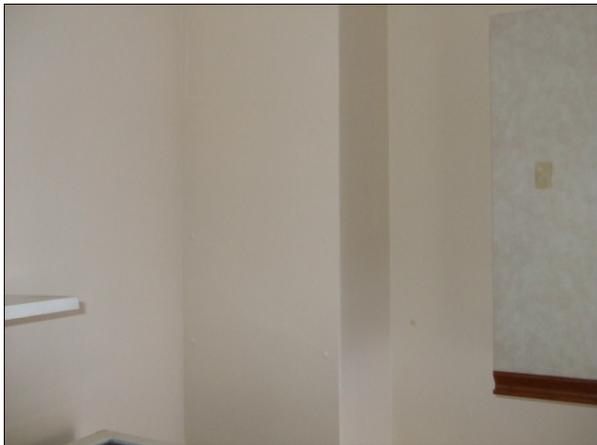
Main, Ground floor, Kitchen

### General

<b>Inspection Dates:</b>	03/06/2010 to 03/06/2010	<b>Reference No.:</b>	02a
<b>Surveyor:</b>	ND&AW	<b>Survey/Inspection:</b>	Survey
<b>Component:</b>	Insulation board		
<b>Asbestos?:</b>	No		
<b>Asbestos type(s):</b>	N/A		

### Risk Analysis

<b>Condition:</b>	Fair	<b>Accessibility:</b>	Low	
<b>Friability:</b>	Medium	<b>Exposure:</b>	Public	
<b>Surface:</b>	Fully sealed	<b>Amount:</b>	2 m <sup>2</sup>	
<b>Position:</b>	Internal	<b>RISK:</b>	<b>NONE</b>	



### Comments

N.A.D.I.S. Insulating board panels forming riser.

### Remedial / Management Action Required

<b>Action required:</b>	None		
<b>Next action due date:</b>	N/A	<b>Approximate cost:</b>	

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## Asbestos Sample Record - 03a

Main, Ground floor, Kitchen

### General

<b>Inspection Dates:</b>	03/06/2010 to 03/06/2010	<b>Reference No.:</b>	03a
<b>Surveyor:</b>	ND&AW	<b>Survey/Inspection:</b>	Survey
<b>Component:</b>	Composite (bituminous)		
<b>Asbestos?:</b>	No		
<b>Asbestos type(s):</b>	N/A		

### Risk Analysis

<b>Condition:</b>	Fair	<b>Accessibility:</b>	Low
<b>Friability:</b>	Low	<b>Exposure:</b>	Public
<b>Surface:</b>	Fully sealed	<b>Amount:</b>	<1 m <sup>2</sup>
<b>Position:</b>	Internal	<b>RISK:</b>	<b>NONE</b>



### Comments

N.A.D.I.S. Bitumen sink pad.

### Remedial / Management Action Required

<b>Action required:</b>	None		
<b>Next action due date:</b>	N/A	<b>Approximate cost:</b>	

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## Asbestos Sample Record - 04a

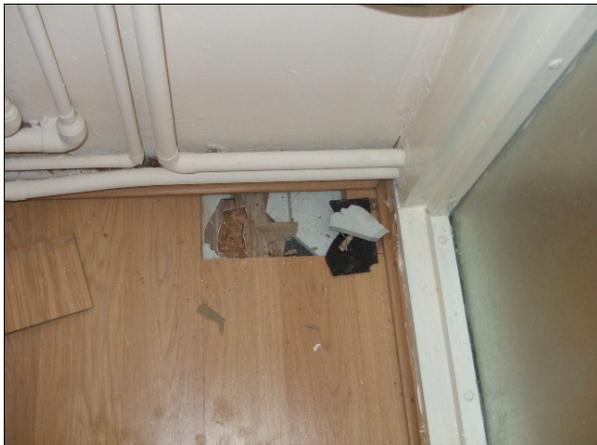
Main, Ground floor, Kitchen

### General

<b>Inspection Dates:</b>	03/06/2010 to 03/06/2010	<b>Reference No.:</b>	04a
<b>Surveyor:</b>	ND&AW	<b>Survey/Inspection:</b>	Survey
<b>Component:</b>	Composite plastic		
<b>Asbestos?:</b>	No		
<b>Asbestos type(s):</b>	N/A		

