

# KOVIA<sup>®</sup>

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## Asbestos Management Survey

26 Cyncoed  
Ynysyawl  
Pontypridd  
Mid Glamorgan  
CF37 3PL  
UPRN: 007931



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## 1.0 Executive Summary:



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

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

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

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

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

Unsealed or damaged ACMs, identified during this survey, are listed in the table below. In accordance with Regulation 7 of the Control of Asbestos Regulations 2012, it is recommended that in any areas requiring remediation, work to encapsulate or remove these materials is undertaken as a priority and that air monitoring is carried out within adjacent areas, in order to assess airborne fibre levels. Unsealed or damaged ACMs that are to be left in-situ, rather than removed, must be encapsulated and a management policy and plan implemented to manage them safely.

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

# 1.0 Executive Summary:



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

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

Building	Floor	Room	Description	Material	Risk assessment Score	Recommendations
Block 25-28, Flat 26						
Block 25-28, Flat 26	1st	Bedroom 1 101	Textured coating to plasterboard ceiling	Textured Coating	LOW (4 + 7)	Encapsulate or repair
Block 25-28, Flat 26	1st	Bedroom 1 101	Dark brown vinyl tiles to concrete floor	Vinyl floor tiles	LOW (2 + 7)	Manage and re-inspect
Block 25-28, Flat 26	1st	Bedroom 1 101	Beige vinyl tiles and bitumen adhesive to concrete floor	Vinyl floor tiles	LOW (2 + 7)	Manage and re-inspect
Block 25-28, Flat 26	1st	Bedroom 2 102	Textured coating to plasterboard ceiling	Textured Coating	LOW (2 + 7)	Manage and re-inspect
Block 25-28, Flat 26	1st	Bedroom 2 102	Dark brown vinyl tiles to concrete floor	Vinyl floor tiles	LOW (3 + 7)	Manage and re-inspect
Block 25-28, Flat 26	1st	Bedroom 2 102	Beige vinyl tiles and bitumen adhesive to concrete floor	Vinyl floor tiles	LOW (2 + 7)	Manage and re-inspect
Block 25-28, Flat 26	1st	Cupboard 103	Textured coating to plasterboard ceiling	Textured Coating	LOW (2 + 6)	Manage and re-inspect
Block 25-28, Flat 26	1st	Cupboard 103	Beige vinyl tiles and bitumen adhesive to concrete floor	Vinyl floor tiles	LOW (2 + 6)	Manage and re-inspect
Block 25-28, Flat 26	1st	Cupboard 104	Textured coating to plasterboard ceiling	Textured Coating	LOW (2 + 6)	Manage and re-inspect
Block 25-28, Flat 26	1st	Cupboard 104	Green vinyl tiles and bitumen adhesive to concrete floor	Vinyl floor tiles	LOW (3 + 6)	Manage and re-inspect

Building	Floor	Room	Description	Material	Risk assessment Score	Recommendations
Block 25-28, Flat 26	1st	Lounge 105	Textured coating to plasterboard ceiling	Textured Coating	LOW (4 + 6)	Encapsulate or repair
Block 25-28, Flat 26	1st	Lounge 105	Dark brown vinyl tiles to concrete floor	Vinyl floor tiles	LOW (3 + 6)	Manage and re-inspect
Block 25-28, Flat 26	1st	Lounge 105	Green vinyl tiles and bitumen adhesive to concrete floor	Vinyl floor tiles	LOW (2 + 7)	Manage and re-inspect
Block 25-28, Flat 26	1st	Kitchen 106	Textured coating to plasterboard ceiling	Textured Coating	LOW (2 + 6)	Manage and re-inspect
Block 25-28, Flat 26	1st	Kitchen 106	Strongly presumed vinyl tiles to concrete floor	Textured Coating	LOW (2 + 4)	Inspection required
Block 25-28, Flat 26	1st	Landing 107	Textured coating to plasterboard ceiling	Textured Coating	LOW (3 + 6)	Manage and re-inspect
Block 25-28, Flat 26	1st	Landing 107	Dark brown vinyl tiles to concrete floor	Vinyl floor tiles	LOW (3 + 6)	Manage and re-inspect
Block 25-28, Flat 26	1st	Landing 107	Beige vinyl tiles and bitumen adhesive to concrete floor	Vinyl floor tiles	LOW (3 + 6)	Manage and re-inspect
Block 25-28, Flat 26	1st	Electric Cupboard 108	Textured coating to plasterboard ceiling	Textured Coating	LOW (2 + 6)	Manage and re-inspect
Block 25-28, Flat 26	1st	Electric Cupboard 108	Beige vinyl tiles and bitumen adhesive to concrete floor	Vinyl floor tiles	LOW (3 + 6)	Manage and re-inspect

Building	Floor	Room	Description	Material	Risk assessment Score	Recommendations
Block 25-28, Flat 26	1st	Toilet 109	Textured coating to plasterboard ceiling	Textured Coating	LOW (2 + 6)	Manage and re-inspect
Block 25-28, Flat 26	1st	Toilet 109	Strongly presumed vinyl tiles to concrete floor	Textured Coating	LOW (2 + 4)	Inspection required
Block 25-28, Flat 26	1st	Bathroom 110	Textured coating to plasterboard ceiling	Textured Coating	LOW (2 + 6)	Manage and re-inspect
Block 25-28, Flat 26	1st	Bathroom 110	Strongly presumed vinyl tiles to concrete floor	Textured Coating	LOW (2 + 4)	Inspection required
Block 25-28, Flat 26	1st	Boiler Cupboard 111	Textured coating to plasterboard ceiling	Textured Coating	LOW (2 + 6)	Manage and re-inspect
Block 25-28, Flat 26	1st	Boiler Cupboard 111	Beige vinyl tiles and bitumen adhesive to concrete floor	Vinyl floor tiles	LOW (2 + 6)	Manage and re-inspect
Block 25-28, Flat 26	Ground	Hall G01	Textured coating to concrete and plasterboard ceiling	Textured Coating	LOW (2 + 6)	Manage and re-inspect
Block 25-28, Flat 26	Ground	Hall G01	Green vinyl tiles and bitumen adhesive to concrete stairs	Vinyl floor tiles	LOW (3 + 6)	Manage and re-inspect
Block 25-28, Flat 26	Ground	Hall G01	Black vinyl stair nosing	Reinforced Composite	LOW (3 + 7)	Manage and re-inspect

## 1.0 Executive Summary:



### NO ACCESS AREAS - PRESUMED ASBESTOS

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

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

### Building Notes:

Internal notes: N/A

External notes: N/A

## 2.0 Contract Review:



Name and address of site:	26 Cyncoed, Ynysybwl, Pontypridd, Mid Glamorgan		
Name and address of client:	Wales & West Housing, Head Office, Archway House, 77 Parc Ty Glas, Llanishen, Cardiff		
Client contact:	Perry Dobbins		
Type of survey:	Management Survey (with MA and PA)		
Date of survey:	9 Dec 2019		
Report revision number:	1		
TEAMS internal job number:	J022855		
Lead surveyor(s):	Dave Milton	Signature:	
Additional site personnel:	None recorded		
Technically reviewed by:	David Young	Signature:	
Report issue date:	13 Dec 2019		

## 3.0 Introduction & Objectives:



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

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

26 Cyncoed  
Ynysybwl  
Pontypridd  
Mid Glamorgan  
CF37 3PL

The survey was carried out by Dave Milton.

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

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

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

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

### Purpose of Survey

The purpose of an Asbestos Management Survey is to locate, as far as reasonably practicable, the presence and extent of any suspect ACMs which could be damaged or disturbed during normal occupancy (and to assess their condition), in order to help the duty-holder manage retained asbestos in their premises. It provides sufficient information for an asbestos register to be generated, in accordance with HSG264, so that the duty-holder can implement a suitable management plan in accordance with Regulation 4 of the Control of Asbestos Regulations 2012 (CAR 2012).

### Aim of Survey

The aim of the survey was to:

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

## 3.0 Introduction & Objectives (Cont):

### - Type of Survey



#### 3.4 Type of Survey – Management Survey

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

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

Management surveys will involve minor intrusive work and low levels of disturbance. The extent of the intrusion will vary between premises and depend on what is reasonably practicable for individual properties; such as the type of building and the nature of construction. Kovia will agree the expected levels of intrusion and the methods for making good with the Client, prior to the commencement of inspection.

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

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

## 4.0 Desk Top Review & Survey Planning:



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

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

26 Cyncoed  
Ynysybwl  
Pontypridd  
Mid Glamorgan  
CF37 3PL

**Building Designation:** Block 25-28, Flat 26

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

**Age of Building:** Late twentieth century.

**Construction Type:** Traditional, partially rendered, brick/blockwork construction with a pitched, tiled roof.

**Scope of Works:** The 'Asbestos Management Survey' was carried out to all internal areas of the property, including samples of all the ceilings in the property.

**Exclusions:** The following areas were excluded from the 'Asbestos Management Survey': All other internal and external areas of the property, as well as all communal areas of the associated block.

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

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

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

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

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

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

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

## 5.0 Survey Method



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

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

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

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

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

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

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

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

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

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

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

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

## 6.0 Exclusions & Caveats:



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

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

Access beneath all 'fitted' or 'fixed' floor coverings, e.g. carpets, vinyls and laminates etc. present within the scope of inspection was not gained during the survey to avoid both excessive damage and the potential for erroneous reporting of findings. It is intended that these areas would be fully inspected in a Refurbishment or Demolition Survey prior to their disturbance.

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.

Textured Coatings such as "Artex" may contain a trace quantity of Chrysotile asbestos. Due to this low asbestos content, applications of this product may be non-homogenous and may elicit both positive and negative samples. Where both positive and negative samples are obtained the client should presume that the textured coating contains Chrysotile throughout even though a non-detected result has been obtained.

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

6.2 - Specific caveats:

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

Underground services were not included in the survey.