### Risk Analysis

<b>Condition:</b>	Fair	<b>Accessibility:</b>	Low	
<b>Friability:</b>	Low	<b>Exposure:</b>	Public	
<b>Surface:</b>	Fully sealed	<b>Amount:</b>	4 m <sup>2</sup>	
<b>Position:</b>	Internal	<b>RISK:</b>	<b>NONE</b>	



### Comments

N.A.D.I.S. Vinyl lino beneath flooring.

### Remedial / Management Action Required

<b>Action required:</b>	None		
<b>Next action due date:</b>	N/A	<b>Approximate cost:</b>	

# 38 Ty Ddewi



## Asbestos Sample Record - 05a

Main, Ground floor, Living room

### General

<b>Inspection Dates:</b>	03/06/2010 to 03/06/2010	<b>Reference No.:</b>	05a
<b>Surveyor:</b>	ND&AW	<b>Survey/Inspection:</b>	Survey
<b>Component:</b>	Paint/decorative finish		
<b>Asbestos?:</b>	Yes		
<b>Asbestos type(s):</b>	Chrysotile		

### Risk Analysis

<b>Condition:</b>	Fair	<b>Accessibility:</b>	Low	
<b>Friability:</b>	Low	<b>Exposure:</b>	Public	
<b>Surface:</b>	Fully sealed	<b>Amount:</b>	15 m <sup>2</sup>	
<b>Position:</b>	Internal	<b>RISK:</b>	<b>MINOR (4)</b>	



### Comments

Asbestos textured coating to plasterboard ceiling.

### Remedial / Management Action Required

<b>Action required:</b>	Inspect		
<b>Next action due date:</b>	03/06/2011	<b>Approximate cost:</b>	

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## Asbestos Sample Record - 05m01

Main, Ground floor, Bedroom 1

### General

<b>Inspection Dates:</b>	03/06/2010 to 03/06/2010	<b>Reference No.:</b>	05m01
<b>Surveyor:</b>	ND&AW	<b>Survey/Inspection:</b>	Survey
<b>Component:</b>	Paint/decorative finish		
<b>Asbestos?:</b>	Strongly presumed		
<b>Asbestos type(s):</b>	Chrysotile		

### Risk Analysis

<b>Condition:</b>	Fair	<b>Accessibility:</b>	Low	
<b>Friability:</b>	Low	<b>Exposure:</b>	Public	
<b>Surface:</b>	Fully sealed	<b>Amount:</b>	12 m <sup>2</sup>	
<b>Position:</b>	Internal	<b>RISK:</b>	<b>MINOR (4)</b>	



### Comments

Strongly presumed asbestos textured coating to plasterboard ceiling.

### Remedial / Management Action Required

<b>Action required:</b>	Inspect		
<b>Next action due date:</b>	03/06/2011	<b>Approximate cost:</b>	

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## Asbestos Sample Record - 05m02

Main, Ground floor, Cupboard 1

### General

<b>Inspection Dates:</b>	03/06/2010 to 03/06/2010	<b>Reference No.:</b>	05m02
<b>Surveyor:</b>	ND&AW	<b>Survey/Inspection:</b>	Survey
<b>Component:</b>	Paint/decorative finish		
<b>Asbestos?:</b>	Strongly presumed		
<b>Asbestos type(s):</b>	Chrysotile		

### Risk Analysis

<b>Condition:</b>	Fair	<b>Accessibility:</b>	Low	
<b>Friability:</b>	Low	<b>Exposure:</b>	Public	
<b>Surface:</b>	Fully sealed	<b>Amount:</b>	1 m <sup>2</sup>	
<b>Position:</b>	Internal	<b>RISK:</b>	<b>MINOR (4)</b>	



### Comments

Strongly presumed asbestos textured coating to plasterboard ceiling.

### Remedial / Management Action Required

<b>Action required:</b>	Inspect		
<b>Next action due date:</b>	03/06/2011	<b>Approximate cost:</b>	

# 38 Ty Ddewi



## Asbestos Sample Record - 05m03

Main, Ground floor, Cupboard 2

### General

<b>Inspection Dates:</b>	03/06/2010 to 03/06/2010	<b>Reference No.:</b>	05m03
<b>Surveyor:</b>	ND&AW	<b>Survey/Inspection:</b>	Survey
<b>Component:</b>	Paint/decorative finish		
<b>Asbestos?:</b>	Strongly presumed		
<b>Asbestos type(s):</b>	Chrysotile		

### Risk Analysis

<b>Condition:</b>	Fair	<b>Accessibility:</b>	Low	
<b>Friability:</b>	Low	<b>Exposure:</b>	Public	
<b>Surface:</b>	Fully sealed	<b>Amount:</b>	1 m <sup>2</sup>	
<b>Position:</b>	Internal	<b>RISK:</b>	<b>MINOR (4)</b>	



### Comments

Strongly presumed asbestos textured coating to plasterboard ceiling.

### Remedial / Management Action Required

<b>Action required:</b>	Inspect		
<b>Next action due date:</b>	03/06/2011	<b>Approximate cost:</b>	

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## Asbestos Sample Record - 05m04

Main, Ground floor, Hall

### General

<b>Inspection Dates:</b>	03/06/2010 to 03/06/2010	<b>Reference No.:</b>	05m04
<b>Surveyor:</b>	ND&AW	<b>Survey/Inspection:</b>	Survey
<b>Component:</b>	Paint/decorative finish		
<b>Asbestos?:</b>	Strongly presumed		
<b>Asbestos type(s):</b>	Chrysotile		

### Risk Analysis

<b>Condition:</b>	Fair	<b>Accessibility:</b>	Low	
<b>Friability:</b>	Low	<b>Exposure:</b>	Public	
<b>Surface:</b>	Fully sealed	<b>Amount:</b>	3 m <sup>2</sup>	
<b>Position:</b>	Internal	<b>RISK:</b>	<b>MINOR (4)</b>	



### Comments

Strongly presumed asbestos textured coating to plasterboard ceiling.

### Remedial / Management Action Required

<b>Action required:</b>	Inspect		
<b>Next action due date:</b>	03/06/2011	<b>Approximate cost:</b>	

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## Asbestos Sample Record - 06a

Main, Ground floor, Bathroom

### General

<b>Inspection Dates:</b>	03/06/2010 to 03/06/2010	<b>Reference No.:</b>	06a
<b>Surveyor:</b>	ND&AW	<b>Survey/Inspection:</b>	Survey
<b>Component:</b>	Paint/decorative finish		
<b>Asbestos?:</b>	Yes		
<b>Asbestos type(s):</b>	Chrysotile		

### Risk Analysis

<b>Condition:</b>	Fair	<b>Accessibility:</b>	Low	
<b>Friability:</b>	Low	<b>Exposure:</b>	Public	
<b>Surface:</b>	Fully sealed	<b>Amount:</b>	6 m <sup>2</sup>	
<b>Position:</b>	Internal	<b>RISK:</b>	<b>MINOR (4)</b>	



### Comments

Strongly presumed asbestos textured coating to plasterboard ceiling.

### Remedial / Management Action Required

<b>Action required:</b>	Inspect		
<b>Next action due date:</b>	03/06/2011	<b>Approximate cost:</b>	