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

## 7.0 Sampling & Analysis:



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

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

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

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

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

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

### Key to Analysis Results:

Chrysotile - White Asbestos

Amosite - Brown Asbestos

Crocidolite - Blue Asbestos

Tremolite - Rare Asbestos

Actinolite - Rare Asbestos

Anthophyllite - Rare Asbestos

## 8.0 Survey Results - Interpretation:



### Survey Results

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

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

## 8.0 Survey Results - Interpretation (cont):



### Material Risk Assessment Algorithm

#### Product type (or debris from product)

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

#### Extent of damage / deterioration

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

#### Surface treatment

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

#### Asbestos type

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

## Priority Risk Assessment Algorithm

Assessment Factor		Score	Examples of score variables	
Normal occupant activity	Main type of activity in area	0 1 2 3	Rare disturbance activity (e.g. little used store room) Low disturbance activities (e.g. office type activity) Periodic disturbance (e.g. industrial or vehicular activity which may contact ACMs) High levels of disturbance, (e.g. fire door with asbestos insulating board sheet in constant use)	
	Secondary activities for area	As above	As above	
Likelihood of disturbance	Location	0 1 2 3	Outdoors Large rooms or well ventilated areas Rooms up to 100m <sup>2</sup> Confined spaces	
		Accessibility	0 1 2 3	Usually inaccessible or unlikely to be disturbed Occasionally likely to be disturbed Easily disturbed Routinely disturbed
			Extent/amount	0 1 2 3
	Number of occupants			0 1 2 3
		Frequency of use of area		0 1 2 3
			Average time area is in use	0 1 2 3
Maintenance activity	Type of maintenance activity			0 1 2 3
		Frequency of maintenance activity		0 1 2 3

**Combined Material & Priority Risk Assessment Score**

Risk Category	Risk	Score Range	Fibre release potential
A	HIGH	Combined MA+PA score of 19-24	High risk with a high potential to release fibres if disturbed
B	MEDIUM	Combined MA+PA score of 13-18	Medium risk with a medium potential to release fibres if disturbed
C	LOW	Combined MA+PA score of 9-12	Low risk with a low potential to release fibres if disturbed
D	VERY LOW	Combined MA+PA score of 8 or less	Very low risk with a very low potential to release fibres if disturbed

## 9.0 Recommendations:



- 9.1 To comply with and ensure that the requirements of Section 2 and 3 of the Health and Safety at Work Act (as amended) 1974, the Management of Health and Safety at Work Regulations 1999, the Control of Asbestos Regulations 2012 and the Control of Substances Hazardous to Health 2002 are met, the following recommendations should be implemented:
- 9.2 Undertake suitable and sufficient Risk Assessments of identified asbestos containing materials against normal occupation and maintenance operations, in compliance with Regulations 3 of the Management of Health & Safety at Work Regulations 1999 and Regulation 6 of the Control of Asbestos Regulations 2012.
- 9.3 The findings of the survey be brought to the attention of those persons who are likely to come in contact with asbestos, in compliance with Section 2 and 3 of the Health and Safety at Work Act (as amended) 1974 and Regulation 10 of the Control of Asbestos Regulations 2012.
- 9.4 Implement an Asbestos Management Policy, Plan and review process in compliance with Regulation 4 of the Control of Asbestos Regulations 2012.
- 9.5 Instigate regular inspections, to record and update details of retained asbestos containing materials.
- 9.6 Review the arrangement under the management plan in accordance with Regulation 4 of the Control of Asbestos Regulations 2012.
- 9.7 During the course of the survey it may not have been possible to access all areas of the site. Details of areas requiring further access are identified within the Survey Data Sheets (Appendix 3) of this report. In accordance with HSG264, asbestos has been presumed to be present within these areas and should be treated accordingly until further inspection and analysis of the building fabric and services proves otherwise.
- 9.8 Where asbestos debris or asbestos in poor condition has been found it is recommended that access is restricted and / or controlled to these areas in accordance with Regulation 11 and Regulation 16 of the Control of Asbestos Regulations 2012.
- 9.9 If asbestos materials in poor condition have been identified, it is recommended that air monitoring is carried out within a number of areas where the ACMs are located in order to assess airborne fibre levels within adjacent occupied areas in relation to the clearance indicator, as documented by 'HSG248 The Analysts' Guide'.
- 9.10 All identified asbestos is to be appropriately identified and subject to risk assessment, management and re-inspection.
- 9.11 Site-specific recommendations in respect to the location and condition of asbestos materials identified during the course of this inspection are detailed in the Survey Data Sheets (Appendix 3) and Asbestos Register (Appendix 1). In considering the management of asbestos materials identified to date, these recommendations should be taken into consideration.
- 9.12 In accordance with the Control of Asbestos Regulations 2012 the removal of ACMs fall into one of the three categories below:
- Licensed Asbestos Removal  
Defined as any work which is undertaken on a friable asbestos product or which is likely to exceed the control limit of 0.1f/cm<sup>3</sup>. A licensed asbestos removal contractor must undertake this work and a 14-day notice must be given to the HSE prior to the commencement of the work.
- Notifiable Non-Licensed Work  
If work on an ACM causes the deterioration of the matrix material in which the asbestos fibres are firmly linked, then these works are Notifiable Non-Licensed Work (NNLW). Work of this type does not require an asbestos removal licence but the company undertaking the work must have the following:
- Notification of the work submitted to the relevant enforcing authority prior to the work commencing.
  - Medical examinations to assess each workers' state of health to be carried out before any possible exposure to asbestos. Then re-examinations every three years.
  - Insurance for working with asbestos containing materials.
  - A register of work to be kept by the employer for each employee exposed to asbestos.
- Non-Notifiable Non-Licensed Work  
Non-Licensed Work is defined as any work which involves short, non-continuous maintenance activities, during which only non-friable materials are removed. It can also involve the removal of non-friable materials for refurbishment purposes. However, work of this type is only applicable where the matrix material in which the asbestos fibres are firmly linked remains intact. If a non-licensed contractor is appointed to undertake the removal works on the above materials, the following points must be adhered to:
- All operatives undertaking work on the material must have asbestos awareness training and practical asbestos training.
- 9.13 It is recommended that further intrusive investigations and sampling be carried out in accordance with HSG264, where any major refurbishment, maintenance, installation or similar activity may expose asbestos materials that have remained inaccessible during the survey. This should be as a Refurbishment or Demolition Survey as documented in HSG264.
- 9.14 The findings of this report should not be solely relied upon in obtaining costs for proposed asbestos abatement work. Any proposed abatement / removal of the asbestos should be undertaken against a detailed specification.

# Appendix 1 – Asbestos Register – Results



Building	Floor	Location /Room	S,P,SP,AS Sample No	Product Type	Condition	Surface Treatment	Asbestos Type	Quantity	Accessibility	Material Score	Priority Score	Total PA risk assessment score	Recommendation
Block 25-28, Flat 26													
Block 25-28, Flat 26	1st	Bedroom 1 101, Textured coating to plasterboard ceiling	S AI008218	Textured Coating	Medium Damage	Completely Sealed	Chrysotile	10m <sup>2</sup>	Occasionally likely to be disturbed	4	7	11	Encapsulate or repair
Block 25-28, Flat 26	1st	Bedroom 1 101, Dark brown vinyl tiles to concrete floor	S AI008219	Vinyl floor tiles	Good Condition	Completely Sealed	Chrysotile	2m <sup>2</sup>	Routinely disturbed	2	7	9	Manage and re-inspect
Block 25-28, Flat 26	1st	Bedroom 1 101, Beige vinyl tiles and bitumen adhesive to concrete floor	S AI008220	Vinyl floor tiles	Good Condition	Completely Sealed	Chrysotile	8m <sup>2</sup>	Routinely disturbed	2	7	9	Manage and re-inspect
Block 25-28, Flat 26	1st	Bedroom 2 102, Textured coating to plasterboard ceiling	S AI008221	Textured Coating	Good Condition	Completely Sealed	Chrysotile	12m <sup>2</sup>	Occasionally likely to be disturbed	2	7	9	Manage and re-inspect
Block 25-28, Flat 26	1st	Bedroom 2 102, Dark brown vinyl tiles to concrete floor	SP As AI008219	Vinyl floor tiles	Low Damage	Completely Sealed	Chrysotile	3m <sup>2</sup>	Routinely disturbed	3	7	10	Manage and re-inspect
Block 25-28, Flat 26	1st	Bedroom 2 102, Beige vinyl tiles and bitumen adhesive to concrete floor	SP As AI008220	Vinyl floor tiles	Good Condition	Completely Sealed	Chrysotile	9m <sup>2</sup>	Routinely disturbed	2	7	9	Manage and re-inspect
Block 25-28, Flat 26	1st	Cupboard 103, Textured coating to plasterboard ceiling	S AI008222	Textured Coating	Good Condition	Completely Sealed	Chrysotile	2m <sup>2</sup>	Occasionally likely to be disturbed	2	6	8	Manage and re-inspect
Block 25-28, Flat 26	1st	Cupboard 103, Beige vinyl tiles and bitumen adhesive to concrete floor	SP As AI008220	Vinyl floor tiles	Good Condition	Completely Sealed	Chrysotile	2m <sup>2</sup>	Routinely disturbed	2	6	8	Manage and re-inspect

## KEY:

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

# Appendix 1 – Asbestos Register – Results (cont)



Building	Floor	Location /Room	S,P,SP,AS Sample No	Product Type	Condition	Surface Treatment	Asbestos Type	Quantity	Accessibility	Material Score	Priority Score	Total PA risk assessment score	Recommendation
Block 25-28, Flat 26	1st	Cupboard 104, Textured coating to plasterboard ceiling	S AI008223	Textured Coating	Good Condition	Completely Sealed	Chrysotile	1m <sup>2</sup>	Occasionally likely to be disturbed	2	6	8	Manage and re-inspect
Block 25-28, Flat 26	1st	Cupboard 104, Green vinyl tiles and bitumen adhesive to concrete floor	S AI008224	Vinyl floor tiles	Low Damage	Completely Sealed	Chrysotile	1m <sup>2</sup>	Routinely disturbed	3	6	9	Manage and re-inspect
Block 25-28, Flat 26	1st	Lounge 105, Textured coating to plasterboard ceiling	S AI008225	Textured Coating	Medium Damage	Completely Sealed	Chrysotile	15m <sup>2</sup>	Occasionally likely to be disturbed	4	6	10	Encapsulate or repair
Block 25-28, Flat 26	1st	Lounge 105, Dark brown vinyl tiles to concrete floor	SP As AI008219	Vinyl floor tiles	Low Damage	Completely Sealed	Chrysotile	4m <sup>2</sup>	Routinely disturbed	3	6	9	Manage and re-inspect
Block 25-28, Flat 26	1st	Lounge 105, Green vinyl tiles and bitumen adhesive to concrete floor	SP As AI008224	Vinyl floor tiles	Good Condition	Completely Sealed	Chrysotile	11m <sup>2</sup>	Routinely disturbed	2	7	9	Manage and re-inspect
Block 25-28, Flat 26	1st	Kitchen 106, Textured coating to plasterboard ceiling	S AI008226	Textured Coating	Good Condition	Completely Sealed	Chrysotile	6m <sup>2</sup>	Occasionally likely to be disturbed	2	6	8	Manage and re-inspect
Block 25-28, Flat 26	1st	Kitchen 106, Strongly presumed vinyl tiles to concrete floor	SP Visual	Textured Coating	Good Condition	Completely Sealed	Chrysotile	6m <sup>2</sup>	Usually inaccessible or unlikely to be disturbed	2	4	6	Inspection required
Block 25-28, Flat 26	1st	Landing 107, Textured coating to plasterboard ceiling	S AI008228	Textured Coating	Low Damage	Completely Sealed	Chrysotile	5m <sup>2</sup>	Occasionally likely to be disturbed	3	6	9	Manage and re-inspect