## Asbestos Sample Record - 07a

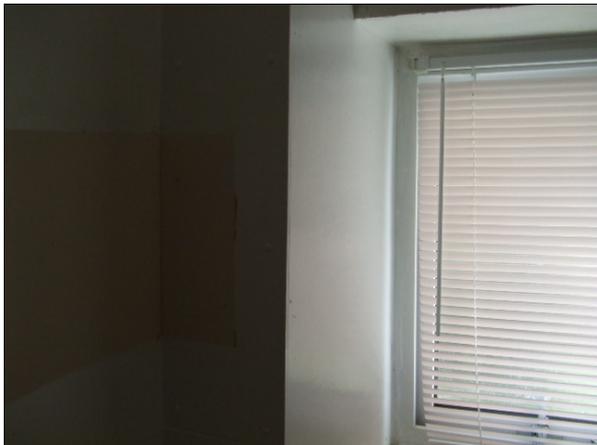
Main, Ground floor, Bathroom

### General

<b>Inspection Dates:</b>	03/06/2010 to 03/06/2010	<b>Reference No.:</b>	07a
<b>Surveyor:</b>	ND&AW	<b>Survey/Inspection:</b>	Survey
<b>Component:</b>	Insulation board		
<b>Asbestos?:</b>	No		
<b>Asbestos type(s):</b>	N/A		

### Risk Analysis

<b>Condition:</b>	Fair	<b>Accessibility:</b>	Medium
<b>Friability:</b>	Medium	<b>Exposure:</b>	Public
<b>Surface:</b>	Fully sealed	<b>Amount:</b>	2 m <sup>2</sup>
<b>Position:</b>	Internal	<b>RISK:</b>	<b>NONE</b>



### Comments

N.A.D.I.S. Insulating board panels forming riser.

### Remedial / Management Action Required

<b>Action required:</b>	None		
<b>Next action due date:</b>	N/A	<b>Approximate cost:</b>	

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## Asbestos Sample Record - 08a

Main, Ground floor, Lobby 1

### General

<b>Inspection Dates:</b>	03/06/2010 to 03/06/2010	<b>Reference No.:</b>	08a
<b>Surveyor:</b>	ND&AW	<b>Survey/Inspection:</b>	Survey
<b>Component:</b>	Paint/decorative finish		
<b>Asbestos?:</b>	Yes		
<b>Asbestos type(s):</b>	Chrysotile		

### Risk Analysis

<b>Condition:</b>	Fair	<b>Accessibility:</b>	Low	
<b>Friability:</b>	Low	<b>Exposure:</b>	Public	
<b>Surface:</b>	Fully sealed	<b>Amount:</b>	4 m <sup>2</sup>	
<b>Position:</b>	Internal	<b>RISK:</b>	<b>MINOR (4)</b>	



### Comments

Asbestos textured coating to plasterboard ceiling.

### Remedial / Management Action Required

<b>Action required:</b>	Inspect		
<b>Next action due date:</b>	03/06/2011	<b>Approximate cost:</b>	

## Asbestos Sample Record - 09a

Main, Ground floor, Lobby 1

### General

<b>Inspection Dates:</b>	03/06/2010 to 03/06/2010	<b>Reference No.:</b>	09a
<b>Surveyor:</b>	ND&AW	<b>Survey/Inspection:</b>	Survey
<b>Component:</b>	Insulation board		
<b>Asbestos?:</b>	No		
<b>Asbestos type(s):</b>	N/A		

### Risk Analysis

<b>Condition:</b>	Fair	<b>Accessibility:</b>	Medium
<b>Friability:</b>	Medium	<b>Exposure:</b>	Public
<b>Surface:</b>	Fully sealed	<b>Amount:</b>	2 m <sup>2</sup>
<b>Position:</b>	Internal	<b>RISK:</b>	<b>NONE</b>



### Comments

N.A.D.I.S. Insulating board panels forming riser.

### Remedial / Management Action Required

<b>Action required:</b>	None		
<b>Next action due date:</b>	N/A	<b>Approximate cost:</b>	

# 38 Ty Ddewi



## Asbestos Sample Record - 08m01

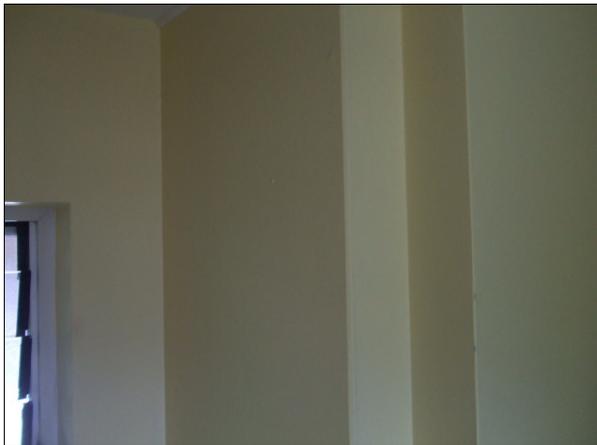
Main, Ground floor, Lobby 2

### General

<b>Inspection Dates:</b>	03/06/2010 to 03/06/2010	<b>Reference No.:</b>	08m01
<b>Surveyor:</b>	ND&AW	<b>Survey/Inspection:</b>	Survey
<b>Component:</b>	Paint/decorative finish		
<b>Asbestos?:</b>	Strongly presumed		
<b>Asbestos type(s):</b>	Chrysotile		

### Risk Analysis

<b>Condition:</b>	Fair	<b>Accessibility:</b>	Low	
<b>Friability:</b>	Low	<b>Exposure:</b>	Public	
<b>Surface:</b>	Fully sealed	<b>Amount:</b>	5 m <sup>2</sup>	
<b>Position:</b>	Internal	<b>RISK:</b>	<b>MINOR (4)</b>	



### Comments

N.A.D.I.S. Textured coating to plasterboard ceiling.

### Remedial / Management Action Required

<b>Action required:</b>	Inspect		
<b>Next action due date:</b>	03/06/2011	<b>Approximate cost:</b>	

# 38 Ty Ddewi



## Asbestos Sample Record - 09m01

Main, Ground floor, Lobby 2

### General

<b>Inspection Dates:</b>	03/06/2010 to 03/06/2010	<b>Reference No.:</b>	09m01
<b>Surveyor:</b>	ND&AW	<b>Survey/Inspection:</b>	Survey
<b>Component:</b>	Insulation board		
<b>Asbestos?:</b>	No		
<b>Asbestos type(s):</b>	N/A		

### Risk Analysis

<b>Condition:</b>	Fair	<b>Accessibility:</b>	Medium
<b>Friability:</b>	Medium	<b>Exposure:</b>	Public
<b>Surface:</b>	Fully sealed	<b>Amount:</b>	2 m <sup>2</sup>
<b>Position:</b>	Internal	<b>RISK:</b>	<b>NONE</b>



### Comments

N.A.D.I.S. Insulating board panels forming riser.

### Remedial / Management Action Required

<b>Action required:</b>	None		
<b>Next action due date:</b>	N/A	<b>Approximate cost:</b>	

# 38 Ty Ddewi



## Asbestos Sample Record - 10a

Main, 1st floor, Lobby 1

### General

<b>Inspection Dates:</b>	03/06/2010 to 03/06/2010	<b>Reference No.:</b>	10a
<b>Surveyor:</b>	ND&AW	<b>Survey/Inspection:</b>	Survey
<b>Component:</b>	Paint/decorative finish		
<b>Asbestos?:</b>	Yes		
<b>Asbestos type(s):</b>	Chrysotile		

### Risk Analysis

<b>Condition:</b>	Fair	<b>Accessibility:</b>	Low	
<b>Friability:</b>	Low	<b>Exposure:</b>	Public	
<b>Surface:</b>	Fully sealed	<b>Amount:</b>	10 m <sup>2</sup>	
<b>Position:</b>	Internal	<b>RISK:</b>	<b>MINOR (4)</b>	



### Comments

Asbestos textured coating to plasterboard ceiling.