## KEY:

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

# Appendix 1 – Asbestos Register – Results (cont)



Building	Floor	Location /Room	S,P,SP,AS Sample No	Product Type	Condition	Surface Treatment	Asbestos Type	Quantity	Accessibility	Material Score	Priority Score	Total PA risk assessment score	Recommendation
Block 25-28, Flat 26	1st	Landing 107, Dark brown vinyl tiles to concrete floor	SP As AI008219	Vinyl floor tiles	Low Damage	Completely Sealed	Chrysotile	2m <sup>2</sup>	Routinely disturbed	3	6	9	Manage and re-inspect
Block 25-28, Flat 26	1st	Landing 107, Beige vinyl tiles and bitumen adhesive to concrete floor	SP As AI008220	Vinyl floor tiles	Low Damage	Completely Sealed	Chrysotile	3m <sup>2</sup>	Routinely disturbed	3	6	9	Manage and re-inspect
Block 25-28, Flat 26	1st	Electric Cupboard 108, Textured coating to plasterboard ceiling	S AI008229	Textured Coating	Good Condition	Completely Sealed	Chrysotile	2m <sup>2</sup>	Occasionally likely to be disturbed	2	6	8	Manage and re-inspect
Block 25-28, Flat 26	1st	Electric Cupboard 108, Beige vinyl tiles and bitumen adhesive to concrete floor	SP As AI008220	Vinyl floor tiles	Low Damage	Completely Sealed	Chrysotile	2m <sup>2</sup>	Routinely disturbed	3	6	9	Manage and re-inspect
Block 25-28, Flat 26	1st	Toilet 109, Textured coating to plasterboard ceiling	S AI008230	Textured Coating	Good Condition	Completely Sealed	Chrysotile	2m <sup>2</sup>	Occasionally likely to be disturbed	2	6	8	Manage and re-inspect
Block 25-28, Flat 26	1st	Toilet 109, Strongly presumed vinyl tiles to concrete floor	SP Visual	Textured Coating	Good Condition	Completely Sealed	Chrysotile	2m <sup>2</sup>	Usually inaccessible or unlikely to be disturbed	2	4	6	Inspection required
Block 25-28, Flat 26	1st	Bathroom 110, Textured coating to plasterboard ceiling	S AI008231	Textured Coating	Good Condition	Completely Sealed	Chrysotile	3m <sup>2</sup>	Occasionally likely to be disturbed	2	6	8	Manage and re-inspect
Block 25-28, Flat 26	1st	Bathroom 110, Strongly presumed vinyl tiles to concrete floor	SP Visual	Textured Coating	Good Condition	Completely Sealed	Chrysotile	2m <sup>2</sup>	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 1 – Asbestos Register – Results (cont)



Building	Floor	Location /Room	S,P,SP,AS Sample No	Product Type	Condition	Surface Treatment	Asbestos Type	Quantity	Accessibility	Material Score	Priority Score	Total PA risk assessment score	Recommendation
Block 25-28, Flat 26	1st	Boiler Cupboard 111, Textured coating to plasterboard ceiling	S AI008232	Textured Coating	Good Condition	Completely Sealed	Chrysotile	1m <sup>2</sup>	Occasionally likely to be disturbed	2	6	8	Manage and re-inspect
Block 25-28, Flat 26	1st	Boiler Cupboard 111, Beige vinyl tiles and bitumen adhesive to concrete floor	SP As AI008220	Vinyl floor tiles	Good Condition	Completely Sealed	Chrysotile	1m <sup>2</sup>	Routinely disturbed	2	6	8	Manage and re-inspect
Block 25-28, Flat 26	Ground	Hall G01, Textured coating to concrete and plasterboard ceiling	S AI008234	Textured Coating	Good Condition	Completely Sealed	Chrysotile	4m <sup>2</sup>	Occasionally likely to be disturbed	2	6	8	Manage and re-inspect
Block 25-28, Flat 26	Ground	Hall G01, Green vinyl tiles and bitumen adhesive to concrete stairs	S AI008235	Vinyl floor tiles	Low Damage	Completely Sealed	Chrysotile	3m <sup>2</sup>	Routinely disturbed	3	6	9	Manage and re-inspect
Block 25-28, Flat 26	Ground	Hall G01, Black vinyl stair nosing	S AI008236	Reinforced Composite	Low Damage	Completely Sealed	Chrysotile	12lm	Routinely disturbed	3	7	10	Manage and re-inspect

## 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
Block 25-28, Flat 26													
Block 25-28, Flat 26	Roof	Loft Space R01, Bitumen felt debris on top of MMMF insulation	S AI008233	Bituminous material	N/A	N/A	No Asbestos detected	N/A	N/A	N/A	N/A	N/A	No further action required
Block 25-28, Flat 26	1st	Kitchen 106, Textured coating to plastered block wall beneath unit	S AI008227	Textured Coating	N/A	N/A	No Asbestos detected	N/A	N/A	N/A	N/A	N/A	No further action required

## KEY:

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

# Appendix 3 – Survey Data Sheets



Service Type	Management Survey		
Report Revision Number	1	Surveyors	Dave Milton
TEAMS Job Number	J022855	Survey Date	9 Dec 2019
Site Address:	26 Cyncoed Ynysybwl Pontypridd Mid Glamorgan CF37 3PL	Bulk Analysis Laboratory	Envirochem
		Sample Analysis Date	11 Dec 2019

Survey Data Sheets



	<b>Survey Date:</b>	<b>Lead Surveyor</b>	<b>Survey Type</b>	<b>Floor</b>	<b>Analysis</b>
	9 Dec 2019	Dave Milton	Management Survey	Roof	
	<b>Building</b>	<b>Room</b>	<b>Item</b>	<b>Quantity</b>	No Asbestos Detected (0)
	Block 25-28, Flat 26	Loft Space R01	Bitumen felt debris on top of MMMF insulation	2m <sup>2</sup>	
	<b>Sample No (S,SP,P,As)</b>	<b>Product Type</b>	<b>Surface Treatment</b>	<b>Condition</b>	<b>Accessibility</b>
	AI008233 (S)	Bituminous material (1)	Completely Sealed (0)	High Damage (3)	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)



	<b>Survey Date:</b>	<b>Lead Surveyor</b>	<b>Survey Type</b>	<b>Floor</b>	<b>Analysis</b>
	9 Dec 2019	Dave Milton	Management Survey	1st	Chrysotile (1)
	<b>Building</b>	<b>Room</b>	<b>Item</b>	<b>Quantity</b>	
	Block 25-28, Flat 26	Bedroom 1 101	Textured coating to plasterboard ceiling	10m <sup>2</sup>	
	<b>Sample No (S,SP,P,As)</b>	<b>Product Type</b>	<b>Surface Treatment</b>	<b>Condition</b>	<b>Accessibility</b>
AI008218 (S)	Textured Coating (1)	Completely Sealed (0)	Medium Damage (2)	Occasionally likely to be disturbed (1)	

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	1	Location	2	Number of occupants	1	Type of Maintenance	1
		Accessibility	1	Frequency of use	3	Frequency of maintenance	1
		Amount	2	Average Time	3		
Average Score	1	Average Score	2	Average Score	3	Average Score	1
Average of Priority	7						
Material Assessment Score	4						
Recommendation	Encapsulate or repair						
Surveyor comments	N/A						

**KEY:**

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

Survey Data Sheets (cont)



<b>Survey Date:</b>	<b>Lead Surveyor</b>	<b>Survey Type</b>	<b>Floor</b>	<b>Analysis</b>
9 Dec 2019	Dave Milton	Management Survey	1st	Chrysotile (1)
<b>Building</b>	<b>Room</b>	<b>Item</b>	<b>Quantity</b>	
Block 25-28, Flat 26	Bedroom 1 101	Dark brown vinyl tiles to concrete floor	2m <sup>2</sup>	
<b>Sample No (S,SP,P,As)</b>	<b>Product Type</b>	<b>Surface Treatment</b>	<b>Condition</b>	<b>Accessibility</b>
AI008219 (S)	Vinyl floor tiles (1)	Completely Sealed (0)	Good Condition (0)	Routinely disturbed (3)

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	1	Location	2	Number of occupants	1	Type of Maintenance	1
		Accessibility	3	Frequency of use	3	Frequency of maintenance	1
		Amount	1	Average Time	3		
Average Score	1	Average Score	2	Average Score	3	Average Score	1
Average of Priority	7						
Material Assessment Score	2						
Recommendation	Manage and re-inspect						
Surveyor comments	N/A						

**KEY:**

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

Survey Data Sheets (cont)



<b>Survey Date:</b>	<b>Lead Surveyor</b>	<b>Survey Type</b>	<b>Floor</b>	<b>Analysis</b>
9 Dec 2019	Dave Milton	Management Survey	1st	Chrysotile (1)
<b>Building</b>	<b>Room</b>	<b>Item</b>	<b>Quantity</b>	
Block 25-28, Flat 26	Bedroom 1 101	Beige vinyl tiles and bitumen adhesive to concrete floor	8m <sup>2</sup>	
<b>Sample No (S,SP,P,As)</b>	<b>Product Type</b>	<b>Surface Treatment</b>	<b>Condition</b>	<b>Accessibility</b>
AI008220 (S)	Vinyl floor tiles (1)	Completely Sealed (0)	Good Condition (0)	Routinely disturbed (3)

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	1	Location	2	Number of occupants	1	Type of Maintenance	1
		Accessibility	3	Frequency of use	3	Frequency of maintenance	1
		Amount	1	Average Time	3		
Average Score	1	Average Score	2	Average Score	3	Average Score	1
Average of Priority	7						
Material Assessment Score	2						
Recommendation	Manage and re-inspect						
Surveyor comments	N/A						