### Remedial / Management Action Required

<b>Action required:</b>	Inspect		
<b>Next action due date:</b>	03/06/2011	<b>Approximate cost:</b>	

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## Asbestos Sample Record - 11a

Main, 1st floor, Lobby 1

### General

<b>Inspection Dates:</b>	03/06/2010 to 03/06/2010	<b>Reference No.:</b>	11a
<b>Surveyor:</b>	ND&AW	<b>Survey/Inspection:</b>	Survey
<b>Component:</b>	Insulation board		
<b>Asbestos?:</b>	No		
<b>Asbestos type(s):</b>	N/A		

### Risk Analysis

<b>Condition:</b>	Fair	<b>Accessibility:</b>	Medium	
<b>Friability:</b>	Medium	<b>Exposure:</b>	Public	
<b>Surface:</b>	Fully sealed	<b>Amount:</b>	1 m <sup>2</sup>	
<b>Position:</b>	Internal	<b>RISK:</b>	<b>NONE</b>	



### Comments

N.A.D.I.S. Insulating board panels forming boxing.

### Remedial / Management Action Required

<b>Action required:</b>	None		
<b>Next action due date:</b>	N/A	<b>Approximate cost:</b>	

# 38 Ty Ddewi



## Asbestos Sample Record - 11m01

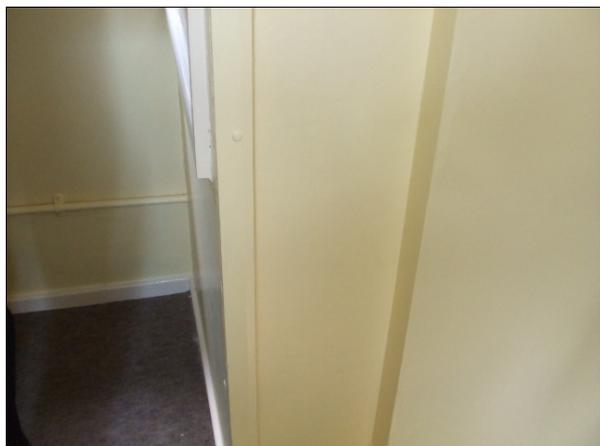
Main, 1st floor, Lobby 1

### General

<b>Inspection Dates:</b>	03/06/2010 to 03/06/2010	<b>Reference No.:</b>	11m01
<b>Surveyor:</b>	ND&AW	<b>Survey/Inspection:</b>	Survey
<b>Component:</b>	Insulation board		
<b>Asbestos?:</b>	No		
<b>Asbestos type(s):</b>	N/A		

### Risk Analysis

<b>Condition:</b>	Fair	<b>Accessibility:</b>	Medium	
<b>Friability:</b>	Medium	<b>Exposure:</b>	Public	
<b>Surface:</b>	Fully sealed	<b>Amount:</b>	1 m <sup>2</sup>	
<b>Position:</b>	Internal	<b>RISK:</b>	<b>NONE</b>	



### Comments

N.A.D.I.S. Insulating board panels forming boxing.

### Remedial / Management Action Required

<b>Action required:</b>	None		
<b>Next action due date:</b>	N/A	<b>Approximate cost:</b>	

**Certificate No.**  
ML / 10 / 01983



Manestream Ltd, UNIT 1, Great Cambridge Industrial Estate, Lincoln Road, Enfield, Middlesex EN1 1SH



2329

## CERTIFICATE FOR IDENTIFICATION OF ASBESTOS FIBRES

<b>Client:</b>	Wales & West Housing	<b>Report Date:</b>	11/06/2010		
<b>Client Address:</b>	3 Alexandra House Fford Pengam Tremorfa Cardiff, CF24 2UD	<b>Site Address:</b>	38 Ty Ddewi St Davids Close Pentre, CF41 7BG		
<b>Sampled By:</b>	ML	<b>Sample/s Received:</b>	08/06/2010	<b>ML Proj. Ref.:</b>	050053/160
<b>No. Samples:</b>	11	<b>Sample/s Analysed:</b>	09/06/2010 to 09/06/2010	<b>Page:</b>	1 of 2

All analysis is conducted in accordance with Manestream Ltd in-house method PRO-02 and HSG248 Asbestos: 'The analysts' guide for sampling, analysis and clearance procedures'. Manestream Ltd is not responsible for interpretation or validity of sampling of materials, or the interpretation and use of concentrations, undertaken by anyone other than Manestream Ltd staff. Manestream Ltd is not responsible for the validity of sample location and material type by anyone other than Manestream Ltd. Some textured coating and bitumen products may contain a low proportion of asbestos, commonly Chrysotile, which is so finely divided so as not to be detected by the dispersion staining method in accordance with HSG248. In this instance Manestream Ltd recommend that a proportion of the samples be analysed using Scanning Electron Microscopy to verify any asbestos content.