**KEY:**

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

## Survey Data Sheets (cont)



	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	9 Dec 2019	Dave Milton	Management Survey	1st	Chrysotile (1)
	Building	Room	Item	Quantity	
	Block 25-28, Flat 26	Bedroom 2 102	Textured coating to plasterboard ceiling	12m <sup>2</sup>	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
AI008221 (S)	Textured Coating (1)	Completely Sealed (0)	Good Condition (0)	Occasionally likely to be disturbed (1)	

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	1	Location	2	Number of occupants	1	Type of Maintenance	1
		Accessibility	1	Frequency of use	3	Frequency of maintenance	1
		Amount	2	Average Time	3		
Average Score	1	Average Score	2	Average Score	3	Average Score	1
Average of Priority	7						
Material Assessment Score	2						
Recommendation	Manage and re-inspect						
Surveyor comments	N/A						

**KEY:**

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

Survey Data Sheets (cont)



Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
9 Dec 2019	Dave Milton	Management Survey	1st	Chrysotile (1)
Building	Room	Item	Quantity	
Block 25-28, Flat 26	Bedroom 2 102	Dark brown vinyl tiles to concrete floor	3m <sup>2</sup>	
Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
As AI008219 (SP)	Vinyl floor tiles (1)	Completely Sealed (0)	Low Damage (1)	Routinely disturbed (3)

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	1	Location	2	Number of occupants	1	Type of Maintenance	1
		Accessibility	3	Frequency of use	3	Frequency of maintenance	1
		Amount	1	Average Time	3		
Average Score	1	Average Score	2	Average Score	3	Average Score	1
Average of Priority	<b>7</b>						
Material Assessment Score	<b>3</b>						
Recommendation	<b>Manage and re-inspect</b>						
Surveyor comments	<b>N/A</b>						

**KEY:**

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

Survey Data Sheets (cont)



<b>Survey Date:</b>	<b>Lead Surveyor</b>	<b>Survey Type</b>	<b>Floor</b>	<b>Analysis</b>
9 Dec 2019	Dave Milton	Management Survey	1st	Chrysotile (1)
<b>Building</b>	<b>Room</b>	<b>Item</b>	<b>Quantity</b>	
Block 25-28, Flat 26	Bedroom 2 102	Beige vinyl tiles and bitumen adhesive to concrete floor	9m <sup>2</sup>	
<b>Sample No (S,SP,P,As)</b>	<b>Product Type</b>	<b>Surface Treatment</b>	<b>Condition</b>	<b>Accessibility</b>
As AI008220 (SP)	Vinyl floor tiles (1)	Completely Sealed (0)	Good Condition (0)	Routinely disturbed (3)

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	1	Location	2	Number of occupants	1	Type of Maintenance	1
		Accessibility	3	Frequency of use	3	Frequency of maintenance	1
		Amount	1	Average Time	3		
Average Score	1	Average Score	2	Average Score	3	Average Score	1
Average of Priority	7						
Material Assessment Score	2						
Recommendation	Manage and re-inspect						
Surveyor comments	N/A						

**KEY:**

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

Survey Data Sheets (cont)



	<b>Survey Date:</b>	<b>Lead Surveyor</b>	<b>Survey Type</b>	<b>Floor</b>	<b>Analysis</b>
	9 Dec 2019	Dave Milton	Management Survey	1st	Chrysotile (1)
	<b>Building</b>	<b>Room</b>	<b>Item</b>	<b>Quantity</b>	
	Block 25-28, Flat 26	Cupboard 103	Textured coating to plasterboard ceiling	2m <sup>2</sup>	
	<b>Sample No (S,SP,P,As)</b>	<b>Product Type</b>	<b>Surface Treatment</b>	<b>Condition</b>	<b>Accessibility</b>
	AI008222 (S)	Textured Coating (1)	Completely Sealed (0)	Good Condition (0)	Occasionally likely to be disturbed (1)

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	1	Location	2	Number of occupants	1	Type of Maintenance	1
		Accessibility	1	Frequency of use	3	Frequency of maintenance	1
		Amount	1	Average Time	0		
Average Score	1	Average Score	2	Average Score	2	Average Score	1
Average of Priority	6						
Material Assessment Score	2						
Recommendation	Manage and re-inspect						
Surveyor comments	N/A						

**KEY:**

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

Survey Data Sheets (cont)



<b>Survey Date:</b>	<b>Lead Surveyor</b>	<b>Survey Type</b>	<b>Floor</b>	<b>Analysis</b>
9 Dec 2019	Dave Milton	Management Survey	1st	Chrysotile (1)
<b>Building</b>	<b>Room</b>	<b>Item</b>	<b>Quantity</b>	
Block 25-28, Flat 26	Cupboard 103	Beige vinyl tiles and bitumen adhesive to concrete floor	2m <sup>2</sup>	
<b>Sample No (S,SP,P,As)</b>	<b>Product Type</b>	<b>Surface Treatment</b>	<b>Condition</b>	<b>Accessibility</b>
As AI008220 (SP)	Vinyl floor tiles (1)	Completely Sealed (0)	Good Condition (0)	Routinely disturbed (3)

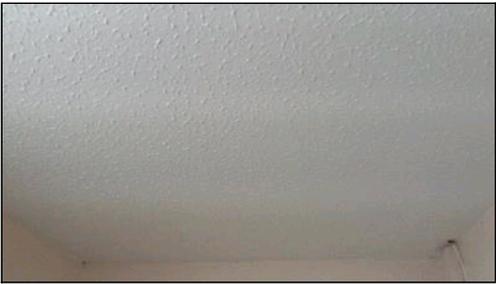
Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	1	Location	2	Number of occupants	1	Type of Maintenance	1
		Accessibility	3	Frequency of use	3	Frequency of maintenance	1
		Amount	1	Average Time	0		
Average Score	1	Average Score	2	Average Score	2	Average Score	1
Average of Priority	6						
Material Assessment Score	2						
Recommendation	Manage and re-inspect						
Surveyor comments	N/A						

**KEY:**

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

## Survey Data Sheets (cont)



	<b>Survey Date:</b>	<b>Lead Surveyor</b>	<b>Survey Type</b>	<b>Floor</b>	<b>Analysis</b>
	9 Dec 2019	Dave Milton	Management Survey	1st	Chrysotile (1)
	<b>Building</b>	<b>Room</b>	<b>Item</b>	<b>Quantity</b>	
	Block 25-28, Flat 26	Cupboard 104	Textured coating to plasterboard ceiling	1m <sup>2</sup>	
	<b>Sample No (S,SP,P,As)</b>	<b>Product Type</b>	<b>Surface Treatment</b>	<b>Condition</b>	<b>Accessibility</b>
AI008223 (S)	Textured Coating (1)	Completely Sealed (0)	Good Condition (0)	Occasionally likely to be disturbed (1)	

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	1	Location	2	Number of occupants	1	Type of Maintenance	1
		Accessibility	1	Frequency of use	3	Frequency of maintenance	1
		Amount	1	Average Time	0		
Average Score	1	Average Score	2	Average Score	2	Average Score	1
Average of Priority	6						
Material Assessment Score	2						
Recommendation	Manage and re-inspect						
Surveyor comments	N/A						

**KEY:**

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

Survey Data Sheets (cont)



<b>Survey Date:</b>	<b>Lead Surveyor</b>	<b>Survey Type</b>	<b>Floor</b>	<b>Analysis</b>
9 Dec 2019	Dave Milton	Management Survey	1st	Chrysotile (1)
<b>Building</b>	<b>Room</b>	<b>Item</b>	<b>Quantity</b>	
Block 25-28, Flat 26	Cupboard 104	Green vinyl tiles and bitumen adhesive to concrete floor	1m <sup>2</sup>	
<b>Sample No (S,SP,P,As)</b>	<b>Product Type</b>	<b>Surface Treatment</b>	<b>Condition</b>	<b>Accessibility</b>
AI008224 (S)	Vinyl floor tiles (1)	Completely Sealed (0)	Low Damage (1)	Routinely disturbed (3)

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	1	Location	2	Number of occupants	1	Type of Maintenance	1
		Accessibility	3	Frequency of use	3	Frequency of maintenance	1
		Amount	1	Average Time	0		
Average Score	1	Average Score	2	Average Score	2	Average Score	1
Average of Priority	6						
Material Assessment Score	3						
Recommendation	Manage and re-inspect						
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
	9 Dec 2019	Dave Milton	Management Survey	1st	Chrysotile (1)
	Building	Room	Item	Quantity	
	Block 25-28, Flat 26	Lounge 105	Textured coating to plasterboard ceiling	15m <sup>2</sup>	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
AI008225 (S)	Textured Coating (1)	Completely Sealed (0)	Medium Damage (2)	Occasionally likely to be disturbed (1)	

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	1	Location	2	Number of occupants	1	Type of Maintenance	1
		Accessibility	1	Frequency of use	3	Frequency of maintenance	1
		Amount	2	Average Time	2		
Average Score	1	Average Score	2	Average Score	2	Average Score	1
Average of Priority	6						
Material Assessment Score	4						
Recommendation	Encapsulate or repair						
Surveyor comments	N/A						

KEY:

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

Survey Data Sheets (cont)



<b>Survey Date:</b>	<b>Lead Surveyor</b>	<b>Survey Type</b>	<b>Floor</b>	<b>Analysis</b>
9 Dec 2019	Dave Milton	Management Survey	1st	Chrysotile (1)
<b>Building</b>	<b>Room</b>	<b>Item</b>	<b>Quantity</b>	
Block 25-28, Flat 26	Lounge 105	Dark brown vinyl tiles to concrete floor	4m <sup>2</sup>	
<b>Sample No (S,SP,P,As)</b>	<b>Product Type</b>	<b>Surface Treatment</b>	<b>Condition</b>	<b>Accessibility</b>
As AI008219 (SP)	Vinyl floor tiles (1)	Completely Sealed (0)	Low Damage (1)	Routinely disturbed (3)

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	1	Location	2	Number of occupants	1	Type of Maintenance	1
		Accessibility	3	Frequency of use	3	Frequency of maintenance	1
		Amount	1	Average Time	2		
Average Score	1	Average Score	2	Average Score	2	Average Score	1
Average of Priority	<b>6</b>						
Material Assessment Score	<b>3</b>						
Recommendation	<b>Manage and re-inspect</b>						
Surveyor comments	<b>N/A</b>						

**KEY:**

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

Survey Data Sheets (cont)



<b>Survey Date:</b>	<b>Lead Surveyor</b>	<b>Survey Type</b>	<b>Floor</b>	<b>Analysis</b>
9 Dec 2019	Dave Milton	Management Survey	1st	Chrysotile (1)
<b>Building</b>	<b>Room</b>	<b>Item</b>	<b>Quantity</b>	
Block 25-28, Flat 26	Lounge 105	Green vinyl tiles and bitumen adhesive to concrete floor	11m <sup>2</sup>	
<b>Sample No (S,SP,P,As)</b>	<b>Product Type</b>	<b>Surface Treatment</b>	<b>Condition</b>	<b>Accessibility</b>
As AI008224 (SP)	Vinyl floor tiles (1)	Completely Sealed (0)	Good Condition (0)	Routinely disturbed (3)

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	1	Location	2	Number of occupants	1	Type of Maintenance	1
		Accessibility	3	Frequency of use	3	Frequency of maintenance	1
		Amount	2	Average Time	2		
Average Score	1	Average Score	3	Average Score	2	Average Score	1
Average of Priority	7						
Material Assessment Score	2						
Recommendation	Manage and re-inspect						
Surveyor comments	N/A						

**KEY:**

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

## Survey Data Sheets (cont)



	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	9 Dec 2019	Dave Milton	Management Survey	1st	Chrysotile (1)
	Building	Room	Item	Quantity	
	Block 25-28, Flat 26	Kitchen 106	Textured coating to plasterboard ceiling	6m <sup>2</sup>	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
AI008226 (S)	Textured Coating (1)	Completely Sealed (0)	Good Condition (0)	Occasionally likely to be disturbed (1)	

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	1	Location	2	Number of occupants	1	Type of Maintenance	1
		Accessibility	1	Frequency of use	3	Frequency of maintenance	1
		Amount	1	Average Time	1		
Average Score	1	Average Score	2	Average Score	2	Average Score	1
Average of Priority	6						
Material Assessment Score	2						
Recommendation	Manage and re-inspect						
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
	9 Dec 2019	Dave Milton	Management Survey	1st	Chrysotile (1)
	Building	Room	Item	Quantity	
	Block 25-28, Flat 26	Kitchen 106	Strongly presumed vinyl tiles to concrete floor	6m <sup>2</sup>	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
Visual (SP)	Textured Coating (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	1		
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	Located beneath fixed non-suspect blue vinyl flooring. No access at the time of the survey due to the potential to cause damage to fixtures and fittings.						

KEY:

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

Survey Data Sheets (cont)



	<b>Survey Date:</b>	<b>Lead Surveyor</b>	<b>Survey Type</b>	<b>Floor</b>	<b>Analysis</b>
	9 Dec 2019	Dave Milton	Management Survey	1st	
	<b>Building</b>	<b>Room</b>	<b>Item</b>	<b>Quantity</b>	
	Block 25-28, Flat 26	Kitchen 106	Textured coating to plastered block wall beneath unit	1m <sup>2</sup>	
	<b>Sample No (S,SP,P,As)</b>	<b>Product Type</b>	<b>Surface Treatment</b>	<b>Condition</b>	<b>Accessibility</b>
	AI008227 (S)	Textured Coating (1)	Completely Sealed (0)	Medium Damage (2)	Easily disturbed (2)

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

**KEY:**

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

## Survey Data Sheets (cont)



	<b>Survey Date:</b>	<b>Lead Surveyor</b>	<b>Survey Type</b>	<b>Floor</b>	<b>Analysis</b>
	9 Dec 2019	Dave Milton	Management Survey	1st	Chrysotile (1)
	<b>Building</b>	<b>Room</b>	<b>Item</b>	<b>Quantity</b>	
	Block 25-28, Flat 26	Landing 107	Textured coating to plasterboard ceiling	5m <sup>2</sup>	
	<b>Sample No (S,SP,P,As)</b>	<b>Product Type</b>	<b>Surface Treatment</b>	<b>Condition</b>	<b>Accessibility</b>
AI008228 (S)	Textured Coating (1)	Completely Sealed (0)	Low Damage (1)	Occasionally likely to be disturbed (1)	

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	1	Location	2	Number of occupants	1	Type of Maintenance	1
		Accessibility	1	Frequency of use	3	Frequency of maintenance	1
		Amount	1	Average Time	0		
Average Score	1	Average Score	2	Average Score	2	Average Score	1
Average of Priority	6						
Material Assessment Score	3						
Recommendation	Manage and re-inspect						
Surveyor comments	N/A						

**KEY:**

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

Survey Data Sheets (cont)



<b>Survey Date:</b>	<b>Lead Surveyor</b>	<b>Survey Type</b>	<b>Floor</b>	<b>Analysis</b>
9 Dec 2019	Dave Milton	Management Survey	1st	Chrysotile (1)
<b>Building</b>	<b>Room</b>	<b>Item</b>	<b>Quantity</b>	
Block 25-28, Flat 26	Landing 107	Dark brown vinyl tiles to concrete floor	2m <sup>2</sup>	
<b>Sample No (S,SP,P,As)</b>	<b>Product Type</b>	<b>Surface Treatment</b>	<b>Condition</b>	<b>Accessibility</b>
As AI008219 (SP)	Vinyl floor tiles (1)	Completely Sealed (0)	Low Damage (1)	Routinely disturbed (3)

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	1	Location	2	Number of occupants	1	Type of Maintenance	1
		Accessibility	3	Frequency of use	3	Frequency of maintenance	1
		Amount	1	Average Time	0		
Average Score	1	Average Score	2	Average Score	2	Average Score	1
Average of Priority	<b>6</b>						
Material Assessment Score	<b>3</b>						
Recommendation	<b>Manage and re-inspect</b>						
Surveyor comments	<b>N/A</b>						

**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
	9 Dec 2019	Dave Milton	Management Survey	1st	Chrysotile (1)
	Building	Room	Item	Quantity	
	Block 25-28, Flat 26	Landing 107	Beige vinyl tiles and bitumen adhesive to concrete floor	3m <sup>2</sup>	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	As AI008220 (SP)	Vinyl floor tiles (1)	Completely Sealed (0)	Low Damage (1)	Routinely disturbed (3)

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	1	Location	2	Number of occupants	1	Type of Maintenance	1
		Accessibility	3	Frequency of use	3	Frequency of maintenance	1
		Amount	1	Average Time	0		
Average Score	1	Average Score	2	Average Score	2	Average Score	1
Average of Priority	6						
Material Assessment Score	3						
Recommendation	Manage and re-inspect						
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
	9 Dec 2019	Dave Milton	Management Survey	1st	Chrysotile (1)
	Building	Room	Item	Quantity	
	Block 25-28, Flat 26	Electric Cupboard 108	Textured coating to plasterboard ceiling	2m <sup>2</sup>	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
AI008229 (S)	Textured Coating (1)	Completely Sealed (0)	Good Condition (0)	Occasionally likely to be disturbed (1)	

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	1	Location	2	Number of occupants	1	Type of Maintenance	1
		Accessibility	1	Frequency of use	3	Frequency of maintenance	1
		Amount	1	Average Time	0		
Average Score	1	Average Score	2	Average Score	2	Average Score	1
Average of Priority	6						
Material Assessment Score	2						
Recommendation	Manage and re-inspect						
Surveyor comments	N/A						

KEY:

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

## Survey Data Sheets (cont)



	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	9 Dec 2019	Dave Milton	Management Survey	1st	Chrysotile (1)
	Building	Room	Item	Quantity	
	Block 25-28, Flat 26	Electric Cupboard 108	Beige vinyl tiles and bitumen adhesive to concrete floor	2m <sup>2</sup>	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	As AI008220 (SP)	Vinyl floor tiles (1)	Completely Sealed (0)	Low Damage (1)	Routinely disturbed (3)

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	1	Location	2	Number of occupants	1	Type of Maintenance	1
		Accessibility	3	Frequency of use	3	Frequency of maintenance	1
		Amount	1	Average Time	0		
Average Score	1	Average Score	2	Average Score	2	Average Score	1
Average of Priority	6						
Material Assessment Score	3						
Recommendation	Manage and re-inspect						
Surveyor comments	N/A						

**KEY:**

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

Survey Data Sheets (cont)



	<b>Survey Date:</b>	<b>Lead Surveyor</b>	<b>Survey Type</b>	<b>Floor</b>	<b>Analysis</b>
	9 Dec 2019	Dave Milton	Management Survey	1st	Chrysotile (1)
	<b>Building</b>	<b>Room</b>	<b>Item</b>	<b>Quantity</b>	
	Block 25-28, Flat 26	Toilet 109	Textured coating to plasterboard ceiling	2m <sup>2</sup>	
	<b>Sample No (S,SP,P,As)</b>	<b>Product Type</b>	<b>Surface Treatment</b>	<b>Condition</b>	<b>Accessibility</b>
AI008230 (S)	Textured Coating (1)	Completely Sealed (0)	Good Condition (0)	Occasionally likely to be disturbed (1)	

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	1	Location	2	Number of occupants	1	Type of Maintenance	1
		Accessibility	1	Frequency of use	3	Frequency of maintenance	1
		Amount	1	Average Time	0		
Average Score	1	Average Score	2	Average Score	2	Average Score	1
Average of Priority	6						
Material Assessment Score	2						
Recommendation	Manage and re-inspect						
Surveyor comments	N/A						

**KEY:**

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

Survey Data Sheets (cont)



	<b>Survey Date:</b>	<b>Lead Surveyor</b>	<b>Survey Type</b>	<b>Floor</b>	<b>Analysis</b>
	9 Dec 2019	Dave Milton	Management Survey	1st	Chrysotile (1)
	<b>Building</b>	<b>Room</b>	<b>Item</b>	<b>Quantity</b>	
	Block 25-28, Flat 26	Toilet 109	Strongly presumed vinyl tiles to concrete floor	2m <sup>2</sup>	
	<b>Sample No (S,SP,P,As)</b>	<b>Product Type</b>	<b>Surface Treatment</b>	<b>Condition</b>	<b>Accessibility</b>
Visual (SP)	Textured Coating (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	Located beneath fixed non-suspect blue vinyl flooring. No access at the time of the survey due to the potential to cause damage to fixtures and fittings.						