Ref No.	Client Ref No.	Sample Location	Asbestos Type & Concentration
01a	-	Main, ground floor, kitchen, textured coating	Chrysotile (T)
02a	-	Main, ground floor, kitchen, insulating board	N.A.D.I.S.
03a	-	Main, ground floor, kitchen, bitumen	N.A.D.I.S.
04a	-	Main, ground floor, kitchen, vinyl	N.A.D.I.S.
05a	-	Main, ground floor, living room, textured coating	Chrysotile (T)
06a	-	Main, ground floor, bathroom, textured coating	Chrysotile (T)
07a	-	Main, ground floor, bathroom, insulating board	N.A.D.I.S.
08a	-	Main, ground floor, lobby 1, textured coating	Chrysotile (T)
09a	-	Main, ground floor, lobby 1, insulating board	N.A.D.I.S.
10a	-	Main, 1st floor, lobby 1, textured coating	Chrysotile (T)

Opinions and interpretations expressed herein are outside the scope of UKAS Accreditation. This includes reference to asbestos concentrations. (T) = Trace - significant manipulation required to detect fibres in sample, (L) = Low - fibres found more easily in sample, (M) = Medium - fibres abundant in sample, (H) = High - fibres abundant and constitute a higher proportion of the sample than the matrix, NADIS = No Asbestos Detected in Sample.

The results detailed on this certificate shall not be reproduced except in full, without written approval of the Testing Laboratory.

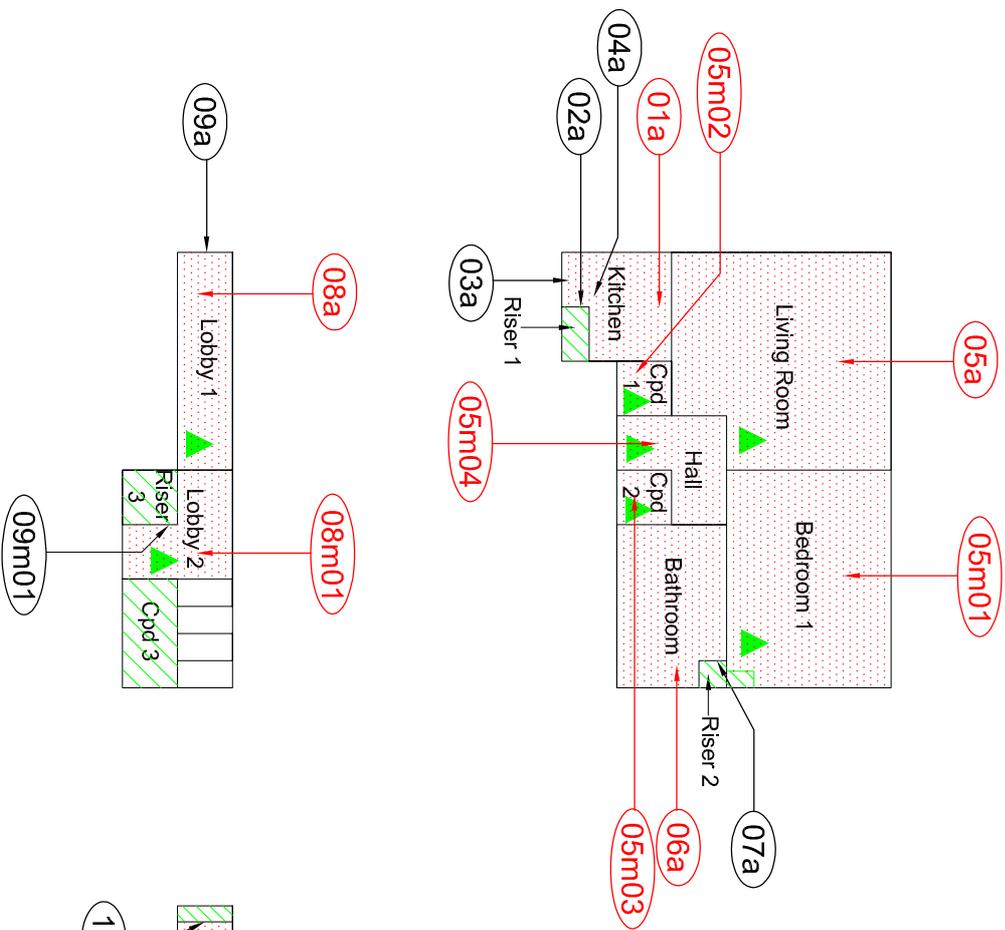
<b>Analysed By:</b>	Dan Hawkins	<b>Authorised By:</b>	Dan Hawkins	<b>Authorised Signature:</b>	
		<b>Position:</b>	Laboratory Manager		