KEY:

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

Survey Data Sheets (cont)



	<b>Survey Date:</b>	<b>Lead Surveyor</b>	<b>Survey Type</b>	<b>Floor</b>	<b>Analysis</b>
	9 Dec 2019	Dave Milton	Management Survey	1st	Chrysotile (1)
	<b>Building</b>	<b>Room</b>	<b>Item</b>	<b>Quantity</b>	
	Block 25-28, Flat 26	Bathroom 110	Textured coating to plasterboard ceiling	3m <sup>2</sup>	
	<b>Sample No (S,SP,P,As)</b>	<b>Product Type</b>	<b>Surface Treatment</b>	<b>Condition</b>	<b>Accessibility</b>
	AI008231 (S)	Textured Coating (1)	Completely Sealed (0)	Good Condition (0)	Occasionally likely to be disturbed (1)

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	1	Location	2	Number of occupants	1	Type of Maintenance	1
		Accessibility	1	Frequency of use	3	Frequency of maintenance	1
		Amount	1	Average Time	0		
Average Score	1	Average Score	2	Average Score	2	Average Score	1
Average of Priority	6						
Material Assessment Score	2						
Recommendation	Manage and re-inspect						
Surveyor comments	N/A						

**KEY:**

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

## Survey Data Sheets (cont)



	<b>Survey Date:</b>	<b>Lead Surveyor</b>	<b>Survey Type</b>	<b>Floor</b>	<b>Analysis</b>
	9 Dec 2019	Dave Milton	Management Survey	1st	Chrysotile (1)
	<b>Building</b>	<b>Room</b>	<b>Item</b>	<b>Quantity</b>	
	Block 25-28, Flat 26	Bathroom 110	Strongly presumed vinyl tiles to concrete floor	2m <sup>2</sup>	
	<b>Sample No (S,SP,P,As)</b>	<b>Product Type</b>	<b>Surface Treatment</b>	<b>Condition</b>	<b>Accessibility</b>
	Visual (SP)	Textured Coating (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	Located beneath fixed non-suspect blue vinyl flooring. No access at the time of the survey due to the potential to cause damage to fixtures and fittings.						

KEY:

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

## Survey Data Sheets (cont)



	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	9 Dec 2019	Dave Milton	Management Survey	1st	Chrysotile (1)
	Building	Room	Item	Quantity	
	Block 25-28, Flat 26	Boiler Cupboard 111	Textured coating to plasterboard ceiling	1m <sup>2</sup>	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	AI008232 (S)	Textured Coating (1)	Completely Sealed (0)	Good Condition (0)	Occasionally likely to be disturbed (1)

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	1	Location	2	Number of occupants	1	Type of Maintenance	1
		Accessibility	1	Frequency of use	3	Frequency of maintenance	1
		Amount	1	Average Time	0		
Average Score	1	Average Score	2	Average Score	2	Average Score	1
Average of Priority	6						
Material Assessment Score	2						
Recommendation	Manage and re-inspect						
Surveyor comments	N/A						

KEY:

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

Survey Data Sheets (cont)



	<b>Survey Date:</b>	<b>Lead Surveyor</b>	<b>Survey Type</b>	<b>Floor</b>	<b>Analysis</b>
	9 Dec 2019	Dave Milton	Management Survey	1st	Chrysotile (1)
	<b>Building</b>	<b>Room</b>	<b>Item</b>	<b>Quantity</b>	
	Block 25-28, Flat 26	Boiler Cupboard 111	Beige vinyl tiles and bitumen adhesive to concrete floor	1m <sup>2</sup>	
	<b>Sample No (S,SP,P,As)</b>	<b>Product Type</b>	<b>Surface Treatment</b>	<b>Condition</b>	<b>Accessibility</b>
	As AI008220 (SP)	Vinyl floor tiles (1)	Completely Sealed (0)	Good Condition (0)	Routinely disturbed (3)

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	1	Location	2	Number of occupants	1	Type of Maintenance	1
		Accessibility	3	Frequency of use	3	Frequency of maintenance	1
		Amount	1	Average Time	0		
Average Score	1	Average Score	2	Average Score	2	Average Score	1
Average of Priority	6						
Material Assessment Score	2						
Recommendation	Manage and re-inspect						
Surveyor comments	N/A						

**KEY:**

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

## Survey Data Sheets (cont)



	<b>Survey Date:</b>	<b>Lead Surveyor</b>	<b>Survey Type</b>	<b>Floor</b>	<b>Analysis</b>
	9 Dec 2019	Dave Milton	Management Survey	Ground	Chrysotile (1)
	<b>Building</b>	<b>Room</b>	<b>Item</b>	<b>Quantity</b>	
	Block 25-28, Flat 26	Hall G01	Textured coating to concrete and plasterboard ceiling	4m <sup>2</sup>	
	<b>Sample No (S,SP,P,As)</b>	<b>Product Type</b>	<b>Surface Treatment</b>	<b>Condition</b>	<b>Accessibility</b>
	AI008234 (S)	Textured Coating (1)	Completely Sealed (0)	Good Condition (0)	Occasionally likely to be disturbed (1)

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	1	Location	2	Number of occupants	2	Type of Maintenance	1
		Accessibility	1	Frequency of use	3	Frequency of maintenance	1
		Amount	1	Average Time	0		
Average Score	1	Average Score	2	Average Score	2	Average Score	1
Average of Priority	6						
Material Assessment Score	2						
Recommendation	Manage and re-inspect						
Surveyor comments	N/A						

KEY:

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

Survey Data Sheets (cont)



	<b>Survey Date:</b>	<b>Lead Surveyor</b>	<b>Survey Type</b>	<b>Floor</b>	<b>Analysis</b>
	9 Dec 2019	Dave Milton	Management Survey	Ground	Chrysotile (1)
	<b>Building</b>	<b>Room</b>	<b>Item</b>	<b>Quantity</b>	
	Block 25-28, Flat 26	Hall G01	Green vinyl tiles and bitumen adhesive to concrete stairs	3m <sup>2</sup>	
	<b>Sample No (S,SP,P,As)</b>	<b>Product Type</b>	<b>Surface Treatment</b>	<b>Condition</b>	<b>Accessibility</b>
	AI008235 (S)	Vinyl floor tiles (1)	Completely Sealed (0)	Low Damage (1)	Routinely disturbed (3)

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	1	Location	2	Number of occupants	2	Type of Maintenance	1
		Accessibility	3	Frequency of use	3	Frequency of maintenance	1
		Amount	1	Average Time	0		
Average Score	1	Average Score	2	Average Score	2	Average Score	1
Average of Priority	6						
Material Assessment Score	3						
Recommendation	Manage and re-inspect						
Surveyor comments	N/A						

**KEY:**

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

Survey Data Sheets (cont)



<b>Survey Date:</b>	<b>Lead Surveyor</b>	<b>Survey Type</b>	<b>Floor</b>	<b>Analysis</b>
9 Dec 2019	Dave Milton	Management Survey	Ground	Chrysotile (1)
<b>Building</b>	<b>Room</b>	<b>Item</b>	<b>Quantity</b>	
Block 25-28, Flat 26	Hall G01	Black vinyl stair nosing	12lm	
<b>Sample No (S,SP,P,As)</b>	<b>Product Type</b>	<b>Surface Treatment</b>	<b>Condition</b>	<b>Accessibility</b>
AI008236 (S)	Reinforced Composite (1)	Completely Sealed (0)	Low Damage (1)	Routinely disturbed (3)

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	1	Location	2	Number of occupants	2	Type of Maintenance	1
		Accessibility	3	Frequency of use	3	Frequency of maintenance	1
		Amount	2	Average Time	0		
Average Score	1	Average Score	3	Average Score	2	Average Score	1
Average of Priority	<b>7</b>						
Material Assessment Score	<b>3</b>						
Recommendation	<b>Manage and re-inspect</b>						
Surveyor comments	<b>N/A</b>						

**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
Block 25-28, Flat 26				
Block 25-28, Flat 26	Roof Void	R01	Loft Space	Non-suspect fabric roof lining, breeze block walls, MMMF insulation on top of plasterboard floor, timber loft hatch.
Block 25-28, Flat 26	1st Floor	101	Bedroom 1	Solid walls, UPVC window and timber cill, metal radiator, no door present.
Block 25-28, Flat 26	1st Floor	102	Bedroom 2	Solid walls, UPVC window and timber cill, metal radiator, timber door.
Block 25-28, Flat 26	1st Floor	103	Cupboard	Solid walls, metal radiator, no door present.
Block 25-28, Flat 26	1st Floor	104	Cupboard	Solid walls, timber door.
Block 25-28, Flat 26	1st Floor	105	Lounge	Solid walls, UPVC window and timber cill, metal radiator, timber panel to kitchen, timber doors.
Block 25-28, Flat 26	1st Floor	106	Kitchen	Part ceramic tiled solid walls, UPVC window and cill, timber door, non-suspect bitumen sink pad, fixed live extractor fan to wall.
Block 25-28, Flat 26	1st Floor	107	Landing	Solid walls, timber loft hatch, metal radiator, timber doors.
Block 25-28, Flat 26	1st Floor	108	Electric Cupboard	Solid walls, UPVC window and timber cill, non-suspect live electric fuse box, metal radiator, timber door.
Block 25-28, Flat 26	1st Floor	109	Toilet	Part ceramic tiled solid walls, UPVC window and ceramic tiled cill, timber door, ceramic cistern, plastic soil pipe, metal radiator.

# Appendix 4 - Non-Asbestos Materials Register (cont)



Building	Floor	Room No:	Room Type	Item
Block 25-28, Flat 26	1st Floor	110	Bathroom	Part ceramic tiled solid walls, UPVC window and ceramic tiled cill, timber door, fixed ceramic tiled boxing, fixed plasterboard boxing, fixed hardboard bath panel, metal radiator.
Block 25-28, Flat 26	1st Floor	111	Boiler Cupboard	Solid walls, live non-suspect Baxi boiler unit, timber door.
Block 25-28, Flat 26	Ground Floor	G01	Hall	Solid and plasterboard walls, composite door, non-suspect grey vinyl flooring to concrete floor (please see samples AI008235 and AI008236 for suspect stair finishes).

# Appendix 5 – Analysis Certificate(s)





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



Our Ref: J181334 FI: 19  
Your Ref:  
Date: 11/12/2019

Tel: (01329) 287777  
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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 Cyncoed, Ynysybwl, Pontypridd, Mid Glamorgan, CF37 3PL

**Sampled By:** Kovia Asbestos Management Consultancy

**Date sampled/received:** 11th December 2019

**Date analysed:** 11th December 2019

**Analyst/s:** Ella Hiron

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

### ANALYTICAL PROCEDURE

Fibre identification was carried out in accordance with the documented 'in-house' method (2.01) 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
AI008218	BS591545	1st Floor, Bedroom 1, Textured coating	Yes	Chrysotile
AI008219	BS591546	1st Floor, Bedroom 1, Dark brown vinyl tiles	Yes	Chrysotile
AI008220	BS591547	1st Floor, Bedroom 1, Beige vinyl tiles and bitumen	Yes	Chrysotile
AI008221	BS591548	1st Floor, Bedroom 2, Textured coating	Yes	Chrysotile

#### NOTES:

1. Sample(s) were examined for the presence of 6 types of asbestos fibres: crocidolite (blue), amosite (brown), chrysotile (white), anthophyllite, actinolite and tremolite.
2. The results shown in this test report specifically refer to the sample(s) tested as received unless otherwise stated and 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.
7. This report shall not be reproduced except in full, without written approval of Envirochem.

SIGNATURE: 

Authorised signatory

PRINT NAME: Ella Hiron

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Date: 11/12/2019

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## Asbestos Fibre Identification Report

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

**Site Address:** 26 Cyncoed, Ynysybwl, Pontypridd, Mid Glamorgan, CF37 3PL

**Sampled By:** Kovia Asbestos Management Consultancy

**Date sampled/received:** 11th December 2019

**Date analysed:** 11th December 2019

**Analyst/s:** Ella Hiron

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

### ANALYTICAL PROCEDURE

Fibre identification was carried out in accordance with the documented 'in-house' method (2.01) 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
AI008222	BS591549	1st Floor, Cupboard, Textured coating	Yes	Chrysotile
AI008223	BS591550	1st Floor, Cupboard, Textured coating	Yes	Chrysotile
AI008224	BS591551	1st Floor, Cupboard, Green vinyl tiles and bitumen	Yes	Chrysotile
AI008225	BS591552	1st Floor, Lounge, Textured coating	Yes	Chrysotile

#### NOTES:

1. Sample(s) were examined for the presence of 6 types of asbestos fibres: crocidolite (blue), amosite (brown), chrysotile (white), anthophyllite, actinolite and tremolite.
2. The results shown in this test report specifically refer to the sample(s) tested as received unless otherwise stated and 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.
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1 Davy Road, Derriford, Plymouth, PL6 8BX

**Site Address:** 26 Cyncoed, Ynysybwll, Pontypridd, Mid Glamorgan, CF37 3PL

**Sampled By:** Kovia Asbestos Management Consultancy

**Date sampled/received:** 11th December 2019

**Date analysed:** 11th December 2019

**Analyst/s:** Ella Hiron

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

### ANALYTICAL PROCEDURE

Fibre identification was carried out in accordance with the documented 'in-house' method (2.01) 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
AI008226	BS591553	1st Floor, Kitchen, Textured coating	Yes	Chrysotile
AI008227	BS591554	1st Floor, Kitchen, Textured coating	No	
AI008228	BS591555	1st Floor, Landing, Textured coating	Yes	Chrysotile
AI008229	BS591556	1st Floor, Electric Cupboard, Textured coating	Yes	Chrysotile

NOTES:

1. Sample(s) were examined for the presence of 6 types of asbestos fibres: crocidolite (blue), amosite (brown), chrysotile (white), anthophyllite, actinolite and tremolite.
2. The results shown in this test report specifically refer to the sample(s) tested as received unless otherwise stated and 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.
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1 Davy Road, Derriford, Plymouth, PL6 8BX

**Site Address:** 26 Cyncoed, Ynysybwl, Pontypridd, Mid Glamorgan, CF37 3PL

**Sampled By:** Kovia Asbestos Management Consultancy

**Date sampled/received:** 11th December 2019

**Date analysed:** 11th December 2019

**Analyst/s:** Ella Hiron

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

### ANALYTICAL PROCEDURE

Fibre identification was carried out in accordance with the documented 'in-house' method (2.01) 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
AI008230	BS591557	1st Floor, Toilet, Textured coating	Yes	Chrysotile
AI008231	BS591558	1st Floor, Bathroom, Textured coating	Yes	Chrysotile
AI008232	BS591559	1st Floor, Boiler Cupboard, Textured coating	Yes	Chrysotile
AI008233	BS591560	Roof Void, Loft Space, Bitumen felt debris	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. The results shown in this test report specifically refer to the sample(s) tested as received unless otherwise stated and 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.
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## Asbestos Fibre Identification Report

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**Sampled By:** Kovia Asbestos Management Consultancy

**Date sampled/received:** 11th December 2019

**Date analysed:** 11th December 2019

**Analyst/s:** Ella Hiron

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

### ANALYTICAL PROCEDURE

Fibre identification was carried out in accordance with the documented 'in-house' method (2.01) 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
AI008234	BS591561	Ground Floor, Hall, Textured coating	Yes	Chrysotile
AI008235	BS591562	Ground Floor, Hall, Green vinyl tiles and bitumen	Yes	Chrysotile
AI008236	BS591563	Ground Floor, Hall, Bakelite	Yes	Chrysotile

NOTES:

1. Sample(s) were examined for the presence of 6 types of asbestos fibres: crocidolite (blue), amosite (brown), chrysotile (white), anthophyllite, actinolite and tremolite.
2. The results shown in this test report specifically refer to the sample(s) tested as received unless otherwise stated and 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.
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SIGNATURE: 

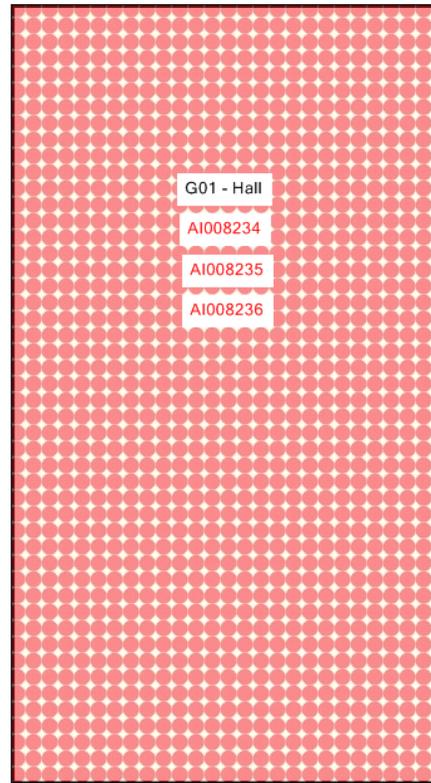
Authorised signatory

PRINT NAME: Ella Hiron

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# Appendix 6 – Plans





**Plan Key:**



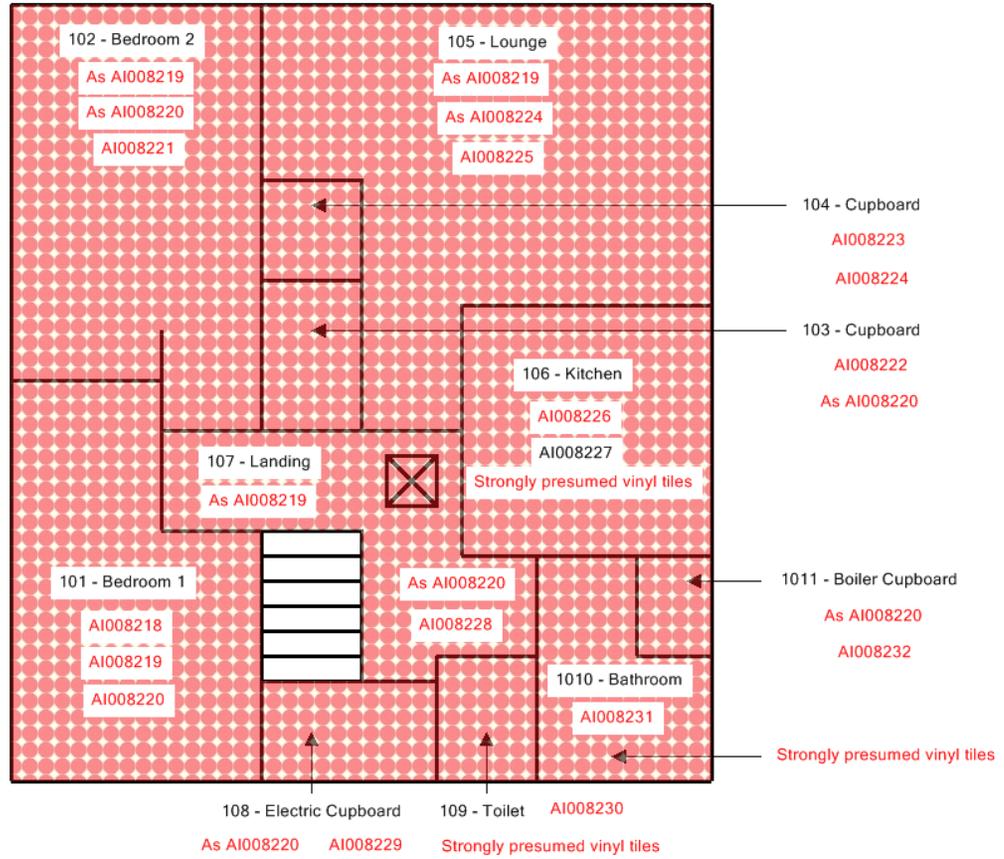
Positive or Strongly Presumed Asbestos in area / room



No Access within or to area / room

Client: Wales & West Housing  
Site: 26 Cyncoed      Building: Block 25-28, Flat 26  
Floor: Ground Floor  
UPRN No: 007931





**Plan Key:**



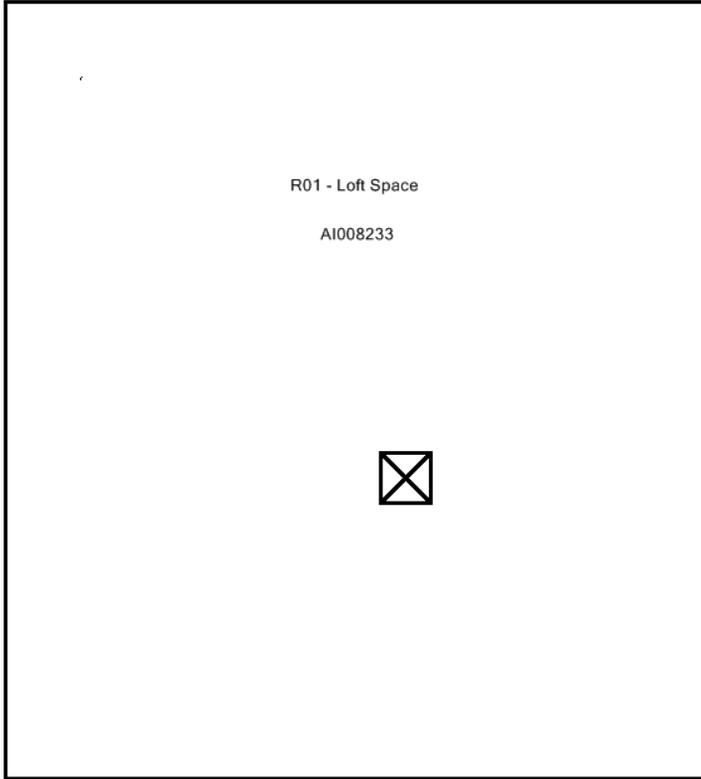
Positive or Strongly Presumed Asbestos in area / room