ML-9794-180-1

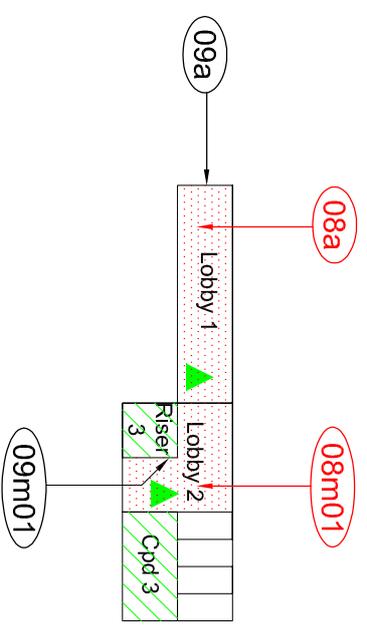
- 35 of 36 -



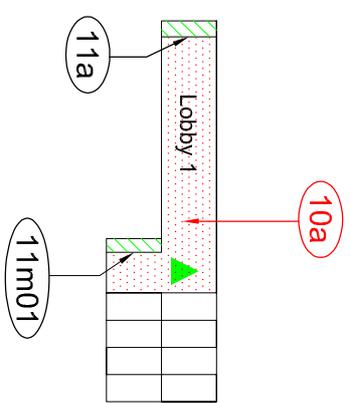
## Ground Floor Plan



## Ground Floor Plan



## First Floor Plan



Client:-	Wales & West
Project No:-	050053
Site:-	3a Ty Dewi
Title:-	
Drawing: 1 of 1	
Building: Main	
Floor: Ground & First	
Date: 3rd June 2010	
Revisions:-	
Notes:-	
	-DENOTES AREA OF LIMITED/NO ACCESS OR AREA EXCLUDED FROM SURVEY BRIEF
	-DENOTES EXTENT OF KNOWN OR PRESUMED ASBESTOS CONTAINING MATERIAL(S)
	-DENOTES AREA OF FLOOR TILES
	-DENOTES AREA OF CEMENT PANELS & INSULATING BOARD
	-DENOTES EXTENT OF TEXTURED COATING
<b>01a</b>	-DENOTES SAMPLES PRESUMED OR TESTED POSITIVE FOR ASBESTOS CONTENT
<b>01a</b>	-DENOTES SAMPLES PRESUMED OR TESTED NEGATIVE FOR ASBESTOS CONTENT
	-DENOTES NO ACCESS BENEATH FITTED FLOORING
	-DENOTES NO ACCESS TO CEILING DUE TO HEIGHT OR NO ACCESS WITHIN CEILING VOID SEE SECTION 7

Drawn By:-	GW
Report No:-	ML-09/04-0160-1
Scale:-	NTS



Unit 1,  
Great Cambridge Industrial Estate,  
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