No Access within or to area / room

Client: Wales & West Housing  
Site: 26 Cyncoed Building: Block 25-28, Flat 26  
Floor: 1st Floor  
UPRN No: 007931





**Plan Key:**



Positive or Strongly Presumed Asbestos in area / room



No Access within or to area / room

Client: Wales & West Housing  
Site: 26 Cyncoed      Building: Block 25-28, Flat 26  
Floor: Roof Void  
UPRN No: 007931



# 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
Block 25-28, Flat 26												
Block 25-28, Flat 26	1st	Bedroom 1 101, Textured coating to plasterboard ceiling	S AI008218	Textured Coating	Medium Damage	Completely Sealed	Chrysotile	10m <sup>2</sup>	Occasionally likely to be disturbed	11	Encapsulate or repair	
Block 25-28, Flat 26	1st	Bedroom 1 101, Dark brown vinyl tiles to concrete floor	S AI008219	Vinyl floor tiles	Good Condition	Completely Sealed	Chrysotile	2m <sup>2</sup>	Routinely disturbed	9	Manage and re-inspect	
Block 25-28, Flat 26	1st	Bedroom 1 101, Beige vinyl tiles and bitumen adhesive to concrete floor	S AI008220	Vinyl floor tiles	Good Condition	Completely Sealed	Chrysotile	8m <sup>2</sup>	Routinely disturbed	9	Manage and re-inspect	
Block 25-28, Flat 26	1st	Bedroom 2 102, Textured coating to plasterboard ceiling	S AI008221	Textured Coating	Good Condition	Completely Sealed	Chrysotile	12m <sup>2</sup>	Occasionally likely to be disturbed	9	Manage and re-inspect	
Block 25-28, Flat 26	1st	Bedroom 2 102, Dark brown vinyl tiles to concrete floor	SP As AI008219	Vinyl floor tiles	Low Damage	Completely Sealed	Chrysotile	3m <sup>2</sup>	Routinely disturbed	10	Manage and re-inspect	
Block 25-28, Flat 26	1st	Bedroom 2 102, Beige vinyl tiles and bitumen adhesive to concrete floor	SP As AI008220	Vinyl floor tiles	Good Condition	Completely Sealed	Chrysotile	9m <sup>2</sup>	Routinely disturbed	9	Manage and re-inspect	
Block 25-28, Flat 26	1st	Cupboard 103, Textured coating to plasterboard ceiling	S AI008222	Textured Coating	Good Condition	Completely Sealed	Chrysotile	2m <sup>2</sup>	Occasionally likely to be disturbed	8	Manage and re-inspect	
Block 25-28, Flat 26	1st	Cupboard 103, Beige vinyl tiles and bitumen adhesive to concrete floor	SP As AI008220	Vinyl floor tiles	Good Condition	Completely Sealed	Chrysotile	2m <sup>2</sup>	Routinely disturbed	8	Manage and re-inspect	

## KEY:

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

# Appendix 7 – Ongoing Management Log(cont)



Building	Floor	Location /Room	S,P,SP,AS Sample No	Product Type	Condition	Surface Treatment	Asbestos Type	Quantity	Accessibility	Total score	Recommendation	Actions Taken
Block 25-28, Flat 26	1st	Cupboard 104, Textured coating to plasterboard ceiling	S AI008223	Textured Coating	Good Condition	Completely Sealed	Chrysotile	1m <sup>2</sup>	Occasionally likely to be disturbed	8	Manage and re-inspect	
Block 25-28, Flat 26	1st	Cupboard 104, Green vinyl tiles and bitumen adhesive to concrete floor	S AI008224	Vinyl floor tiles	Low Damage	Completely Sealed	Chrysotile	1m <sup>2</sup>	Routinely disturbed	9	Manage and re-inspect	
Block 25-28, Flat 26	1st	Lounge 105, Textured coating to plasterboard ceiling	S AI008225	Textured Coating	Medium Damage	Completely Sealed	Chrysotile	15m <sup>2</sup>	Occasionally likely to be disturbed	10	Encapsulate or repair	
Block 25-28, Flat 26	1st	Lounge 105, Dark brown vinyl tiles to concrete floor	SP As AI008219	Vinyl floor tiles	Low Damage	Completely Sealed	Chrysotile	4m <sup>2</sup>	Routinely disturbed	9	Manage and re-inspect	
Block 25-28, Flat 26	1st	Lounge 105, Green vinyl tiles and bitumen adhesive to concrete floor	SP As AI008224	Vinyl floor tiles	Good Condition	Completely Sealed	Chrysotile	11m <sup>2</sup>	Routinely disturbed	9	Manage and re-inspect	
Block 25-28, Flat 26	1st	Kitchen 106, Textured coating to plasterboard ceiling	S AI008226	Textured Coating	Good Condition	Completely Sealed	Chrysotile	6m <sup>2</sup>	Occasionally likely to be disturbed	8	Manage and re-inspect	
Block 25-28, Flat 26	1st	Kitchen 106, Strongly presumed vinyl tiles to concrete floor	SP Visual	Textured Coating	Good Condition	Completely Sealed	Chrysotile	6m <sup>2</sup>	Usually inaccessible or unlikely to be disturbed	6	Inspection required	
Block 25-28, Flat 26	1st	Landing 107, Textured coating to plasterboard ceiling	S AI008228	Textured Coating	Low Damage	Completely Sealed	Chrysotile	5m <sup>2</sup>	Occasionally likely to be disturbed	9	Manage and re-inspect	

## KEY:

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

# Appendix 7 – Ongoing Management Log(cont)



Building	Floor	Location /Room	S,P,SP,AS Sample No	Product Type	Condition	Surface Treatment	Asbestos Type	Quantity	Accessibility	Total score	Recommendation	Actions Taken
Block 25-28, Flat 26	1st	Landing 107, Dark brown vinyl tiles to concrete floor	SP As AI008219	Vinyl floor tiles	Low Damage	Completely Sealed	Chrysotile	2m <sup>2</sup>	Routinely disturbed	9	Manage and re-inspect	
Block 25-28, Flat 26	1st	Landing 107, Beige vinyl tiles and bitumen adhesive to concrete floor	SP As AI008220	Vinyl floor tiles	Low Damage	Completely Sealed	Chrysotile	3m <sup>2</sup>	Routinely disturbed	9	Manage and re-inspect	
Block 25-28, Flat 26	1st	Electric Cupboard 108, Textured coating to plasterboard ceiling	S AI008229	Textured Coating	Good Condition	Completely Sealed	Chrysotile	2m <sup>2</sup>	Occasionally likely to be disturbed	8	Manage and re-inspect	
Block 25-28, Flat 26	1st	Electric Cupboard 108, Beige vinyl tiles and bitumen adhesive to concrete floor	SP As AI008220	Vinyl floor tiles	Low Damage	Completely Sealed	Chrysotile	2m <sup>2</sup>	Routinely disturbed	9	Manage and re-inspect	
Block 25-28, Flat 26	1st	Toilet 109, Textured coating to plasterboard ceiling	S AI008230	Textured Coating	Good Condition	Completely Sealed	Chrysotile	2m <sup>2</sup>	Occasionally likely to be disturbed	8	Manage and re-inspect	
Block 25-28, Flat 26	1st	Toilet 109, Strongly presumed vinyl tiles to concrete floor	SP Visual	Textured Coating	Good Condition	Completely Sealed	Chrysotile	2m <sup>2</sup>	Usually inaccessible or unlikely to be disturbed	6	Inspection required	
Block 25-28, Flat 26	1st	Bathroom 110, Textured coating to plasterboard ceiling	S AI008231	Textured Coating	Good Condition	Completely Sealed	Chrysotile	3m <sup>2</sup>	Occasionally likely to be disturbed	8	Manage and re-inspect	
Block 25-28, Flat 26	1st	Bathroom 110, Strongly presumed vinyl tiles to concrete floor	SP Visual	Textured Coating	Good Condition	Completely Sealed	Chrysotile	2m <sup>2</sup>	Usually inaccessible or unlikely to be disturbed	6	Inspection required	

## KEY:

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

# Appendix 7 – Ongoing Management Log(cont)



Building	Floor	Location /Room	S,P,SP,AS Sample No	Product Type	Condition	Surface Treatment	Asbestos Type	Quantity	Accessibility	Total score	Recommendation	Actions Taken
Block 25-28, Flat 26	1st	Boiler Cupboard 111, Textured coating to plasterboard ceiling	S AI008232	Textured Coating	Good Condition	Completely Sealed	Chrysotile	1m <sup>2</sup>	Occasionally likely to be disturbed	8	Manage and re-inspect	
Block 25-28, Flat 26	1st	Boiler Cupboard 111, Beige vinyl tiles and bitumen adhesive to concrete floor	SP As AI008220	Vinyl floor tiles	Good Condition	Completely Sealed	Chrysotile	1m <sup>2</sup>	Routinely disturbed	8	Manage and re-inspect	
Block 25-28, Flat 26	Ground	Hall G01, Textured coating to concrete and plasterboard ceiling	S AI008234	Textured Coating	Good Condition	Completely Sealed	Chrysotile	4m <sup>2</sup>	Occasionally likely to be disturbed	8	Manage and re-inspect	
Block 25-28, Flat 26	Ground	Hall G01, Green vinyl tiles and bitumen adhesive to concrete stairs	S AI008235	Vinyl floor tiles	Low Damage	Completely Sealed	Chrysotile	3m <sup>2</sup>	Routinely disturbed	9	Manage and re-inspect	
Block 25-28, Flat 26	Ground	Hall G01, Black vinyl stair nosing	S AI008236	Reinforced Composite	Low Damage	Completely Sealed	Chrysotile	12lm	Routinely disturbed	10	Manage and re-inspect	

## KEY:

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